Truist Securities Financial Services Conference May 2022

MERCHANTS BANCORP

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This presentation contains financial information determined by methods other than in accordance with accounting principles generally accepted in the United States of America ("GAAP"). Management uses these "non-GAAP" measures in its analysis of our performance. Management believes that these non-GAAP financial measures allow for better comparability with prior periods, as well as with peers in the industry who provide a similar presentation and provides a further understanding of our ongoing operations. These disclosures should not be viewed as a substitute for operating results determined in accordance with GAAP, nor are they necessarily comparable to non-GAAP performance measures that may be presented by other companies. A reconciliation of the non-GAAP measures used in this presentation to the most directly comparable GAAP measures is provided in the Appendix to this presentation.

Merchants Bancorp Overview

Unique lender with a balanced and diverse revenue stream that lessens volatility through various cycles

Multi-family Lending

- Lending to developers of multifamily and healthcare properties
- Specializing in government agency (FHA, FNMA, and FHLMC) affordable, permanent loan products
- \$16B Mortgage servicing portfolio for banks and other investors

LTM¹ Revenues – \$142M (34%) LTM¹ Net Income – \$51M (24%)

Warehouse Lending

- Provides warehouse and commercial lending to independent mortgage banks
- Depository for mortgage servicing relationships
- Fully built out for e-mortgages

LTM¹ Revenues – \$117M (28%) LTM¹ Net Income – \$79M (37%)

Banking

- Traditional community banking, including single-family mortgage
- National footprint: correspondent mortgage banking, online and mobile; regional SBA lending
- Holds multi-family loans pending conversion to permanent loans

LTM¹ Revenues – \$152M (37%) LTM¹ Net Income – \$97M (45%)

- > Asset sensitive 94% of loans reprice in 30 days²
- Industry-leading low efficiency ratio² 30.9%
- > Tangible Book Value CAGR² of 28% vs. 2018
- Market Cap² ~ \$1.5B; Insider Ownership ~ 70%²
- Total Assets² \$9.7B

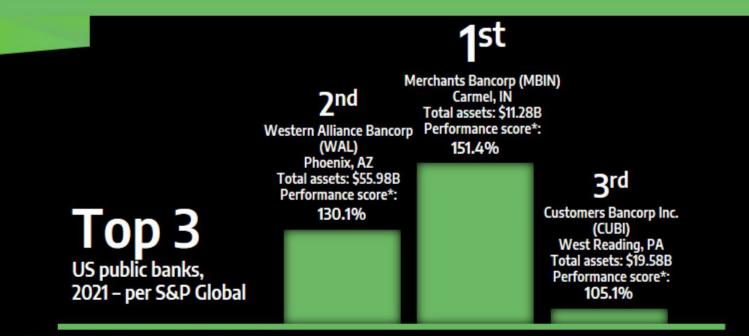
- Ranked #1 top performing bank by S&P Global³
- > Well Capitalized²- CBLR 11.3%
- LTM Revenues/Net Income¹ ~ \$414M/\$215M
- NASDAQ Ticker MBIN; IPO in 2017
- Headquarters Carmel, IN; 502 Employees²

1 - LTM Revenues refers to net interest income plus noninterest income, less provision for loan losses for the last twelve months ended March 31, 2022 and LTM Net Income refers to the same period.

2 - As of or for three months ended March 31, 2022; Market Cap includes preferred shares.

3 - 2021 Rankings by S&P Global included public banks with over \$10B in assets.

Best-Performing Public Bank of 2021



Source: S&P Global Market Intelligence - Data compiled March 8, 2022

Analysis limited to operating U.S. public banks with greater than \$10 billion in total assets at Dec. 31, 2021, and trading on the Nasdaq, NYSE or NYSEAM. Excludes mutual holding companies and other operating subsidiaries.

*Performance score based on six weighted financial metrics: 2021 preprovision EPS change (20%); 2021 or five-year median operating revenue change (15%); 2021 ROATCE (20%); 2021 efficiency ratio (15%); leverage ratio at Dec. 31, 2021 (15%); and five-year average NCOs/average loans (15%). Credit: Faizan Hameed



MBIN

Exceptional Performance

5-Year Compound Annual Growth Rates (CAGRs)¹ vs. 92 peers⁵

	MBIN	Peer Average ⁵	MBIN Ranking ⁵
Net Income	46%	17%	#5 Highest
Assets	35%	14%	#4 Highest
Gross Loans ²	38%	11%	#2 Highest
Deposits	29%	16%	#14 Highest
Earnings Per Common Share	31%	14%	#6 Highest
P/E	Multiple	5 ³	$1 \rightarrow 1$
	MBIN	Peer Average ^{3,5}	MBIN Ranking ^{3,5}
Price/LTM Earnings Per Share	5.4X	12.0X	#2 Lowest
Opera	ting Effici	ency	\smile
	MBIN	Peer Average ⁵	MBIN Ranking ⁵
Efficiency Ratio ⁷	31%	57%	#2 Lowest
Stock Pri	ice Perfor	mance ⁴	
	MBIN	Bank Index ⁶	
Total Share Appreciation Since MBIN's IPO	120%	8%	

1- Net Income and Revenue CAGRs reflect full year 2018 compared to the last 12 months ended March 31, 2022; Assets, Loans and Deposit CAGRs reflect year-end 2018 compared to March

31, 2022; Earnings per Common Share CAGRs reflect the 5 years ended March 31, 2022. 2 - Includes both loans held for investment and loans held for sale.

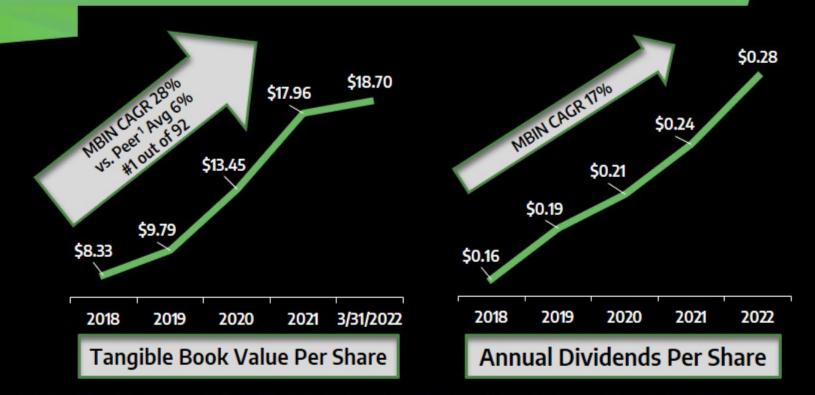
- 3 P/E multiples are based on prices as of May 4, 2022 divided by earnings per common share for the last 12 months March 31, 2022; 1 peer multiple greater than 27X excluded.
 4 Prices as of May 4 2022, compared to 10/26/2017, the date of MBIN's initial public offering.
 5 Peer group includes 92 publicly held US banks and thrifts with assets of \$58 to \$158, and excludes results deemed as "not meaningful" or "not available" by S&P Global source S&P

Global

6 - Bank Index refers to the NASDAQ Bank Index - source S&P Global.

7 - The efficiency ratio is for three months ended March 31, 2022 and represents noninterest expense divided by the sum of net interest income and noninterest income. This is a non-GAAP measure. Please also see "Reconciliation of Non-GAAP Measures" in the Appendix.

Consistent Growth in Shareholder Value



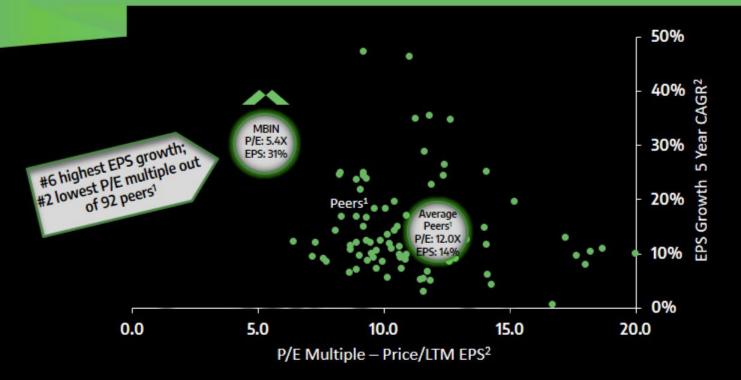
Share Appreciation Outperforms Industry

Share Price Change Since Merchants Bancorp IPO on 10/26/2017





High Growth Rate, Lowest Valuation



1 - Peer group includes publicly held US banks and thrifts with assets of \$58 to \$158, and excludes results deemed as "not meaningful" or "not available" by S&P Global - source S&P Global. There was 1 peer with a P/E multiple greater than 27X that was excluded from the peer average and not displayed on chart. Peers with earnings growth below 0% not displayed on chart but included in averages. 2 - Prices as of May 4, 2022; LTM EPS refers to earnings per share for the last twelve months ending March 31, 2022; EPS Growth 5 Year CAGR is as of March 31, 2022.

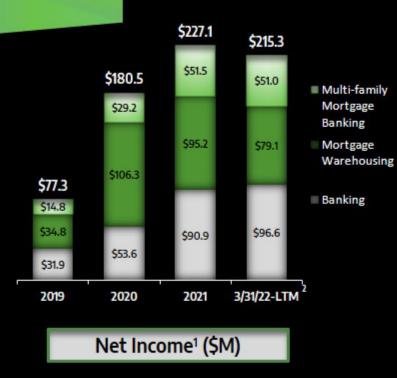
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MBIN

Unique Operating Model

- Consistent Profitablity and Growth That is Less Dependent on Interest Rate Cycles Than Peers
- Diverse Business Mix With Growth Opportunities
- Maximizing Operating Efficiency with Minimal Branch Network and Higher Concentration of Variable Costs
- Enviable Funding Options and Liquidity to Support Fast-Turning, Short Duration Lending Model
- Conservative, Low Risk Underwriting and Track Record of Minimal Loan Losses

How We Generate Income



Multifamily – 24% LTM² Net Income Primarily from gain on sale of loans resold to federal agencies such as GNMA, FHLMC, or FNMA, as well as servicing fees on the loans sold or retained.

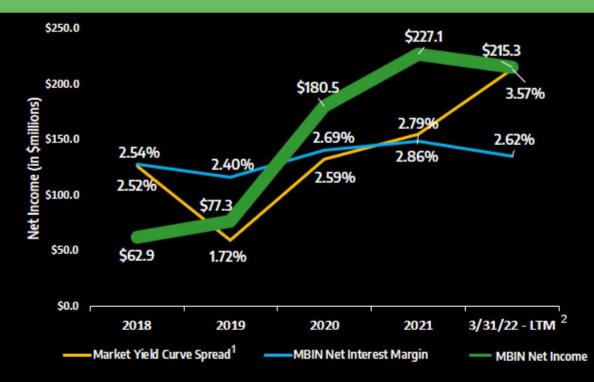
Mortgage Warehousing – 37% LTM² Net Income Primarily from interest income and fees earned during the time that loans originated by mortgage bankers are held for resale to federal agencies.

Banking – 45% LTM² Net Income

Primarily from traditional interest income on loans originated by Multi-family businesses, but also gain on sale of single-family and SBA loans as they are packaged and sold to federal agencies.

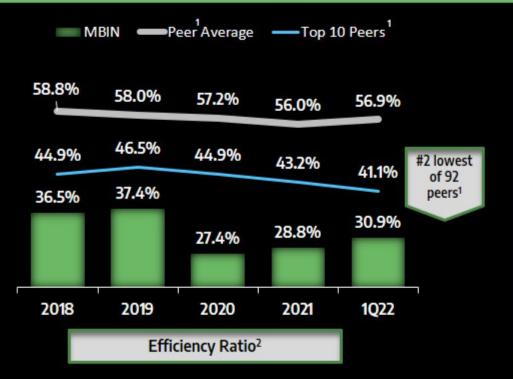
The sum of the individual segments will not equal total because they are not inclusive of "Other" segment.
 Refers to the last twelve months ended March 31, 2022.

Earnings Correlation to Yield Curve



1 - Market yield curve spread reflects the difference between the average 30-year mortgage (source: http://www.freddiemac.com/pmms/pmms30.html) and the average 1-month LIBOR rate. 2 - YTD 2021 Net income represents the last twelve months as of March 31, 2022.

Maximizing Operating Efficiency Lowest Cost Structure/Low Branch Model



Efficiency driven by low fixed costs and a higher concentration of variable costs that adjust with revenue and production

1- Peer group includes publicly held US banks and thrifts with assets of \$5B to \$15B, and excludes results deemed as "not meaningful" or "not available" by S&P Global - source S&P Global

2 - The efficiency ratio represents noninterest expense divided by the sum of net interest income and noninterest income. This is a non-GAAP measure. Please also see "Reconciliation of Non-GAAP Measures" in the Appendix.



Financial Highlights

heet - High Grov	wth	
ollars in millions)		
March 31, 2021	Dec. 31, 2021	March 31, 2022
\$9,705	\$11,279	\$9,651
\$8,460	\$9,055	\$8,266
\$8,063	\$8,983	\$7,476
\$1,011	\$1,155	\$1,189
10.25%	10.10%	12.16%
Juality - Low Ris	k	
March 31, 2021 - YTD	Dec. 31, 2021 - YTD	March 31, 2022- YTD
0.08%	0.01%	0.08%
0.51%	0.54%	0.53%
0.00%	0.01%	0.01%
letrics - Highly P	rofitable	
March 31, 2021 - YTD	March 31, 2022- YTD	
\$1.35	\$1.02	98
2.49%	1.92%	
38.32%	22.37%	
38.46%	35.35%	
25.96%	30.93%	
2.99%	2.62%	
3.66%	3.64%	
0.30%	0.42%	
10.4%	11.3%	
	ollars in millions) March 31, 2021 \$9,705 \$8,460 \$8,063 \$1,011 10.25% Quality - Low Rise March 31, 2021 - YTD 0.08% 0.51% 0.00% etrics - Highly P March 31, 2021 - YTD \$1.35 2.49% 38.32% 38.46% 25.96% 2.99% 3.66% 0.30%	March 31, 2021 Dec. 31, 2021 \$9,705 \$11,279 \$8,460 \$9,055 \$8,063 \$8,983 \$1,011 \$1,155 10.25% 10.10% Warch 31, 2021 - YTD Dec. 31, 2021 - YTD 0.08% 0.01% 0.51% 0.54% 0.00% 0.01% 0.51% 0.54% 0.00% 0.01% etrics - Highly Profitable March 31, 2022- YTD \$1.35 \$1.02 2.49% 1.92% 38.32% 22.37% 38.46% 35.35% 25.96% 30.93% 2.99% 2.62% 3.66% 3.64% 0.30% 0.42%

1 - Total Loans include loans held for investment and loans held for sale for the YTD period indicated.

2 - These are non-GAAP measures. See "Reconciliation of Non-GAAP Measures" in the Appendix.



What is Unique About Merchants Bancorp?

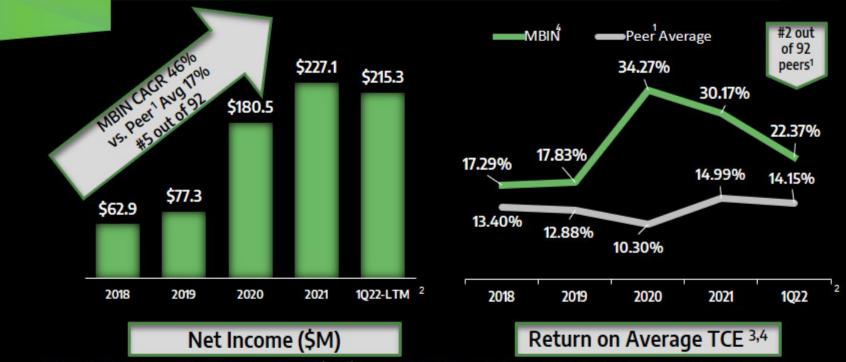




Consistent **Profitablity and Growth That is Less Dependent** on Interest Rate Cycles **Than Peers**



Profitable Growth in all Interest Rate Cycles



1 - Peer group includes publicly held US banks and thrifts with assets of \$5B to \$15B, and excludes results deemed as "not meaningful" or "not available" by S&P Global - source S&P Global.

2 - LTM refers to last twelve months ending March 31, 2022.

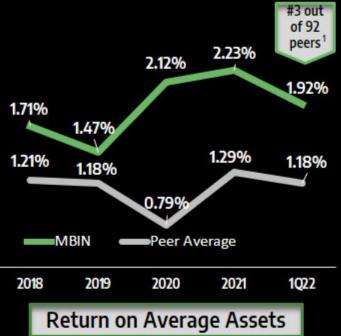
3 - These are non-GAAP measures. See "Reconciliation of Non-GAAP Measures" in the Appendix.

4 - MBIN results differ slightly from amounts previously reported in other public SEC filings, to be consistent with the definition used by S&P Global for peer data.



Profitable Growth in all Interest Rate Cycles







Profitable Growth in all Interest Rate Cycles



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Diverse Business Mix With Opportunity for Additional Growth



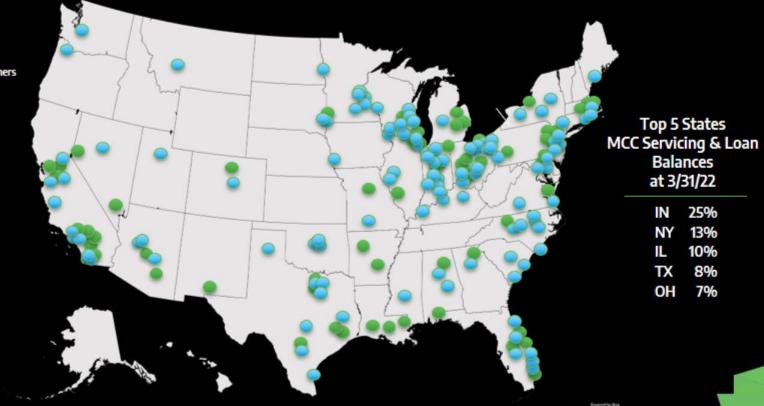
National Reach - Employees in Many States

Warehouse Customers

Merchants Capital Customers

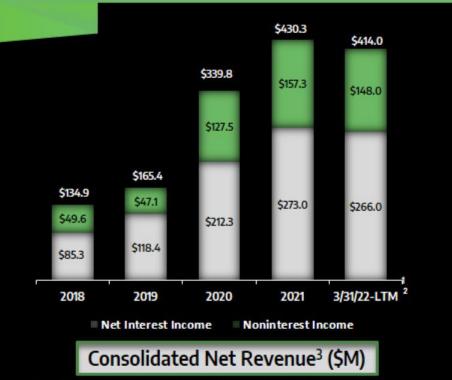
Top 5 States Warehouse Loan Fundings YTD at 3/31/22

CA	23%
TX	8%
FL	7%
NJ	5%
AZ	4%



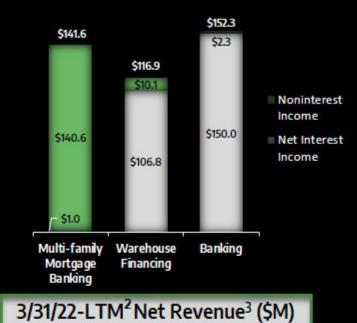
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Diverse Revenue Base



1- The sum of the individual segments will not equal total because they are not inclusive of "Other" segment.

- 2 Refers to the last twelve months ended March 31, 2022.
- 3 Net Revenue refers to net interest income plus noninterest income, less provision for loan losses.



Growth Opportunities for All Businesses

- Raised additional capital of \$362 million, net of expenses, during 2019 and 2021 that is being utilized to generate revenues across all lines of business
- Low Income Housing Tax Credit (LIHTC) and Debt Financing platform enhanced in 2021 to generate ongoing asset management and servicing fees without capital requirements
- SBA platform enhanced in 2020 and 2021
- Online/mobile banking presence increasing National footprint
- Innovative e-Note mortgage platform is in operation today and at forefront of industry adoption that has increased with COVID pandemic
- Lines of credit collateralized by mortgage servicing rights leading to growth opportunities in loans and corporate/custodial deposits

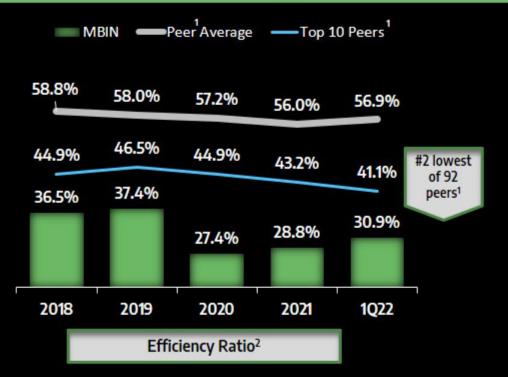




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Maximizing **Operating Efficiency** with Minimal Branch **Network and Higher** Concentration of Variable Costs

Maximizing Operating Efficiency Lowest Cost Structure/Low Branch Model



Efficiency driven by low fixed costs and a higher concentration of variable costs that adjust with revenue and production

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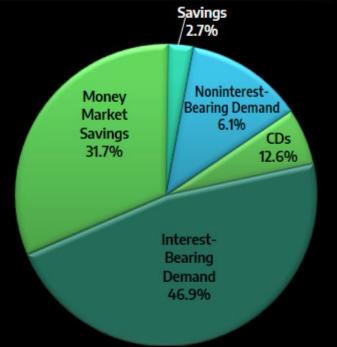
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Enviable Funding Options and Liquidity to Support Fast-**Turning**, Short **Duration Lending** Model

Enviable Funding Strategy Flexible Options to Obtain Lowest Cost

- Make use of lines at the Federal Home Loan Bank, Federal Reserve, and AFX to lower interest expense
- Grow multi-family custodial deposits from Merchants Capital Corp. originations and subservicing relationships
- Expand custodial escrow relationships from warehouse customers
- Expand use of reciprocal deposits with FDIC insurance
- Expand network of brokered deposit dealers
- Low-cost platform allows for highly competitive deposit rates offered in footprint and mobile/online support out of footprint; launched new marketing campaign
- Deposit costs increased only 12 basis points in 2022, from 0.30% to 0.42%.¹

Multiple Funding Options Deposit Mix



For the Three Months Ended	Avg. Balance	Weighted
March 31, 2022	(\$ in millions)	Avg. Rate
Noninterest-Bearing Demand	\$518	0.00%
Interest-Bearing Demand	\$4,016	0.22%
Money Market Savings	\$2,711	0.79%
Certificates of Deposit	\$1,080	0.50%
Savings	\$231	0.06%
Total Deposits	\$8,556	0.42%

Cost of Deposits¹: 0.42%



Multiple Funding Sources and Options

Custodial Escrows

Self-funding mechanisms in place. \$8.7M of loans and securities were funded by \$8.6M of deposits. Warehouse segment uses lines of credit and short term brokered deposits to match duration; other businesses are funded by core deposits.

Quarterly Avg. Balances March 31, 2022 <i>(\$ in millions)</i>	Multi-family Mortgage & Banking	Warehousing	Total
Loans & Securities Deposits	\$5,918 \$5,983	\$2,755 \$2,572	\$8,673 \$8,555
Net Balance to Fund Net Borrowing	-\$65	\$183	\$118

Fed Home Loan Bank & Federal Reserve

FHLB of Indianapolis and Chicago and FRB lines of unused capacity of \$2.2B as of March 31, 2022

Short Duration Brokered Deposits

Supplement funding with short duration¹ brokered deposits as needed

\$379.9M of brokered deposits at March 31, 2022 (5% of deposits)



Conservative, Low **Risk Underwriting** and Track Record of Minimal Loan Losses

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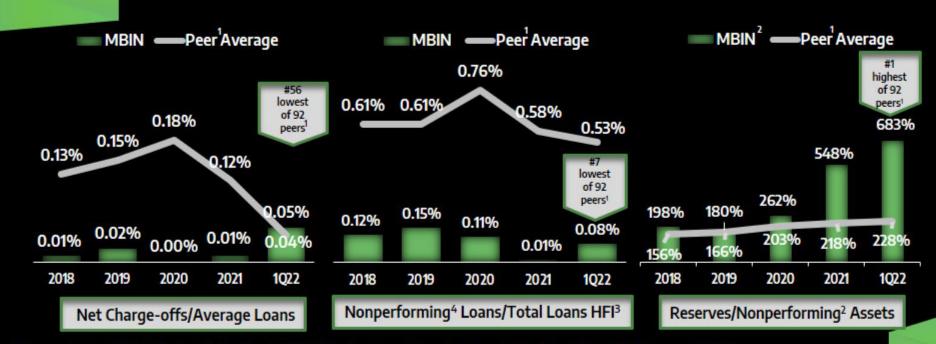


Low Risk, Short Duration Loan Portfolio

- Loans are predominantly agency eligible with variable rates or short maturities
- Approximately 94% of Merchants Bank's loans reprice in 30 days or less
- Nonperforming loans to total loans held for investment consistently below 0.20% over the past five years
- Minimal direct exposure to industries adversely impacted by COVID-19
- Customers in deferred payments arrangements due to COVID-19 fell to only 1 loan with unpaid balances of \$36.8 million
- Only ~2% of commercial loans are non-owner-occupied commercial real estate

(Dollars in thousands)	As of March 31, 2022							
Loan Type	Balance	Avg. Days to Reprice	% Total					
Mortgage Loans in Process of Securitization	\$324	~ 30 days						
Total Loans Held for Sale	\$2,289	~ 30 days	27.6%					
Loans Held for Investment								
Multi-family Financing	\$2,876	~ 60 days	34.7%					
Residential Real Estate	\$858	~1 year	10.3%					
Healthcare Financing	\$851	~ 60 days	10.3%					
Mortgage Warehouse Lines of Credit	\$752	~ 30 days	9.1%					
Commercial & Commercial Real Estate	\$568	~1 year	6.8%					
Agricultural Production and Real Estate	\$91	~ 3 years	1.1%					
Consumer & Margin Loans	\$13	~1 year	0.2%					
Total Loans Held for Investment	\$6,009	~ 30 days	72.4%					

Highly Disciplined Credit Culture Minimal Charge-Offs, Minimal Nonperforming Loans, Well Reserved



1 - Peer group includes publicly held US banks and thrifts with assets of \$58 to \$158, and excludes results deemed as "not meaningful" or "not available" by S&P Global - source S&P Global.

2 - Some of MBIN results differ from amounts previously reported in other public SEC filings, to be consistent with the definition of nonperforming assets and loans provided by S&P Global for peer data. S&P Global includes troubled debt restructured loans, whereas MBIN has traditionally excluded them.

3 - HFI refers to gross loans held for investment.

4 - Nonperforming Loans refers to loans on nonaccrual status or loans greater than 90 days late but still accruing. Nonperforming Assets include nonperforming loans and other real estate owned.

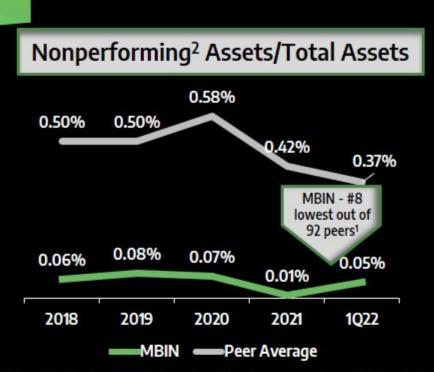




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Compelling Shareholder Value Proposition

Significantly Lower Risk than Peers



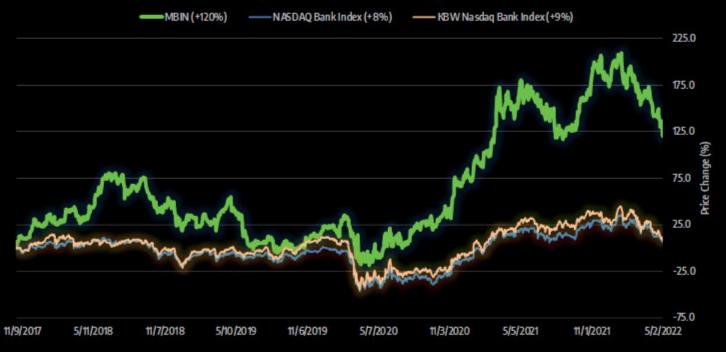
- Conservative underwriting ensures loans can be sold to Federal Agencies
- Shorter duration lending minimizes interest rate risk
- Fast-turning loan portfolio reprices ~ 94% of loans within 30 days and multiple funding sources match shorter duration
- Minimal exposure to industries directly impacted by COVID-19
- Track record of minimal charge-offs and nonperforming loans

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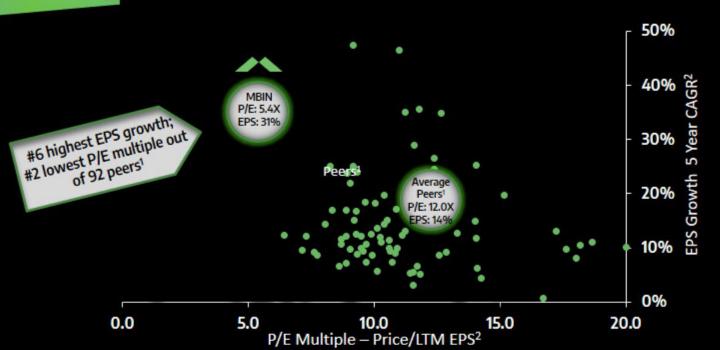
2 - Nonperforming assets include loans on nonaccrual status or loans greater than 90 days late but still accruing, plus other real estate owned.

Share Appreciation Outperforms Industry

Share Price Change Since Merchants Bancorp IPO on 10/26/2017

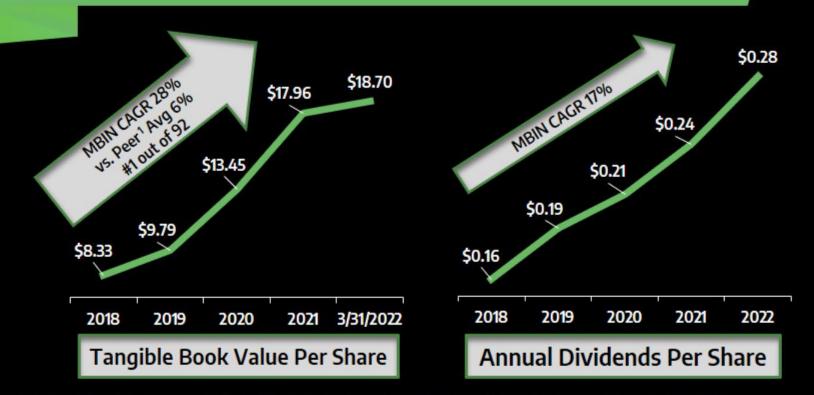


High Growth Rate, Lowest Valuation



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Consistent Growth in Shareholder Value



MBIN

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Appendix

Reconciliation of Non-GAAP Measures



(Dollars in thousands, except per share amounts)										Atorfort	he Th	iree	
		A	tor	for the Year E	Months Ended March 31,								
		2018 2019 2020 2021								2021		2022	
Non-GAAP Reconciliation: Net Income													
Net income as reported per GAAP	\$	62,874	\$	77,329	\$	180,533	\$	227,104	\$	61,983	\$	50,142	
Less: preferred stock dividends		3,330		9,216		14,473		20,873		3,757		5,728	
Net income available to common shareholders	\$	59,544	\$	68,113	\$	166,060	\$	206,231	\$	58,226	\$	44,414	
Non-GAAP Reconciliation: Tangible Common Equity to Ta	angible	e Assets											
Tangible common shareholders' equity													
Shareholders' equity per GAAP	\$	421,237	\$	653,728	5	810,621	\$	1,155,409	\$	1,011,255	\$	1,188,503	
Less: goodwill & intangibles		(21,019)		(19,644)		(18,128)		(17,552)		(17,981)		(17,419)	
Tangible share holders' equity		400,218		634,084		792,493		1,137,857		993,274		1,171,084	
Less: preferred stock		(41,581)		(212,646)		(212,646)		(362,149)		(357,571)		(362,149)	
Tangible common shareholders' equity	\$	358,637	\$	421,438	\$	579,847	\$	775,708	\$	635,703	\$	808,935	
Tangible assets													
Assets per GAAP	\$	3,884,163	\$	6,371,928	\$	9,645,375	\$	11,278,638	\$	9,705,260	\$	9,650,592	
Less: goodwill & intangibles		(21,019)		(19,644)		(18,128)		(17,552)		(17,981)		(17,419)	
Tangible assets ¹	\$	3,863,144	\$	6,352,284	\$	9,627,247	\$	11,261,086	\$	9,687,279	\$	9,638,173	
Tangible common equity to tangible assets		9.3%		6.6%		6.0%		6.9%		6.6%		8.4%	
Tangible equity to tangible assets		10.4%		10.0%		82%		10.1%		10.3%		12.2%	
Non-GAAP Reconciliation: Efficiency Ratio													
Net interest income (before Provision for credit losses)	\$	89,971	5	122,298	\$	224,146	\$	277,994	5	71,963	\$	65,725	
Noninterest income		49,585		47,089		127,473		157,383		43,936		34,597	
Noninterest expense		50,900		63,313		96,424		125,385		30,084		31,033	
Efficiency ratio ²		36.5%		37.4%		27.4%		28.8%		26.0%		30.9%	

1 - Tangible assets represents consolidated assets less goodwill and intangibles in each period.

2 - The efficiency ratio represents noninterest expense divided by the sum of net interest income and noninterest income.

Reconciliation of Non-GAAP Measures

(Dollars in thousands, except per share amounts)										At or for t	the	Three	
		At	or fo	or the Year End	Months Ended March 31,								
		2018		2019		2020		2021		2021		2022	
Non-GAAP Reconciliation: Return on Average Tangible Commo	n Equ	itγ											
Average shareholders' equity per GAAP	\$	396,350	\$	537,946	\$	719,630	\$	1,028,834	\$	852,900	\$	1,173,837	
Less: average goodwill & intangibles		(9,265)		(20,243)		(18,899)		(17,841)		(18,057)		(17,495)	
Less: average preferred stock		(41,581)		(129,881)		(212,646)		(325,904)		(227,115)		(362,149)	
Average tangible common shareholders' equity		345,504		387,822		488,085		685,089		607,728		794,193	
Return on average tangible common equity		17.23%		17.56%		34.02%		30.10%		38.32%		22.37%	
Non-GAAP Reconciliation: Tangible Book Value Per Share													
Tangible common shareholders' equity													
Shareholders' equity per GAAP	\$	421,237	\$	653,728	\$	810,621	\$	1,155,409	\$	1,011,255	\$	1,188,503	
Less: goodwill & intangibles		(21,019)		(19,644)		(18,128)		(17,552)		(17,981)		(17,419)	
Tangible shareholders' equity	8	400,218		634,084		792,493		1,137,857	-	993,274		1,171,084	
Less: preferred stock		(41,581)		(212,646)		(212,646)		(362,149)		(357,571)		(362,149)	
Tangible common shareholders' equity	\$	358,637	\$	421,438	\$	579,847	\$	775,708	\$	635,703	\$	808,935	
Shares outstanding at period end		43,041,054		43,059,657		43,120,625		43,180,079		43,173,209		43,267,776	
Tangible Book Value (non-GAAP)	\$	8.33	\$	9.79	\$	13.45	\$	17.96	\$	14.72	\$	18.70	
Non-GAAP Reconciliation: Net Revenue										No. and Annual State			
Net interest income	\$	89,971	\$	122,298	\$	224,146	\$	277,994	\$	71,963	\$	65,725	
Plus: noninterest income		49,585		47,089		127,473		157,333		43,936		34,597	
Less: Provision for credit losses		4,629		3,940		11,838		5,012		1,663		2,451	
Net revenue	\$	134,927	\$	165,447	\$	339,781	\$	430,315	\$	114,236	\$	97,871	