Investor Presentation

Fourth Quarter 2017

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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 proposed 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; governmental approval of the Grandpoint 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 Grandpoint acquisition may not be satisfied; Grandpoint's shareholders may fail to provide the requisite consents to approve the consummation of the acquisition; Pacific Premier's shareholders may fail to approve the issuance of Pacific Premier common stock in connection with the proposed Grandpoint acquisition; 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 and Grandpoint 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.

Where to Find Additional Information

Additional Information About the Proposed Acquisition of Grandpoint

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, Pacific Premier will file a registration statement on Form S-4 with the Securities and Exchange Commission ("SEC") that will include a consent solicitation and proxy statement/prospectus to be distributed to the shareholders of Grandpoint and Pacific Premier in connection with their vote on the acquisition. SHAREHOLDERS OF GRANDPOINT AND PACIFIC PREMIER ARE ENCOURAGED TO READ THE REGISTRATION STATEMENT AND ANY OTHER RELEVANT DOCUMENTS FILED WITH THE SEC, INCLUDING THE CONSENT SOLICITATION AND PROXY STATEMENT/PROSPECTUS THAT WILL BE PART OF THE REGISTRATION STATEMENT, BECAUSE THEY WILL CONTAIN IMPORTANT INFORMATION ABOUT THE PROPOSED ACQUISITION. The final consent solicitation and proxy statement/prospectus will be mailed to shareholders of Grandpoint and Pacific Premier. Investors and security holders will be able to obtain the documents, and any other documents Pacific Premier has filed with the SEC, free of charge at the SEC's website, www.sec.gov. In addition, documents filed with the SEC by Pacific Premier will be available free of charge by (1) accessing Pacific Premier's website at www.ppbi.com under the "Investor Relations" link and then under the heading "SEC Filings", (2) writing Pacific Premier at 17901 Von Karman Avenue, Suite 1200, Irvine, CA 92614, Attention: Investor Relations, or (3) writing Grandpoint at 333 South Grand Avenue, Los Angeles, CA 90071, Attention: Corporate Secretary.

The directors, executive officers and certain other members of management and employees of Pacific Premier may be deemed to be participants in the solicitation of proxies in respect of the proposed acquisition. Information about Pacific Premier's directors and executive officers is included in the proxy statement for its 2017 annual meeting of Pacific Premier's shareholders, which was filed with the SEC on April 27, 2017. The directors, executive officers and certain other members of management and employees of Grandpoint may also be deemed to be participants in the solicitation of consents in favor of the acquisition from the shareholders of Grandpoint. 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 and proxy statement/prospectus regarding the proposed acquisition when it becomes available. Free copies of this document may be obtained as described in the preceding paragraph.

Company Profile

Headquarters	**Irvine, CA**
Exchange / Listing	**NASDAQ: PPBI**
Market Cap	**$1.99 Billion***
Avg. Daily Volume	**412,115 Shares(1)**
# of Research Analysts	**7 Analysts**
Focus	**Small & Mid-Market Businesses**
Total Assets	**$8.02 Billion**
Branch Network	**33 Full-Service Branch Locations**

Pacific Premier Branch Footprint

- Market data as of 2/27/2018

(1) 3-month average as of 2/27/2018

Strategic Transformation

A balance of organic and acquisitive growth to create a California centric commercial bank franchise with $8.02 billion in assets

2008 - 2012

- Organic growth driven by dynamic sales culture
- Geographic expansion through highly accretive FDIC-assisted acquisitions
  - Canyon National Bank (“CNB”) - $192 million in assets, closed on 2/11/2011 (FDIC-Assisted)
  - Palm Desert National Bank (“PDNB”) - $103 million in assets, closed on 4/27/2012 (FDIC-Assisted)

2013 - 2018

- Build out of commercial banking platform through acquisitions
  - First Associations Bank (“FAB”) - $424 million in assets, closed on 3/15/2013 (151 days)
  - San Diego Trust Bank (“SDTB”) - $211 million in assets, closed on 6/25/2013 (111 days)
  - Infinity Franchise Holdings (“IFH”) - $80 million in assets, closed on 1/30/2014 (73 days)
  - Independence Bank (“IDPK”) - $422 million in assets, closed on 1/26/2015 (96 days)
  - Security California Bancorp (“SCAF”) - $715 million in assets, closed 1/31/2016 (123 days)
  - Heritage Oaks Bancorp (“HEOP”) – $2 billion in assets, closed on 4/1/2017 (109 days)
  - Plaza Bancorp (“PLZZ”) - $1.3 billion in assets, closed on 11/1/2017 (84 days)
  - Grandpoint Capital, Inc. (“GPNC”) - $3.2 billion in assets, announced on 2/9/2017

2018 and Beyond

- Focus on producing EPS growth from scale, efficiency and balance sheet leverage
- Target ROAA and ROATCE of 1.50% and 17%, respectively
- Continue disciplined organic and acquisitive growth increasing scarcity value

Highlights – Q4 2017

Earnings	▪ Net income of $16.2 million, which included $5.4 million in merger-related expense and a $5.6 million deferred tax asset revaluation ▪ Operating net income of $25.2* million or $0.56* per diluted per share ▪ Adjusted ROAA of 1.35%* ▪ Adjusted ROATCE of 15.9%*
Loans/ Asset Quality	▪ New loan commitments of $648 million ▪ Net interest margin of 4.56%, core net interest margin of 4.26% excluding accretion ▪ Nonperforming assets as a percent of total assets of 0.04% ▪ Delinquencies as a percent of total loans of 0.16%
Deposits	▪ Deposits totaled $6.1 billion, an increase of $1.1 billion, or 21%, from prior quarter ▪ Noninterest-bearing deposits represent 37% of total deposits ▪ Non-maturity deposits equal 82% of total deposits ▪ Cost of Deposits of 0.32%
Key Ratios	▪ Increasing operating leverage, with an efficiency ratio of 48.2% ▪ Tangible book value per share of $15.26*, 6% higher than the third quarter of 2017, including DTA revaluation, and 22% higher than the fourth quarter of 2016
Acquisition	▪ Completed acquisition of Plaza Bancorp on November 1, 2017 (84 days), adding approximately $1.3 billion in assets

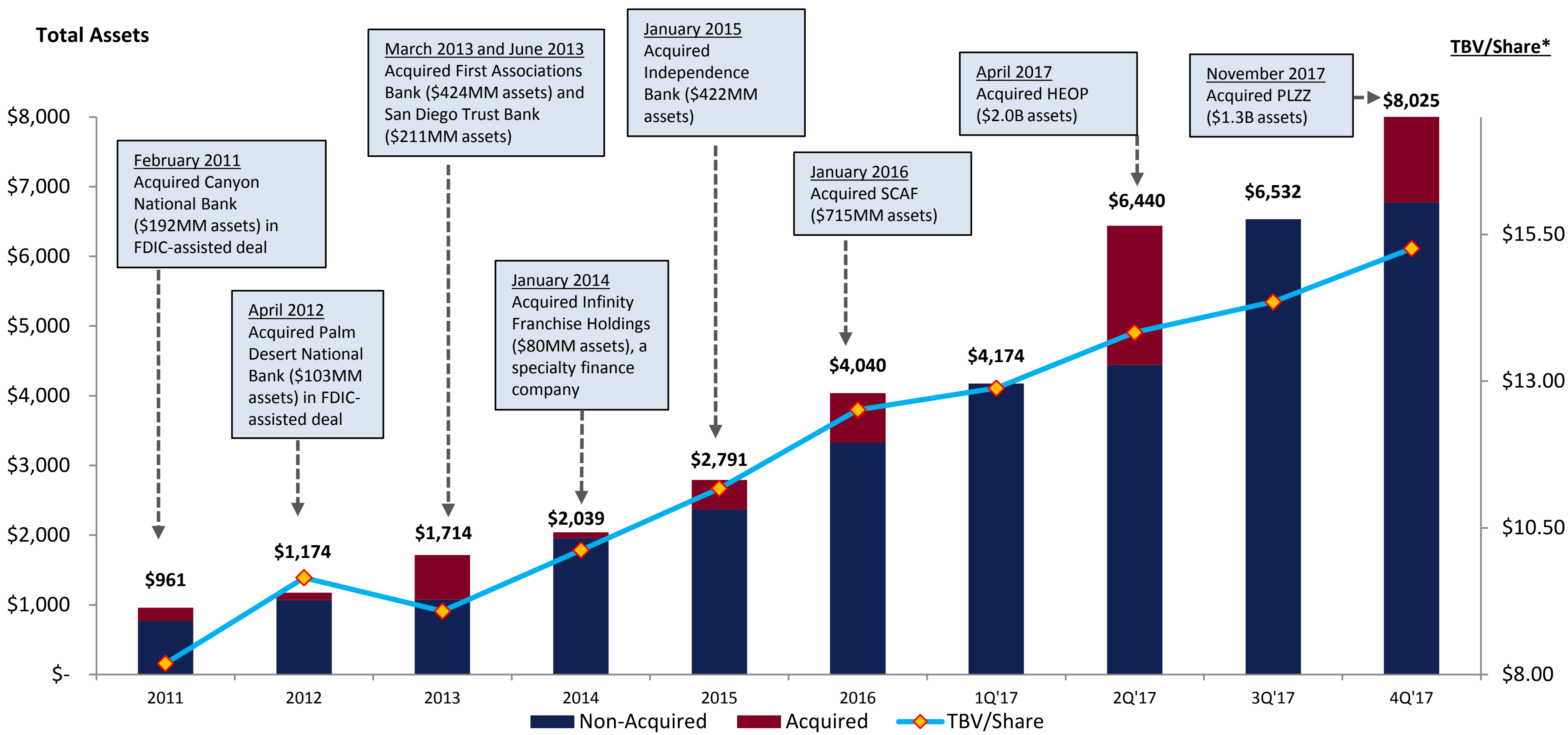
* Please refer to non-GAAP reconciliation

History of PPBI

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

- Total deposits compound annual growth rate of 39% since 2011
- Total loans compound annual growth rate of 43% since 2011

Total Assets – Acquired vs. Non-Acquired



Note: All dollars in millions
* Please refer to non-GAAP reconciliation

Commercial Lines of Business

Business Banking

- Small and middle market business banking focus
- Full suite of business banking services, including: cash management, payroll and merchant card services
- Customized commercial and industrial (“C&I”) and commercial real estate loans (“CRE”)
- C&I and CRE business loans
  - Originated **$201M Q4 2017** vs. **$75M Q4 2016**
  - 38% of loan portfolio

SBA Lending

- Small Business Administration (“SBA”) Loans
- Nationwide origination capability
- California Capital Access Program (“Cal CAP”) Loans
- United State Department of Agriculture (“USDA”) Loans
- Originated **$58M Q4 2017** vs. **$36M Q4 2016**
- Sell guaranteed portion – 75% of loan amount
- Gross gain rates 8-12%

Franchise Lending

- National lender for established and experienced owner operators of Quick Serve Restaurants (“QSR”)
- C&I and CRE based lending secured by equipment and real estate
- Originated **$66M Q4 2017 vs. $57M Q4 2016**
- Average originated rate of 5.4% in Q4 2017
- 11% of loan portfolio

Construction Lending

- Construction loans for developers and owner users on properties predominantly in coastal SoCal
- New team assembled in first half of 2013
- Originated **$106M Q4 2017** vs. **$90M Q4 2016**
- Attractive risk adjusted yields
- 5% of loan portfolio

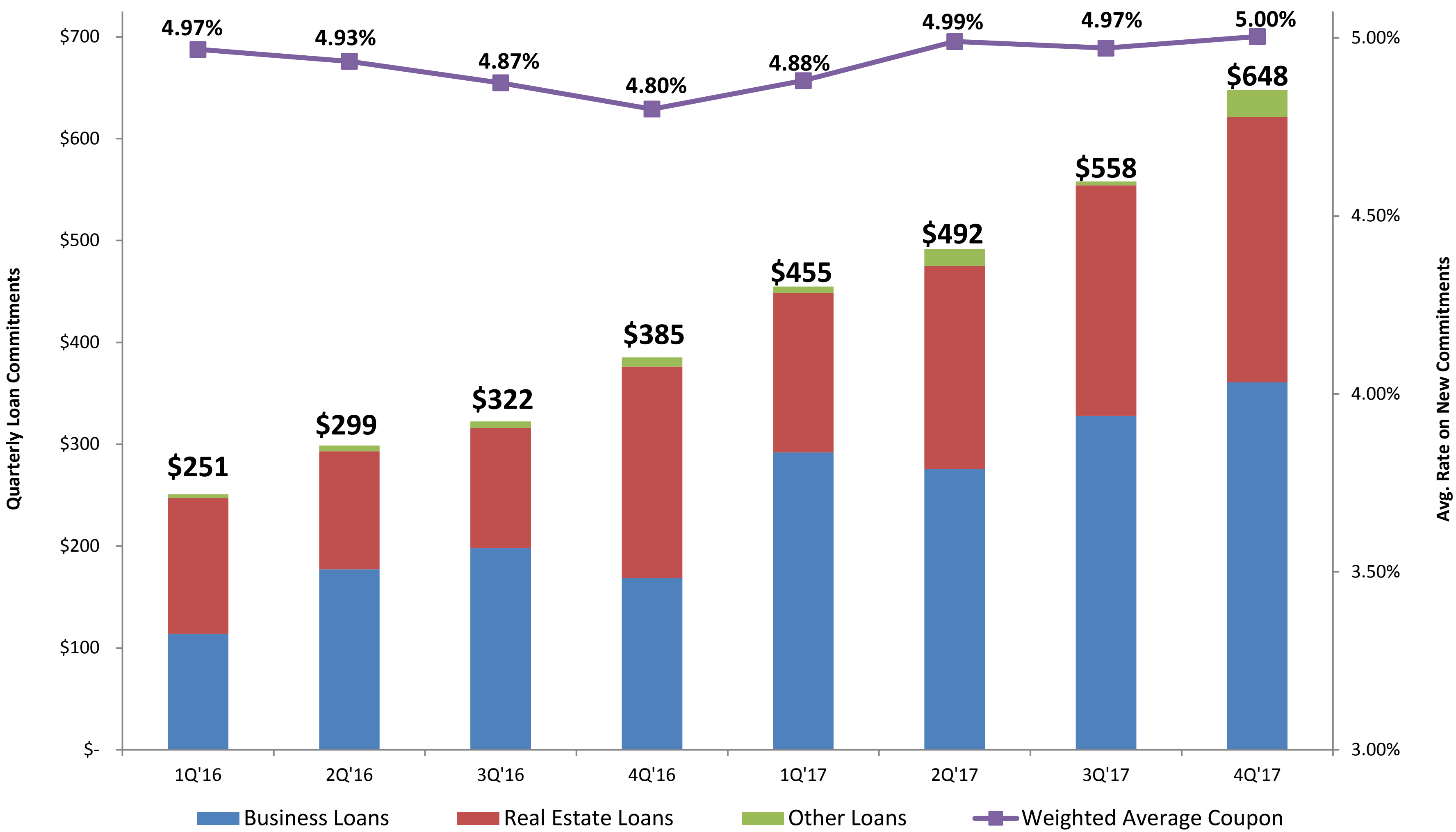
HOA Banking

- Nationwide leader of customized cash management, electronic banking services and credit facilities for:
- Home Owner Association (“HOA”) Companies
- HOA Management Companies
- Predominately money market and demand deposits

Income Property Lending

- Credit facilities and banking services for CRE investors in SoCal
- Structured CRE and bridge loan flexibility
- Originated **$79M Q4 2017** and **$81M Q4 2016**
- 20% of loan portfolio

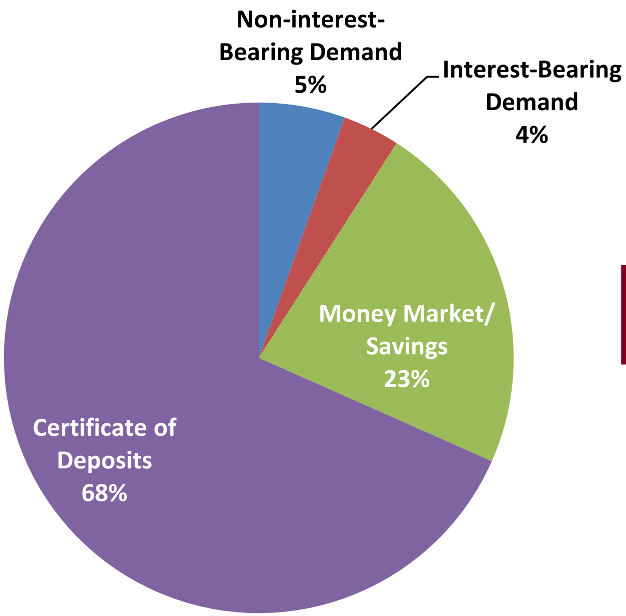
Increasing Loan Commitments & Attractive Yields



Note: All dollars in millions

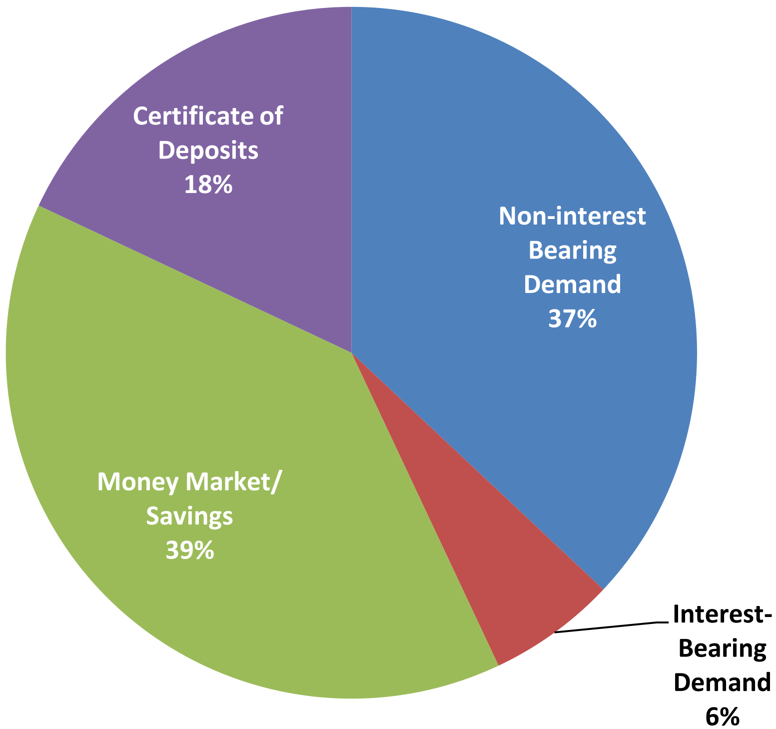
Commercial Bank Transformation - Deposit Composition

Deposits – 12/31/2009



Total Deposits: $618.7 Million
Cost of Deposits: 1.91%

Deposits – 12/31/2017



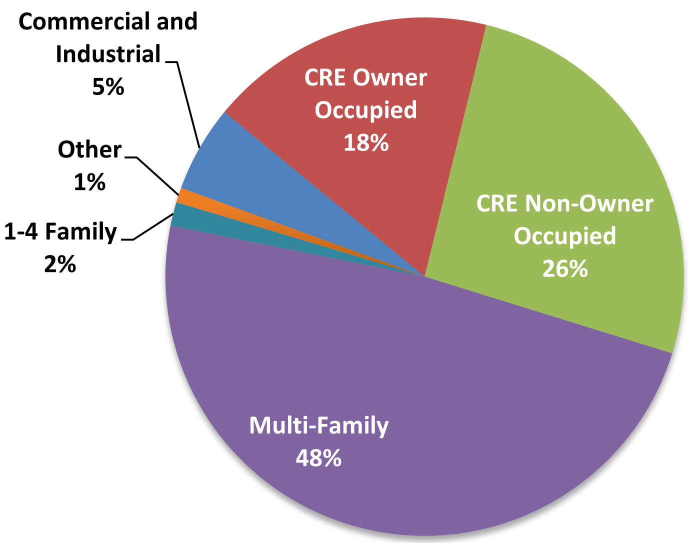
Total Deposits: $6.1 Billion
Cost of Deposits: 0.32%

- *37% of deposit balances are non-interest-bearing deposits*
- *82% of deposits are non-maturity deposits*
- *89% of deposits are core deposits**

* Core deposits are all transaction accounts and non-brokered CD accounts below $250,000

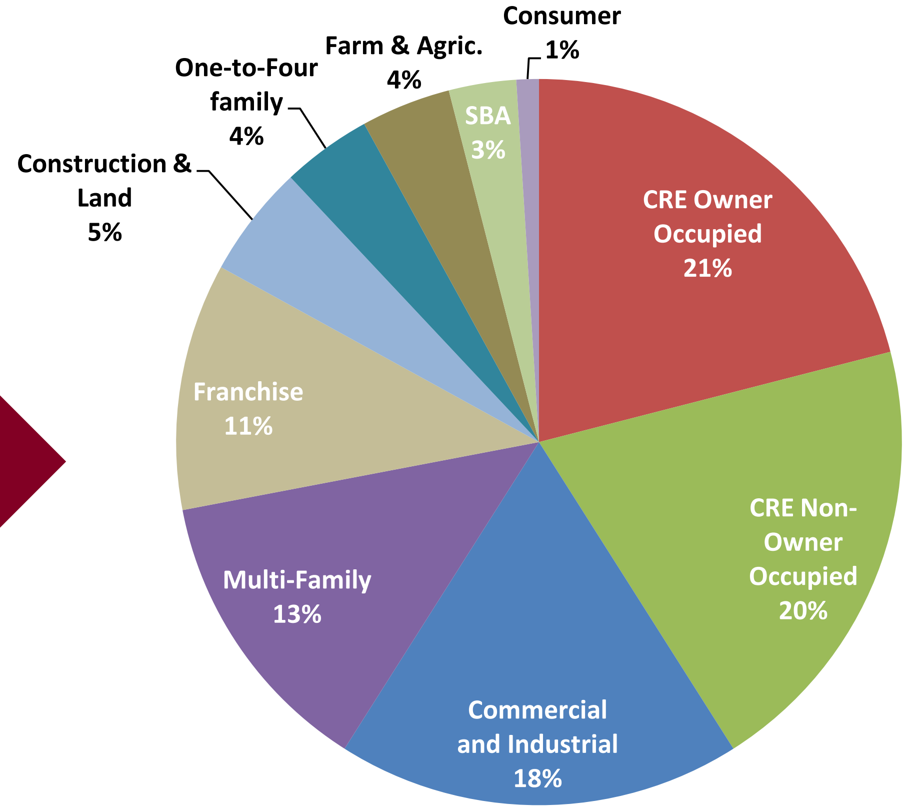
Commercial Bank Transformation – Loan Composition

Loans – 12/31/2009



Total Loans: $576.3 Million

Loans – 12/31/2017



Total Loans: $6.2 Billion

- *Loan portfolio is high quality and well-diversified*
- *Business-related loans represent 54% of total loans at 12/31/17**
- *Business loan commitments originated for FY 2017 were $1.26 billion, 58% of total commitments*

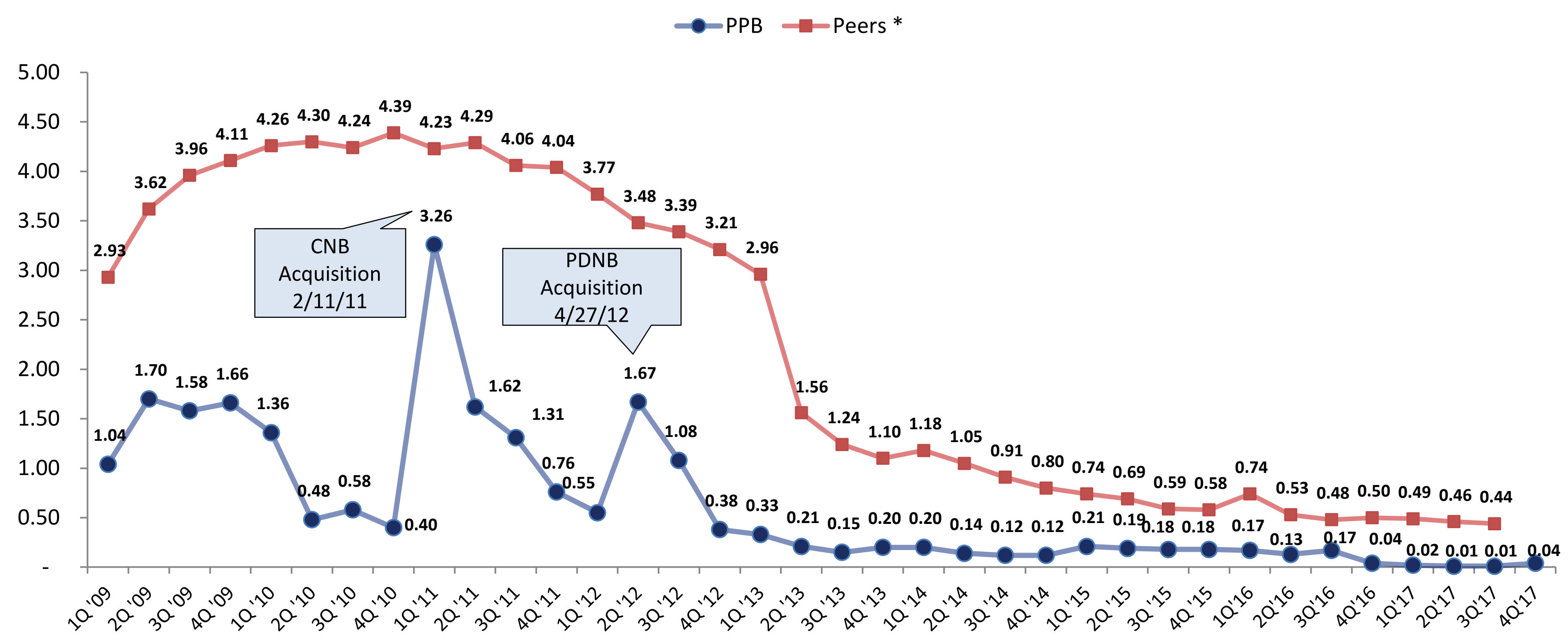
- Business loans are defined as commercial and industrial, franchise, commercial owner occupied, agriculture and SBA

Conservative Credit Culture

The Company has a history of effective credit risk management and outperforming peers

- Loan delinquencies to loans held for investment of 0.16% as of 12/31/2017
- Nonperforming assets to total assets of 0.04% at 12/31/2017

Nonperforming Assets to Total Assets (%)

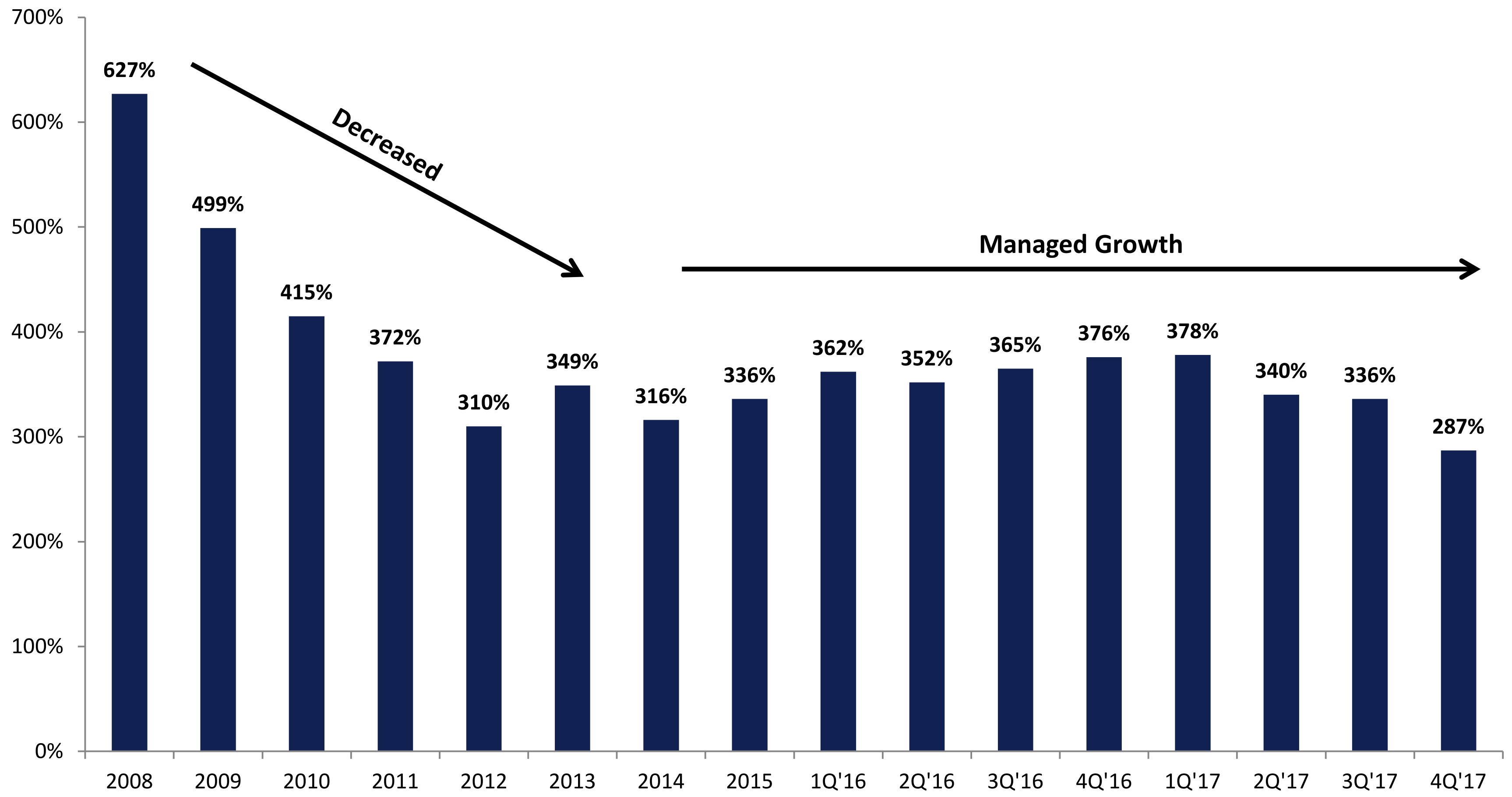


* California peer group consists of all insured California institutions, from SNL Financial.

CRE to Capital Concentration

- ***CRE concentrations are well managed across the organization***
- ***Our growth across our key businesses has diversified our loan portfolio***

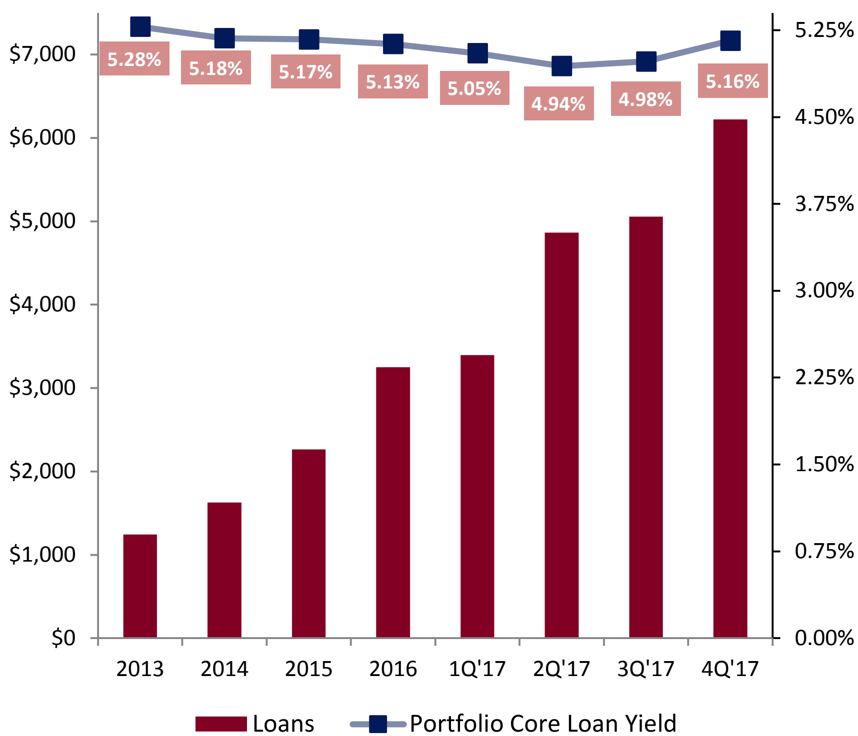
CRE as a Percent of Total Capital



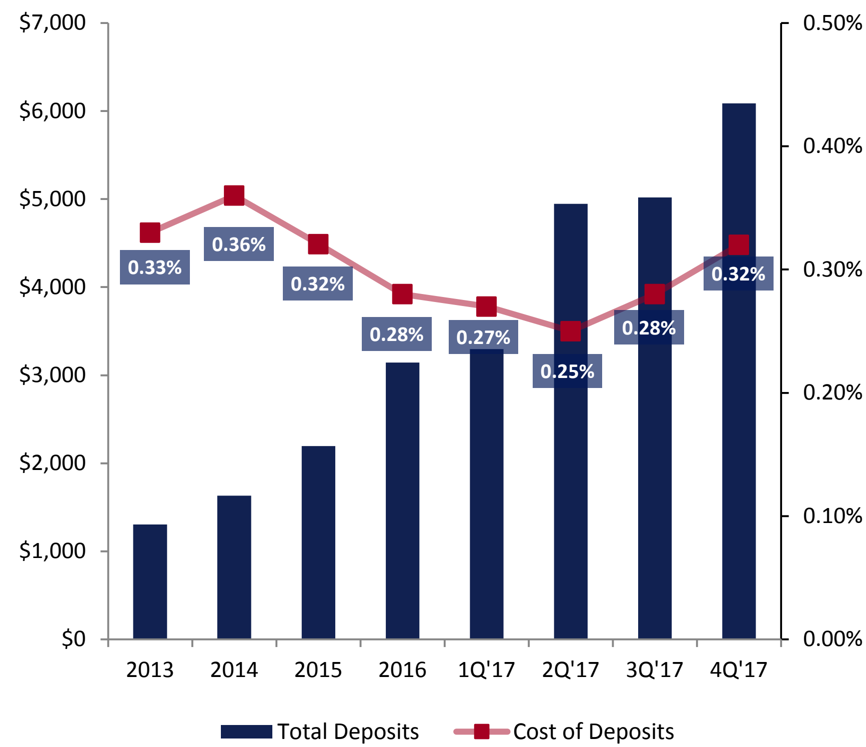
Strong Loan Yields - Low Cost of Deposits

Our specialty lines of business have optimized our net interest margin through diversification and disciplined pricing as well as accelerating organic loan and deposit growth…

Portfolio Core Loan Yields



Cost of Total Deposits

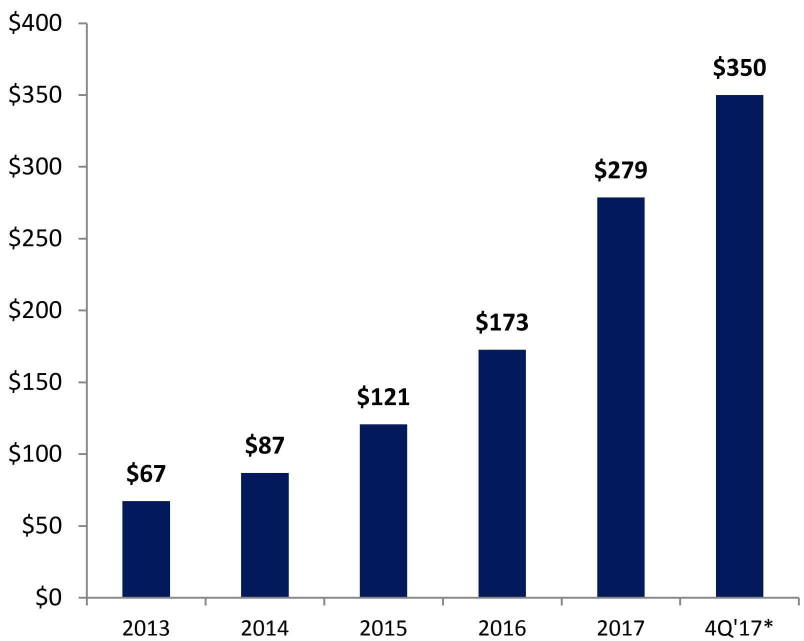


Note: All dollars in millions
Note: Core loan yields exclude accretion.

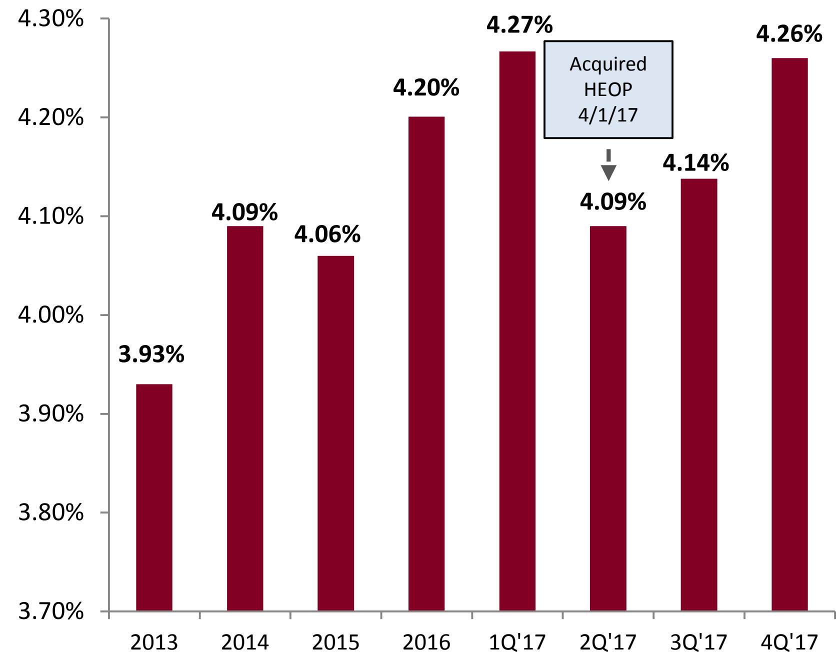
Revenue & Net Interest Margin

And delivered compounded annual revenue growth rate of 51% as well as strong net interest margin of over 4%

Annual Operating Revenue(1)



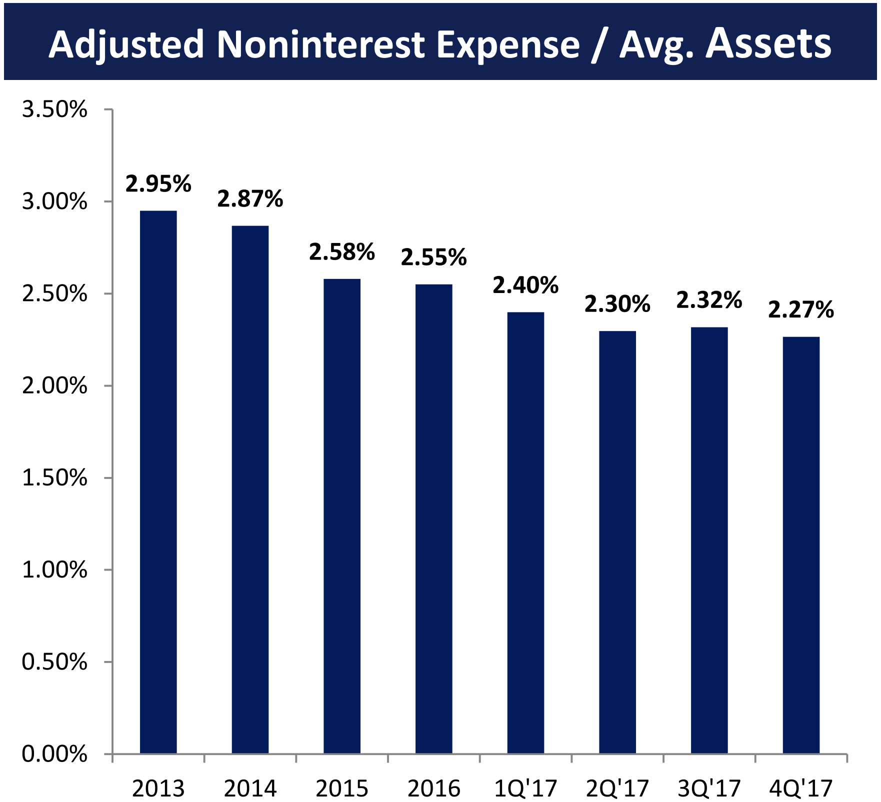
Core Net Interest Margin(2)

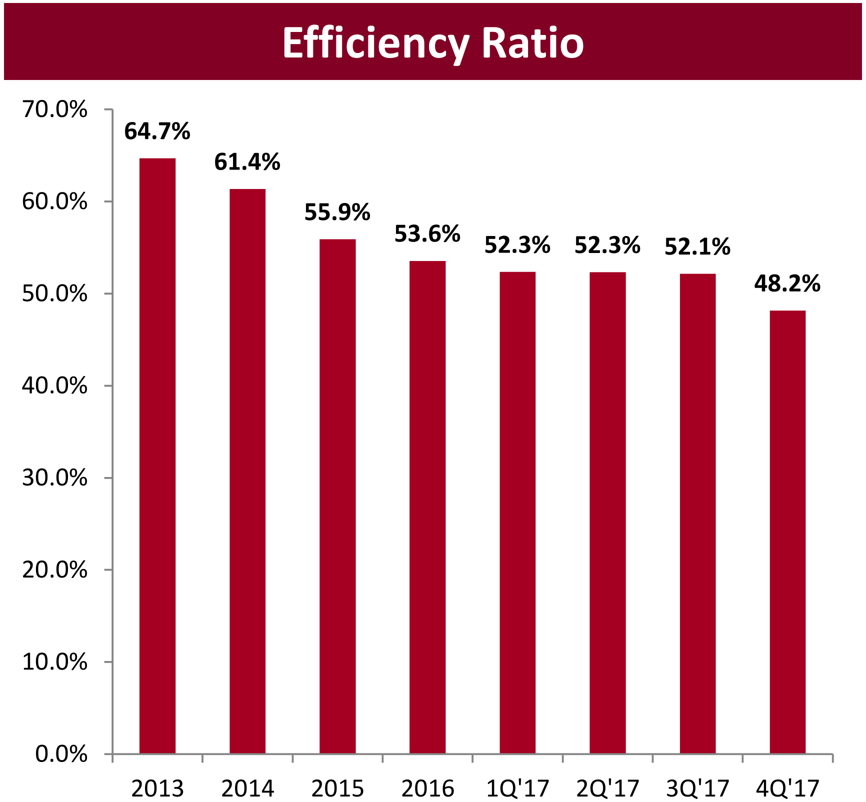


Note: All dollars in millions
(1) Operating revenue = net interest income + noninterest income.
(2) Core net interest margin excludes accretion.
*Annualized

Noninterest Expense & Efficiency

In addition to leveraging technology to drive growth, the Company has continually improved its operational processes to achieve greater operating leverage and economies of scale





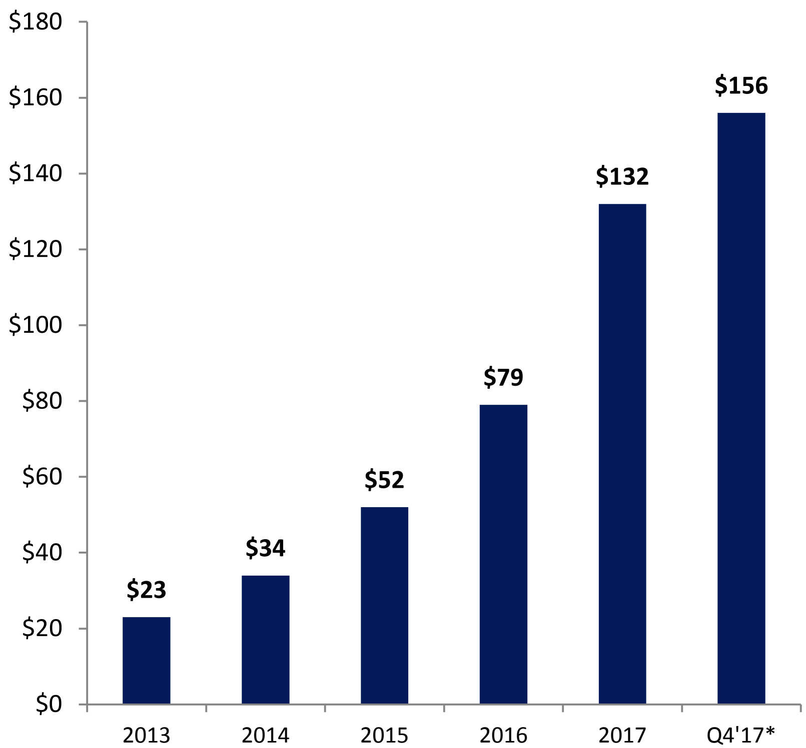
Note: Efficiency Ratio represents the ratio of noninterest expense less other real estate owned operations, core deposit intangible amortization and merger related expense to the sum of net interest income before provision for loan losses and total noninterest income less gains/(loss) on sale of securities, and other-than-temporary impairment recovery (loss) on investment securities.

Adjusted noninterest expense excludes other real estate owned operations, core deposit intangible amortization and merger related costs.

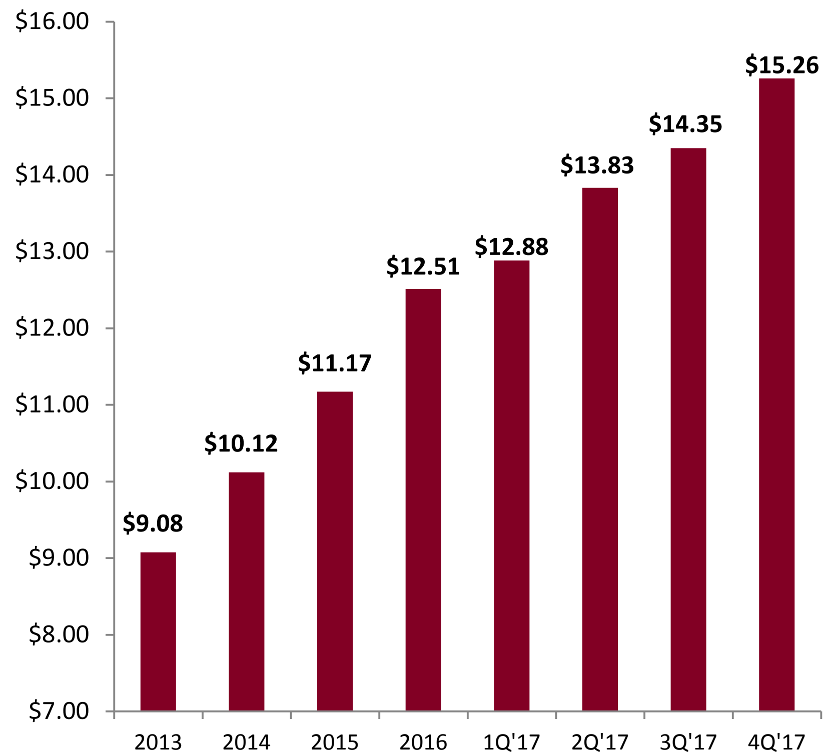
Operating Income and Tangible Book Value

Strong operating income has consistently resulted in shareholder value creation

Pre-Tax, Pre-Provision Income[1]



Tangible Book Value per Share



Note: All dollars in millions, except per share data
Note: Tangible book values are based on basic shares outstanding.
Refer to non-GAAP reconciliation
(1) Excludes merger-related expenses
*Annualized

Strategically Focused – Financially Motivated

Continue to Evolve and Strive for Superior Performance

The Company’s management team operates the bank knowing we are crossing $10.0 billion

- Our business model is always evolving, transforming and improving
- Continue to build a quality banking franchise and leverage our core competencies
- Investments in and the strengthening of the entire team is an on-going process

Operational Integrity Leads to Strong Internal Controls and Risk Management

The Company’s operating environment and culture have been built over the years to be scalable

- Disciplined credit underwriting culture remains a fundamental underpinning
- BSA/AML – automated Rule Based Risk Rating and statistical analytics covering entire client base
- CRA – enhanced program to exceed community group requirements and large bank exam standards

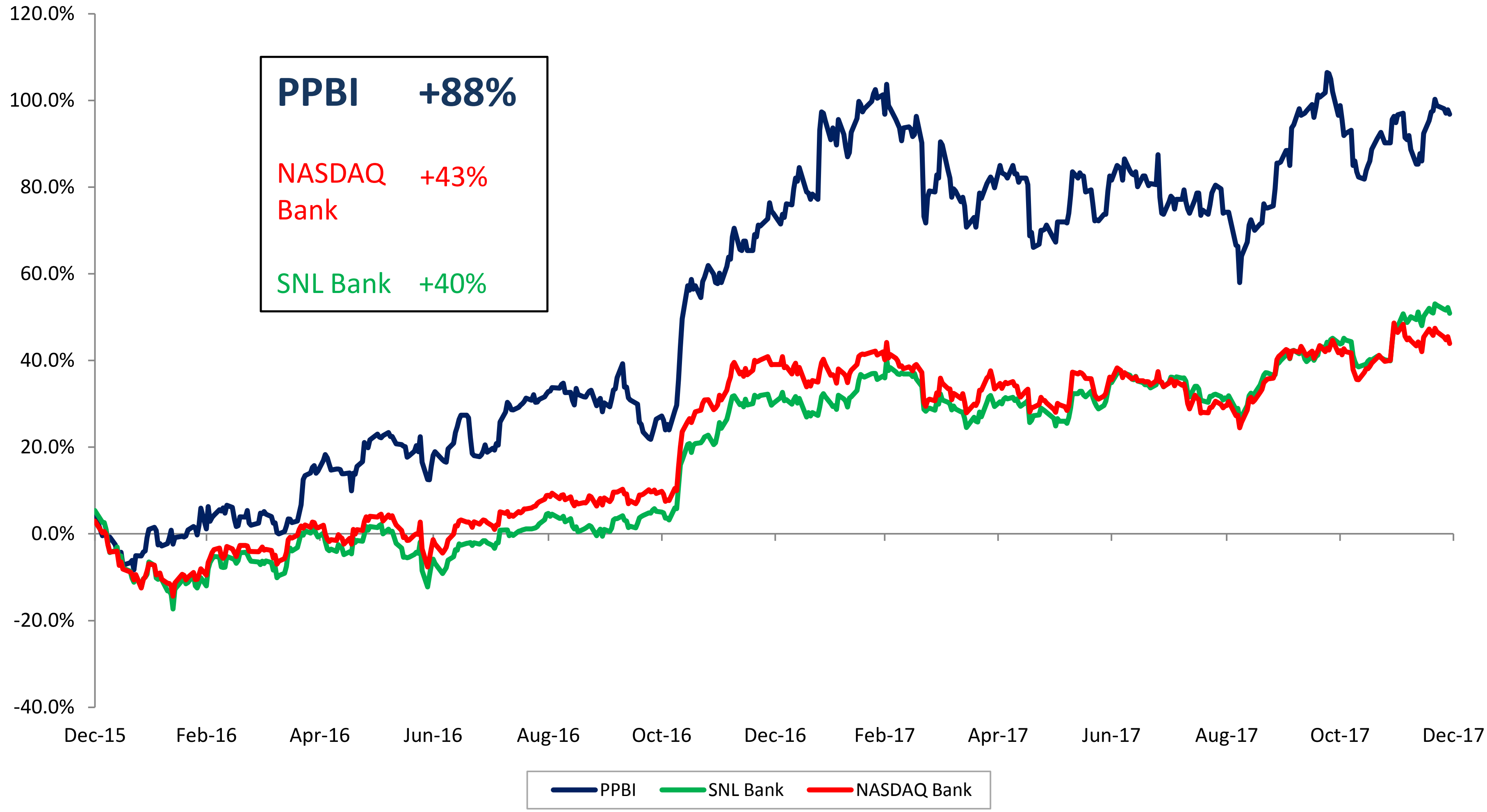
Keen Focus on Creating Maximum Shareholder Value

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 tangible book value through growth strategies and improving efficiencies
- Our goal is to create a fundamentally sound franchise with strong earnings and risk management

Superior Market Performance (PPBI)

Since December 2015, PPBI's stock price has significantly outperformed its publicly traded bank peers (SNL Bank Index / NASDAQ Bank Index)



Source: SNL Financial, market information as of 12/31/2017

Grandpoint Highlights – announced 2/9/18

Pro forma assets of approximately $11.7 billion at close while deepening our Southern California market presence

Compelling Strategic Rationale

- Grandpoint is a business bank headquartered in Los Angeles, CA
- Continues to build our Southern CA market presence and expands into attractive AZ and WA markets
- A significant transaction to accelerate our growth and strengthen our operating scale and efficiency
- Attractive transaction valuation for a sizable opportunity within a top tier market
- Continues to create scarcity value and enhances our profile within highly desirable banking markets

Significant Opportunities for Continued Growth

- Acquiring more than $2 billion of non-maturity deposits
- Core funding will support and fuel continued organic loan growth
- Established track record of excellent credit quality on both sides
- Attractive pro forma deposit portfolio profile with ~40% noninterest bearing demand

Attractive Financial Metrics

- Immediately accretive to EPS in 2018 and 8.6% accretive to 2019 EPS[(1)]
- Tangible book value earn-back of 1.2 years
- IRR greater than 20%
- All-stock consideration generates strong pro forma capital ratios to support growth

Financial data as of December 31, 2017

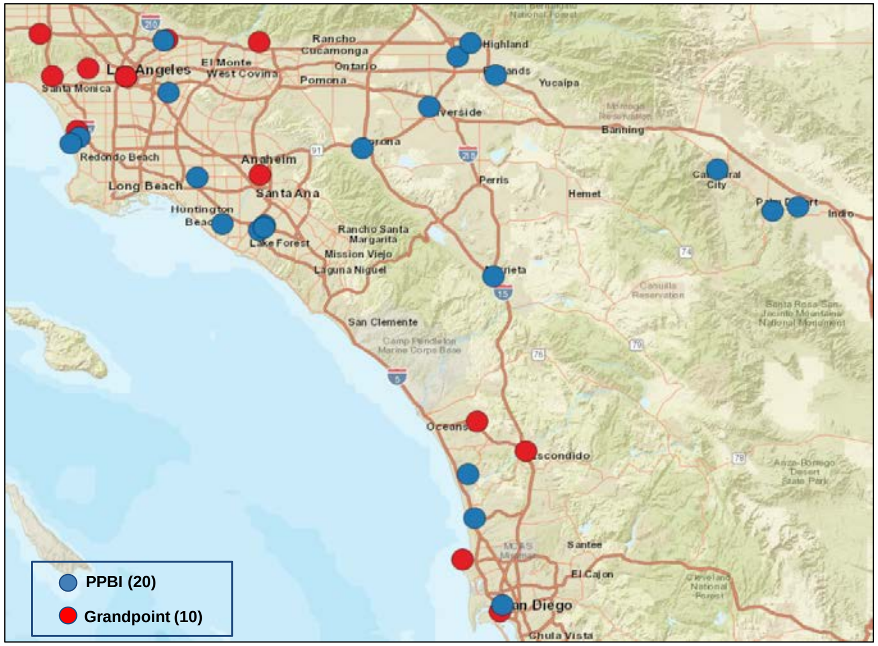
(1) Based on street consensus EPS estimates for 2018 and 2019 for PPBI, excludes non-recurring merger related expenses

Overview of Grandpoint Capital

Company Highlights

- Headquartered in Los Angeles, CA
- 14 branch locations including three in Arizona and one in Washington
- Business banking focus with:
  - $3.2 billion of assets and $2.4 billion of loans
  - $2.4 billion of total deposits (89% non-maturity)
  - ROAA of 1.03[(2)] and NPAs / Assets of 0.36%
- Significant presence in the highly desirable Los Angeles marketplace

Southern California Deposit Footprint[(1)]



Deposit by County[(3)]

	Deposits			
	PPBI	GPNC	Pro Forma	Branches
Orange	$2,514,905	$189,559	$2,704,464	6
Los Angeles	425,710	1,145,692	1,571,402	9
San Diego	197,047	465,276	662,323	7
Pima (AZ)	-	293,357	293,357	2
Maricopa (AZ)	-	256,939	256,939	1
Clark (WA)	-	121,246	121,246	1
Other	2,918,548	-	2,918,548	21
Total	**$6,056,210**	**$2,472,069**	**$8,528,279**	**47**

Non-California Deposit Footprint

Source: SNL Financial
Note: All dollars in thousands
(1) Southern California is defined as Orange, Los Angeles - Riverside, San Bernardino, and San Diego counties. Excludes administrative branches
(2) Adjusted to reflect the impact of certain non-recurring, one-time charges
(3) Deposits as of June 30, 2017

Transaction Assumptions and Pro Forma Impacts

Consideration

- Fixed exchange ratio of 0.4750x and 100% stock consideration
  - Grandpoint shareholders to receive 15,758,089 shares of PPBI
  - Pro forma ownership at close of approximately 75% for PPBI and 25% for Grandpoint
- Aggregate consideration value of $641.2 million (including stock options), or $18.57 per common share(1)
- Grandpoint stock options will be cashed-out for in-the-money value of approximately $25.1 million

Valuation and Impacts

- Price to LTM earnings per share of 18.7x(2)
- Price to tangible book value per share of 212%
- Immediately accretive to EPS (4.6% in 2018) and 8.6% accretive in 2019(3)
- Earn-back period of 1.2 years(4) (2.4% dilutive to tangible book value per share at close)

Additional Transaction Details

- Closing expected in early Q3 2018
- Estimated cost savings of 40% of Grandpoint's non-interest expense fully phased-in by the end of Q4 2018
- Aggregate fair value mark of 1.35% of gross loans, or $33.3 million
- Pre-tax one-time merger related expenses of approximately $31.9 million
- CDI of approximately 2.15% of non-maturity deposits, or $45.2 million

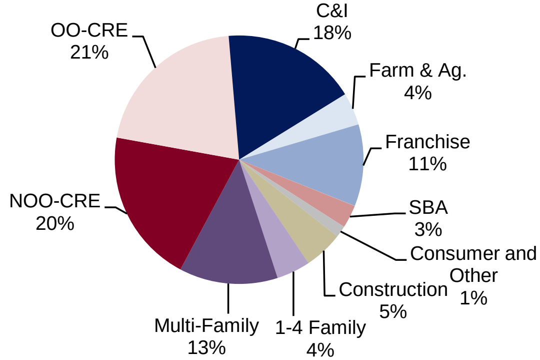
(1) Value of consideration based on PPBI's closing price of $39.10 on February 9, 2018, consideration to common shareholders valued at $616.1 million
(2) Adjusted to reflect the impact of certain non-recurring one-time charges
(3) Based on street consensus for 2018 and 2019
(4) Based on the cross-over methodology

Pro Forma Loans & Deposits

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

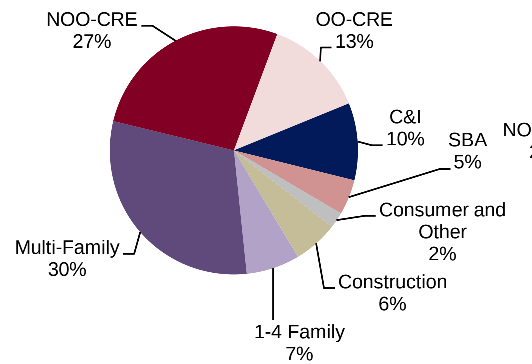
Diversified Combined Loan Portfolio

PPBI



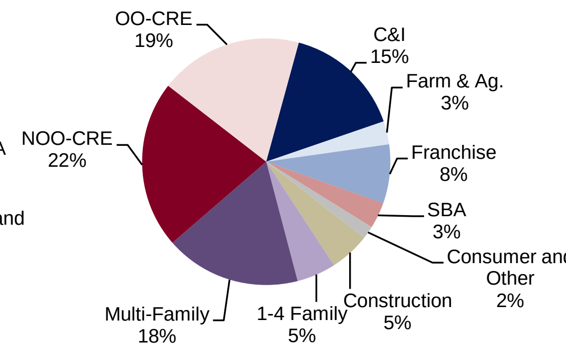
$6.2B Loans
5.48% Yield on Loans

Grandpoint



$2.4B Loans
4.69% Yield on Loans

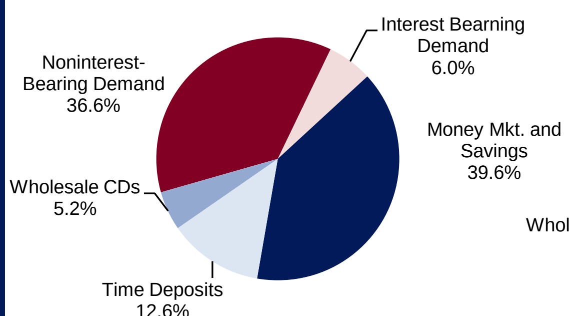
Combined



$8.6B Loans
5.26% Yield on Loans

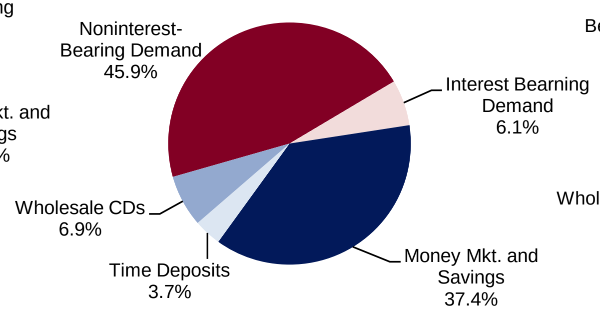
Strong Core Deposit Base

PPBI



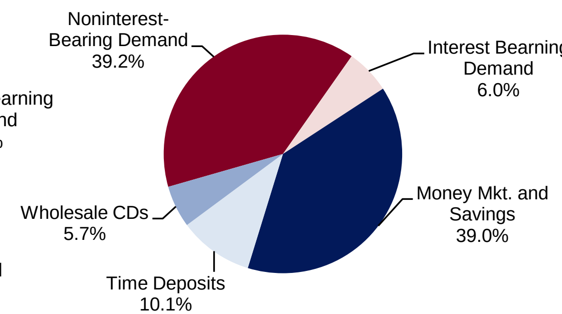
$6.1B Deposits
0.32% Cost of Deposits

Grandpoint



$2.4B Deposits
0.34% Cost of Deposits

Combined



$8.5B Deposits
0.33% Cost of Deposits

As of December 31, 2017
Source: Based on data from management for both PPBI and Grandpoint
Note: All dollars in thousands

Capital Ratios

The consolidated Company will remain well capitalized post closing with strong earnings capacity to sustain growth strategy and well-capitalized levels

Holding Company Capital Ratios

	PPBI	GPNC	Pro Forma[1]
Tangible Common Equity Ratio [2]	9.4%	9.3%	9.3%
Leverage Ratio	10.7%	9.4%	9.8%
Common Equity Tier-1 Ratio (CET-1)	10.6%	10.6%	10.7%
Tier-1 Ratio	10.9%	10.8%	10.9%
Risk Based Capital Ratio	12.6%	11.5%	12.1%

Bank Level Capital Ratios

	PPBI	GPNC	Pro Forma[1]
Leverage Ratio	11.7%	9.2%	10.5%
Common Equity Tier-1 Ratio (CET-1)	11.9%	10.6%	11.8%
Tier-1 Ratio	11.9%	10.6%	11.8%
Risk Based Capital Ratio	12.3%	11.3%	12.2%

Source: Public filings and company projections
As of December 31, 2017
(1) At close
(2) Non-GAAP, please see GAAP reconciliation on page 33

Enhanced Scarcity Value in Southern California

The combination of PPBI and Grandpoint would become the 2nd largest publicly-traded bank headquartered in Southern California [(1)]

Listed below are the fifteen largest banks and thrifts headquartered in Southern California[(1)]

	Company Name	Ticker	Exchange	Total Assets ($M)	Market Cap. ($M)	Loans / Deposits (%)	Deposit Mix: Non-Int. Bearing (%)	Deposit Mix: Non-Maturity (%)
1	PacWest Bancorp	PACW	NASDAQ	24,995	6,645	90.0	45.1	89.1
2	*Pro Forma PPBI+Grandpoint [(2)]*	*PPBI*	*--*	*11,703*	*--*	*101.2*	*39.2*	*84.2*
2	Banc of California, Inc.	BANC	NYSE	10,328	966	91.3	14.7	99.0
3	BofI Holding, Inc.	BOFI	NASDAQ	8,916	2,181	107.1	12.2	88.3
4	CVB Financial Corp.	CVBF	NASDAQ	8,271	2,478	73.8	58.8	94.1
5	Pacific Premier Bancorp, Inc.	PPBI	NASDAQ	8,025	1,808	101.8	36.6	82.2
6	Opus Bank	OPB	NASDAQ	7,487	972	87.0	13.8	93.5
7	Farmers & Merchants Bank of Long Beach	FMBL	OTCQB	6,992	1,046	72.2	37.6	85.2
8	First Foundation Inc.	FFWM	NASDAQ	4,541	694	106.4	31.9	73.8
9	Community Bank	CYHT	OTC Pink	3,747	587	95.8	41.2	82.7
10	Grandpoint Capital, Inc.	GPNC	OTC Pink	3,194	663	99.4	45.9	89.4
11	American Business Bank	AMBZ	OTC Pink	1,874	309	56.1	52.7	97.4
12	Pacific Mercantile Bancorp	PMBC	NASDAQ	1,323	200	93.7	29.7	68.3
13	Provident Financial Holdings, Inc.	PROV	NASDAQ	1,162	136	98.5	8.5	72.8
14	Malaga Financial Corporation	MLGF	OTC Pink	1,041	193	126.6	15.6	65.1
15	Seacoast Commerce Banc Holdings	SCBH	OTC Pink	939	183	57.8	41.0	93.6
	Median			**5,766**	**694**	**94.7**	**37.1**	**86.8**

Market data as of February 9, 2018
Source: SNL Financial for the most recent quarter
(1) Defined as banks with shares listed on the NYSE, NASDAQ or OTC exchanges, excluding ethnic focused banking institutions, sorted by total assets
(2) Total assets shown as of pro forma at close and are inclusive of merger adjustments

Summary

Strategically Attractive Transaction, Compelling Financial Metrics, Track Record of Successful M&A

- Create a franchise with assets of $11.7 billion and attractive upside potential
  - Operational scale and efficiencies as a larger organization
  - Combined company better positioned for growth – ability to attract talent and customers
  - Increases non-maturity deposits by $2.0 billion, non-maturity deposits will total 84% of all deposits pro forma
  - More diversified balance sheet – geography and customers
- Logical geographic fit
  - Further builds on our existing Southern California market presence
  - Expands PPBI into the attractive Phoenix and Tucson, Arizona markets and Vancouver, Washington
- Prepared to cross $10 billion
  - Preparing to transition for two years – compliance with DFAST, ERM, Audit, Model Risk Management, Cybersecurity, BSA/AML, Compliance, and Third-Party Risk Management substantially complete
  - Continue to strengthen and deepen the management team across the organization
  - On-going enhancements of internal controls and process to keep pace with our growth
  - Due to the combined client base, limitations on interchange fees expected to have an immaterial impact on results
- Stronger position to evaluate alternatives on a combined basis
  - Enhanced scarcity value for combined company

Pacific Premier Outlook

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
- Create scarcity value among banks in Southern California

Appendix Materials

Consolidated Financial Highlights

	December 31, 2016	March 31, 2017	June 30, 2017	September 30, 2017	December 31, 2017
Summary Balance Sheet					
Total Assets	$4,036,311	$4,174,428	$6,440,631	$6,532,334	$8,024,501
Loans Held for Investment	3,241,613	3,385,697	4,858,611	5,009,317	6,196,468
Total Deposits	3,145,581	3,297,073	4,946,431	5,018,153	6,085,868
Loans Held for Investment / Total Deposits	103.1%	102.7%	98.2%	99.8%	101.8%
Summary Income Statement					
Total Revenue	$46,622	$46,386	$72,097	$72,512	$87,621
Total Noninterest Expense	25,377	29,747	48,496	39,612	49,895
Provision for Loan Losses	2,054	2,502	1,904	2,049	2,185
Net Income	11,953	9,521	14,176	20,232	16,171
Diluted EPS	$0.43	$0.34	$0.35	$0.50	$0.36
Performance Ratios					
Return on Average Assets* (4)	1.24%	0.94%	0.89%	1.26%	0.87%
Return on Average Tangible Common Equity* (4)	14.2%	11.0%	11.3%	15.0%	10.5%
Efficiency Ratio (1)	50.9%	52.3%	52.3%	52.1%	48.2%
Net Interest Margin	4.59%	4.39%	4.40%	4.34%	4.56%
Asset Quality					
Delinquent Loans to Loans Held for Investment	0.03%	0.01%	0.06%	0.07%	0.16%
Allowance for Loan Losses to Loans Held for Investment	0.66%	0.68%	0.52%	0.54%	0.47%
Nonperforming Loans to Loans Held for Investment	0.04%	0.02%	0.01%	0.01%	0.05%
Nonperforming Assets to Total Assets (2)	0.04%	0.02%	0.01%	0.01%	0.04%
Classified Assets to Total Risk-Based Capital (3)	3.00%	2.54%	5.00%	6.15%	5.68%
Classified Assets to Total Assets (3)	0.33%	0.28%	0.52%	0.66%	0.61%
Capital Ratios					
Tangible Common Equity/ Tangible Assets *	8.86%	8.85%	9.18%	9.41%	9.42%
Tangible Book Value Per Share *	$12.51	$12.88	$13.83	$14.35	$15.26
Common Equity Tier 1 Risk-based Capital Ratio	10.12%	9.84%	10.71%	10.59%	10.59%
Tier 1 Risk-based Ratio	10.41%	10.11%	11.08%	10.94%	10.88%
Risk-based Capital Ratio	12.72%	12.34%	12.69%	12.51%	12.57%

(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
Note: All dollars in thousands, except per share data

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	March 31, 2017	June 30, 2017	September 30, 2017	December 31, 2017
Total stockholders' equity	$ 86,777	$ 134,517	$ 175,226	$ 199,592	$ 298,980	$ 459,740	$ 471,025	$ 959,731	$ 981,660	$ 1,241,996
Less: Intangible assets	(2,069)	(2,626)	(24,056)	(28,564)	(58,002)	(111,941)	(111,432)	(405,869)	(405,222)	(536,343)
Tangible common equity	**$ 84,708**	**$ 131,891**	**$ 151,170**	**$ 171,028**	**$ 240,978**	**$ 347,799**	**$ 359,593**	**$ 553,862**	**$ 576,438**	**$ 705,653**
Total assets	$ 961,128	$ 1,173,792	$ 1,714,187	$ 2,037,731	$ 2,789,599	$ 4,036,311	$ 4,174,428	$ 6,440,631	$ 6,532,334	$ 8,024,501
Less: Intangible assets	(2,069)	(2,626)	(24,056)	(28,564)	(58,002)	(111,670)	(111,432)	(405,869)	(405,222)	(536,343)
Tangible assets	**$ 959,059**	**$ 1,171,166**	**$ 1,690,131**	**$ 2,009,167**	**$ 2,731,597**	**$ 3,924,641**	**$ 4,062,996**	**$ 6,034,762**	**$ 6,127,112**	**$ 7,488,158**
Common Equity ratio	9.03%	11.46%	10.22%	9.79%	10.72%	11.39%	11.28%	14.90%	15.03%	15.48%
Less: Intangible equity ratio	(0.20%)	(0.20%)	(1.28%)	(1.28%)	(1.90%)	(2.53%)	(2.43%)	(5.72%)	(5.62%)	(6.06%)
Tangible common equity ratio	**8.83%**	**11.26%**	**8.94%**	**8.51%**	**8.82%**	**8.86%**	**8.85%**	**9.18%**	**9.41%**	**9.42%**
Basic shares outstanding	10,337,626	13,661,648	16,656,279	16,903,884	21,570,746	27,798,283	27,908,816	40,047,682	40,162,026	46,245,050
Book value per share	$ 8.39	$ 9.85	$ 10.52	$ 11.81	$ 13.86	$ 16.54	$ 16.88	$ 23.96	$ 24.44	$ 26.86
Less: Intangible book value per share	(0.20)	(0.20)	(1.44)	(1.69)	(2.69)	(4.03)	(4.00)	(10.13)	(10.09)	(11.60)
Tangible book value per share	**$ 8.19**	**$ 9.65**	**$ 9.08**	**$ 10.12**	**$ 11.17**	**$ 12.51**	**$ 12.88**	**$ 13.83**	**$ 14.35**	**$ 15.26**

Note: All dollars in thousands, except per share data

Non-GAAP Financial Measures

Pre-tax, pre-provision income, excluding merger-related expense, is a non-GAAP financial measure derived from GAAP-based amounts. We calculate it by excluding income taxes, the provision for loan losses and merger-related expenses. We believe that this non-GAAP financial measure provides information that is important to investors. However, this non-GAAP financial measure is a supplement and is not a substitute for an analysis based on GAAP measures. As other companies may use different calculations for this measure, this presentation may not be comparable to other similarly titled measures reported by other companies. A reconciliation of pre-tax, pre-provision income, excluding merger-related expenses is set forth below.

	For the Years Ended					Annualized Three Months Ended
	December 31, 2013	December 31, 2014	December 31, 2015	December 31, 2016	December 31, 2017	December 31, 2017
Net income	$ 8,993	$ 16,616	$ 25,515	$ 40,103	$ 60,100	$ 64,684
Add: Income tax	5,587	10,719	15,209	25,215	42,126	77,480
Add: Provision for loan losses	1,860	4,684	6,425	8,776	8,640	8,740
Add: Merger-related expense	6,926	1,490	4,799	4,388	21,002	5,436
Pre-tax, pre-provision income (excluding merger-related expense)	**$ 23,366**	**$ 33,509**	**$ 51,948**	**$ 78,482**	**$ 131,868**	**$ 156,340**

Note: All dollars in thousands

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. 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.

		December 31, 2017
Net income	$	16,171
Add: Merger-related expense		5,436
Add: DTA revaluation		3,545
Adjusted net income	**$**	**25,152**
Diluted earnings per share	$	0.36
Add: Merger-related and litigation expense, net of tax		0.20
Adjusted diluted earnings per share	**$**	**0.56**
Return on average assets		0.87%
Add: Merger-related and litigation expense, net of tax		0.48%
Adjusted return on average assets(1)		**1.35%**

(1) Annualized

Note: All dollars in thousands

Non-GAAP Financial Measures

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.

		December 31, 2017
Adjusted net income*	$	25,152
Plus: Tax effected CDI amortization		2,111
Less: CDI amortization expense tax adjustment		815
Adjusted net income for return on average tangible common equity	**$**	**26,448**
Average stockholders' equity	$	1,161,174
Less: Average core deposit intangible		40,274
Less: Average goodwill		454,362
Average tangible common equity	**$**	**666,538**
Adjusted return on average tangible common equity(1)		**15.9%**

- Please refer to non-GAAP reconciliation

(1) Annualized

Note: All dollars in thousands

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 assts. 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 on-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 - 12/31/17		Pro Forma[1]	
Common Stockholders' Equity	$	1,241,996	$	1,892,358
Less: Intangible Assets		536,343		882,352
Tangible Common Equity	$	705,653	$	1,010,006
Common Shares Outstanding		46,245,050		62,674,089
Book Value Per Share	$	26.86	$	30.19
Less: Intangible Assets Per Share		11.60		14.08
Tangible Book Value Per Share	$	15.26	$	16.12
Total Assets	$	8,024,501	$	11,702,651
Less: Intangible Assets		536,343		882,352
Tangible Assets	$	7,488,158	$	10,820,299
Tangible Common Equity Ratio		9.4%		9.3%

Source: SNL Financial, company projections
Note: All dollars in thousands
(1) At close