







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



Investor Presentation

July, 2017

NYSE: CUBI



Forward-Looking Statements



This presentation, as well as other written or oral communications made from time to time by us, contains forward-looking information within the meaning of the safe harbor provisions of the U.S. Private Securities Litigation Reform Act of 1995. These statements relate to future events or future predictions, including events or predictions relating to future financial performance, and are generally identifiable by the use of forward-looking terminology such as "believe," "expect," "may," "will," "should," "plan," "intend," or "anticipate" or the negative thereof or comparable terminology. Forward-looking statements in this presentation include, among other matters, guidance for our financial performance, and our financial performance targets. Forward-looking statements reflect numerous assumptions, estimates and forecasts as to future events. No assurance can be given that the assumptions, estimates and forecasts underlying such forward-looking statements will accurately reflect future conditions, or that any guidance, goals, targets or projected results will be realized. The assumptions, estimates and forecasts underlying such forward-looking statements involve judgments with respect to, among other things, future economic, competitive, regulatory and financial market conditions and future business decisions, which may not be realized and which are inherently subject to significant business, economic, competitive and regulatory uncertainties and known and unknown risks, including the risks described under "Risk Factors" in our Annual Report on Form 10-K for the year ended December 31, 2016 and subsequent Quarterly Reports on Form 10-Q, as such factors may be updated from time to time in our filings with the SEC. Our actual results may differ materially from those reflected in the forward-looking statements.

In addition to the risks described under "Risk Factors" in our filings with the SEC, important factors to consider and evaluate with respect to our forward-looking statements include:

- changes in external competitive market factors that might impact our results of operations;
- changes in laws and regulations, including without limitation changes in capital requirements under Basel III;
- 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, investment or disposition transactions;
- constraints on our ability to consummate an attractive acquisition or investment transaction because of significant competition for these opportunities;
- local, regional and national economic conditions and events and the impact they may have on us and our customers;
- costs and effects of regulatory and legal developments, including the results of regulatory examinations and the outcome of regulatory or other governmental inquiries and proceedings, such as fines or restrictions on our business activities;
- our 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;
- inflation, interest rate, securities market and monetary fluctuations;

Forward-Looking Statements



- timely development and acceptance of new banking products and services and perceived overall value of these products and services by users, including the products and services being developed and introduced to the market by the BankMobile division of Customers Bank;
- · changes in consumer spending, borrowing and saving habits;
- technological changes;
- our ability to increase market share and control expenses;
- continued volatility in the credit and equity markets and its effect on the general economy;
- effects 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 Customers 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 our expectations, such as with respect to the full realization of anticipated cost savings and revenue enhancements within the expected time frame;
- · our ability to successfully implement our growth strategy, control expenses and maintain liquidity;
- Customers Bank's ability to pay dividends to Customers Bancorp;
- risks related to the sale of BankMobile including:
 - our ability to successfully complete a sale and the timing of completion;
 - the ability of Customers and a buyer to meet all of the conditions to completion of a sale;
 - the impact of an announcement of a sale on the value of our securities, our business and our relationship with employees and customers;
 - · our use of the proceeds from a sale if any; and
 - the effect on Customers' business if a sale is not completed and Customers is unable to sell or otherwise dispose of BankMobile.
- risks relating to BankMobile in the event Customers is unable to sell the BankMobile business, including:
 - The execution of our BankMobile integration and business plan may be less successful, more difficult, time-consuming or costly than expected, and that BankMobile may be unable to realize anticipated cost savings and revenue enhancements within the expected time frame or at all;
 - material variances in the adoption rate of BankMobile's services by new students and/or the usage rate of BankMobile's services by current student customers compared to our expectations;

Forward-Looking Statements



- the levels of usage of other BankMobile student customers following graduation of additional product and service offerings of BankMobile or Customers Bank, including mortgages and consumer loans, and the mix of products and services used;
- · our ability to implement changes to BankMobile's product and service offerings under current and future regulations and governmental policies;
- our ability to effectively manage revenue and expense fluctuations that may occur with respect to BankMobile's student-oriented business activities, which result from seasonal factors related to the higher-education academic year;
- our ability to implement our strategy regarding BankMobile, including with respect to our intent to sell or otherwise dispose of the BankMobile business in the future, depending upon market conditions and opportunities;
- · BankMobile's ability to successfully implement its growth strategy and control expenses; and
- the effects on BankMobile's results of operations in the event that Customers' total assets exceed \$10 billion at December 31, 2017;

You are cautioned not to place undue reliance on any forward-looking statements we make, which speak only as of the date they are made. We do not undertake any obligation to release publicly or otherwise provide any revisions to any forward-looking statements we may make, including any forward-looking financial information, to reflect events or circumstances occurring after the date hereof or to reflect the occurrence of unanticipated events, except as may be required under applicable law.

Investment Proposition



Customers' Consolidated Financial Statements released since January 2017, Including the January, April and July Earnings Releases, the Form 10K as of, and for the Period Ending December 31, 2016, and the Form 10Q as of, and for the Period Ended March 31, 2017. Amounts Included in this Investor Presentation are "Combined", Including Both Continuing and Discontinued Operations, Unless Otherwise Indicated

Q2 2017 Highlights



- Q2 2017 Net Income to Common Shareholders of \$20.1 million Up 15.4% Over Q2 2016
- Q2 2017 Diluted Earnings Per Common Share of \$0.62, Up 5.1% from Q2 2016
- Q2 2017 Net Income from Continuing Operations to Common Shareholders was \$25.3 million Up 28.5% Over Q2 2016
- Q2 2017 Diluted Earnings Per Common Share from Continuing Operations was \$0.78 for Q2 2017 Up 16.4% from Q2 2016
- Q2 2017 Return on Average Assets of 0.93%
- Q2 2017 Return on Average Common Equity of 11.84%
- Pre-tax, pre-provision ROAA (1) and ROACE (2) for Q2 2017 was 1.43% and 19.42%, respectively
- June 30, 2017 Shareholders Equity of \$910 million, up 33.8% from June 30, 2016 with Estimated Tier 1 Risk Based Capital of 10.94% and Tangible Common Equity to Average Tangible Assets (3) of 6.59% for Q2 2017
- Book Value Per Common Share of \$22.54 Up 12.8% from Q2 2016
- Total assets of \$10.9 billion as of June 30, 2017, up \$1.0 billion from March 31, 2017
- Q2 2017 Total Loans Up 6.7% to \$9.0 billion, and Total Deposits from Continuing Operations Up 7.8% to \$7.0 billion from Q2
 2016
- Q2 2017 Efficiency Ratio from Continuing Operations was 40.6% Compared to Q2 2016 Efficiency Ratio from Continuing Operations of 46.5%
- BankMobile Classified as Held for Sale and Reported as Discontinued Operations in Financial Reports
- Non-Performing Loans to Total Loans only 0.21% and Reserves for Loan Losses 204.59% of Non-Performing Loans
- Customers Bancorp, Inc. issued \$100 million five year senior debt bearing interest at 3.95% on June 30, 2017

Amounts presented are on a "Combined" basis unless otherwise noted.

- (1) Non-GAAP measure calculated as GAAP net income, plus provisions for loan losses and income tax divided by average total assets.
- (2) Non-GAAP measure calculated as GAAP net income available to common shareholders, plus provisions for loan losses and income tax expense divided by average common equity.
- 3) Non-GAAP measure calculated as GAAP total shareholders equity less preferred stock, less goodwill and other intangibles divided by average total assets less average goodwill and other intangibles

Investment Proposition



Highly Focused, Innovative, Relationship Banking Based Commercial Bank Providing;

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

Highly skilled teams targeting privately held businesses and high net worth families

Robust risk management driven business strategy

Target market from Boston to Philadelphia along Interstate 95

Strong Profitability, Growth & Efficient Operations

Operating efficiencies offset tighter margins and generate sustainable profitability

Continuing operations efficiency ratio in the 40's

Target above average ROA (~1%) and ROCE (~11%)

Strong Credit Quality & Low Interest Rate Risk

Unwavering underwriting standards

Loan portfolio performance consistently better than industry and peers

Somewhat asset sensitive

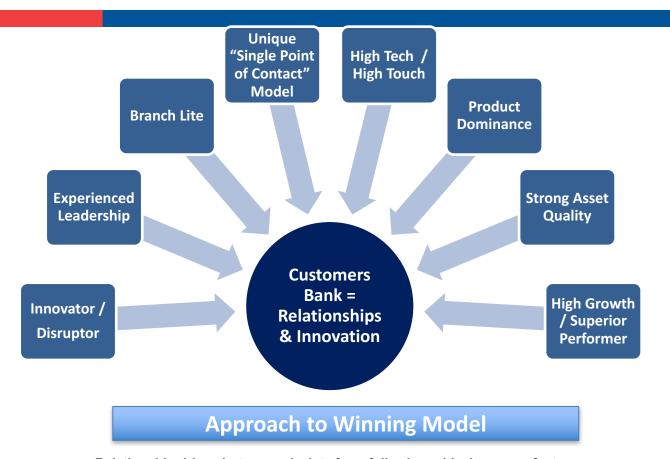
Attractive Valuation

July 19, 2017 share price of \$27.95, 10.8x street estimated 2017 earnings and 1.2x book value June 30, 2017 tangible book value(1) of \$21.97, up 90% since Dec 2011 with a CAGR of 12%

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Customers Business Model



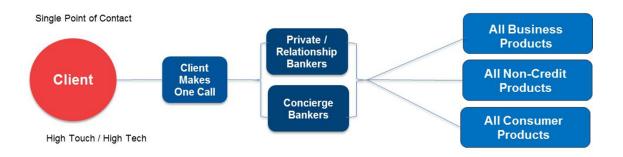


Relationship driven but never deviate from following critical success factors

- Only focus on very strong credit quality niches
 - Very strong risk management culture
- Operate at lower efficiency ratio than peers to deliver sustainable strong profitability and growth
 - Always attract and retain top quality talent
 - Culture of innovation and continuous improvement

Banking Strategy – Community Business Banking

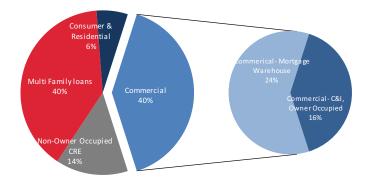




Very Experienced Teams

Exceptional Service

Risk Based Incentive Compensation



Community Business Bank is Focused on the following businesses:

- Banking Privately Held Businesses Commercial C&I loans are 40% of the portfolio
 - Manufacturing, service, technology, wholesale, equipment financing, private mid size mortgage companies
- Banking High Net Worth Families Multi Family loans are 40% of the portfolio; New York and regional multi family lending
- Selected Commercial Real Estate loans are only 14% of portfolio

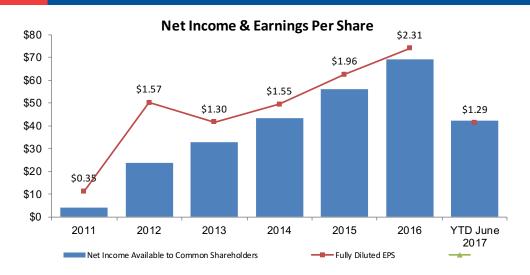
Our Competitive Advantage: A Highly Experienced Management Team



Name	Title	Years of Banking Experience	Background
Jay S. Sidhu	Chairman & CEO	41	Chairman and CEO of Sovereign Bank & Sovereign Bancorp, Inc.
Richard A. Ehst	President & COO	49	EVP, Commercial Middle Market, Regional President and Managing Director of Corporate Communications at Sovereign Bank
Robert E. Wahlman, CPA	Chief Financial Officer	36	CFO of Doral Financial and Merrill Lynch Banks; various roles at Bank One, US GAO and KPMG.
Steve Issa	EVP, New England Market President, Chief Lending Officer	40	EVP, Managing Director of Commercial and Specialty Lending at Flagstar and Sovereign Bank.
George Maroulis	EVP, Group Director of Private & Commercial Banking - NY Metro	25	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, Group Director of Commercial Banking - PA/NJ	33	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	40	SVP and Market Manager, Mid-Atlantic CRE Lending at Sovereign Bank; SVP & Senior Real Estate Officer, Allfirst Bank / M&T Bank
Glenn Hedde	EVP, President Banking for Mortgage Companies	30	President of Commercial Operations at Popular Warehouse Lending, LLC; various positions at GE Capital Mortgage Services and PNC Bank
James Collins	EVP, Chief Administrative Officer	26	Various positions at Sovereign including Director of Small Business Banking
Thomas Jastrem	EVP, Chief Credit Officer	39	Various positions at First Union Bank and First Fidelity Bank
Robert B. White	EVP, Chief Risk Officer	30	President RBW Financial Consulting; various positions at Citizens Bank and GE Capital
Mary Lou Scalese	EVP, Chief Auditor	41	Chief Auditor at Sovereign Bank and Chief Risk Officer at Customers Bank
Michael A. De Tommaso, Esquire	VP, General Counsel and Corporate Secretary	23	Former trial attorney and in-house counsel for Univest and National Penn Bank
Karen Kirchner	SVP, Director Team Member Services	29	SVP, Human Resources/CoreStates Bank- various positions including Manager for HR Business Partners, Manager of Recruitment and generalist in compensation and training

Performance Trend









Customers Bank

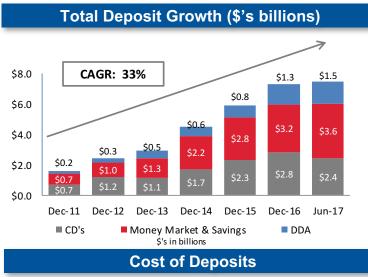
Executing On Our Unique High Performing Banking Model

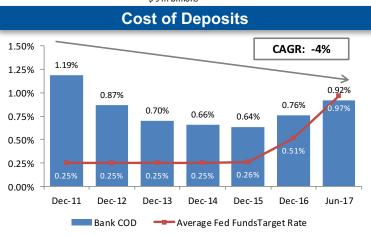
Results in: Organic Growth of Deposits with Controlled Costs

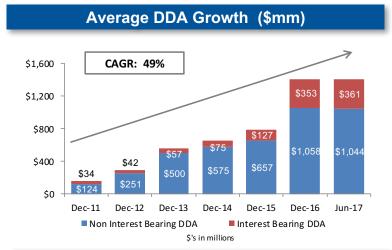


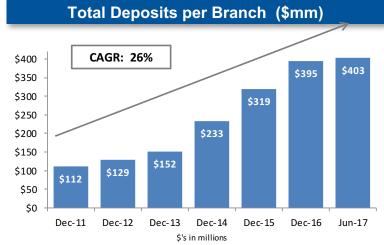
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Customers' strategies of single point of contact and recruiting known teams in target markets produce rapid deposit growth with low total cost









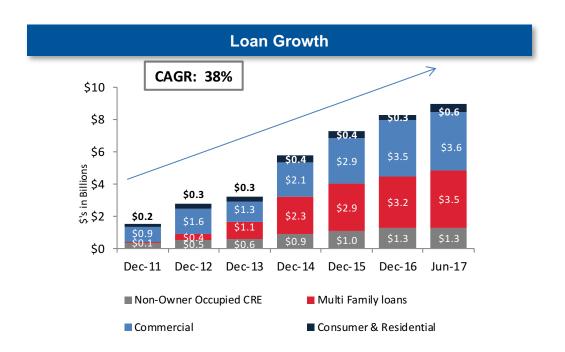
Amounts presented are on a "Combined" basis.

Source: Company data.



High Growth with Strong Credit Quality

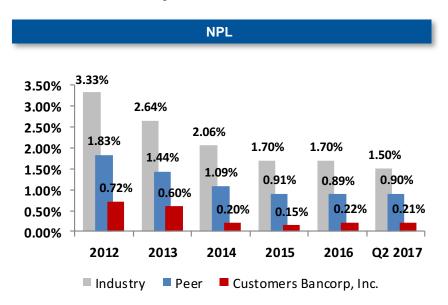
- Continuous recruitment and retention of high quality teams
 - Centralized credit committee approval for all loans
- Loans are stress tested for higher rates and a slower economy
- Insignificant delinquencies on loans originated since new management team took over
 - Creation of solid foundation for future earnings

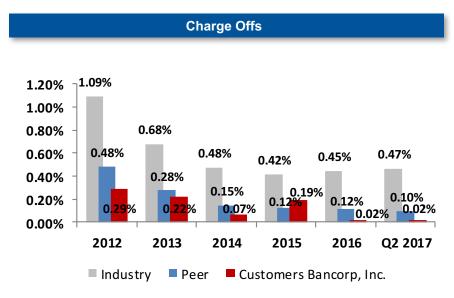


Demonstrate Outstanding Loan Quality



Asset Quality Indicators Continue to be Strong





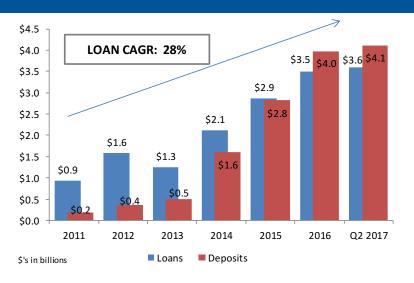
Note: Customers 2015 charge-offs includes 12 bps for a \$9 million fraudulent loan

Charge Off amounts presented are on a "Combined" basis and include \$696 thousand of charge offs related to BankMobile in 2016 and \$126 thousand through June 30, 2017.

C&I & Owner Occupied CRE Banking Strategy



Commercial Loan and Deposit Growth (\$'s in billions)



Banking Privately Held Business

Private & Commercial Banking

- Target companies with up to \$100 million annual revenues
- Single point of contact
- NE, NY, PA & NJ markets
- SBA loans originated by small business relationship managers

Banking Mortgage Companies

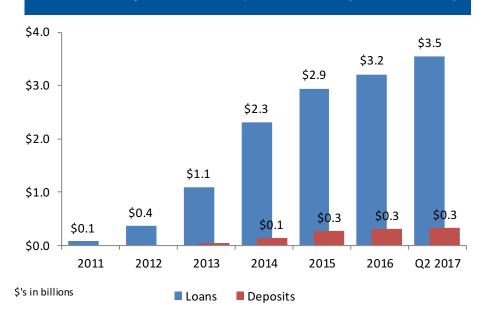
- Private banking focused on privately held mortgage companies generally with equity of \$5 to \$50 million with average equity of \$37 million
- Very strong credit quality relationship business with good fee income and deposits
- ~75 strong mortgage companies as clients
- All outstanding loans are variable rate and classified as held for sale
- Non-interest bearing DDA's are about 10% of outstanding loans

Source: Company data 16

Multi-Family Banking Strategy



Multi-Family Loan and Deposit Growth (\$'s in billions)



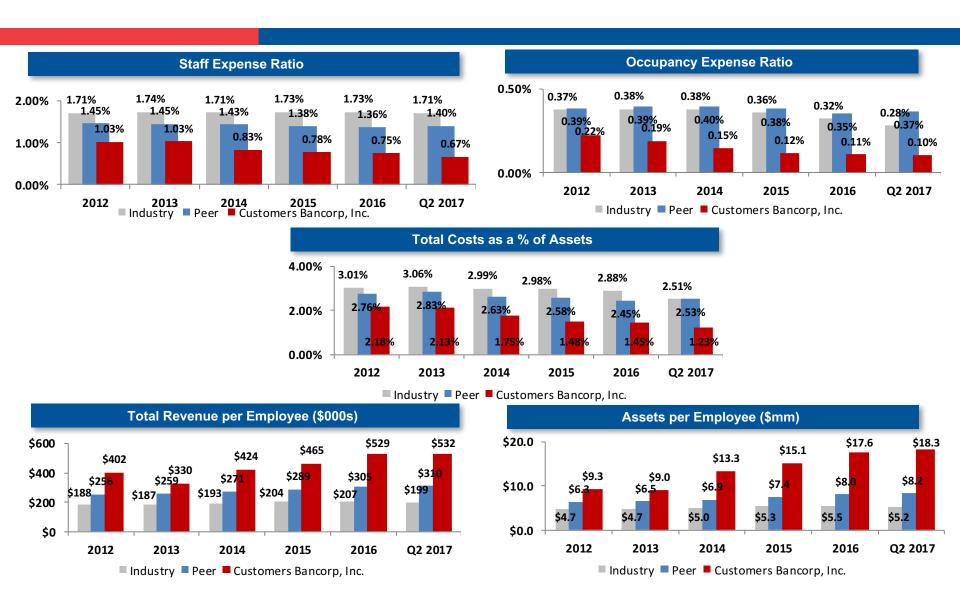
Banking High Net Worth Families

- Focus on families that have income producing real estate in their portfolios
- Private banking approach
- Focus Markets: New York & Philadelphia MSAs
- Average Loan Size: \$6.8 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 4 years
- Strong credit quality niche
- Interest rate risk managed actively

Source: Company data

Build Efficient Operations

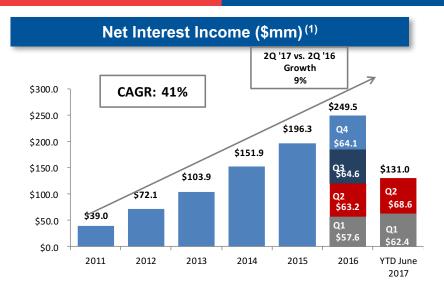


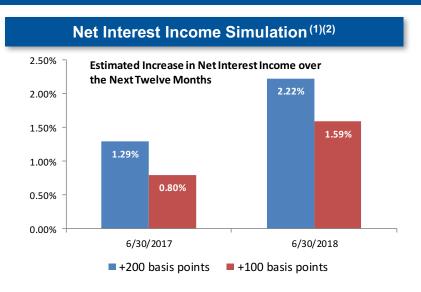


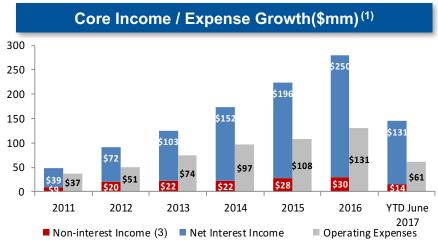
Amounts presented are on a Continuing Operations basis.

Deposit, Lending and Efficiency Strategies Result in Disciplined & Profitable Growth









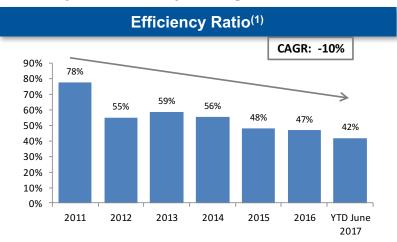
Amounts presented are on a Continuing Operations basis.

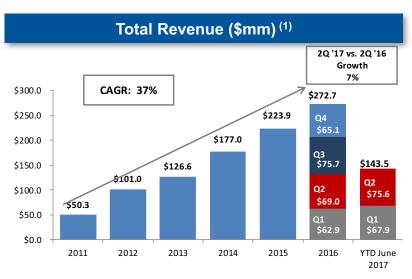
- (1) Source: Company data
- (2) NII Simulation based on ALM model data and assumes a flat balance sheet with no volume increases or decline with the desired basis points increase ramped over 12 months.
- 8) Non-GAAP measure calculated as GAAP net income less/plus securities gains and losses (including the impairment loss recognized on the equity investment).

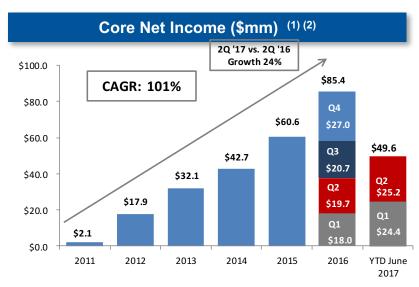
Deposit, Lending and Efficiency Strategies Result in Disciplined & Profitable Growth



Strategy execution has produced superior growth in revenues and earnings







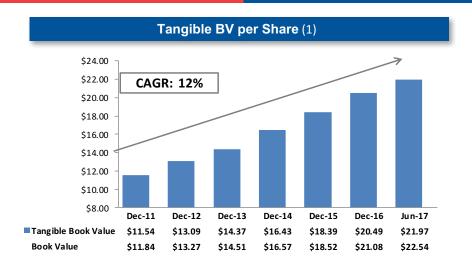
Amounts presented are on a Continuing Operations basis.

⁽¹⁾ Source: Company data

⁽²⁾ Non-GAAP measure calculated as GAAP net income less/plus securities gains and losses (including the impairment loss recognized on the equity investment).

Building Customers Bank to Provide Superior Returns to Investors





	Recent Performance Results								
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017				
ROA	0.85%	0.89%	0.84%	1.09%	0.93%				
ROCE	13.07%	13.21%	10.45%	13.80%	11.84%				
NIM	2.83%	2.83%	2.84%	2.73%	2.78%				
Efficiency	53%	61%	58%	57%	58%				
EPS	\$0.59	\$0.63	\$0.51	\$0.67	\$0.62				

Financial Performance Targets					
Criteria	Goals				
Return on Assets	~ 1%				
Return on Common Equity	11% or greater				
Net Interest Margin	~ 3%				
EPS	~ 15% annual compounded growth				
Efficiency Ratio (continuing operations)	In the 40's				

Amounts presented are on a "Combined" basis.

(1) Non-GAAP measure calculated as GAAP total shareholders equity less preferred stock, less goodwill and other intangibles divided by common shares outstanding.



Customers Bank

Community Business Banking and BankMobile Business Segments

Business Segment Disclosures



- Customers Bank acquired the Disbursements Business of Higher One, Inc. on June 15, 2016
- The acquired Disbursements Business was combined with Customers Bank's existing BankMobile product line in Q2 2016
- Effective for the 2016 fourth quarter and year end financial reports, Customers begins reporting BankMobile as discontinued operations/held for sale to the investor community
- Q1 2017 Customers announces agreement to sell BankMobile
- Q2 2017 Customers announces buyer was not able to raise the capital required per the contractual requirements, and that Customers had received an alternative proposal from buyer and two unsolicited proposals, all subject to due diligence

History of BankMobile



- 2014 Customers Bank began development of a consumer bank in alignment with the future model of banking
 - A completely branchless experience
 - A fin-tech company with a bank charter
 - 10X better customer acquisition and retention strategy than traditional players
 - Better product than what exists today
 - Sustainable business model
- 2015 (January) Launched BankMobile app 1.0
 - Keep it simple
 - Best in class user experience
 - App speaks with an authentic voice
- 2016 (June) Acquired Disbursements Business
 - Combined Disbursements and BankMobile
 - Transform students into customers for life
 - Leverage platform to extend services to white label partners
- 2016 (October) Announced intent to divest BankMobile
- 2017 (March) Announced agreement to sell BankMobile
- 2017 (April) Launched new BankMobile mobile application
- 2017 (May) Announced receipt of alternate unsolicited proposals
 - initial buyer inability to meet contract requirements

Segment Financial Performance Results



(dollars in thousands)	Three months ended June 30, 2017							
(donaro in triododrido)		Community Business Banking		ıkMobile	Consolidated			
Interest income	\$	91,107	\$	2,745	\$	93,852		
Interest expense		25,228		18		25,246		
Net interest income		65,879		2,727		68,606		
Provision for loan losses		535				535		
Non-interest income		6,971		11,420		18,391		
Non-interest expense		30,567		19,846		50,413		
Income (loss) before income tax expense (benefit)	·	41,748		(5,699)		36,049		
Income tax expense (benefit)		14,493		(2,166)		12,327		
Net income (loss)		27,255		(3,533)		23,722		
Preferred stock dividends		3,615		<u> </u>		3,615		
Net income (loss) available to common shareholders	\$	23,640	\$	(3,533)	\$	20,107		

	ommunity ness Banking	Ba	nkMobile	Consolidated		
Interest income	\$ 169,938	\$	7,008	\$	176,946	
Interest expense	 45,883		39		45,922	
Net interest income	124,055		6,969		131,024	
Provision for loan losses	3,585		_		3,585	
Non-interest income	12,398		28,746		41,144	
Non-interest expense	60,714		39,064		99,778	
Income (loss) before income tax expense (benefit)	 72,154		(3,349)		68,805	
Income tax expense (benefit)	20,609		(1,273)		19,336	
Net income (loss)	51,545		(2,076)		49,469	
Preferred stock dividends	7,229		_		7,229	
Net income (loss) available to common shareholders	\$ 44,316	\$	(2,076)	\$	42,240	

- Comparable 2016 periods are not provided as BankMobile was not operating as a segment in the second quarter of 2016 and its operations
 were not material.
- Segment results presented above include an internal allocation from Community Business Banking to BankMobile of \$2.7 million in Q2 2017 for interest on deposits generated by the BankMobile segment used to fund the Community Business Banking Segment. The discontinued operations loss disclosed in the income statement prepared in accordance with generally accepted accounting principles ("GAAP") does not consider the funds transfer pricing benefits of deposits.
- Direct operating revenues and costs are captured separately in the accounting records for each business segment. All corporate overhead costs are assigned to the Community Business Banking segment as those costs are expected to stay with the segment following the sale of the BankMobile segment, currently anticipated to occur within 6 to 12 months.

Other BankMobile Results



- Opened over 325,000 new checking accounts since June 16, 2016.
- Funds received from educational institutions and processed to students totaled \$1.23 billion during Q2 2017.
- 33% of Title IV funds received by students at colleges to which BankMobile provided disbursement services in Q2 2017 were deposited into accounts with BankMobile. Other students receiving Title IV funds at these colleges requested the transfer of funds to existing accounts at other banks or received a check.
- Signed contracts to provide disbursement services to an additional 13 educational institutions with student enrollment totaling 88K during 2017, and 24 institutions with student enrollment totaling 147K during the trailing four quarters. Also notable are 14 institutions totaling 100K student enrollment, which signed in the first half of 2016 and were launched during the past year.
- Active student checking accounts serviced number 1.2 million as of June 30, 2017, with balances of \$321.9 million on that date and \$118.6 million non-student customers, including universities, deposits for a total of \$440.5 million deposits.



Company:

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Jay Sidhu Chairman & CEO

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Appendix



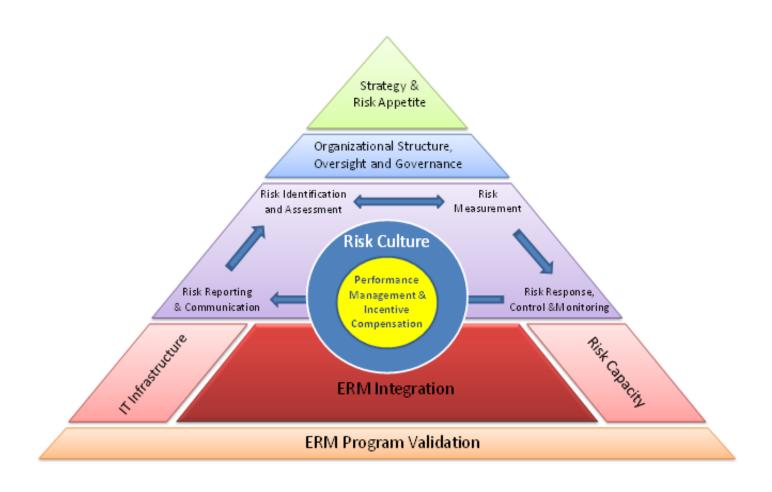


Customers Bank

Risk Management

Elements of an Effective Risk Management Program







Well Defined ERM Plan - ERM Integration into CAMELS +++++

Enterprise Risk Management Capital Plan and Forecasts IT Controls and Testing Plan Capital Stress Testing New Product & New Initiatives Plans Capital Committee & ALCO Oversight Technology Steering Committee New Product Committee Loan-to-one-borrower Loan Underwriting Standards Credit Approval & Monitoring Process Analysis Compliance Plan Compliance Committee Credit Concentration Plan CRA Plan Oversight Loan Migration Analysis Fair & Responsible Banking Plans Management Succession Plan Strategic Plan Litigation Mitigation Plan Compensation Plans M Cyber Security + Corporate Governance Enterprise Risk Management Public Relations Plan Management Financial Reporting **Budget and Forecasting** Investor Relations Plan Financial Analysis **Business Plans** Strategic Plan Risk Committee, Audit Internal Audit Reports Funds Management Plan Liquidity Stress Testing Committee Oversight Internal Controls and Procedures Wholesale Funding ALCO Oversight Enterprise Risk Management Reviews Contingency Funding Plan Interest Rate Risk Policy Limits Interest Rate Risk Analysis ALCO Oversight



Customers Bancorp, Inc.

Financial Statements



CUSTOMERS BANCORP, INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF OPERATIONS FOR	THE THREE MON	пэг	INDED- UNA	UD.	ILED
(Dollars in thousands, except per share data)	Q2		Q1		Q2
	2017		2017		2016
Interest income:					
Loans receivable, including fees	\$ 67	,036 \$	61,461	\$	59,013
Loans held for sale	17	,524	13,946		17,429
Investment securities	7	,823	5,887		3,638
Other	1	469	1,800		1,240
Total interest income	93	,852	83,094		81,320
Interest expense:					
Deposits	16	,218	14,317		11,138
Other borrowings	1	,993	1,608		1,620
FHLB advances	5	,340	3,060		3,716
Subordinated debt	1	,685	1,685		1,685
Total interest expense	25	236	20,670		18,159
Net interest income	68	616	62,424		63,16
Provision for loan losses		535	3,050		786
Net interest income after provision for loan losses	68	,081	59,374		62,375
Non-interest income:					
Mortgage warehouse transactional fees	2	,523	2,221		3,074
Bank-owned life insurance	2	,258	1,367		1,120
Gain on sale of SBA and other loans		573	1,328		285
Mortgage banking income		291	155		285
Deposit fees		258	324		27
Interchange and card revenue		126	203		160
Gains (losses) on investment securities		301	(1,703)		-
Other		641	1,532		651
Total non-interest income	6	,971	5,427		5,853
Non-interest expense:					
Salaries and employee benefits		,687	16,163		16,40
Professional services		,834	2,993		2,750
Technology, communication and bank operations	2	,542	3,319		2,448
Occupancy		,536	2,586		2,36
FDIC assessments, taxes, and regulatory fees	2	,320	1,632		4,289
Loan workout		408	521		48
Other real estate owned expense (income)		160	(55)		18.
Advertising and promotion		153	180		194
Other		,927	2,808		2,970
Total non-interest expense		567	30,147		32,08
Income from continuing operations before income tax expense		,485	34,654		36,143
Income tax expense		,533	7,730		14,36
Net income from continuing operations		952	26,924		21,77
Loss from discontinued operations	*	,436)	(1,898)		(3,69)
Income tax benefit from discontinued operations	(3	,206)	(721)		(1,40:
Net loss from discontinued operations		,230)	(1,177)		(2,29
Net income		,722	25,747		19,483
Preferred stock dividends		,615	3,615	•	2,062
Net income available to common shareholders		,107 \$	22,132		17,42
Basic earnings per common share from continuing operations	•	0.83 \$	0.77		0.73
Basic earnings per common share		0.66 \$	0.73		0.64
Diluted earnings per common share from continuing operations		0.78 \$	0.71		0.67
Diluted earnings per common share	\$	0.62 \$	0.67	\$	0.59

Income Statement



CUSTOMERS BANCORP, INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF OPERATIONS FOR THE SIX MONTHS ENDED-UNAUDITED

(Dollars in thousands, except per share data)

(Donars in mousanus, except per snare autu)		June 30, 2017	June 30, 2016		
Interest income:				2010	
Loans receivable, including fees	\$	128,497	¢	113,485	
Loans held for sale		31,470	J.	31,534	
Investment securities		13,710		7,347	
Other		3,269		2,352	
Total interest income	-	176,946		154,718	
Interest expense:					
Deposits		30,535		21,347	
Other borrowings		3,600		3,225	
FHLB advances		8,401		5,984	
Subordinated debt		3,370		3,370	
Total interest expense		45,906		33,926	
Net interest income		131,040		120,792	
Provision for loan losses		3,585		2,766	
Net interest income after provision for loan losses		127,455		118,026	
Non-interest income: Mortgage warehouse transactional fees		4,743		5,622	
Bank-owned life insurance		3,624		2,243	
Gain on sale of SBA and other loans		1,901		929	
Deposit fees		582		531	
Mortgage banking income		446		450	
Interchange and card revenue		329		304	
(Losses) gains on investment securities		(1,402)		26	
Other		2,175		1,016	
Total non-interest income	-	12,398		11,121	
Non-interest expense:					
Salaries and employee benefits		32,850		32,799	
Technology, communication and bank operations		5,861		4,833	
Professional services		5,827		5,071	
Occupancy		5,121		4,600	
FDIC assessments, taxes, and regulatory fees		3,953		8,130	
Loan workout		928		905	
Advertising and promotion		334		337	
Other real estate owned		105		470	
Other		5,735		6,812	
Total non-interest expense		60,714		63,957	
Income from continuing operations before income tax expense		79,139		65,190	
Income tax expense Net income from continuing operations	-	23,263 55,876		24,108 41,082	
- ·		· · · · · · · · · · · · · · · · · · ·			
Loss from discontinued operations		(10,334)		(5,508)	
Income tax benefit from discontinued operations		(3,927)		(2,093)	
Net loss from discontinued operations		(6,407)		(3,415)	
Net income Preferred stock dividends		49,469 7,229		37,667 3,348	
	e		•	34,319	
Net income available to common shareholders	\$	42,240			
Basic earnings per common share from continuing operations	\$	1.59	-	1.40	
Basic earnings per common share	\$	1.38	•	1.27	
Diluted earnings per common share from continuing operations	\$ \$	1.49		1.28	
Diluted earnings per common share	\$	1.29	3	1.17	



CUSTOMERS BANCORP, INC. AND SUBSIDIARIES

(Dollars in thousands)					
	June 30, 2017	Dec	ember 31, 2016		June 30, 2016
ASSETS	 				
Cash and due from banks	\$ 18,503	\$	17,485 \$;	26,768
Interest-earning deposits	383,187		227,224		256,029
Cash and cash equivalents	401,690		244,709		282,797
Investment securities available for sale, at fair value	1,012,605		493,474		547,935
Loans held for sale	2,255,096		2,117,510		2,301,821
Loans receivable	6,723,278		6,142,390		6,114,172
Allowance for loan losses	(38,458)		(37,315)		(38,097
Total loans receivable, net of allowance for loan losses	 6,684,820		6,105,075		6,076,075
FHLB, Federal Reserve Bank, and other restricted stock	129,689		68,408		111,418
Accrued interest receivable	26,163		23,690		22,401
Bank premises and equipment, net	12,028		12,259		11,842
Bank-owned life insurance	213,902		161,494		159,486
Other real estate owned	2,358		3,108		5,066
Goodwill and other intangibles	3,633		3,639		3,645
Assets held for sale	67,796		79,271		67,10
Other assets	 73,768		70,099		95,038
Total assets	\$ 10,883,548	\$	9,382,736 \$	<u> </u>	9,684,625
LIABILITIES AND SHAREHOLDERS' EQUITY					
Demand, non-interest bearing deposits	\$ 661,914	\$	512,664 \$;	511,910
Interest-bearing deposits	6,360,008		6,334,316		5,999,330
Total deposits	7,021,922		6,846,980		6,511,240
Non-interest bearing deposits held for sale	447,325		453,394		237,654
Federal funds purchased	150,000		83,000		61,000
FHLB advances	1,999,600		868,800		1,906,900
Other borrowings	186,030		87,123		86,790
Subordinated debt	108,831		108,783		108,734
Other liabilities held for sale	22,394		31,403		32,267
Accrued interest payable and other liabilities	 37,157		47,381		59,488
Total liabilities	9,973,259		8,526,864		9,004,073
Preferred stock	217,471		217,471		135,270
Common stock	31,261		30,820		27,817
Additional paid in capital	428,488		427,008		367,295
Retained earnings	235,938		193,698		158,830
Accumulated other comprehensive income (loss)	5,364		(4,892)		(42
Treasury stock, at cost	 (8,233)		(8,233)		(8,23)
Total shareholders' equity	 910,289		855,872		680,552
Total liabilities & shareholders' equity	\$ 10,883,548	\$	9,382,736 \$	5	9,684,623



CUSTOMERS BANCORP, INC. AND SUBSIDIARIES AVERAGE BALANCE SHEET / NET INTEREST MARGIN (UNAUDITED)

(Dollars in thousands)

			Three mo	nths ended			
	Jun	e 30,	Marc	ch 31,	June 30,		
	20	17	20	17	20	16	
	Average Balance	Average yield or cost (%)	Average Balance	Average yield or cost (%)	Average Balance	Average yield or cost (%)	
Assets							
Interest earning deposits	\$ 201,774	1.09%	\$ 498,364	0.79%	\$ 213,509	0.51%	
Investment securities	1,066,277	2.94%	829,730	2.88%	550,130	2.65%	
Loans held for sale	1,708,849	4.11%	1,426,701	3.96%	2,056,929	3.41%	
Loans receivable	6,807,093	3.95%	6,427,682	3.88%	6,050,321	3.92%	
Other interest-earning assets	105,908	3.48%	75,980	4.41%	102,599	3.79%	
Total interest earning assets	9,889,901	3.81%	9,258,457	3.63%	8,973,488	3.64%	
Non-interest earning assets	299,598		271,606		271,495		
Assets held for sale	75,834	_	77,478	_	14,209		
Total assets	\$10,265,333	•	\$ 9,607,541	•	\$ 9,259,192		
Liabilities							
Total interest bearing deposits (1)	\$ 6,252,293	1.04%	\$ 6,213,186	0.93%	\$ 5,770,969	0.78%	
Borrowings	1,951,282	1.85%	1,130,490	2.28%	2,014,452	1.40%	
Total interest bearing liabilities	8,203,575	1.23%	7,343,676	1.14%	7,785,421	0.94%	
Non-interest bearing deposits (1)	556,947		524,211		475,968		
Non-interest bearing deposits held for sale (1)	e 525,853		790,983		283,405		
Total deposits & borrowings	9,286,375	1.09%	8,658,870	0.97%	8,544,794	0.85%	
Other non-interest bearing liabilities	46,819		50,351		51,854		
Other liabilities held for sale	33,626		30,326		7,493		
Total liabilities	9,366,820		8,739,547		8,604,141		
Shareholders' equity	898,513		867,994		655,051		
Total liabilities and shareholders' equity	\$10,265,333		\$ 9,607,541		\$ 9,259,192		
Net interest margin		2.78%		2.73%		2.83%	
Net interest margin tax equivalent		2.78%		2.73%		2.83%	

⁽¹⁾ Total costs of deposits (including interest bearing and non-interest bearing) were 0.89%, 0.77% and 0.68% for the three months ended June 30, 2017, March 31, 2017 and June 30, 2016, respectively.



CUSTOMERS BANCORP, INC. AND SUBSIDIARIES AVERAGE BALANCE SHEET / NET INTEREST MARGIN (UNAUDITED)

(Dollars in thousands)

	Six months ended							
	Jun	e 30,	Jun	e 30,				
	20	17	2016					
	Average Balance	Average yield or cost (%)	Average Balance	Average yield or cost (%)				
Assets								
Interest earning deposits	\$ 349,250	0.88%	\$ 198,938	0.52%				
Investment securities	948,657	2.91%	556,295	2.64%				
Loans held for sale	1,568,555	4.05%	1,810,164	3.50%				
Loans receivable	6,618,436	3.92%	5,864,596	3.89%				
Other interest-earning assets	91,026	3.87%	91,367	4.03%				
Total interest earning assets	9,575,924	3.73%	8,521,360	3.65%				
Non-interest earning assets	285,609		281,916					
Assets held for sale	76,722		8,436					
Total assets	\$ 9,938,255	• •	\$ 8,811,712					
Liabilities								
Total interest bearing deposits (1)	\$ 6,232,847	0.99%	\$ 5,622,382	0.76%				
Borrowings	1,543,154	2.01%	1,747,640	1.45%				
Total interest-bearing liabilities	7,776,001	1.19%	7,370,022	0.93%				
Non-interest-bearing deposits (1)	540,669		452,446					
Non-interest bearing deposits held for sale (1)	657,686		316,027					
Total deposits & borrowings	8,974,356	1.03%	8,138,495	0.84%				
Other non-interest bearing liabilities	48,576		50,217					
Other liabilities held for sale	31,985		2,470					
Total liabilities	9,054,917	-	8,191,182	•				
Shareholders' equity	883,338	<u>-</u>	620,530					
Total liabilities and shareholders' equity	\$ 9,938,255	.	\$ 8,811,712	:				
Net interest margin		2.75%		2.85%				
Net interest margin tax equivalent		2.76%		2.85%				

⁽¹⁾ Total costs of deposits (including interest bearing and non-interest bearing) were 0.83% and 0.67% for the six months ended June 30, 2017 and 2016, respectively.

Loan Composition



CUSTOMERS BANCORP, INC. AND SUBSIDIARIES

PERIOD END LOAN COMPOSITION (UNAUDITE	(D)				
(Dollars in thousands)					
		June 30,	D	ecember 31,	June 30,
	2017		2016		2016
Commercial:					
Multi-family	\$	3,550,375	\$	3,214,999	\$ 3,336,083
Commercial & industrial (1)		3,607,128		3,487,668	3,464,567
Commercial real estate- non-owner occupied		1,216,012		1,193,715	1,139,711
Construction		61,226		64,789	99,615
Total commercial loans		8,434,741		7,961,171	8,039,976
Consumer:					
Residential		447,150		194,197	264,968
Manufactured housing		96,148		101,730	107,874
Other consumer		2,561		2,726	2,873
Total consumer loans		545,859		298,653	375,715
Deferred (fees)/costs and unamortized (discounts)/premiums, net		(2,226)		76	302
Total loans	\$	8,978,374	\$	8,259,900	\$ 8,415,993

⁽¹⁾ Commercial & industrial loans, including mortgage warehouse and owner occupied commercial real estate loans.

Asset Quality



CUSTOMERS BANCORP, INC. AND SUBSIDIARIES

ASSET OUALITY - UNAUDITED

ASSET QUALITY - UNAUDITED																	
(Dollars in thousands)		As of	June 30,	2017			As of D	ecember 3	1, 2016		As of June 30, 2016						
Loan Type	Total Loans	Non Accrual /NPLs	Total Credit Reserves	NPLs / Total Loans	Total Reserves to Total NPLs	Total Loans	Non Accrual /NPLs	Total Credit Reserves	NPLs / Total Loans	Total Reserves to Total NPLs	Total Loans	Non Accrual /NPLs	Total Credit Reserves	NPLs / Total Loans	Total Reserves to Total NPLs		
Originated Loans																	
Multi-Family	\$ 3,396,888	s —	\$ 12,028	%	%	3,211,516	s —	\$ 11,602	%	%	\$ 3,303,076	\$ —	\$ 12,368	%	%		
Commercial & Industrial (1)	1,409,349	12,258	13,701	0.87 %	111.77 %	1,271,237	10,185	12,560	0.80 %	123.32 %	1,082,109	6,605	10,999	0.61 %	166.53 %		
Commercial Real Estate- Non- Owner Occupied	1,185,878	_	4,593	— %	— %	1,158,531	_	4,569	%	— %	1,092,851	_	4,390	%	— %		
Residential	111,157	610	2,169	0.55 %	355.57 %	114,510	341	2,270	0.30 %	665.69 %	119,489	32	2,240	0.03 %	7,000.00%		
Construction	61,226	_	716	—%	%	64,789	_	772	—%	%	99,381	_	1,209	%	%		
Other Consumer	132	_	14	— %	%	190	_	12	—%	%	142	_	8	-%	-%		
Total Originated Loans	6,164,630	12,868	33,221	0.21%	258.17%	5,820,773	10,526	31,785	0.18%	301.97%	5,697,048	6,637	31,214	0.12%	470.30%		
Loans Acquired																	
Bank Acquisitions	157,239	4,228	4,970	2.69 %	117.55 %	167,946	5,030	5,244	3.00 %	104.25 %	192,173	6,172	6,445	3.21 %	104.42 %		
Loan Purchases	403,635	2,075	1,030	0.51 %	49.64 %	153,595	2,236	1,279	1.46 %	57.20 %	224,649	1,818	1,684	0.81 %	92.63 %		
Total Acquired Loans	560,874	6,303	6,000	1.12%	95.19%	321,541	7,266	6,523	2.26%	89.77%	416,822	7,990	8,129	1.92%	101.74%		
Deferred (fees) costs and unamortized (discounts) premiums, net	(2,226)	_		<u> </u>	%	76			%	%	302	_		<u> </u>	—%		
Total Loans Held for Investment	6,723,278	19,171	39,221	0.29%	204.59%	6,142,390	17,792	38,308	0.29%	215.31%	6,114,172	14,627	39,343	0.24%	268.98%		
Total Loans Held for Sale	2,255,096			—%	%	2,117,510		_	%	—%	2,301,821			-%	%		
Total Portfolio	\$ 8,978,374	\$ 19,171	\$ 39,221	0.21%	204.59%	8,259,900	\$ 17,792	\$ 38,308	0.22%	215.31%	\$ 8,415,993	\$ 14,627	\$ 39,343	0.17%	268.98%		

⁽¹⁾ Commercial & industrial loans, including owner occupied commercial real estate.



CUSTOMERS BANCORP, INC. AND SUBSIDIARIES

NET CHARGE-OFFS/(RECOVERIES) - UNAUDITED

(Dollars in thousands)

	Fc	r the	Quarter Ended	
	Q2		Q1	Q2
	2017		2017	2016
Originated Loans				
Commercial & Industrial (1)	\$ 1,840	\$	(45) \$	41
Residential	69		31	_
Other Consumer	 24			5
Total Net Charge-offs (Recoveries) from Originated Loans	1,933		(14)	46
Loans Acquired				
Bank Acquisitions	(121)		518	874
Loan Purchases	 		<u> </u>	
Total Net Charge-offs (Recoveries) from Acquired Loans	(121)		518	874
Total Net Charge-offs from Loans Held for Investment	1,812		504	920
Total Net Charge-offs (Recoveries) from BankMobile Loans (2)	 148		(22)	140
Total Net Charge-offs	\$ 1,960	\$	482 \$	1,060

⁽¹⁾ Commercial & industrial loans, including owner occupied commercial real estate.

⁽²⁾ Includes activity for BankMobile related loans, primarily overdrawn deposit accounts.



(dollars in thousands except per share amounts)

Pre-tax Pre-provision Return on Average Assets

	 Q2 2017	Q1 2017		Q4 2016		Q3 2016	Q2 2016
GAAP Net Income	\$ 23,722	\$ 25,747	\$	19,828	\$	21,207	\$ 19,483
Reconciling Items:							
Provision for loan losses	535	3,050		187		88	786
Income tax expense	12,327	 7,009	_	9,320	_	14,558	12,964
Pre-Tax Pre-provision Net Income	\$ 36,584	\$ 35,806	\$	29,335	\$	35,853	\$ 33,233
Average Total Assets	\$ 10,265,333	\$ 9,607,541	\$	9,339,158	\$	9,439,573	\$ 9,259,192
Pre-tax Pre-provision Return on Average Assets	1.43%	1.51%		1.25%		1.51%	1.44%

Pre-tax Pre-provision Return on Average Common Equity

,	_	Q2 2017	_	Q1 2017	_	Q4 2016		Q3 2016	_	Q2 2016
GAAP Net Income Available to Common Shareholders	\$	20,107	\$	22,132	\$	16,213	\$	18,655	\$	17,421
Reconciling Items:										
Provision for loan losses		535		3,050		187		88		786
Income tax expense		12,327		7,009		9,320		14,558		12,964
Pre-tax Pre-provision Net Income Available to Common Shareholders	\$	32,969	\$	32,191	\$	25,720	\$	33,301	\$	31,171
Average Total Shareholders' Equity Reconciling Item:	\$	898,513	\$	867,994	\$	834,480	\$	710,403	\$	655,051
Average Preferred Stock		(217,471)		(217,471)		(217,493)		(148,690)		(118,793)
Average Common Equity	\$	681,042	\$	650,523	\$	616,987	\$	561,713	\$	536,258
Pre-tax Pre-provision Return on Average Common Equity		19.42%		20.07%	,	16.58%	,	23.59%		23.38%



Net Interest Margin, tax equivalent	Six mon Jun												
	2017		2016		Q2 2017		Q1 2017		Q4 2016		Q3 2016		Q2 2016
GAAP Net interest income	\$ 131,040	\$	120,792	\$	68,616	\$	62,424	\$	64,134	\$	64,590	\$	63,161
Tax-equivalent adjustment	 197	_	202		104		93		92		96		98
Net interest income tax equivalent	\$ 131,237	\$	120,994	\$	68,720	\$	62,517	\$	64,226	\$	64,686	\$	63,259
Average total interest earning assets	\$ 9,575,924	\$	8,521,360	\$	9,889,901	\$	9,258,457	\$	9,007,206	\$	9,103,560	\$	8,973,488
Net interest margin, tax equivalent	2.76%		2.85%	,	2.78%	,)	2.73%	,	2.84%	,	2.83%)	2.83%



Tangible Common Equity to Average Tangible Assets

	 Q2 2017	 Q1 2017		Q4 2016		Q3 2016	Q2 2016
GAAP - Total Shareholders' Equity	\$ 910,289	\$ 879,817	\$	855,872	\$	789,811	\$ 680,552
Reconciling Items:							
Preferred Stock	(217,471)	(217,471)		(217,471)		(217,549)	(135,270)
Goodwill and Other Intangibles	(17,615)	(17,618)		(17,621)		(16,924)	(17,197)
Tangible Common Equity	\$ 675,203	\$ 644,728	\$	620,780	\$	555,338	\$ 528,085
Average Total Assets	\$ 10,265,333	\$ 9,607,541	\$	9,339,158	\$	9,439,573	\$ 9,259,192
Reconciling Items:							
Average Goodwill and Other Intangibles	 (17,616)	 (17,620)	_	(16,847)	_	(17,101)	 (6,037)
Average Tangible Assets	\$ 10,247,717	\$ 9,589,921	\$	9,322,311	\$	9,422,472	\$ 9,253,155
Tangible Common Equity to Average Tangible Assets	6.59%	6.72%		6.66%		5.89%	5.71%

Tangible Book Value per Common Share

	Q2 2017	Q1 2017	Q4 2016	Q3 2016	Q2 2016
GAAP - Total Shareholders' Equity	\$ 910,289	\$ 879,817	\$ 855,872	\$ 789,811	\$ 680,552
Reconciling Items:					
Preferred Stock	(217,471)	(217,471)	(217,471)	(217,549)	(135,270)
Goodwill and Other Intangibles	(17,615)	(17,618)	(17,621)	(16,924)	(17,197)
Tangible Common Equity	\$ 675,203	\$ 644,728	\$ 620,780	\$ 555,338	\$ 528,085
Common shares outstanding	30,730,784	30,636,327	30,289,917	27,544,217	27,286,833
Tangible Book Value per Common Share	\$ 21.97	\$ 21.04	\$ 20.49	\$ 20.16	\$ 19.35



Tangible Book Value per Common Share

	Q2 2017	2016	2015	2014	2013	2012	2011
GAAP - Total Shareholders' Equity	\$ 910,289	\$ 855,872	\$ 553,902	\$ 443,145	\$ 386,623	\$ 269,475	\$ 147,748
Reconciling Items:							
Preferred Stock	(217,471)	(217,471)	(55,569)	_	_		_
Goodwill and Other Intangibles	(17,615)	(17,621)	(3,651)	(3,664)	(3,676)	(3,689)	(3,705)
Tangible Common Equity	\$ 675,203	\$ 620,780	\$ 494,682	\$ 439,481	\$ 382,947	\$ 265,786	\$ 144,043
			- '				
Common shares outstanding	30,730,784	30,289,917	26,901,801	26,745,529	26,646,566	20,305,452	12,482,451
Ton eible Deel-Websener Common							
Tangible Book Value per Common Share	\$ 21.97	\$ 20.49	\$ 18.39	\$ 16.43	\$ 14.37	\$ 13.09	\$ 11.54



Core Net Income														
	_(22 2017	_(Q1 2017	_(Q4 2016	_	Q3 2016	_	Q2 2016	_(Q1 2016		
GAAP Net Income from continuing operations Preferred stock dividends	\$	28,952 3,615	\$	26,924 3,615	\$	23,337 3,615	\$	23,288 2,552	\$	21,774 2,062	\$	19,308 1,286		
Net income from continuing operations available to common shareholders Reconciling Items:		25,337		23,309		19,722		20,736		19,712		18,022		
Impairment losses on investment securities		2,882		1,703		7,262		_		_		_		
(Gains) losses on sale of investment securities		(3,183)		_		_		1		_		(26)		
Tax effect		114		(647)								10		
Core Net Income	\$	25,150	\$	24,365	\$	26,984	\$	20,737	\$	19,712	\$	18,006		
	Y	TD June 2017		2016		2015		2014		2013		2012	201	1
GAAP Net Income from continuing operations Preferred stock dividends	\$	55,876 7,229	\$	87,707 9,515	\$	63,073 2,493	\$	44,532	\$	32,910	\$	23,818	3	,990 —
Net income from continuing operations available to common shareholders Reconciling Items:		48,647		78,192		60,580		44,532		32,910		23,818	3	3,990
Impairment losses on										_		_		_
investment securities		4,585		7,262		_								
		4,585 (3,183)		7,262		85		(3,191)		(1,274)		(9,017)	(2	2,731)
investment securities (Gains) losses on sale of		,		•		85 (32)		(3,191) 1,323		(1,274) 446		(9,017) 3,065	(2	2,731) 854





Core Non-Interest Income

	Y'	TD June 2017	2016	 2015		2014		2013		2012	 2011
GAAP non-interest income	\$	12,398	\$ 23,165	\$ 27,572	\$	25,126	\$	22,703	\$	28,958	\$ 11,469
Reconciling Items:											
Impairment losses on investment securities		4,585	7,262	_		_		_		_	_
(Gains) losses on sale of investment securities		(3,183)	(25)	 85		(3,191)		(1,274)		(9,017)	 (2,731)
Core Non-Interest Income	\$	13,800	\$ 30,402	\$ 27,657	\$	21,935	\$	21,429	\$	19,941	\$ 8,738