

**SECURITIES AND EXCHANGE COMMISSION**  
Washington, D.C. 20549

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**FORM 8-K**

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**CURRENT REPORT**  
Pursuant to Section 13 or 15(d)  
of the  
Securities Exchange Act of 1934

Date of Report (date of earliest event reported): January 27, 2015

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**CUSTOMERS BANCORP, INC.**  
(Exact Name of Registrant as specified in its charter)

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Pennsylvania  
(State or other jurisdiction  
of incorporation)

001-35542  
(Commission File Number)

27-2290659  
(I.R.S. Employer  
Identification No.)

1015 Penn Avenue  
Suite 103  
Wyomissing PA 19610

Registrant's telephone number, including area code: (610) 933-2000

None  
(Former name or former address, if changed since last report)

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Check the appropriate box below if the form 8-K filing is intended to simultaneously satisfy the filing obligations of the registrant under any of the following provisions (see General Instructions A.2. below):

- ☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - ☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - ☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - ☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**Item 2.02. Results of Operations and Financial Condition**

On January 27, 2015, Customers Bancorp, Inc. (the “Company”) issued a press release announcing unaudited financial information for the quarter ended December 31, 2014, a copy of which is included as Exhibit 99.1 to this Current Report on Form 8-K and incorporated by reference herein.

**Item 7.01. Regulation FD.**

The Company has posted to its website a slide presentation which is attached hereto as Exhibit 99.2 and incorporated into this Item 7.01 by reference.

The information in this Current Report on Form 8-K, including Exhibits 99.1 and 99.2 attached hereto and incorporated by reference into Items 2.02 and 7.01, respectively, shall not be deemed “filed” for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities under that Section. Furthermore, such information, including the exhibits attached hereto, shall not be deemed incorporated by reference into any of the Company’s reports or filings with the SEC, whether made before or after the date hereof, except as expressly set forth by specific reference in such report or filing. The information in this Current Report on Form 8-K, including the exhibits attached hereto, shall not be deemed an admission as to the materiality of any information in this report on Form 8-K that is required to be disclosed solely to satisfy the requirements of Regulation FD.

**Item 9.01. Financial Statements and Exhibits**

(d) Exhibits.

Exhibit	Description
Exhibit 99.1	<a href="#">January 27, 2015 Press Release</a>
Exhibit 99.2	<a href="#">Slides</a>

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**SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned, hereunto duly authorized.

**CUSTOMERS BANCORP, INC.**

By: /s/ Robert E. Wahlman  
Name: Robert E. Wahlman  
Title: Executive Vice President  
and Chief Financial Officer

Date: January 27, 2015

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EXHIBITS INDEX

Exhibit	Description
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Exhibit 99.2	<a href="#">Slides</a>

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Customers Bancorp  
1015 Penn Avenue  
Wyomissing, PA 19610

**Contacts:**  
**Jay Sidhu, Chairman & CEO 610-935-8693**  
**Richard Ehst, President & COO 610-917-3263**  
**Investor Contact:**  
**Robert Wahlman, CFO 610-743-8074**

## CUSTOMERS BANCORP REPORTS RECORD EARNINGS

- **2014 Net Income Up 32.2% Over 2013 Net Income**
- **Q4 2014 Net Income Up 46.2% Over Q4 2013 and Up 13.0% Over Q3 2014**
- **Q4 2014 Return on Equity of almost 12.0%**
- **Net Interest Margin up 5 basis points during Q4 2014**
- **Tangible book value up 14.3% in 2014 to \$16.43 per share**

Wyomissing, PA —January 27, 2015— Customers Bancorp, Inc. (NYSE: CUBI), the parent company of Customers Bank (collectively “Customers”), reported earnings of \$43.2 million for the full year of 2014 compared to earnings of \$32.7 million for 2013, an increase of \$10.5 million, or 32.2%. Fully diluted earnings per share for 2014 was \$1.55 compared to \$1.30 fully diluted earnings per share for 2013, an increase of \$0.25, or 19.2%. Average fully diluted shares for 2014 were 27.9 million compared to average fully diluted shares for 2013 of 25.1 million shares.

For the quarter ended December 31, 2014 (“Q4 2014”), Customers reported net income of \$13.2 million compared to earnings of \$9.0 million for the quarter ended December 31, 2013 (“Q4 2013”), an increase of \$4.2 million, or 46.2%, and earnings of \$11.7 million for the quarter ended September 30, 2014 (“Q3 2014”), an increase of \$1.5 million, or 13.0%. Q4 2014 fully diluted earnings per share was \$0.47, compared to \$0.32 in Q4 2013 and \$0.42 in Q3 2014. Average fully diluted shares for Q4 2014 and Q3 2014 were 28.0 million, compared to average fully diluted shares for Q4 2013 of 27.8 million.

Jay Sidhu, Chairman and CEO of Customers reflected, “We are extremely pleased with the level and trend in earnings for 2014, and we are especially pleased with our fourth quarter 2014 results. As planned, in 2014 we continued expansion of our business and teams in the greater Philadelphia, metro New York, Boston, and Providence markets, advanced our client-centric single-point-of-contact model, and generated very strong loan and deposit growth. We added six commercial banking teams during 2014, including a national Small Business Administration (“SBA”) team, laying the foundation for continued strong commercial and industrial loan growth in 2015. We supported our loan and profitability growth by raising \$135 million in holding company and bank debt used as bank regulatory capital. We also invested significantly in our future and are excited to have launched BankMobile, the first fee free full service mobile bank for consumers in the United States, on January 14, 2015. We remain committed to increase our value to our shareholders, and to serve all of our communities. I expect Customers to continue to outperform the industry in 2015 and beyond through execution of our High Tech/High Touch strategy resulting in superior organic growth of loans and deposits coupled with a sound risk management discipline.”

**2014 compared to 2013 :**

Customers' \$10.5 million increase in earnings to \$43.2 million, up 32.2%, for 2014 resulted principally from a \$48.1 million increase, up 46.3%, in net interest income. Higher net interest income resulted from a \$2.5 billion increase in loan balances (including loans held for sale) during 2014 to \$5.7 billion as of December 31, 2014, a 78.9% increase in loan balances during the year, offset in part by a decrease in the net interest margin to 2.87%. The decrease in net interest margin was primarily as a result of raising \$135 million of debt at the holding company and bank level to provide the bank regulatory capital necessary to support the growth in loans and profitability. During 2014, loan balances increased \$1.2 billion for multi-family loans, \$0.6 billion for secured commercial loans to mortgage companies or warehouse loans, \$0.4 billion for commercial and industrial loans (including owner occupied commercial real estate), and \$0.2 billion for non-owner occupied commercial real estate loans from December 31, 2013.

**Other financial highlights for full year 2014 include:**

- Total deposits in 2014 increased by \$1.6 billion, up approximately 53%.
- Customers raised \$110 million in subordinated debt at the Customers Bank level and \$25 million in senior debt at the holding company level to be used as regulatory capital at Customers Bank to support loan and profitability growth.
- Asset quality continued to improve with non-performing loans decreasing \$7.4 million, or approximately 39%, to \$11.7 million at December 31, 2014. Non-performing loans as a percent of total loans outstanding declined to 0.20%, and total reserves as a percent of non-performing loans increased to 289.5%, at December 31, 2014 compared to 0.60% and 152.9%, respectively, at December 31, 2013.
- Excluding loans covered under FDIC loss sharing agreements, non-performing loans at December 31, 2014 were \$7.5 million, or 0.13% of total non-covered loans, and reserves were 425.6% of non-performing non-covered loans.
- In 2014, Customers increased the allowance for loan losses by \$6.9 million, or 29%, to \$30.9 million at December 31, 2014 to support the loan growth. Net 2014 provision for loan losses, including adjustments to the FDIC indemnification asset receivable, totaled \$14.7 million in 2014 compared to \$2.2 million in 2013.
- Customers Bank sold approximately \$235 million in multi-family loans to other banks during the third and fourth quarters of 2014 at a gain of \$2.2 million. These sales also freed up approximately \$1 million in reserves and added marginally to the Customers' capital ratios.
- Non-interest expenses increased \$24.9 million in 2014 to \$98.9 million, up 33.6%, generally as a result of the increased size of the loan portfolio and related growth in operations and business activity.
- The effective tax rate for 2014 was approximately 32.0%, largely reflecting the one-time \$1.5 million Q3 2014 adjustment for a return to provision and deferred tax analysis completed in the period.
- Capital ratios continue to exceed the "well capitalized" thresholds.
- The tangible book value per share continued to increase, reaching \$16.43 at December 31, 2014, compared to \$14.37 at December 31, 2013 and \$15.79 at September 30, 2014, an increase of 14.3% year-over-year.

“Customers Bank is a business bank supported by its unique “High Touch” very experienced teams of commercial bankers supported by “High Tech” management information systems and client interface technology. We also call this our “Single Point of Contact” private banking model. We expect to add several new teams in 2015 and continue the franchise enhancing robust commercial and industrial loan growth in 2015” added Mr. Sidhu.

Some additional significant accomplishments in 2014 included:

- Built and tested Customers’ BankMobile product offering, Customers’ solution to the banking needs and preferred delivery channel to millennials, middle income Americans and underserved segments of the U.S. population using mobile technology and smart web apps. BankMobile was launched January 14, 2015.
- Implemented our single-point-of-contact (“SPOC”) customer service model across the entire Customers franchise leading to higher levels of customer satisfaction and improved customer acquisition and retention.
- Enhanced CB Access Mobile application for existing Customers bank clients and saw use of the mobile application increase by 54%, remote check deposit increase by 69%, and photo bill payers increase by 57%.
- Defined Customers’ “risk appetite,” completed enhanced risk assessments of all key operating and product functions considering the defined risk appetite, adopted or revised metrics and tolerances to manage to our risk appetite, and established semi-annual risk summit meetings to stimulate senior management and Board discussion of risk management.
- Developed and implemented new tools to better assess and manage our Community Reinvestment Act (“CRA”) performance, to help achieve our goal of a satisfactory CRA rating, and other areas of Fair and Responsible Banking.
- Introduced Customers’ Employee Stock Purchase Plan (“ESPP”), allowing employees to acquire ownership of Customers’ common stock through payroll deductions.
- Introduced and expanded Customers Wellness Initiative, a program to promote good employee health by offering physical check-ups, exercise programs, counseling, and other services.
- Changed Customers listing of its voting common stock and 6.375% senior notes due 2018 to the NYSE from the NASDAQ (the voting common stock trades as CUBI, and the 6.375% senior notes due 2018 trade as CUBS on the NYSE).

**Q4 2014 compared to Q4 2013 and Q3 2014:**

Customers reported Q4 2014 earnings of \$13.2 million, an increase of \$4.2 million, or 46.2%, compared to Q4 2013, and an increase of \$1.5 million, or 13.0%, compared to Q3 2014. The increase in Q4 2014 compared to Q4 2013 earnings is principally the result of a \$2.5 billion increase in loan balances (including loans held for sale) year-over-year to \$5.7 billion at December 31, 2014. The increase in the Q4 2014 compared to Q3 2014 earnings results from a \$241.8 million increase in loan balances during Q4 2014 and the fourth quarter benefit of the prior quarter approximately \$800 million loan portfolio increase. During Q4 2014 loan balances increased \$65 million for multi-family loans, \$117 million for warehouse loans and \$50 million for commercial and industrial loans (including owner occupied commercial real estate). The benefit of increased loan balances was partially offset by a 21 basis point decrease in net interest margin to 2.84% in Q4 2014 compared to Q4 2013. However, Customers' net interest margin was enhanced by 5 basis points in Q4 2014 compared to Q3 2014 as a result of Customers' disciplined pricing strategy and sale of lower yielding multi-family loans.

Other financial highlights for Q4 2014 include:

- Customers intentionally slowed its balance sheet growth to approximately \$300 million during Q4 2014, or 18%, a growth rate that in general reflects the growth in capital from current period earnings and results in capital ratios that are relatively consistent between periods.
- The Q4 2014 provision for loan losses was \$2.5 million compared to a recovery of the provision in Q4 2013 of \$512 thousand, and Q3 2014 provision of \$5.0 million.
- Non-interest income decreased \$1.9 million to \$5.8 million in Q4 2014 compared to Q4 2013, and increased \$0.7 million from Q3 2014. The Q4 2013 amount included gains on sales of securities of \$1.3 million.
- Q4 2014 non-interest expense was \$27.9 million, an increase of \$5.6 million from Q4 2013, and an increase of \$3.2 million from Q3 2014. The Q4 2014 efficiency ratio was 54.9%, compared to the Q4 2013 efficiency ratio of 64.9% and the Q3 2014 efficiency ratio of 54.5%. Included in Q4 2014 non-interest expenses were approximately \$1.2 million of non-recurring expenses related to a legal settlement and one-time increase to the incentive pool.
- During Q4 2014, Customers sold approximately \$134 million in multi-family loans at a gain of \$1.5 million.

"2014 results reflect the hard work of our team members to successfully execute our organic growth and capital leverage strategies to create shareholder value," stated Robert Wahlman, Chief Financial Officer of Customers Bancorp, Inc. "We remain committed to reaching our goals of about a 1.0% return on assets within two to three years. We are pleased to have reached our long term goal of about 12.0% return on equity during Q4 2014. To manage our capital ratios we expect to moderate our asset growth to levels supported by growth in retained earnings, or approximately 10% to 15% for 2015. Customers also expects to continue to sell a portion of its multi-family loan originations while growing the commercial and industrial and other relationship driven loan portfolios. We believe Customers is on target to meet the 2015 earnings guidance of \$1.95 to \$2.00 per share we have provided."



**EARNINGS SUMMARY - UNAUDITED***(Dollars in thousands, except per-share data)*

	<b>Q4 2014</b>	<b>Q3 2014</b>	<b>Q4 2013</b>
Net income available to common shareholders	\$ 13,178	\$ 11,662	\$ 9,010
Basic earnings per share ("EPS") (1)	\$ 0.49	\$ 0.44	\$ 0.33
Diluted EPS (1)	\$ 0.47	\$ 0.42	\$ 0.32
Average shares outstanding - diluted (1)	28,009,532	27,984,840	27,818,182
Return on average assets	0.8%	0.8%	0.9%
Return on average common equity	11.9%	11.0%	9.1%
Net interest margin, tax equivalent	2.84%	2.79%	3.05%
Efficiency ratio	54.9%	54.5%	64.9%
Non performing loans to total loans (including held for sale and FDIC covered loans)	0.20%	0.25%	0.60%
Reserves to non performing loans (NPL's)	289.5%	246.4%	152.9%
Tangible book value per common share (period end) (1) (2)	\$ 16.43	\$ 15.79	\$ 14.37
Period end stock price (1)	\$ 19.46	\$ 17.96	\$ 18.60

(1) Share and per share amounts have been adjusted to give effect to the 10% stock dividend declared on May 15, 2014 and issued on June 30, 2014.

(2) Calculated as total equity less goodwill and other intangibles divided by common shares outstanding at period end.

**Net Income, Earnings Per Share and Tangible Book Value**

Q4 2014 net income of \$13.2 million was up \$4.2 million, or 46.2%, from Q4 2013. Q4 2014 fully diluted earnings per share was \$0.47 with 28.0 million diluted shares, compared to Q4 2013 earnings of \$9.0 million and fully diluted earnings per share of \$0.32 with 27.8 million diluted shares. Customers' tangible book value per share increased to \$16.43 as of December 31, 2014 compared to \$14.37 as of December 31, 2013, an increase of 14.3%. The increase in net income in Q4 2014 compared to Q4 2013 was primarily due to increased net interest income, fueled by a \$2.5 billion increase in the loan portfolio while maintaining strong asset quality and growing deposits. The increased tangible book value reflects Customers' strategic commitment to consistently maintain and grow tangible book value per share through growth in earnings with the expectation that it will eventually result in superior shareholder value creation.

### **Net Interest Margin**

The net interest margin decreased 21 basis points from Q4 2013 and increased 5 basis points from Q3 2014. Approximately 12 basis points of the Q4 2014 net interest margin decrease relative to Q4 2013 resulted from the issuance of \$110 million of subordinated debt and \$25 million of holding company senior notes in June 2014, and the remainder of the decrease resulted principally from lengthening the liability maturities and the growing investment in the very strong credit quality, but lower net interest margin, multi-family loan portfolio. The increase in net interest margin during Q4 2014 resulted from a disciplined pricing strategy for multi-family loans and sale of lower yielding multi-family loans to other banks at a gain.

### **Non-Interest Income**

Q4 2014 non-interest income of \$5.8 million was down \$1.9 million compared to \$7.7 million in Q4 2013, and up \$0.7 million compared to \$5.1 million in Q3 2014. The \$1.9 million decrease in Q4 2014 non-interest income compared to Q4 2013 non-interest income resulted primarily from a \$1.3 million gain realized from the sale of investment securities, and gains of \$1.1 million from residential mortgage related activities, during Q4 2013 offset in part by gains on sale of multi-family loans of \$1.5 million. The \$0.7 million Q4 2014 non-interest income increase compared to Q3 2014 resulted primarily from higher gains on sale of multi-family loans (up \$1.2 million).

### **Non-Interest Expense**

Operating expenses in Q4 2014 of \$27.9 million increased \$5.6 million, or 25.0%, compared to Q4 2013, and increased \$3.2 million compared to Q3 2014 operating expenses of \$24.7 million. Q4 2014 compared to Q4 2013 operating expense increase of \$5.6 million resulted from the \$2.5 billion growth in Customers' loan portfolio requiring increased staffing for loan origination and administrative support (approximately \$2.8 million), and higher FDIC assessments, taxes, and other regulatory fees resulting from the increase in assets (approximately \$1.2 million). In addition, losses incurred on the disposition of other real estate owned and net write-downs of repossessed property related to legacy New Century and acquired loan portfolios, combined with associated work-out expenses, increased \$1.3 million in Q4 2014 compared to Q4 2013. Specifically, in Q4 2014 write-downs were taken upon receipt of new valuations on three properties that totaled approximately \$1.3 million. The increase in Q4 2014 compared to Q3 2014 non-interest expenses resulted from higher staffing levels and the write-downs for repossessed properties in Q4 2014 previously referenced as well as one-time expenses of \$1.2 million related to a legal settlement and higher accrual to the incentive pool. BankMobile start up expenses are also included in 2014 non-interest expenses.

### **Provision for Loan Losses and Asset Quality**

The Q4 2014 provision for loan losses of \$2.5 million was primarily due to the \$202 million increase in loans held for investment during Q4 2014. The Q4 2013 provision for loan losses was a recovery of \$0.5 million.

Customers separates its loan portfolio into "covered" and "non-covered" loans for purposes of analyzing and managing asset quality. Covered loans are those loans that are covered by FDIC purchase and assumption, or loss sharing, agreements, and for which Customers is reimbursed 80% of allowable incurred losses. Covered loans totaled \$42.2 million at December 31, 2014, \$66.7 million at December 31, 2013, and \$44.5 million at September 30, 2014. Non-accrual covered loans totaled \$4.2 million at December 31, 2014, \$5.6 million at December 31, 2013 and \$4.1 million at September 30, 2014. Covered real estate owned totaled \$9.4 million at December 31, 2014, \$7.0 million at December 31, 2013 and \$10.2 million at September 30, 2014.

Non-covered loans are all loans not covered by the FDIC loss share agreements. Non-covered loans include loans accounted for as held for sale as well as loans accounted for as held for investment. Non-covered loans totaled \$5.7 billion at December 31, 2014, \$3.1 billion at December 31, 2013, and \$5.5 billion at September 30, 2014. Non-accrual non-covered loans totaled \$7.5 million at December 31, 2014 (0.13% of total non-covered loans), \$13.5 million (0.43% of total non-covered loans) at December 31, 2013 and \$9.9 million (0.18% of total non-covered loans) at September 30, 2014. Non-covered loans 30 to 89 days delinquent at December 31, 2014 totaled \$8.6 million (0.15% of non-covered loans). Total reserves for loan and lease losses at December 31, 2014 were 425% of non-covered non-performing loans.

#### **Diversified Loan Portfolio**

Customers is a Business Bank that principally focuses on four lending activities; commercial and industrial loans to privately held businesses, multi-family loans principally to high net worth families in the New York City area, selected commercial real estate loans, and banking services to privately held mortgage companies. Commercial and industrial loans, including owner occupied commercial real estate loans were \$1.1 billion at December 31, 2014, an increase of 51% from December 31, 2013. Multi-family loans were \$2.2 billion, mortgage warehouse loans were \$1.4 billion while non-owner occupied commercial real estate loans were \$0.6 billion, respectively, at December 31, 2014.

#### **Looking Ahead**

“Customers is looking forward to an exciting year in 2015. We are off to a great start with our January 14, 2015 Phase 1 launch of Bank Mobile, America’s first mobile platform based full service consumer bank, that is designed to serve millennials, middle class American families and underserved consumers throughout America. Bank Mobile will provide fee free banking to these segments of the U.S. population,” Mr. Sidhu said. “We will also continue our focus on our core business at Customers, growing commercial loans and core deposits, as we look to build our franchise value. Customers’ stock is currently trading at approximately 9.6 times estimated high 2015 earnings guidance. Price to tangible book value is approximately 1.0 times estimated year end 2015 book value. Customers has previously disclosed a 2015 earnings per share estimate of \$1.95 to \$2.00,” Mr. Sidhu concluded.

#### **Conference Call**

Date:	January 28, 2015
Time:	10:00 am ET
US Dial-in:	888-438-5491
International Dial-in:	719-325-2376
Conference ID:	6182520
Webcast:	<a href="http://public.viavid.com/index.php?id=112692">http://public.viavid.com/index.php?id=112692</a>

## **Institutional Background**

Customers Bancorp, Inc. is a bank holding company located in Wyomissing, Pennsylvania engaged in banking and related businesses through its bank subsidiary, Customers Bank. Customers Bank is a community-based, full-service bank with assets of approximately \$6.8 billion. A member of the Federal Reserve System and deposits insured by the Federal Deposit Insurance Corporation ("FDIC"), Customers Bank provides a range of banking services to small and medium-sized businesses, professionals, individuals and families through offices in Pennsylvania, New York, Rhode Island, Massachusetts, and New Jersey. Committed to fostering customer loyalty, Customers Bank uses a High Tech/High Touch strategy that includes use of industry-leading technology to provide customers better access to their money, as well as a continually expanding portfolio of loans to small businesses, multi-family projects, mortgage companies and consumers.

Customers Bancorp, Inc. voting common shares are listed on the NYSE stock market under the symbol CUBI. Additional information about Customers Bancorp, Inc. can be found on the company's website, [www.customersbank.com](http://www.customersbank.com).

## **"Safe Harbor" Statement**

In addition to historical information, this press release may contain "forward-looking statements" which are made in good faith by Customers Bancorp, Inc., pursuant to the "safe harbor" provisions of the Private Securities Litigation Reform Act of 1995, the Securities Act of 1933, as amended, and the Securities Exchange Act of 1934, as amended. These forward-looking statements include statements with respect to Customers Bancorp, Inc.'s strategies, goals, beliefs, expectations, estimates, intentions, capital raising efforts, financial condition and results of operations, future performance and business. Statements preceded by, followed by, or that include the words "may," "could," "should," "pro forma," "looking forward," "would," "believe," "expect," "anticipate," "estimate," "intend," "plan," or similar expressions generally indicate a forward-looking statement. These forward-looking statements involve risks and uncertainties that are subject to change based on various important factors (some of which, in whole or in part, are beyond Customers Bancorp, Inc.'s control). Numerous competitive, economic, regulatory, legal and technological factors, among others, could cause Customers Bancorp, Inc.'s financial performance to differ materially from the goals, plans, objectives, intentions and expectations expressed in such forward-looking statements. Customers Bancorp, Inc. cautions that the foregoing factors are not exclusive, and neither such factors nor any such forward-looking statement takes into account the impact of any future events. All forward-looking statements and information set forth herein are based on management's current beliefs and assumptions as of the date hereof and speak only as of the date they are made. For a more complete discussion of the assumptions, risks and uncertainties related to our business, you are encouraged to review Customers Bancorp, Inc.'s filings with the Securities and Exchange Commission, including its most recent annual report on Form 10-K and subsequently filed quarterly reports on Form 10-Q. Customers Bancorp, Inc. does not undertake to update any forward looking statement whether written or oral, that may be made from time to time by Customers Bancorp, Inc. or by or on behalf of Customers Bank.

**CONSOLIDATED STATEMENTS OF OPERATIONS FOR THE THREE MONTHS ENDED - UNAUDITED***(Dollars in thousands, except per share data)*

	<b>Q4 2014</b>	<b>Q3 2014</b>	<b>Q4 2013</b>
Interest income:			
Loans receivable, including fees	\$ 43,172	\$ 39,640	\$ 24,800
Loans held for sale	10,500	8,503	6,604
Investment securities	2,442	2,361	2,980
Other	1,047	794	333
Total interest income	57,161	51,298	34,717
Interest expense:			
Deposits	7,133	6,179	5,279
Other borrowings	1,508	1,494	1,156
FHLB Advances	1,846	1,711	352
Subordinated debt	1,688	1,700	16
Total interest expense	12,175	11,084	6,803
Net interest income	44,986	40,214	27,914
Provision for loan losses	2,459	5,035	(512)
Net interest income after provision for loan losses	42,527	35,179	28,426
Non-interest income:			
Mortgage warehouse transactional fees	2,105	2,154	2,335
Mortgage loan and banking income (expense)	(127)	212	1,092
Bank-owned life insurance income	1,056	976	825
Gain on sale of loans	1,859	695	450
Gain on sale of investment securities	-	-	1,274
Deposit fees	183	192	187
Other	728	873	1,532
Total non-interest income	5,804	5,102	7,695
Non-interest expense:			
Salaries and employee benefits	13,415	12,070	10,625
FDIC assessments, taxes, and regulatory fees	3,283	3,320	2,058
Occupancy	2,848	2,931	2,521
Professional services	1,914	1,671	2,399
Technology, communication and bank operations	1,190	1,485	1,308
Other real estate owned expense	1,756	603	402
Loan workout	400	388	570
Advertising and promotion	221	261	301
Other	2,837	1,950	2,117
Total non-interest expense	27,864	24,679	22,301
Income before tax expense	20,467	15,602	13,820
Income tax expense	7,289	3,940	4,810
<b>Net income</b>	<b>\$ 13,178</b>	<b>\$ 11,662</b>	<b>\$ 9,010</b>
Basic earnings per share (1)	\$ 0.49	\$ 0.44	\$ 0.33
Diluted earnings per share (1)	0.47	0.42	0.32

(1) Earnings per share amounts have been adjusted to give effect to the 10% common stock dividend declared on May 15, 2014 and issued on June 30, 2014.

**CONSOLIDATED STATEMENTS OF OPERATIONS FOR THE TWELVE MONTHS ENDED - UNAUDITED***(Dollars in thousands, except per share data)*

	December 31,	
	2014	2013
Interest income:		
Loans receivable, including fees	\$ 146,388	\$ 82,580
Loans held for sale	30,801	38,140
Investment securities	10,386	6,314
Other	2,852	1,122
Total interest income	190,427	128,156
Interest expense:		
Deposits	24,454	21,020
Other borrowings	5,342	2,024
FHLB Advances	5,194	1,192
Subordinated debt	3,514	65
Total interest expense	38,504	24,301
Net interest income	151,923	103,855
Provision for loan losses	14,747	2,236
Net interest income after provision for loan losses	137,176	101,619
Non-interest income:		
Mortgage warehouse transactional fees	8,233	12,962
Mortgage loan and banking income	2,048	1,142
Bank-owned life insurance income	3,702	2,482
Gain on sale of loans	3,125	852
Gain on sale of investment securities	3,191	1,274
Deposit fees	801	675
Other	4,026	3,316
Total non-interest income	25,126	22,703
Non-interest expense:		
Salaries and employee benefits	46,427	35,493
FDIC assessments, taxes, and regulatory fees	11,812	5,568
Occupancy	11,010	8,829
Professional services	7,748	5,548
Technology, communication and bank operations	5,856	4,330
Other real estate owned expense	3,601	1,365
Loan workout	1,706	2,245
Advertising and promotion	1,325	1,274
Loss contingency	-	2,000
Other	9,429	7,372
Total non-interest expense	98,914	74,024
Income before tax expense	63,388	50,298
Income tax expense	20,174	17,604
<b>Net income</b>	<b>\$ 43,214</b>	<b>\$ 32,694</b>
Basic earnings per share (1)	\$ 1.62	1.34
Diluted earnings per share (1)	1.55	1.30

(1) Earnings per share amounts have been adjusted to give effect to the 10% common stock dividend declared on May 15, 2014 and issued on June 30, 2014.

**CONSOLIDATED BALANCE SHEET - UNAUDITED***(Dollars in thousands)*

	December 31, 2014	December 31, 2013
<b>ASSETS</b>		
Cash and due from banks	\$ 62,746	\$ 60,709
Interest-earning deposits	308,277	172,359
Cash and cash equivalents	371,023	233,068
Investment securities available for sale, at fair value	416,685	497,573
Loans held for sale	1,435,459	747,593
Loans receivable	4,312,173	2,465,078
Allowance for loan losses	(30,932)	(23,998)
Total loans receivable, net of allowance for loan losses	4,281,241	2,441,080
FHLB, Federal Reserve Bank, and other restricted stock	82,002	42,424
Accrued interest receivable	15,205	8,362
FDIC loss sharing receivable	2,320	10,046
Bank premises and equipment, net	10,810	11,625
Bank-owned life insurance	138,676	104,433
Other real estate owned	15,371	12,265
Goodwill and other intangibles	3,664	3,676
Other assets	52,914	41,028
<b>Total assets</b>	<b>\$ 6,825,370</b>	<b>\$ 4,153,173</b>
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>		
Demand, non-interest bearing	\$ 546,436	\$ 478,103
Interest-bearing deposits	3,986,102	2,481,819
Total deposits	4,532,538	2,959,922
Federal funds purchased	-	13,000
FHLB advances	1,618,000	706,500
Other borrowings	88,250	63,250
Subordinated debt	110,000	2,000
Accrued interest payable and other liabilities	33,437	21,878
<b>Total liabilities</b>	<b>6,382,225</b>	<b>3,766,550</b>
Common stock	27,278	24,756
Additional paid in capital	355,822	307,231
Retained earnings	68,421	71,008
Accumulated other comprehensive loss	(122)	(8,118)
Treasury stock, at cost	(8,254)	(8,254)
<b>Total shareholders' equity</b>	<b>443,145</b>	<b>386,623</b>
<b>Total liabilities &amp; shareholders' equity</b>	<b>\$ 6,825,370</b>	<b>\$ 4,153,173</b>

**Average Balance Sheet / Net Interest Margin (Unaudited)***(Dollars in thousands)*

	<b>Three Months Ended December 31,</b>			
	<b>2014</b>		<b>2013</b>	
	<b>Average Balance</b>	<b>Average yield or cost (%)</b>	<b>Average Balance</b>	<b>Average yield or cost (%)</b>
<b>Assets</b>				
Interest earning deposits	\$ 271,556	0.26%	\$ 176,636	0.25%
Investment securities	422,924	2.31%	479,511	2.49%
Loans held for sale	1,279,803	3.26%	706,899	3.71%
Loans held for investment	4,244,315	4.04%	2,255,932	4.36%
Other interest-earning assets	80,639	4.29%	26,736	3.28%
Total interest earning assets	6,299,237	3.60%	3,645,714	3.78%
Non-interest earning assets	246,796		189,880	
<b>Total assets</b>	<b>\$ 6,546,033</b>		<b>\$ 3,835,594</b>	
<b>Liabilities</b>				
Total interest bearing deposits (1)	3,789,566	0.75%	2,517,092	0.83%
Borrowings	1,658,505	1.21%	338,465	1.80%
Total interest bearing liabilities	5,448,071	0.75%	2,855,557	0.83%
Non-interest bearing deposits (1)	633,525		572,883	
Total deposits & borrowings	6,081,596	0.80%	3,428,440	0.79%
Other non-interest bearing liabilities	26,636		14,389	
<b>Total liabilities</b>	<b>6,108,232</b>		<b>3,442,829</b>	
<b>Shareholders' equity</b>	<b>437,801</b>		<b>392,765</b>	
<b>Total liabilities and shareholders' equity</b>	<b>\$ 6,546,033</b>		<b>\$ 3,835,594</b>	
<b>Net interest margin</b>		<b>2.84%</b>		<b>3.04%</b>
<b>Net interest margin tax equivalent</b>		<b>2.84%</b>		<b>3.05%</b>

(1) Total costs of deposits (including interest bearing and non-interest bearing) were 0.63% and 0.72% for the three months ended December 31, 2014 and 2013, respectively.



**Average Balance Sheet / Net Interest Margin (Unaudited)***(Dollars in thousands)*

	Twelve Months Ended December 31,			
	2014		2013	
	Average Balance	Average yield or cost (%)	Average Balance	Average yield or cost (%)
<b>Assets</b>				
Interest earning deposits	\$ 228,668	0.25%	\$ 190,298	0.25%
Investment securities	451,932	2.30%	260,862	2.42%
Loans held for sale	911,594	3.38%	992,421	3.84%
Loans held for investment	3,656,891	4.00%	1,842,310	4.48%
Other interest-earning assets	66,669	3.41%	27,095	2.36%
Total interest earning assets	5,315,754	3.58%	3,312,986	3.87%
Non-interest earning assets	227,045		142,350	
<b>Total assets</b>	<b>\$ 5,542,799</b>		<b>\$ 3,455,336</b>	
<b>Liabilities</b>				
Total interest bearing deposits (1)	3,220,305	0.76%	2,435,520	0.86%
Borrowings	1,268,205	1.11%	278,297	1.18%
Total interest bearing liabilities	4,488,510	0.86%	2,713,817	0.90%
Non-interest bearing deposits (1)	620,385		385,187	
Total deposits & borrowings	5,108,895	0.75%	3,099,044	0.78%
Other non-interest bearing liabilities	17,905		11,779	
<b>Total liabilities</b>	<b>5,126,800</b>		<b>3,110,783</b>	
<b>Shareholders' equity</b>	<b>415,999</b>		<b>344,553</b>	
<b>Total liabilities and shareholders' equity</b>	<b>\$ 5,542,799</b>		<b>\$ 3,455,336</b>	
<b>Net interest margin</b>		<b>2.86%</b>		<b>3.13%</b>
<b>Net interest margin tax equivalent</b>		<b>2.87%</b>		<b>3.14%</b>

(1) Total costs of deposits (including interest bearing and non-interest bearing) were 0.64% and 0.77% for the twelve months ended December 31, 2014 and 2013, respectively.

**Asset Quality as of December 31, 2014 (Unaudited)**
*(Dollars in thousands)*

<b>Loan Type</b>	<b>Total Loans</b>	<b>Non Accrual /NPL's</b>	<b>Other Real Estate Owned</b>	<b>Non Performing Assets (NPA's)</b>	<b>Allowance for loan losses</b>	<b>Cash Reserve</b>	<b>Total Credit Reserves</b>	<b>NPL's/ Total Loans</b>	<b>Total Reserves to Total NPL's</b>
<b><i>New Century Originated Loans</i></b>									
Legacy	\$ 54,075	\$ 2,653	\$ 4,958	\$ 7,611	\$ 1,546	\$ -	\$ 1,546	4.91%	58.27%
<i>Troubled debt restructurings (TDR's)</i>	1,060	62	-	62	30	-	30	5.85%	48.39%
<b><i>Total New Century Originated Loans</i></b>	<b>55,135</b>	<b>2,715</b>	<b>4,958</b>	<b>7,673</b>	<b>1,576</b>	<b>-</b>	<b>1,576</b>	<b>4.92%</b>	<b>58.05%</b>
<b><i>Originated Loans</i></b>									
Multi-Family	2,188,134	-	-	-	8,491	-	8,491	0.00%	0.00%
Commercial Real Estate	731,287	1,340	-	1,340	7,610	-	7,610	0.18%	567.91%
Commercial & Industrial	687,585	1,432	335	1,767	3,418	-	3,418	0.21%	238.69%
Residential	160,224	160	-	160	1,171	-	1,171	0.10%	731.88%
Construction	65,824	-	-	-	424	-	424	0.00%	0.00%
Consumer	567	-	-	-	8	-	8	0.00%	0.00%
TDR's	576	-	-	-	-	-	-	0.00%	0.00%
<b><i>Total Originated Loans</i></b>	<b>3,834,197</b>	<b>2,932</b>	<b>335</b>	<b>3,267</b>	<b>21,122</b>	<b>-</b>	<b>21,122</b>	<b>0.08%</b>	<b>720.40%</b>
<b><i>Acquired Loans</i></b>									
Covered	30,282	4,246	9,445	13,691	603	-	603	14.02%	14.20%
Non-Covered	332,047	979	633	1,612	617	3,042	3,659	0.29%	373.75%
<i>TDR's Covered</i>	532	-	-	-	-	-	-	0.00%	0.00%
<i>TDR's Non-Covered</i>	2,853	862	-	862	-	-	-	30.21%	0.00%
<b><i>Total Acquired Loans</i></b>	<b>365,714</b>	<b>6,087</b>	<b>10,078</b>	<b>16,165</b>	<b>1,220</b>	<b>3,042</b>	<b>4,262</b>	<b>1.66%</b>	<b>70.02%</b>
<b><i>Acquired Purchased Credit- impaired Loans</i></b>									
Covered	11,367	-	-	-	1,669	-	1,669	0.00%	0.00%
Non-Covered	45,248	-	-	-	5,345	-	5,345	0.00%	0.00%
<b><i>Total Acquired Purchased Credit-impaired Loans</i></b>	<b>56,615</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,014</b>	<b>-</b>	<b>7,014</b>	<b>0.00%</b>	<b>0.00%</b>
Deferred Origination Fees/Unamortized Premium/Discounts	512							n/a	n/a
<b>Total Loans Held for Investment</b>	<b>4,312,173</b>	<b>11,734</b>	<b>15,371</b>	<b>27,105</b>	<b>30,932</b>	<b>3,042</b>	<b>33,974</b>	<b>0.27%</b>	<b>289.53%</b>
Total Loans Held for Sale	1,435,459	-	-	-	-	-	-	0.00%	0.00%
<b>Total Portfolio</b>	<b>\$ 5,747,632</b>	<b>\$ 11,734</b>	<b>\$ 15,371</b>	<b>\$ 27,105</b>	<b>\$ 30,932</b>	<b>\$ 3,042</b>	<b>\$ 33,974</b>	<b>0.20%</b>	<b>289.53%</b>



# Customers Bancorp, Inc.

*Highly Focused, Low Risk, Above Average Growth  
Bank Holding Company*

## Investor Presentation

January, 2015

NYSE: CUBI



This presentation as well as other written or oral communications made from time to time by us, may contain certain forward-looking information within the meaning of the Securities Act of 1933, as amended, and the Securities Exchange Act of 1934, as amended. These statements relate to future events or future predictions, including events or predictions relating to our future financial performance, and are generally identifiable by the use of forward-looking terminology such as “believes,” “expects,” “may,” “will,” “should,” “plan,” “intend,” “target,” or “anticipates” or the negative thereof or comparable terminology, or by discussion of strategy or goals that involve risks and uncertainties. These forward-looking statements are only predictions and estimates regarding future events and circumstances and involve known and unknown risks, uncertainties and other factors that may cause our actual results, levels of activity, performance or achievements to be materially different from any future results, levels of activity, performance or achievements expressed or implied by such forward-looking statements. This information is based on various assumptions by us that may not prove to be correct. Important factors to consider and evaluate in such forward-looking statements include:

- changes in the external competitive market factors that might impact our results of operations;
- changes in laws and regulations, including without limitation changes in capital requirements under the federal prompt corrective action regulations;
- changes in our business strategy or an inability to execute our strategy due to the occurrence of unanticipated events;
- our ability to identify potential candidates for, and consummate, acquisition or investment transactions;
- the timing of acquisition or investment transactions;
- constraints on our ability to consummate an attractive acquisition or investment transaction because of significant competition for these opportunities;
- the failure of the Bank to complete any or all of the transactions described herein on the terms currently contemplated;
- local, regional and national economic conditions and events and the impact they may have on us and our customers;
- ability to attract deposits and other sources of liquidity;
- changes in the financial performance and/or condition of our borrowers;
- changes in the level of non-performing and classified assets and charge-offs;
- changes in estimates of future loan loss reserve requirements based upon the periodic review thereof under relevant regulatory and accounting requirements;
- the integration of the Bank’s recent FDIC-assisted acquisitions may present unforeseen challenges;
- inflation, interest rate, securities market and monetary fluctuations;
- the timely development and acceptance of new banking products and services and perceived overall value of these products and services by users;
- changes in consumer spending, borrowing and saving habits;
- technological changes;
- the ability to increase market share and control expenses;

- continued volatility in the credit and equity markets and its effect on the general economy;
- the effect of changes in accounting policies and practices, as may be adopted by the regulatory agencies, as well as the Public Company Accounting Oversight Board, the Financial Accounting Standards Board and other accounting standard setters;
- the businesses of the Bank and any acquisition targets or merger partners and subsidiaries not integrating successfully or such integration being more difficult, time-consuming or costly than expected;
- material differences in the actual financial results of merger and acquisition activities compared with expectations, such as with respect to the full realization of anticipated cost savings and revenue enhancements within the expected time frame;
- revenues following any merger being lower than expected;
- deposit attrition, operating costs, customer loss and business disruption following the merger, including, without limitation, difficulties in maintaining relationships with employees being greater than expected.

These forward-looking statements are subject to significant uncertainties and contingencies, many of which are beyond our control. Although we believe that the expectations reflected in the forward-looking statements are reasonable, we cannot guarantee future results, levels of activity, performance or achievements. Accordingly, there can be no assurance that actual results will meet expectations or will not be materially lower than the results contemplated in this presentation. You are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this document or, in the case of documents referred to or incorporated by reference, the dates of those documents. We do not undertake any obligation to release publicly any revisions to these forward-looking statements to reflect events or circumstances after the date of this document or to reflect the occurrence of unanticipated events, except as may be required under applicable law.

This presentation is for discussion purposes only, and shall not constitute any offer to sell or the solicitation of an offer to buy any security, nor is it intended to give rise to any legal relationship between Customers Bancorp, Inc. (the “Company”) and you or any other person, nor is it a recommendation to buy any securities or enter into any transaction with the Company. The information contained herein is preliminary and material changes to such information may be made at any time. If any offer of securities is made, it shall be made pursuant to a definitive offering memorandum or prospectus (“Offering Memorandum”) prepared by or on behalf of the Company, which would contain material information not contained herein and which shall supersede, amend and supplement this information in its entirety.

Any decision to invest in the Company’s securities should be made after reviewing an Offering Memorandum, conducting such investigations as the investor deems necessary or appropriate, and consulting the investor’s own legal, accounting, tax, and other advisors in order to make an independent determination of the suitability and consequences of an investment in such securities. No offer to purchase securities of the Company will be made or accepted prior to receipt by an investor of an Offering Memorandum and relevant subscription documentation, all of which must be reviewed together with the Company’s then-current financial statements and, with respect to the subscription documentation, completed and returned to the Company in its entirety. Unless purchasing in an offering of securities registered pursuant to the Securities Act of 1933, as amended, all investors must be “accredited investors” as defined in the securities laws of the United States before they can invest in the Company.

This presentation also includes estimated guidance regarding our fully diluted earnings per share for the year 2015, which we have previously disclosed and is subject to the assumptions and qualifications included in that previous disclosure. The guidance consists solely of estimates prepared by management based on currently available information and assumptions of future performance of the company and the general economy. Our independent registered public accounting firm has not audited, reviewed or performed any procedures with respect to the guidance and, accordingly, does not express an opinion or any other form of assurance with respect to this data. Our actual results may differ from the guidance, and any such differences could be material. Accordingly, undue reliance should not be placed on this information. The factors discussed above should be considered and evaluated with respect to our guidance.

### Strong Organic Growth, Well Capitalized, Branch Lite Bank in Attractive Markets

- \$6.8 billion asset bank with only 19 sales offices
- Well capitalized at 11.2% total risk based capital (estimated), 6.7% tier 1 leverage, and 6.4% tangible equity to tangible assets
- Target market from Boston to Philadelphia along Interstate 95

### Strong Profitability, Growth & Efficient Operations

- Q4 2014 earnings up 46% over Q4 2013 with an ROA of .80% and an ROE of 12%
- Full Year 2014 net income of \$43.2 million up 32% over 2013
- ROA goal of 1% + and ROE of 12% + within 2-3 years, ROE goal already achieved
- DDA and total deposits compounded annual growth of 88% and 71% respectively since 2009
- Q4 net interest margin was 2.84%, up .05% over Sept 30, 2014
- Operating efficiencies offset tighter margins and generate sustainable profitability
- Efficiency ratio was 55% - Efficiency ratio expected to be in the 40's within 36 months

### Strong Credit Quality & Low Interest Rate Risk

- 0.20% non-performing loans at December 31, 2014 (0.08% NPLs on \$3.8 billion of loans originated after 2009)
- No charge-offs on loans originated after 2009
- Total reserves to non-performing loans of 289.5%
- Minimal risk of margin compression from modestly higher short term rates and flatter curve

### Attractive Valuation

- Current share price, as of January 26, 2015, \$19.25 is 9.6x estimated 2015 earnings
- Price/tangible book only 1.0x estimated for year end 2015 tangible book value
- Peers, by size, trading at 14x LTM earnings and 1.7x price/tangible book; Peers with unique models trading at much higher multiples
- December 31, 2014 tangible book value of \$16.43, up 14% during 2014 and up 87% since July 2009 with a CAGR of 13%

## Our shareholder value creation strategy optimizes earnings growth, ROE and book value accretion

- Build a high credit quality loan portfolio by marketing to high quality borrowers and charging them a little less interest rate
- Build a stable core deposit platform by paying a little more to attract core depositors and DDA's and then WOWing them with service
- Operate our businesses at a significantly lower cost with a “branch lite,” high touch strategy supported by high technology
- Use new technologies and products to both disrupt the market and improve our operating efficiencies
- Control our risks; credit, interest rate, compliance, cyber security and talent attraction/retention
- Resulting in sustainable above average ROE and growth rate in earnings in rising or stable interest rate environments



**~\$6.8 bn Business Bank with 19 sales offices with target market from Boston to Philadelphia**

### Operating in key Mid-Atlantic and Northeast markets

- Greater New York City area (Westchester County Manhattan & Long Island)
- Philadelphia area (Bucks, Berks, Chester, Delaware and Philadelphia Counties in southeastern Pennsylvania and Greater Princeton area in New Jersey)
- Greater Boston area (Boston and Providence)

### “High-touch, supported with high-tech” value proposition

- Very experienced teams using “Single Point of Contact” model
- Provides exceptional customer service supported by state-of-the-art technology support
- Incentive compensation plans based upon P&L by teams

#### Branches and Loan Production Offices



Source: SNL Financial and Company data.  
Note: Branch proposed in northeastern Philadelphia

## Our Competitive Advantage: A Highly Experienced Management Team

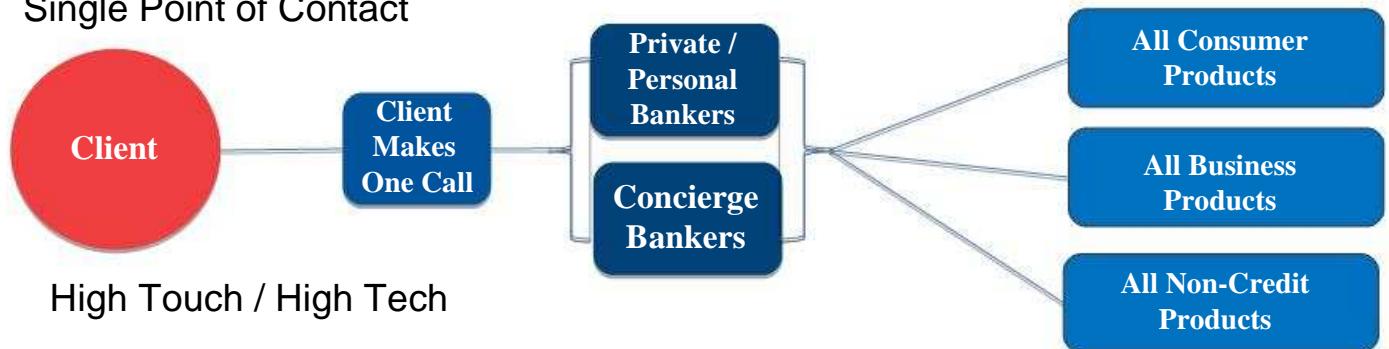
Name	Title	Years of Banking Experience	Background
Jay S. Sidhu	Chairman & CEO	39	Chairman and CEO of Sovereign Bank & Sovereign Bancorp, Inc.
Richard A. Ehst	President & COO	47	EVP, Commercial Middle Market, Regional President and Managing Director of Corporate Communications at Sovereign Bank
Robert E. Wahlman, CPA	Chief Financial Officer	34	CFO of Doral Financial and Merrill Lynch Banks; various roles at Bank One, US GAO and KPMG.
Steve Issa	EVP, New England Market President, Regional Chief Lending Officer	38	EVP, Managing Director of Commercial and Specialty Lending at Flagstar and Sovereign Bank.
George Maroulis	EVP, Head of Private & Commercial Banking - NY	23	Group Director and SVP at Signature Bank; various positions at Citibank and Fleet/Bank of America's Global Commercial & Investment Bank
Timothy D. Romig	EVP, Regional Chief Lending Officer	31	SVP and Regional Executive for Commercial Lending (Berks and Montgomery County), VIST Financial; SVP at Keystone / M&T Bank
Ken Keiser	EVP, Director CRE and Multi-Family Housing Lending	38	SVP and Market Manager, Mid-Atlantic CRE Lending at Sovereign Bank; SVP & Senior Real Estate Officer, Allfirst Bank / M&T Bank
Christopher McGowan	EVP, Managing Director Multi-Family Lending	16	SVP & Director of Originations for Capital One / Beech Street Capital, Peoples United Bank and Santander / Sovereign Real Estate Capital
Glenn Hedde	EVP, President Banking for Mortgage Companies	28	President of Commercial Operations at Popular Warehouse Lending, LLC; various positions at GE Capital Mortgage Services and PNC Bank
Warren Taylor	EVP, President Community Banking	35	Division President at Sovereign Bank, responsible for retail banking in various markets in southeastern PA and central and southern NJ
James Collins	EVP, Chief Administrative Officer	24	Various positions at Sovereign including Director of Small Business Banking
Thomas Jastrem	EVP, Chief Credit Officer	37	Various positions at First Union Bank and First Fidelity Bank
Robert B. White	EVP, President Special Assets Group	28	President RBW Financial Consulting; various positions at Citizens Bank and GE Capital
Glenn Yeager	EVP, General Counsel	37	Private practice financial services law firm. Senior Counsel Meridian Bancorp, Inc.
Mary Lou Scalese	SVP, Chief Risk Officer	39	Chief Auditor at Sovereign Bank
William Woolworth III	SVP Chief Auditor	27	Various positions at other financial services companies including Chief Risk Officer, Internal Audit Director, and Chief Compliance Officer

Phase I Acquired Bank Platform	Phase II Built Strong Foundation	Phase III Leveraging Infrastructure	Phase IV Innovation & Execution
<ul style="list-style-type: none"> <li>We invested in and took control of a \$270 million asset Customers Bank (FKA New Century Bank)</li> <li>Identified existing credit problems, adequately reserved and recapitalized the bank</li> <li>Actively worked out very extensive loan problems</li> <li>Recruited experienced management team</li> </ul>	<ul style="list-style-type: none"> <li>Enhanced credit and risk management</li> <li>Developed infrastructure for organic growth</li> <li>Built out warehouse lending platform and doubled deposit and loan portfolio</li> <li>Completed 3 small acquisitions:                             <ul style="list-style-type: none"> <li>ISN Bank (FDIC-assisted) ~\$70 mm</li> <li>USA Bank (FDIC-assisted) ~\$170 mm</li> <li>Berkshire Bancorp (Whole bank) ~\$85 mm</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Recruited proven lending teams</li> <li>Built out Commercial and Multi-family lending platforms</li> <li>De Novo expansion; 4-6 sales offices or teams added each year</li> <li>Continue to show strong loan and deposit growth</li> <li>Built a "branch lite" high growth Community Bank and model for future growth</li> <li>Goals to ~12%+ ROE; ~1% ROA</li> </ul>	<ul style="list-style-type: none"> <li>Single Point of Contact Private Banking model executed - commercial focus</li> <li>Introduce bankmobile - banking of the future for consumers</li> <li>Continue to show strong loan and deposit growth</li> <li>~12%+ ROE; ~1% ROA expected within 36 months</li> <li>~\$6.5+ billion asset bank by end of 2014</li> <li>~\$9 billion asset bank by end of 2017</li> </ul>
<b>2009</b> <b>Assets: \$350M</b> <b>Equity: \$22M</b>	<b>2010-2011</b> <b>Assets: \$2.1B</b> <b>Equity: \$148M</b>	<b>2012 -2013</b> <b>Assets: \$4.2B</b> <b>Equity: \$387M</b>	<b>4Q 2014</b> <b>Assets: \$6.8B</b> <b>Equity: \$443M</b> <b>ROE: 12%</b>

## Business Banking Focus - ~95% of revenues come from business segments

- Loan and deposit business through these segments:
  - Banking Privately Held Businesses
  - Banking High Net Worth Families
  - Banking Mortgage Companies
  - Selected Commercial Real Estate

Single Point of Contact

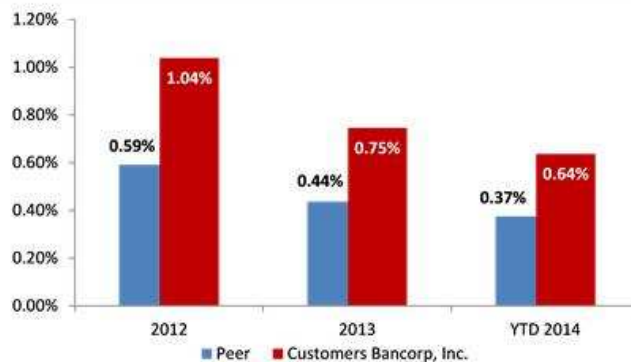


<u>Concierge Banking</u>	<u>Sales Force</u>	<u>Pricing</u>	<u>Technology</u>
<ul style="list-style-type: none"> <li>▪ Takes banker to the customer's home or office, 12 hours a day, 7 days a week</li> <li>▪ Appointment banking approach</li> <li>▪ Customer access to private bankers</li> <li>▪ "Virtual Branches" out of sales offices</li> </ul>	<ul style="list-style-type: none"> <li>▪ Experienced bankers who own a portfolio of customers</li> <li>▪ Customer acquisition &amp; retention strongly incentivized</li> </ul>	<ul style="list-style-type: none"> <li>▪ Low cost banking model allows for more pricing flexibility</li> <li>▪ Significantly lower overhead costs vs. a traditional branch</li> <li>▪ Pricing/profitability measured across relationship</li> </ul>	<ul style="list-style-type: none"> <li>▪ Implementation of technology suite allows for unique product offerings:</li> <li>▪ Remote account opening &amp; deposit capture</li> <li>▪ Internet/mobile banking</li> <li>▪ Free ATM deployment in U.S.</li> </ul>

***CUBI All-in cost of about 1.75% is less than competitors all-in cost over the long-term***

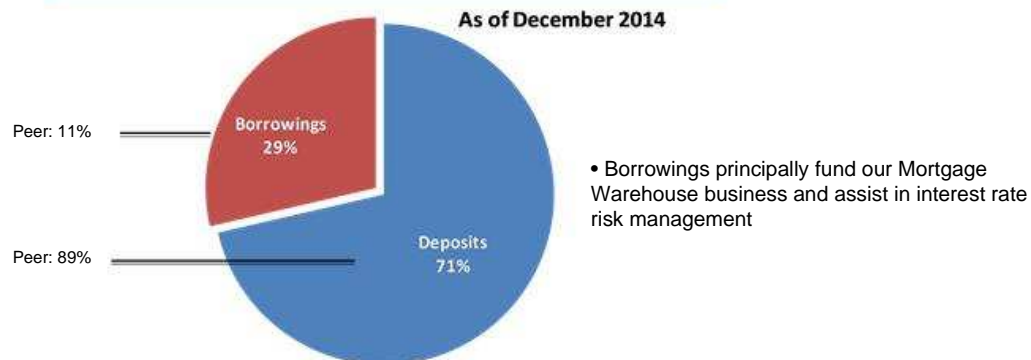
$$\text{Cost of Funds} + \text{Branch Operating Expense} - \text{Fees} = \text{ALL-IN-Cost} < \text{Competitors}$$

## Deposit Rates



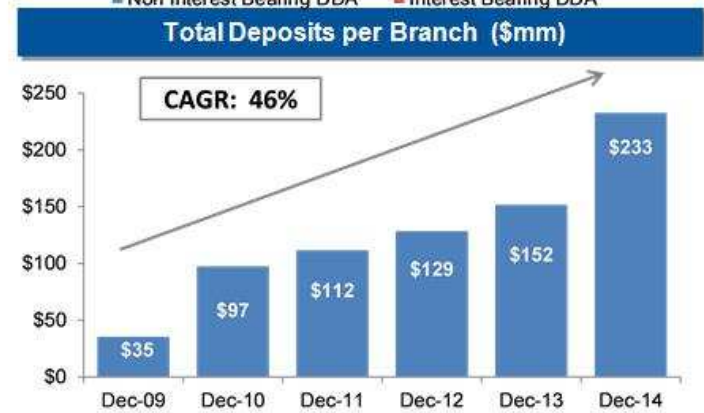
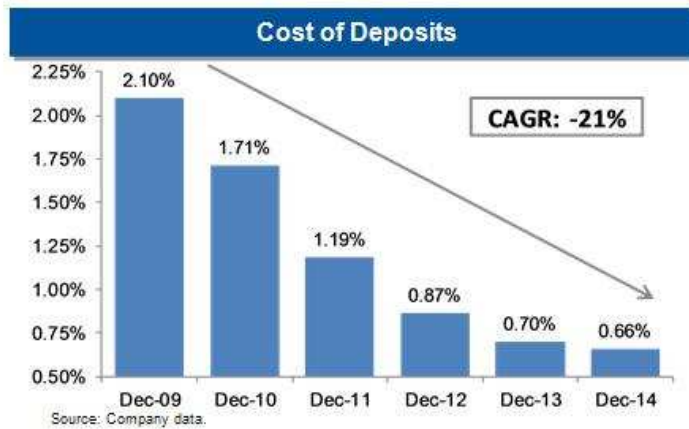
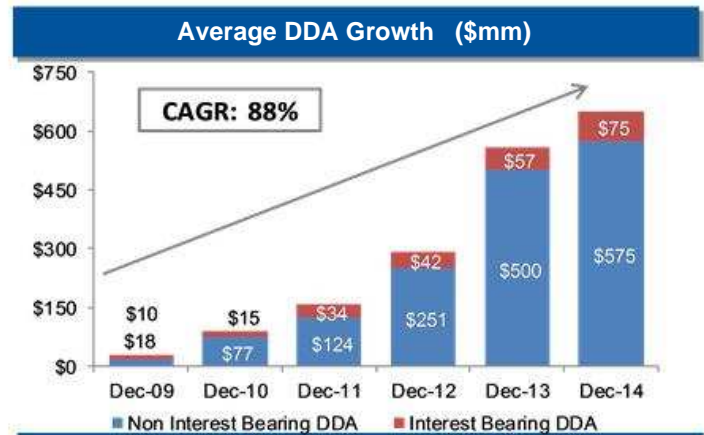
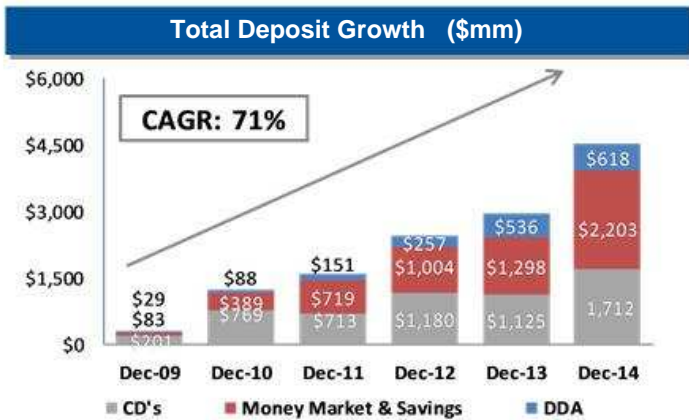
## Liability Mix and Duration Influences Interest Expense

### Deposit and Borrowing Mix



Source: SNL Financial, Company documents. Peer data consists of Northeast, Southeast, and Mid-Atlantic banks and thrifts with assets between \$3.0 billion and \$8.0 billion.

Customers strategies of single point of contact and recruiting known teams in target markets produce rapid deposit growth with low total cost



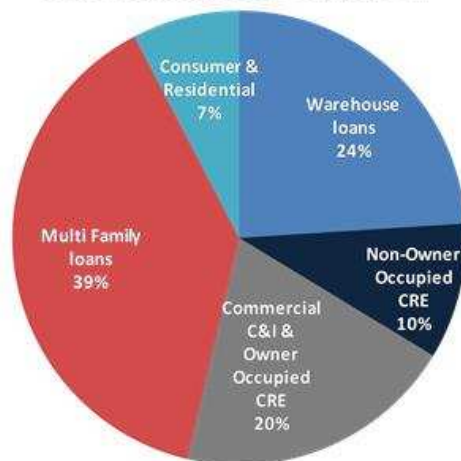


## High Growth with Strong Credit Quality

- Continuous recruitment of high quality teams
- Centralized credit committee approval for all loans
  - Loans are stress tested for higher rates and a slower economy
- No losses on loans originated since new management team took over
  - Creation of solid foundation for future earnings

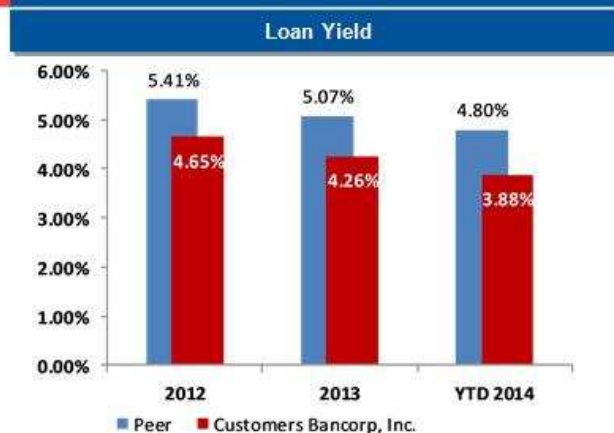


Loan Product Mix as of December 2014

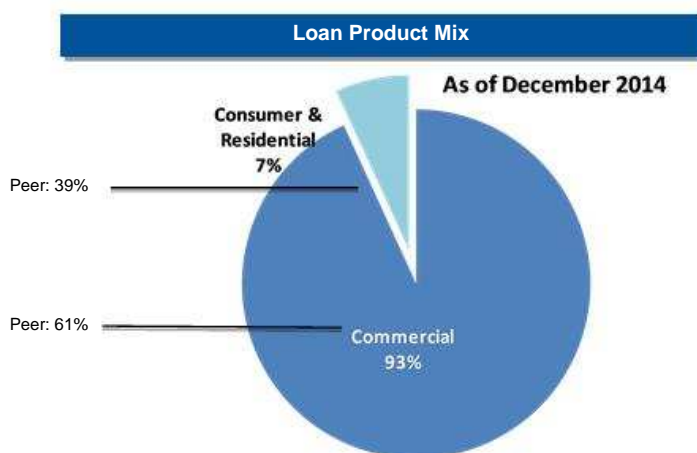




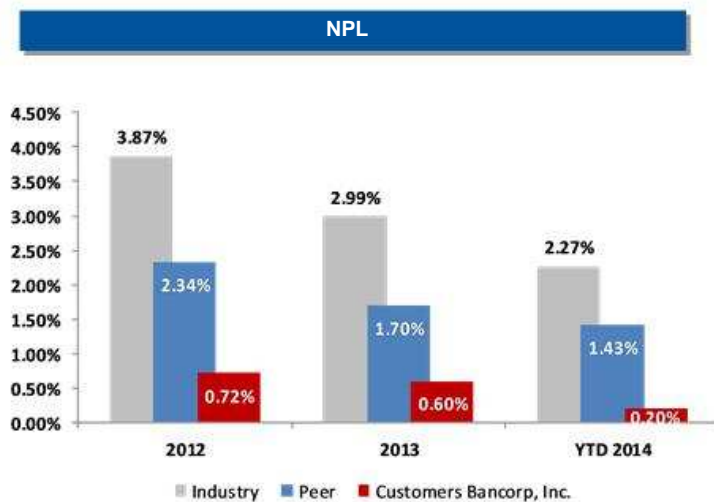
Focus on Commercial Borrowers



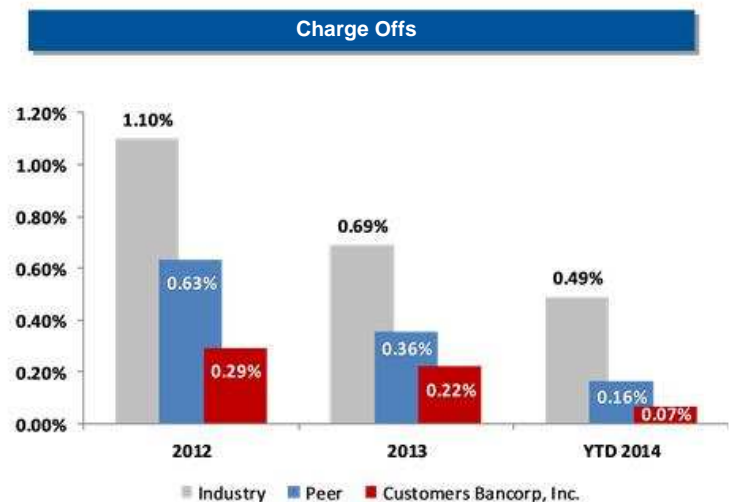
Loan Quality, Product Mix, Duration and Collateral Influences Yield



Source: SNL Financial, Company documents. Peer data consists of Northeast, Southeast, and Mid-Atlantic banks and thrifts with assets between \$3.0 billion and \$8.0 billion.



Customers non-performing loans at December 2014 excluding loans guaranteed by the FDIC were 0.13% of total loans.



Charge-offs excluding FDIC guaranteed loans at December 2014 were .02% of total loans.



## Banking Privately Held Business

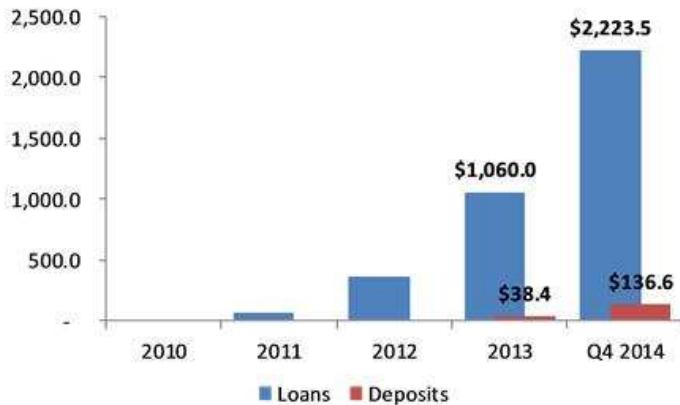
### Private & Commercial Banking

- Target companies with up to \$100 million annual revenues
- Very experienced teams
- Single point of contact
- NE, NY, PA & NJ markets

### Small Business

- Target companies with less than \$5.0 million annual revenue
- Principally SBA loans originated by small business relationship managers or branch network
- Current focus PA & NJ markets. Expanding to National Markets

Multi-Family Loan and Deposit Growth (\$mm)



## Banking High Net Worth Families

- Focus on families that have income producing real estate in their portfolios
- Private banking approach
- Focus Markets: New York & Philadelphia MSAs
- Average Loan Size: \$4.0 - \$7.0 million
- Remote banking for deposits and other relationship based loans
- Portfolio grown organically from a start up with very experienced teams hired in the past 3 years
- Strong credit quality niche
- Interest rate risk managed actively

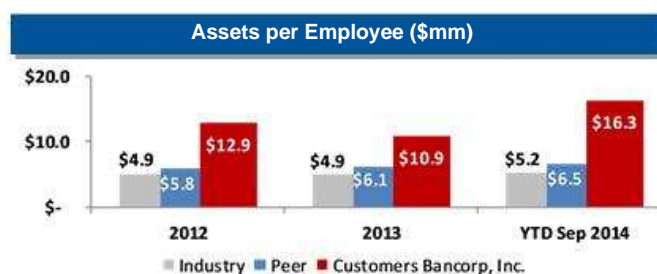
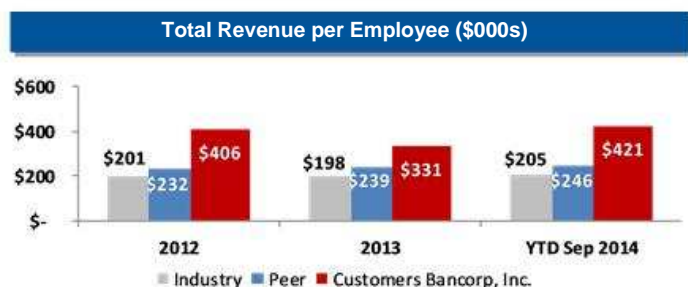
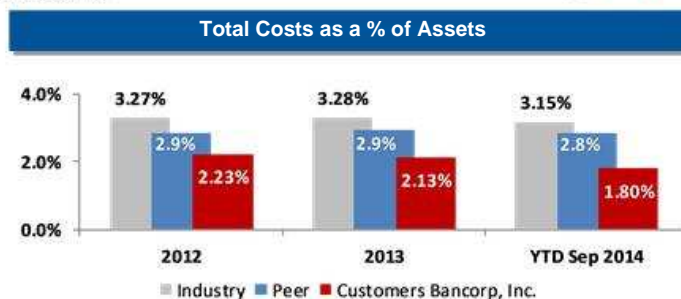
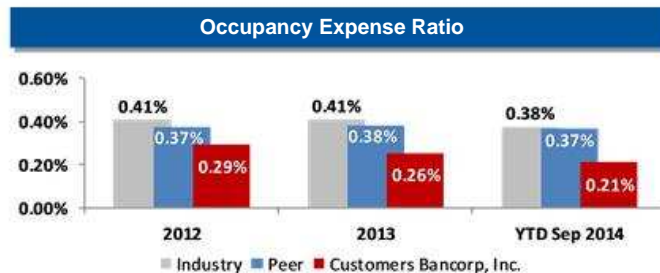
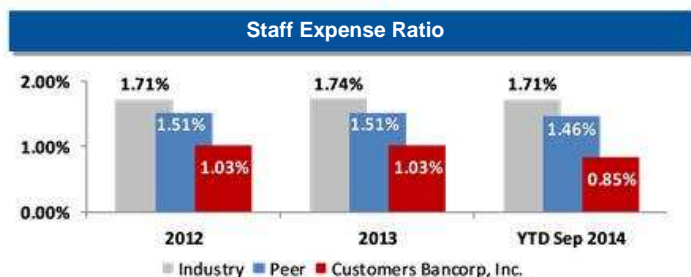
## Banking Mortgage Companies

- Private banking focused on mortgage companies with \$5 to \$10 million equity
- Very strong credit quality relationship business with good fee income and deposits
- ~75 strong warehouse clients
- All outstanding loans are variable rate and classified as held for sale
- All deposits are non-interest bearing DDA's
- Balances rebounding from 2013 low and expected to stay at this level

**Mortgage Warehouse Banking Loan and Deposit Growth (\$mm)**

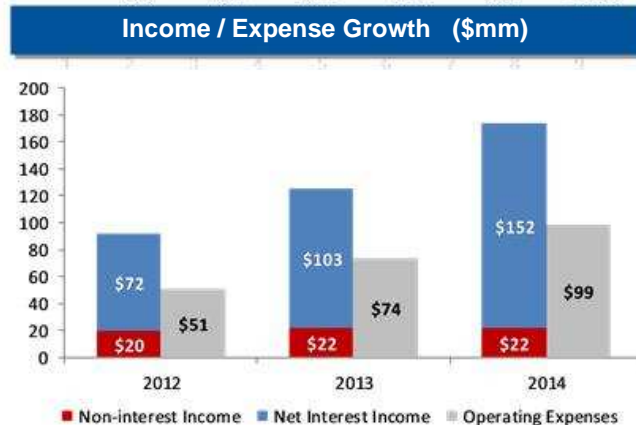
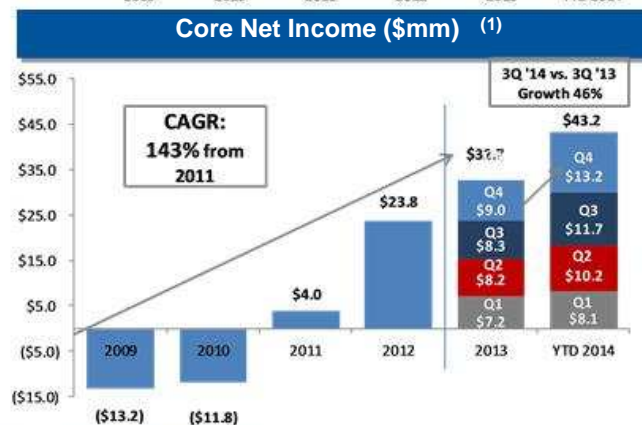
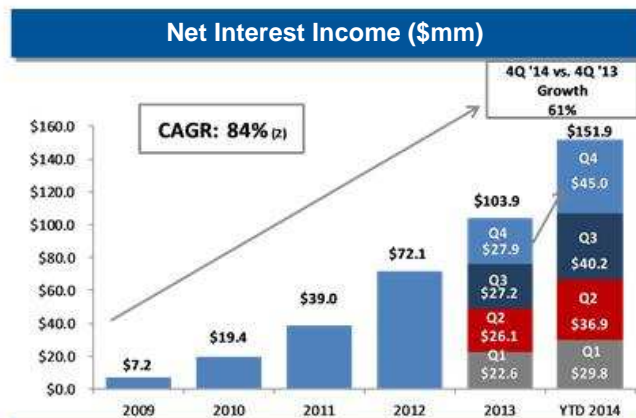
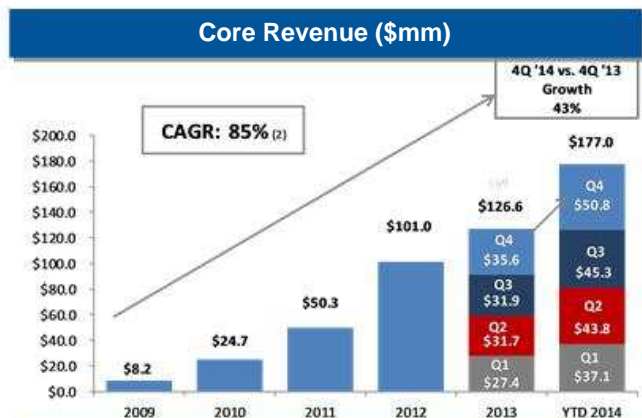


Source: Company documents.



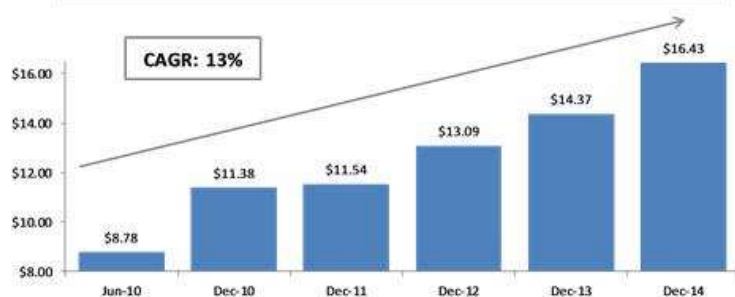
Source: SNL Financial, Company documents. Peer data consists of Northeast, Southeast, and Mid-Atlantic banks and thrifts with assets between \$3.0 billion and \$8.0 billion. Industry data includes all FDIC insured banks. Peer and Industry data as of Sep 2014 pending final CALL reports.

- Strategy execution has produced superior growth in revenues and earnings



Source: SNL Financial and Company data.  
 (1) Core income is net income before extraordinary items.  
 (2) CAGR calculated from Dec-09 to Sep-14 (annualized).

## Tangible BV per Share



## Recent Performance Results

	Q1 2014	Q2 2014	Q3 2014	Q4 2014
ROA	0.8%	0.8%	0.8%	0.8%
ROE	8.4%	10.0%	11.0%	11.9%
NIM	2.92%	2.94%	2.79%	2.84%
Efficiency	62%	58%	54%	55%

## Financial Performance Targets

Criteria	2 - 3 Year Target
Return on Assets	1% or greater
Return on Equity	12% or greater
Net Interest Margin	~ 3%
EPS	15% annual compounded growth
Efficiency Ratio	In the 40's

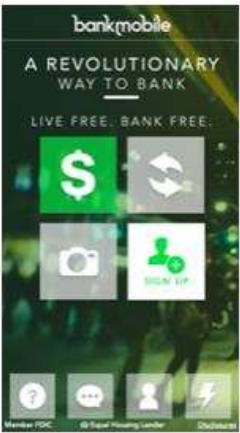
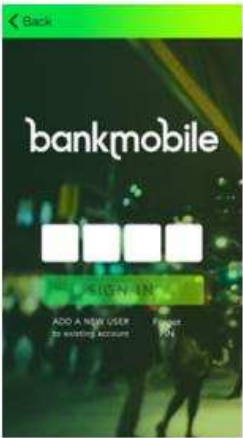
## Earnings per Share Guidance / Valuation Multiples

Year	Guidance
2015 EPS	\$1.95 - \$2.00
January 15, 2015 Share Price	\$19.25
December 31, 2014 Tangible Book Value	\$16.43
Tangible Book Value/Share Price	1.2x
Share Price/high 2015 Guidance	9.6x

2015 EPS is estimated to be up approximately 30% from 2014 EPS

Source: Company documents.





bankmobile  
A Division Of Customers Bank

- Banks each year charge \$32 billion in overdraft fees - that's allowing or creating over 1 billion overdrafts each year....Why??
- Payday lenders charge consumers another \$7 billion in fees
- That's more than 3x what America spends on Breast Cancer and Lung Cancer combined
- This is about 50% of all America spends on Food Stamps
- Some of banking industries most profitable consumer customers hate banks
- Another estimated 25% consumers are unbanked or under banked

**This should not be happening in America**

We hope to start, in a small way, a new revolution  
to profitably address this problem

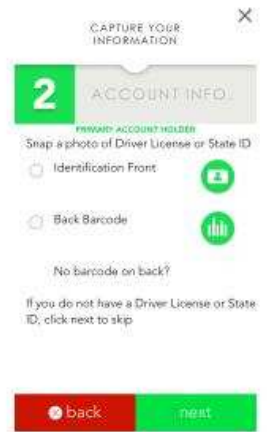
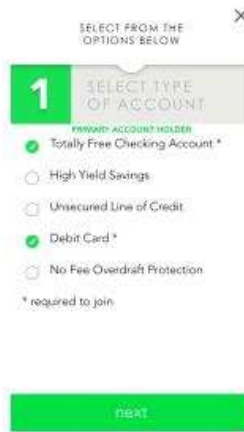
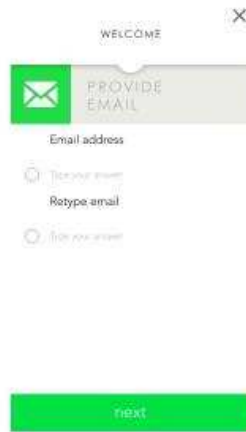
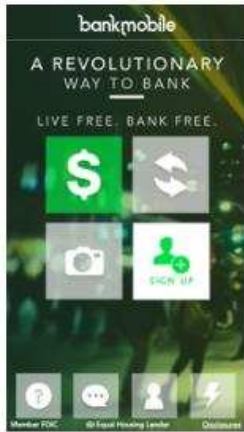
- New no fee banking, 25 bps higher interest savings, line of credit, 55,000 ATM's, Personal Banker and more, all in the palm of your hand
- Marketing Strategy
  - Target technology dependent younger consumers; including underserved / underbanked and middle income Americans
  - Capitalize on retaining at least 25% of our ~ one million student customers over a 5 year period
  - Reach middle income markets also through Affinity Banking Groups
  - Revenue generation from debit card interchange and margin from low cost core deposits
  - Durbin Amendment a unique opportunity for Bank Mobile
- Total investment not to exceed about \$6.0 million by end of 2015
- Expected to achieve profitability in 2-3 years and above average, franchise value, ROA and ROE within 5 years

- Phase 1

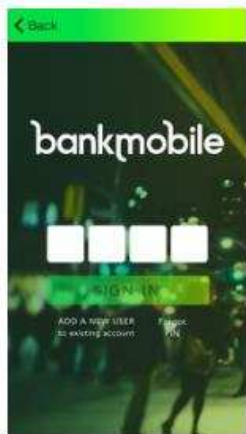
- Drivers license picture account opening
- Photo bill pay
- P2P payments
- Remote check deposit
- Debit card on/off
- Account balance quick access
- 4 digit password
- ATM Locator
- Artificial intelligence knowledge base
- Part of Apple Pay



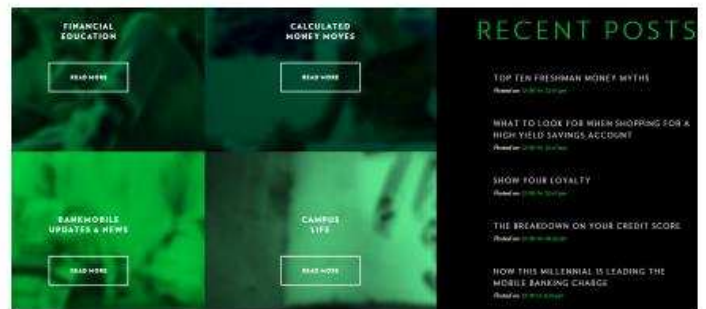
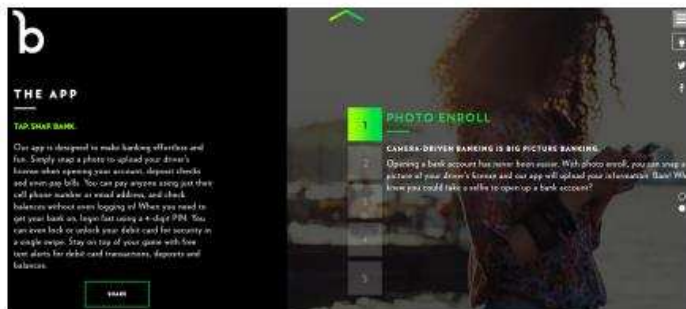
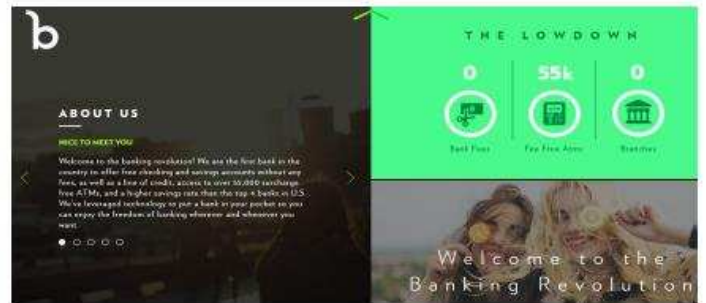
- Welcome screen & Onboarding



- Some Features/Functionalities



- Young, fun feel!





- Strong high performing \$6.8 billion bank with significant growth opportunities
- Very experienced management team delivers strong results
  - Ranked #1 overall by Bank Director Magazine in the 2012 and 2013 Growth Leader Rankings
- “High touch, high tech” processes and technologies result in superior growth, returns and efficiencies
- Shareholder value results from the combination of increasing tangible book, ROE and strong and consistent earnings growth
- Attractive risk-reward: growing several times faster than industry average but yet trading at a significant discount to peers
- Introducing the first real mobile bank in the palm of your hand for consumers in the U.S.



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**Jay Sidhu**

**Chairman & CEO**

Tel: 610-301-6476

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[www.customersbank.com](http://www.customersbank.com)

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President, MZ North America

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[www.mzgroup.us](http://www.mzgroup.us)



# Appendix

Customers  Bancorp, Inc.

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## CONSOLIDATED BALANCE SHEET - UNAUDITED

(Dollars in thousands)

	December 31, 2014	December 31, 2013
<b>ASSETS</b>		
Cash and due from banks	\$ 62,746	\$ 60,709
Interest-earning deposits	308,277	172,359
Cash and cash equivalents	371,023	233,068
Investment securities available for sale, at fair value	416,685	497,573
Loans held for sale	1,435,459	747,593
Loans receivable	4,312,173	2,465,078
Allowance for loan losses	(30,932)	(23,998)
Total loans receivable, net of allowance for loan losses	4,281,241	2,441,080
FHLB, Federal Reserve Bank, and other restricted stock	82,002	42,424
Accrued interest receivable	15,205	8,362
FDIC loss sharing receivable	2,320	10,046
Bank premises and equipment, net	10,810	11,625
Bank-owned life insurance	138,676	104,433
Other real estate owned	15,371	12,265
Goodwill and other intangibles	3,664	3,676
Other assets	52,914	41,028
<b>Total assets</b>	<b>\$ 6,825,370</b>	<b>\$ 4,153,173</b>
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>		
Demand, non-interest bearing	\$ 546,436	\$ 478,103
Interest-bearing deposits	3,986,102	2,481,819
Total deposits	4,532,538	2,959,922
Federal funds purchased	-	13,000
FHLB advances	1,618,000	706,500
Other borrowings	88,250	63,250
Subordinated debt	110,000	2,000
Accrued interest payable and other liabilities	33,437	21,878
<b>Total liabilities</b>	<b>6,382,225</b>	<b>3,766,550</b>
Common stock	27,278	24,756
Additional paid in capital	355,822	307,231
Retained earnings	68,421	71,008
Accumulated other comprehensive loss	(122)	(8,118)
Treasury stock, at cost	(8,254)	(8,254)
<b>Total shareholders' equity</b>	<b>443,145</b>	<b>386,623</b>
<b>Total liabilities &amp; shareholders' equity</b>	<b>\$ 6,825,370</b>	<b>\$ 4,153,173</b>

## CONSOLIDATED STATEMENTS OF OPERATIONS FOR THE THREE MONTHS ENDED - UNAUDITED

(Dollars in thousands, except per share data)

	Q4 2014	Q3 2014	Q4 2013
Interest income:			
Loans receivable, including fees	\$ 43,172	\$ 39,640	\$ 24,800
Loans held for sale	10,500	8,503	6,604
Investment securities	2,442	2,361	2,980
Other	1,047	794	333
Total interest income	57,161	51,298	34,717
Interest expense:			
Deposits	7,133	6,179	5,279
Other borrowings	1,508	1,494	1,156
FHLB Advances	1,846	1,711	352
Subordinated debt	1,688	1,700	16
Total interest expense	12,175	11,084	6,803
Net interest income	44,986	40,214	27,914
Provision for loan losses	2,459	5,035	(512)
Net interest income after provision for loan losses	42,527	35,179	28,426
Non-interest income:			
Mortgage warehouse transactional fees	2,105	2,154	2,335
Mortgage loan and banking income (expense)	(127)	212	1,092
Bank-owned life insurance income	1,056	976	825
Gain on sale of loans	1,859	695	450
Gain on sale of investment securities	-	-	1,274
Deposit fees	183	192	187
Other	728	873	1,532
Total non-interest income	5,804	5,102	7,695
Non-interest expense:			
Salaries and employee benefits	13,415	12,070	10,625
FDIC assessments, taxes, and regulatory fees	3,283	3,320	2,058
Occupancy	2,848	2,931	2,521
Professional services	1,914	1,671	2,399
Technology, communication and bank operations	1,190	1,485	1,308
Other real estate owned expense	1,756	603	402
Loan workout	400	388	570
Advertising and promotion	221	261	301
Other	2,837	1,950	2,117
Total non-interest expense	27,864	24,679	22,301
Income before tax expense	20,467	15,602	13,820
Income tax expense	7,289	3,940	4,810
Net income	\$ 13,178	\$ 11,662	\$ 9,010
Basic earnings per share (1)	\$ 0.49	\$ 0.44	\$ 0.33
Diluted earnings per share (1)	0.47	0.42	0.32

(1) Earnings per share amounts have been adjusted to give effect to the 10% common stock dividend declared on May 15, 2014 and issued on June 30, 2014.

**CONSOLIDATED STATEMENTS OF OPERATIONS FOR THE TWELVE MONTHS ENDED - UNAUDITED**  
(Dollars in thousands, except per share data)

	December 31,	
	2014	2013
Interest income:		
Loans receivable, including fees	\$ 146,388	\$ 82,580
Loans held for sale	30,801	38,140
Investment securities	10,386	6,314
Other	2,852	1,122
Total interest income	190,427	128,156
Interest expense:		
Deposits	24,454	21,020
Other borrowings	5,342	2,024
FHLB Advances	5,194	1,192
Subordinated debt	3,514	65
Total interest expense	38,504	24,301
Net interest income	151,923	103,855
Provision for loan losses	14,747	2,236
Net interest income after provision for loan losses	137,176	101,619
Non-interest income:		
Mortgage warehouse transactional fees	8,233	12,962
Mortgage loan and banking income	2,048	1,142
Bank-owned life insurance income	3,702	2,482
Gain on sale of loans	3,125	852
Gain on sale of investment securities	3,191	1,274
Deposit fees	801	675
Other	4,026	3,316
Total non-interest income	25,126	22,703
Non-interest expense:		
Salaries and employee benefits	46,427	35,493
FDIC assessments, taxes, and regulatory fees	11,812	5,568
Occupancy	11,010	8,829
Professional services	7,748	5,548
Technology, communication and bank operations	5,856	4,330
Other real estate owned expense	3,601	1,365
Loan workout	1,706	2,245
Advertising and promotion	1,325	1,274
Loss contingency	-	2,000
Other	9,429	7,372
Total non-interest expense	98,914	74,024
Income before tax expense	63,388	50,298
Income tax expense	20,174	17,604
Net income	\$ 43,214	\$ 32,694
Basic earnings per share (1)	\$ 1.62	\$ 1.34
Diluted earnings per share (1)	1.55	1.30

(1) Earnings per share amounts have been adjusted to give effect to the 10% common stock dividend declared on May 15, 2014 and issued on June 30, 2014.

## Average Balance Sheet / Net Interest Margin (Unaudited)

(Dollars in thousands)

	Three Months Ended December 31,			
	2014		2013	
	<u>Average Balance</u>	<u>Average yield or cost (%)</u>	<u>Average Balance</u>	<u>Average yield or cost (%)</u>
<b>Assets</b>				
Interest earning deposits	\$ 271,556	0.26%	\$ 176,636	0.25%
Investment securities	422,924	2.31%	479,511	2.49%
Loans held for sale	1,279,803	3.26%	706,899	3.71%
Loans held for investment	4,244,315	4.04%	2,255,932	4.36%
Other interest-earning assets	80,639	4.29%	26,736	3.28%
Total interest earning assets	6,299,237	3.60%	3,645,714	3.78%
Non-interest earning assets	246,796		189,880	
<b>Total assets</b>	<u>\$ 6,546,033</u>		<u>\$ 3,835,594</u>	
<b>Liabilities</b>				
Total interest bearing deposits (1)	3,789,566	0.75%	2,517,092	0.83%
Borrowings	1,658,505	1.21%	338,465	1.80%
Total interest bearing liabilities	5,448,071	0.75%	2,855,557	0.83%
Non-interest bearing deposits (1)	633,525		572,883	
Total deposits & borrowings	6,081,596	0.80%	3,428,440	0.79%
Other non-interest bearing liabilities	26,636		14,389	
<b>Total liabilities</b>	6,108,232		3,442,829	
Shareholders' equity	437,801		392,765	
<b>Total liabilities and shareholders' equity</b>	<u>\$ 6,546,033</u>		<u>\$ 3,835,594</u>	
<b>Net interest margin</b>		<u>2.84%</u>		<u>3.04%</u>
<b>Net interest margin tax equivalent</b>		<u>2.84%</u>		<u>3.05%</u>

## Average Balance Sheet / Net Interest Margin (Unaudited)

(Dollars in thousands)

	Twelve Months Ended December 31,			
	2014		2013	
	Average Balance	Average yield or cost (%)	Average Balance	Average yield or cost (%)
<b>Assets</b>				
Interest earning deposits	\$ 228,668	0.25%	\$ 190,298	0.25%
Investment securities	451,932	2.30%	260,862	2.42%
Loans held for sale	911,594	3.38%	992,421	3.84%
Loans held for investment	3,656,891	4.00%	1,842,310	4.48%
Other interest-earning assets	66,669	3.41%	27,095	2.36%
Total interest earning assets	5,315,754	3.58%	3,312,986	3.87%
Non-interest earning assets	227,045		142,350	
<b>Total assets</b>	<b>\$ 5,542,799</b>		<b>\$ 3,455,336</b>	
<b>Liabilities</b>				
Total interest bearing deposits (1)	3,220,305	0.76%	2,435,520	0.86%
Borrowings	1,268,205	1.11%	278,297	1.18%
Total interest bearing liabilities	4,488,510	0.86%	2,713,817	0.90%
Non-interest bearing deposits (1)	620,385		385,187	
Total deposits & borrowings	5,108,895	0.75%	3,099,004	0.78%
Other non-interest bearing liabilities	17,905		11,779	
<b>Total liabilities</b>	<b>5,126,800</b>		<b>3,110,783</b>	
<b>Shareholders' equity</b>	<b>415,999</b>		<b>344,553</b>	
<b>Total liabilities and shareholders' equity</b>	<b>\$ 5,542,799</b>		<b>\$ 3,455,336</b>	
<b>Net interest margin</b>		<u>2.86%</u>		<u>3.13%</u>
<b>Net interest margin tax equivalent</b>		<u>2.87%</u>		<u>3.14%</u>



Asset Quality as of December 31, 2014 (Unaudited)

(Dollars in thousands)

Loan Type	Total Loans	Non Accrual /NPL's	Other Real Estate Owned	Non Performing Assets (NPA's)	Allowance for loan losses	Cash Reserve	Total Credit Reserves	NPL's/ Total Loans	Total Reserves to Total NPL's
<b>New Century Originated Loans</b>									
Legacy	\$ 54,075	\$ 2,653	\$ 4,958	\$ 7,611	\$ 1,546	\$ -	\$ 1,546	4.91%	58.27%
Troubled debt restructurings (TDR's)	1,060	62	-	62	30	-	30	5.85%	48.39%
<b>Total New Century Originated Loans</b>	<b>55,135</b>	<b>2,715</b>	<b>4,958</b>	<b>7,673</b>	<b>1,576</b>	<b>-</b>	<b>1,576</b>	<b>4.92%</b>	<b>58.05%</b>
<b>Originated Loans</b>									
Multi-Family	2,188,134	-	-	-	8,491	-	8,491	0.00%	0.00%
Commercial Real Estate	731,287	1,340	-	1,340	7,610	-	7,610	0.18%	567.91%
Commercial & Industrial	687,585	1,432	335	1,767	3,418	-	3,418	0.21%	238.69%
Residential	160,224	160	-	160	1,171	-	1,171	0.10%	731.88%
Construction	65,824	-	-	-	424	-	424	0.00%	0.00%
Consumer	567	-	-	-	8	-	8	0.00%	0.00%
TDR's	576	-	-	-	-	-	-	0.00%	0.00%
<b>Total Originated Loans</b>	<b>3,834,197</b>	<b>2,932</b>	<b>335</b>	<b>3,267</b>	<b>21,122</b>	<b>-</b>	<b>21,122</b>	<b>0.08%</b>	<b>720.40%</b>
<b>Acquired Loans</b>									
Covered	30,282	4,246	9,445	13,691	603	-	603	14.02%	14.20%
Non-Covered	332,047	979	633	1,612	617	3,042	3,659	0.29%	373.75%
TDR's Covered	532	-	-	-	-	-	-	0.00%	0.00%
TDR's Non-Covered	2,853	862	-	862	-	-	-	30.21%	0.00%
<b>Total Acquired Loans</b>	<b>365,714</b>	<b>6,087</b>	<b>10,078</b>	<b>16,165</b>	<b>1,220</b>	<b>3,042</b>	<b>4,262</b>	<b>1.66%</b>	<b>70.02%</b>
<b>Acquired Purchased Credit-impaired Loans</b>									
Covered	11,367	-	-	-	1,669	-	1,669	0.00%	0.00%
Non-Covered	45,248	-	-	-	5,345	-	5,345	0.00%	0.00%
<b>Total Acquired Purchased Credit-impaired Loans</b>	<b>56,615</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,014</b>	<b>-</b>	<b>7,014</b>	<b>0.00%</b>	<b>0.00%</b>
Deferred Origination Fees/Unamortized Premium/Discounts	512							n/a	n/a
<b>Total Loans Held for Investment</b>	<b>4,312,173</b>	<b>11,734</b>	<b>15,371</b>	<b>27,105</b>	<b>30,932</b>	<b>3,042</b>	<b>33,974</b>	<b>0.27%</b>	<b>289.53%</b>
Total Loans Held for Sale	1,435,459	-	-	-	-	-	-	0.00%	0.00%
<b>Total Portfolio</b>	<b>\$ 5,747,632</b>	<b>\$ 11,734</b>	<b>\$ 15,371</b>	<b>\$ 27,105</b>	<b>\$ 30,932</b>	<b>\$ 3,042</b>	<b>\$ 33,974</b>	<b>0.20%</b>	<b>289.53%</b>



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