

WESTERN ALLIANCE BANCORPORATION

CENTERED ON
RELATIONSHIPS



ANNUAL REPORT 2015

WE
HELP
CLIENTS
MEET
THEIR
GOALS

Relationships at Our Core

Everything we do at Western Alliance centers on relationships. This real commitment to understanding people and their businesses differentiates our bank and creates long-lasting partnerships.



Western Alliance continues to be the 'Go-to Bank for Business' in our markets and business niches. We now operate out of 47 business banking offices with 1,500 people committed to understanding your business and delivering you personalized, responsive service."

Robert Sarver
Chairman and Chief Executive Officer
Western Alliance Bancorporation

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Dear Clients, Shareholders and Friends of Western Alliance

As a result of the relationships we have forged over the years with our customers and the passion and commitment of our talented staff and Board of Directors, Western Alliance Bancorporation achieved record performance in 2015.

Total assets reached \$14.3 billion as of December 31, 2015. Our total deposits and loans grew \$3.1 billion and \$2.7 billion, respectively, as Western Alliance continues to be the “Go-to Bank for Business” in our markets and business niches. We now operate out of 47 business banking offices with 1,500 people committed to understanding your business and delivering you personalized, responsive service that translates into long-lasting relationships.

In 2015, we delivered a return on average assets of 1.56% and a return on tangible common equity of more than 17%. Western Alliance’s five-year compounded growth rate of 13% in revenue, expense discipline and reinvestment of all our earnings back into the company have led to a five-year growth rate of regulatory capital of 20%. We ended 2015 with a record \$1.6 billion of regulatory capital and a tangible common equity ratio of 9.2%, up from 8.6% at year-end 2014 – the highest in the company’s history since its early formation.

Net income for 2015 increased to \$194 million as compared to \$148 million in 2014. Similarly, earnings per share grew from \$1.67 in 2014 to \$2.03 in 2015. Tangible book value per share grew a robust 23% to \$12.54 per share in 2015. Our growth in earnings and capital supported another strong year for our stock price as we continued to significantly outperform our peers and the S&P 500.

We rank in the top 10 for deposit market share in all our major regional markets and in many of our National Business Lines. Most of this market share has been grown over time organically as we deliver our customers a comprehensive set of products, customized to

their needs, through knowledgeable relationship managers with the “hands-on” assistance of Executive Management.

We view our role in helping empower local communities as both an obligation and a privilege. In 2015, we provided more than 5,000 hours of community volunteer hours, \$35 million in CRA investments and \$135 million in community development loans. In addition, our Foundation made cash donations to a couple hundred worthy nonprofits. Our Public and Nonprofit Finance group provided greater than \$300 million in new credit in 2015. As our company continues to grow so must our commitment to give back.

The year 2015 was in many ways a transformative one for Western Alliance, mainly as a result of our merger with Bridge Bank on June 30. Bridge’s strong brand in the Bay Area greatly enhanced our existing presence in this important market. Their sector expertise, product offerings and market share in Technology Finance, along with new entrances into Life Sciences and Equity Fund Resources, will expand and diversify our growth.

We value our relationship with you and thank you for your support.

Sincerely,



Robert Sarver
Chairman and Chief Executive Officer



“

Our growth in earnings and capital supported another strong year for our stock price as we continued to significantly outperform our peers and the S&P 500.”

Consolidated Income Statements

(Unaudited) (\$ in Thousands, except per share amounts)

	2015	2014	2013
Interest Income	\$ 525,144	\$ 416,379	\$ 362,655
Interest Expense	(32,568)	(31,486)	(29,760)
Net Interest Income	492,576	384,893	332,895
Provision for Credit Losses	(3,200)	(4,726)	(13,220)
Net Interest Income After Provision	489,376	380,167	319,675
Non Interest Income	29,768	24,651	22,197
Non Interest Expense	(260,606)	(207,319)	(196,216)
Income Before Income Tax	258,538	197,499	145,656
Income Tax	(64,294)	(48,390)	(29,830)
Income from Continuing Operations	194,244	149,109	115,826
Discontinued Operations	–	(1,158)	(861)
Net Income	\$ 194,244	\$ 147,951	\$ 114,965
Dividends on Preferred Stock	(750)	(1,387)	(1,410)
Net Income Available to Common Shareholders	\$ 193,494	\$ 146,564	\$ 113,555
Weighted Average Common Shares Outstanding (diluted)	95,219	87,506	86,541
Earnings Per Share Available to Common Stockholders	\$ 2.03	\$ 1.67	\$ 1.31

“

Western Alliance had another record-setting year, with strong organic growth augmented by the acquisition of Bridge Capital Holdings, enabling the Company to reach record revenue, earnings, loan and deposit levels.”

Robert Sarver
Chairman and Chief Executive Officer
Western Alliance Bancorporation

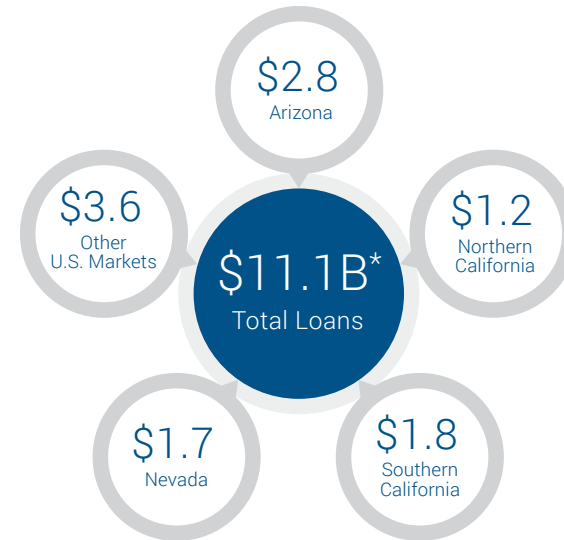
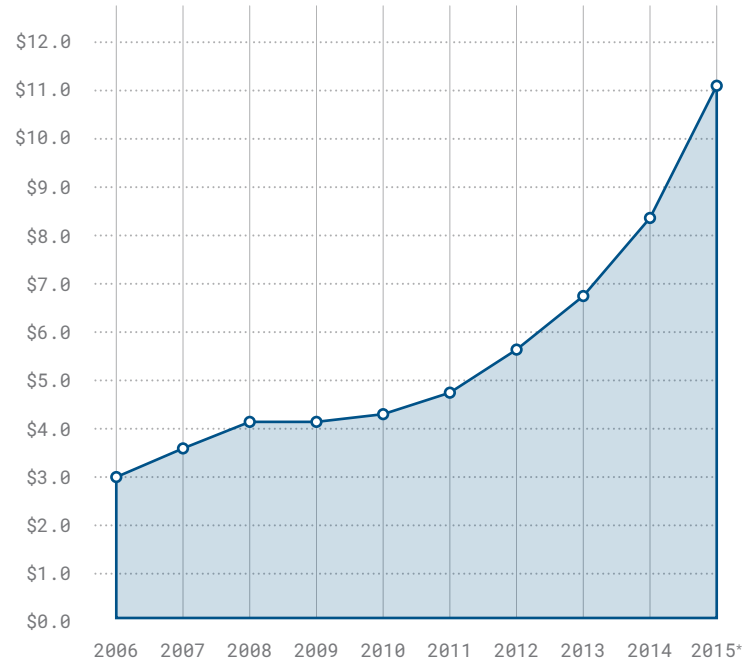
Consolidated Balance Sheets

(Unaudited) (\$ in Thousands)

	2015	2014	2013
ASSETS			
Cash	\$ 224,640	\$ 164,396	\$ 305,514
Securities	2,042,237	1,547,821	1,689,556
Loans	11,136,663	8,398,265	6,801,415
Allowance for Credit Losses	(119,068)	(110,216)	(100,050)
Net Loans	11,017,595	8,288,049	6,701,365
Other Assets	990,617	600,232	610,907
Total Assets	\$ 14,275,089	\$ 10,600,498	\$ 9,307,342
LIABILITIES AND EQUITY			
Deposits	\$ 12,030,624	\$ 8,931,043	\$ 7,838,205
Borrowings	398,483	485,599	454,146
Other Liabilities	254,480	182,928	159,493
Total Liabilities	12,683,587	9,599,570	8,451,844
Stockholders' Equity	1,591,502	1,000,928	855,498
Total Liabilities and Stockholders' Equity	\$ 14,275,089	\$ 10,600,498	\$ 9,307,342

2015 Year End Loans

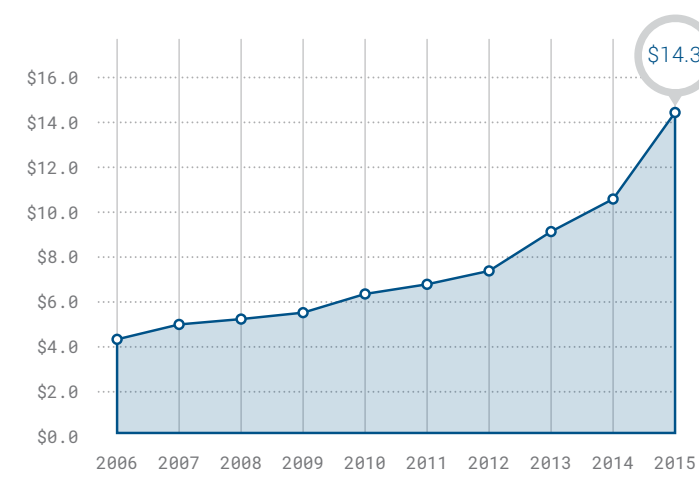
(\$ in Billions)



*Includes loans from acquisition of Bridge Bank

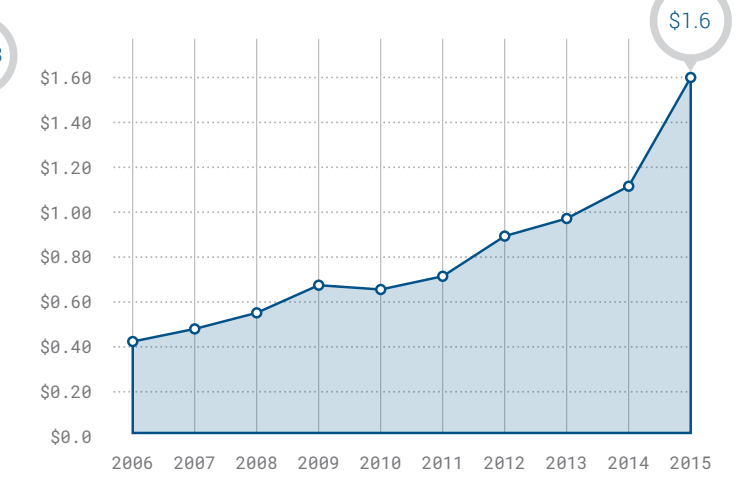
Total Assets

(\$ in Billions)



Total Regulatory Capital

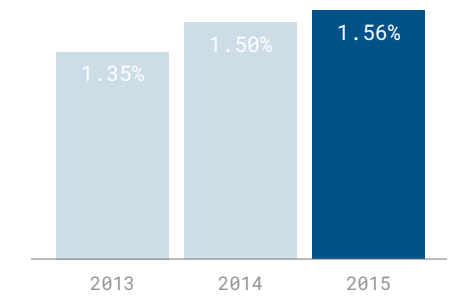
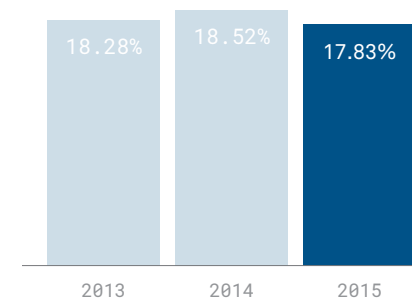
(\$ in Billions)



Shareholder Performance

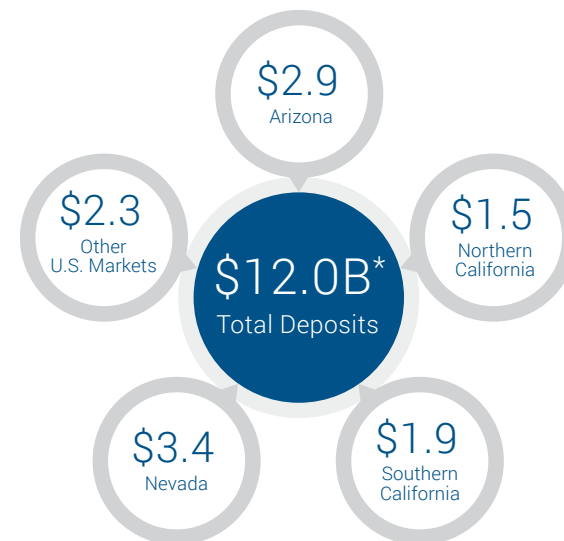
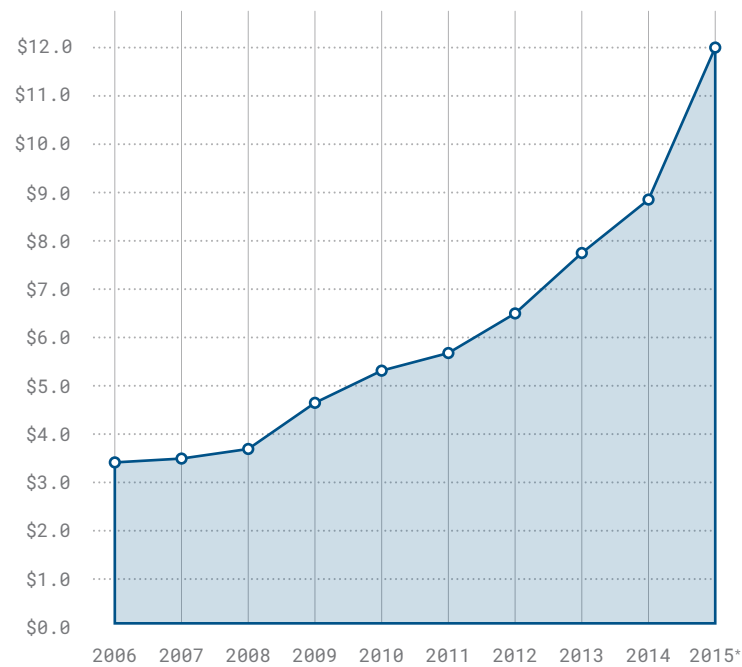
Return on Tangible Common Equity

Return on Average Assets



2015 Year End Deposits

(\$ in Billions)



*Includes deposits from acquisition of Bridge Bank

\$10,000 Investment Comparison

	1 Year	3 Years	5 Years
WAL	\$12,899	\$34,055	\$48,723
S&P 500	\$10,138	\$15,259	\$18,075
KBW Regional Banking Index	\$10,592	\$15,931	\$17,113



50,000+

Commercial Bank Accounts



22%

Improving Returns
Earnings per share
climbed 22% from \$1.67 in
2014 to \$2.03 in 2015

Top 10 in deposit market share in
metro areas where Western Alliance's
banking divisions are based

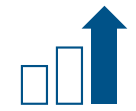
PHOENIX #4

SAN DIEGO #8

SAN JOSE #10

LAS VEGAS #4

RENO #5



13%

Total Revenue 5-Year CAGR
(Compound Annual Growth Rate)



23%

Strengthening Capital
Tangible book value per share
increased 23% from \$10.21 in 2014
to \$12.54 in 2015



47

Business Banking Offices



370

Lending Relationships
Exceeding \$10 Million

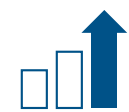


7,100

Lending Relationships
Totaling \$11.1 Billion

\$3.7B

Market Cap



20%

Regulatory Capital 5-Year CAGR
(Compound Annual Growth Rate)



1,500

Employees to Serve
Our Clients



33%

Growing Businesses
Loan growth of 33% in 2015

STRONG REACH WITH PROVEN EXPERTISE

Together we provide the flexibility and personal service of a local business bank, supported by the deep resources and financial offerings of a nationwide banking company.



Daehee Park
Co-Founder
Tuft & Needle

"Alliance Bank of Arizona's service always goes above and beyond. They make sure we have the attention we want and the problem-solving we appreciate."



Eva Martin
Franchise Owner/Operator
Martin's Grand McDonald's

"Bank of Nevada helped my business grow when I wanted to remodel. Since the remodel, the business has experienced a double-digit sales increase of over 12% in the same store."



Keith Haas
CFO
Snagajob

"We appreciate Bridge Bank's flexibility. Growth companies need a lot of flexibility and Bridge Bank has always been able to accommodate us."



Dennis O' Keefe
CEO
Golden Gate Petroleum

"Our relationship goes way beyond transactional, they give me unique and valuable insights about the community and the service is very high quality. I wouldn't ever consider talking with another bank."



Ure Kretowicz
CEO
Cornerstone Communities Corporation

"The one word that describes Torrey Pines Bank is integrity. We have never received a commitment from them that they didn't stand behind."



New Reach and Resources for the New Economy



Western Alliance in 2015 combined resources with Bridge Bank, providing new avenues for growth in the buoyant technology sector, as well as renewable energy and more. A much-admired brand in Silicon Valley and other high-tech hubs, Bridge Bank brings innovative products, considerable sector expertise and added geographic reach to Western Alliance's expanding roster of capabilities.

Equity Fund Resources

Created as a resource platform for equity funds and technology company partners, this central hub provides a robust offering of banking services and solutions. These include capital call lines and management company flexibility lines, along with a full suite of sophisticated treasury management tools and more.

Life Sciences Group

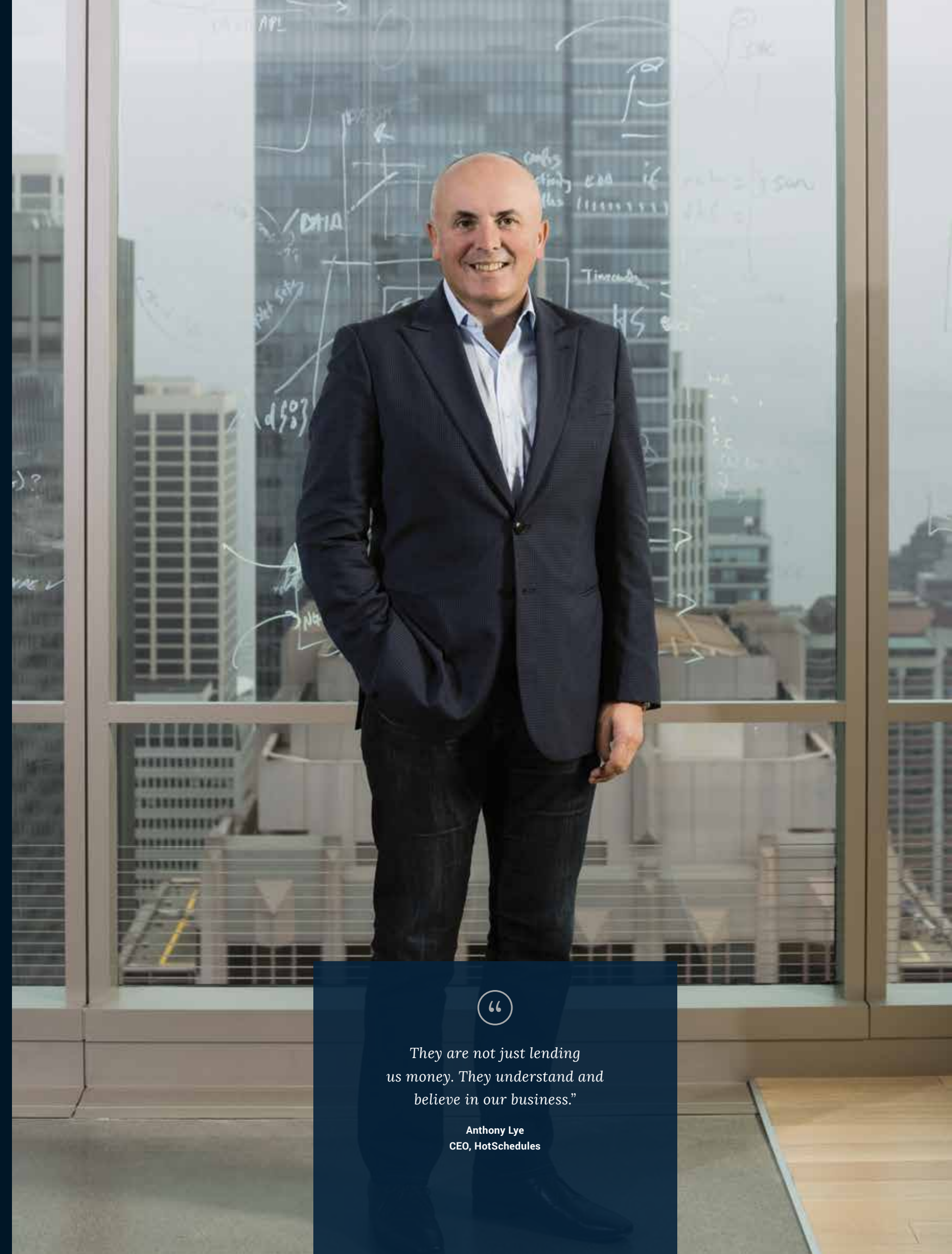
Built for companies bringing their products from the lab to market, this sector-specific group understands the unique challenges and opportunities faced by enterprises in biotechnology, medical devices and pharmaceuticals, and delivers custom-tailored financing solutions.

Renewable Resource Group

This specialized group offers a full complement of debt financing, advisory and banking services to developers of commercial and small-scale utility renewable energy generation facilities across the country. Their expertise helps clients get projects off the drawing board and on the path to installation and operations.

Technology Finance

This multi-dimensional group is a leading financial resource to companies in Silicon Valley and across the nation that are focused on bringing new technologies to market. This accomplished team works with technology companies at every stage of growth – with a focus on mid- to late-stage companies with investor support.



They are not just lending us money. They understand and believe in our business.”

Anthony Lye
CEO, HotSchedules

OUR



JIMMY FORBIS



Landmark Deal for City of Monterey

Jimmy Forbis
Finance Director, City of Monterey
Public and Nonprofit Finance Client

Very much a product of the 1970s, the Monterey Conference Center – home to the first-ever TED Talks – was still living in the past, without flexible spaces and the modern look and feel that would keep business coming to this tourism-focused coastal town.

Western Alliance Public and Nonprofit Finance structured a \$25 million bond to help update the facility. “I keep going back to the term partnership,” says Finance Director Jimmy Forbis. “This is especially different from the huge banks.”

“

The energy was incredible from the beginning. It was a fun transaction – and you don’t get to say that a lot.”

Adds Forbis: “We felt we were working with people who wanted us to succeed. They understood our vision and they also were excited to be associated with a landmark. This new Monterey Conference Center is going to be ‘the’ economic driver for the city for many years to come.”

FOCUS

OUR



Bank Capital a Key Move for Endgame

Nate Fick
CEO, Endgame
Bridge Bank Client

Moving fast to stay ahead in the hunt for sophisticated cyber adversaries, Endgame is a technology company to watch. Or not – as stealth is a hallmark of its successful approach. Led by former Marine Corps Officer Nate Fick, Virginia-based Endgame is a leading provider of cybersecurity software solutions to the U.S. intelligence community and Defense Department.

With the private sector now in its sights, Endgame is growing. Says Fick: “We need instant access to capital. A loan facility is like an auxiliary fuel tank on your car. You often can’t wait until tomorrow or you miss out.”

Beyond venture capital, Endgame needed the flexibility of debt. “Some of deciding to work with a resource like Bridge Bank is based on intangibles. You get the sense they really understand what you’re doing.”

“

The constant of change in our business is really fast. We need the same kind of speed from our bank.”

NATE FICK

FOCUS

OUR



HANAN KABBAN



Paving the Way to Greater Efficiency

Hanan Kabban
CFO, Las Vegas Paving
Bank of Nevada Client

Everyone in Nevada knows Las Vegas Paving – whether driving the 12 million miles of highway paved by the family-owned company since 1958, or cheering on UNLV’s men’s basketball team that practices at the Mendenhall Center, endowed by the company’s founder. Las Vegas Paving, quite literally, is part of the region’s very foundations.

When CFO Hanan Kabban was looking for a new bank, she made one quality paramount: “Service, service, service. I know there are nearly 7,000 banks in the U.S. I also know that most of them couldn’t deliver the level of service I experience with Bank of Nevada.”

Adding to great service are powerful banking solutions. “I see a direct benefit to Las Vegas Paving because Bank of Nevada helps us be more efficient.”



We pride ourselves on outstanding quality and we expect the same from our partners, including our bank.”

FOCUS

OUR



DR. DAN PIACQUADIO



Breakthrough Banking for Pharmaceutical Innovator

**Dr. Dan Piacquadio, CEO, and Tina Zietzke, VP Finance
Therapeutics, Inc.
Torrey Pines Bank Client**

When it comes to discussing its research in the highly competitive, top-secret world of new medical devices, pharmaceutical innovations and biotech breakthroughs, Therapeutics, Inc. is purposefully opaque. But this San Diego-based company – the region’s largest, privately held, dermatology-focused, vertically integrated development contract research organization – is happy to open up about its bank.

Dr. Dan Piacquadio, CEO, says, “Torrey Pines Bank has been instrumental in significantly streamlining our operational banking needs including restructuring a critical debt obligation. Since we engaged them, they have made understanding our business a priority and have played a pivotal role in helping us manage our capital intensive growth plans.”

He adds: “Of all the banking relationships we have had over 20 years, Torrey Pines Bank is the absolute best.”

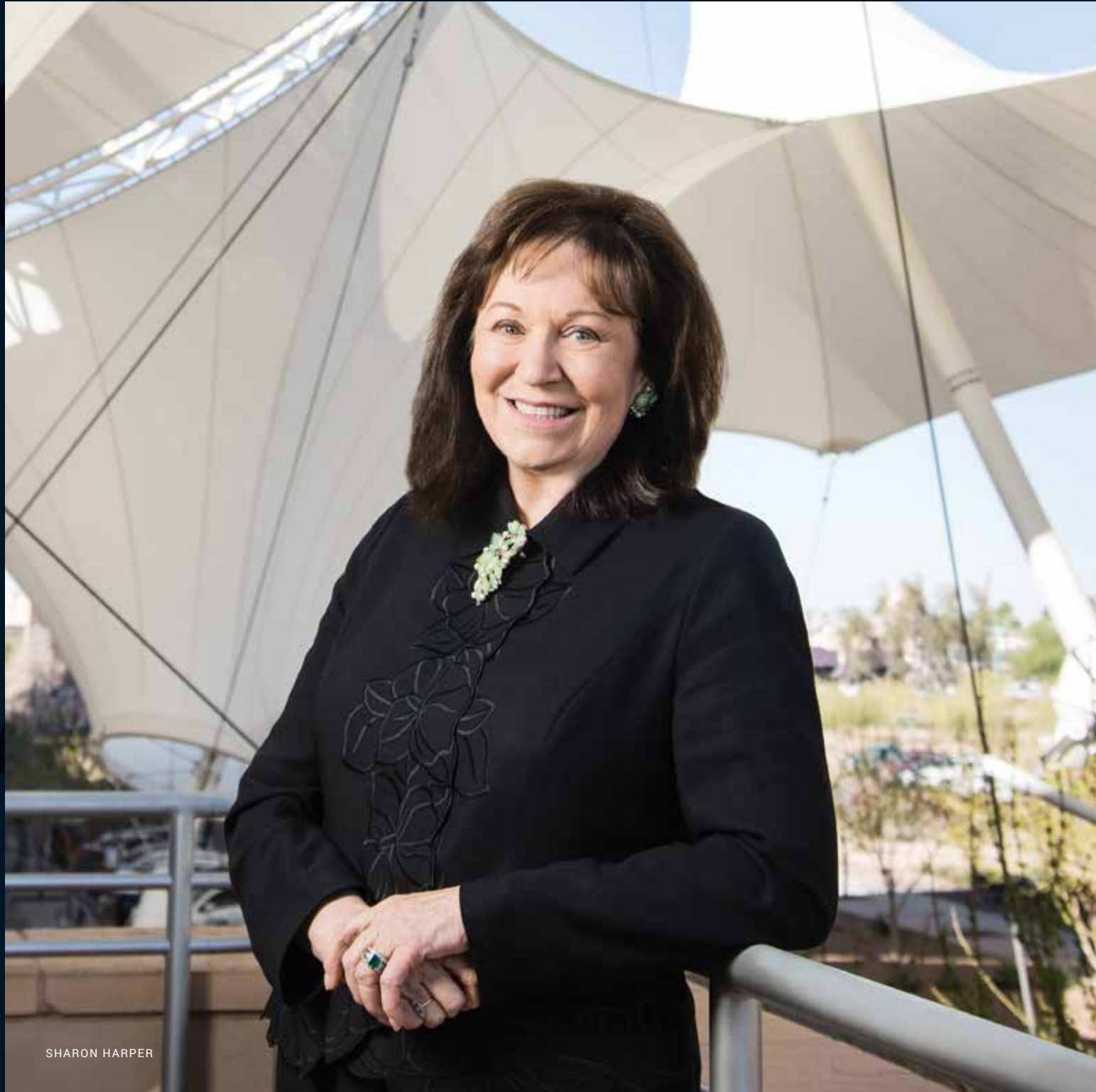
“

Torrey Pines Bank is entrepreneurial. They are unique in that they have a level of flexibility that our previous banking relationship did not.”

Tina Zietzke, VP Finance

FOCUS

OUR



SHARON HARPER



Developing Partnerships That Lift Arizona

Sharon Harper
President and CEO, Plaza Companies
Alliance Bank of Arizona Client

Plaza Companies is an award-winning real estate developer that specializes in creating economic engines. The latest example is SkySong, The ASU Scottsdale Innovation Center, a visionary, 42-acre mixed-use partnership with residences, retail and restaurants plus offices designed for high-profile technology enterprises.

Taking this kind of lead in Arizona's economy requires a banking resource that does the same. "Alliance Bank of Arizona provides, over and above everything else, excellent banking services. But I also respect the bank for its leadership in Arizona's business community."

“

We count on Alliance Bank to understand what is important to us and to our industry.”

Relationships clearly matter to Harper and her organization. "I treasure the relationship with Alliance Bank of Arizona. The bank is intuitive, responsive, competitive and very engaged. They are a great side-by-side partner for Plaza Companies."

FOCUS

OUR

View more client stories
and videos online

WALANNUALREPORT.COM

FOCUS



*At Western Alliance, all of us take pride
in being available to clients. In fact, many of us
include our cell phones on our business cards
and are available whenever our clients need us."*

Dale Gibbons
CFO, Western Alliance Bancorporation

Our National Business Lines Give Clients More – More Depth, More Expertise, More Resources

Our powerful set of highly specialized National Business Lines delivers deep resources and unparalleled expertise for clients across the country. Western Alliance combines superior responsiveness and service with the bank's true commitment to understanding every customer's unique opportunities.



“
Western Alliance tailored an approach to fit us. They took the time to understand our challenges, and they created a plan that worked for us.”
Dr. Kevin Alexander
President, Marshall B. Ketchum University



“
For HOAMCO, Alliance Association Bank handles hundreds of accounts – reserve accounts, operating accounts – and the paperwork for 70,000 homeowners. It's just seamless. We rely on the bank and trust them implicitly.”
Justin Scott
Founder and CEO, HOAMCO

Corporate Finance →

Our team of leading professionals participates in pass-rated secured loans, serving diverse sectors including retail, healthcare, consumer products, chemicals, cable/data, business services, transportation/automotive, industrial and more.



Equity Fund Resources →

This financing nexus for the Venture Capital and Private Equity communities offers sophisticated banking services and solutions, including capital call lines and management company flexibility lines, along with other innovative financing for general partners.



Life Sciences Group →

The highly specialized team provides term and revolving credit facilities to life sciences companies – biotechnology, medical device and pharmaceutical – including growth capital, working capital, refinancing, restructuring, recapitalization, as well as mergers and acquisitions.



← Mortgage Warehouse Lending

Serving well-qualified mortgage bankers with dedicated products and market-driven expertise, our team of professionals provides MSR financing, custodial deposit services, treasury management, payroll products and other industry-tailored solutions.



← Public and Nonprofit Finance

Geared to the unique needs of state and local governments and other nonprofit entities, our knowledgeable and highly experienced public finance team specializes in tax revenue, utility revenue, lease-purchase and land-secured financing.



← Renewable Resource Group

This committed team offers a full complement of debt financing, advisory and banking services to developers of commercial and small-scale utility renewable energy generation facilities across the country.

Resort Finance →

Dedicated to the complex financing needs of U.S.-based timeshare developers, this resourceful and experienced group specializes in financing for land and inventory acquisition, construction, and receivable hypothecation.



Technology Finance →

Providing flexible financial solutions to emerging, mid- and late-stage technology companies throughout the U.S., our well-connected group works with venture- and non-venture-backed companies from inception through IPO and beyond.



Alliance Association Bank →

Catering to the growing HOA industry nationwide, our bankers offer innovative solutions to reduce costs and increase revenues. Providing deposit and lockbox services, e-deposit remote capture and a broad selection of specialized loan products, Alliance Association Bank is a smart, targeted resource.



The Knowledge Advantage: Understanding Our Clients' Businesses and Industries

At Western Alliance, our customers know they have bankers who deeply understand their companies, their industries and their possibilities. With us, clients bank on strategic relationships that help them identify and prepare for changes in the business landscape, and access important counsel on critical issues.

Great banking begins with outstanding products and services. But it's the reservoir of knowledge and sector-specific expertise that brings a more competitive advantage. Across the broad scope of our economy –

from the many moving parts of the healthcare industry to the nuts and bolts of real estate construction – our highly experienced bankers are committed to knowing more and doing more for clients.

Areas of Expertise

📄 CPAs and Accounting

📖 Education

⚕️ Healthcare

★ Hospitality and Tourism

🏠 Homeowner Associations

⚖️ Legal

📦 Manufacturing and Distribution

🏛️ Municipal and Local Governments

❤️ Nonprofits

🏠 Real Estate and Construction

💡 Renewable Energy

📍 Resorts and Timeshares

🛍️ Retail

🌐 Technology and Startups



I was amazed at how quickly Western Alliance was able to analyze our business plan and make a commitment. We dealt with decision makers at every step of the process."

Loyd Daniel
Founding Member and Managing Partner
Strand Capital Group



Alliance Bank of Arizona is a bank with a great real estate culture and strong real estate savvy."

Mike Ebert
Managing Partner, RED Development



Empowering Local Communities

Our active involvement in local causes and projects helps define Western Alliance. Across our markets, we give back through grants, donations and our growing employee volunteer efforts. We also work hard to strengthen our towns and cities through powerful community lending and the committed leadership of our people in important charitable and civic organizations.

\$135
MILLION

in Community Development Loans

5,658

Employee Volunteer
Hours in 2015

\$35.3
MILLION

in New CRA Investments

The Western Alliance Community Foundation

In 2015, between Western Alliance Bank and the Western Alliance Community Foundation, we provided more than \$1.5 million in donations to support causes and projects that are as diverse as the businesses we bank. The Foundation contributed to organizations including:



Hometown Support for Raza

Raza Development Fund stands out as the nation's largest Latino-focused community development financial institution with more than \$250 million in assets and high-impact projects around the country.

When Raza decided to finance affordable housing along the new light rail line in its hometown of Phoenix, Alliance Bank of Arizona provided key funding.

"Alliance Bank focuses on community projects that benefit the community," says Tom Espinoza, Founder and CEO, Raza Development Fund. "The bank jumped right in. That's the difference between dealing with a large national bank versus dealing with a very powerful, but more locally based bank."

Adds Espinoza: "Alliance Bank is involved in the community because they want to be, and this is a very different approach. It's part of their financial value system."



They really are a quality bank in every way. They are a committed group of people, from the CEO on down, and it's impressive."

Tom Espinoza
Founder and CEO, Raza Development Fund



Sophisticated Deposit and Lending Solutions Give Businesses a Valuable Edge

Deposit Solutions

Certificate of Deposit Account
Registry Service/CDARS® Program

Certificates of Deposit

Checking Accounts

Escrow Deposit Accounts

Insured Cash Sweep/ICS® Program

IOLTA Accounts

Money Market Accounts

Remote Deposit

Treasury Management

Credit Solutions

Asset-Based Lending

Commercial and Industrial Loans

Commercial Credit Card

Commercial Real Estate Loans

Corporate Finance

Equipment Finance/Leases

ESOP Finance

Letters of Credit

Life Sciences Finance

Medical/Professional Loans

Mortgage Warehouse Lending

Municipal Finance

Nonprofit Lending

Participations and Syndications

Resort Finance

Revolving Lines of Credit

Solar Project Finance

SBA Financing

Technology Finance



When you're working with your lender, you want direct access to decision makers along with the capacity to meet your banking needs. Torrey Pines Bank provides that."

Ure Kretowicz
CEO, Cornerstone Communities Corporation



URE KRETOWICZ



KYLE KONOLD, PH.D.



Bank of Nevada knows our business. Our other bank had not taken the time to learn about charter schools. But Bank of Nevada wanted to know about our needs and as soon as they did, they offered extra support. They stepped up right away."

Kyle Konold, Ph.D.
Executive Director, The Delta Academy



Robert Sarver
Chairman and Chief Executive Officer
Western Alliance Bancorporation



Todd Marshall
Chairman of the Board
Marshall Retail Group



Bruce Beach
Chairman and Chief Executive Officer
BeachFleischman PC



M. Nafees Nagy, MD
Director
Premier Care Network



William S. Boyd
Executive Chairman of the Board
Boyd Gaming Corporation



James E. Nave, DVM
Owner
Tropicana Animal Hospital



Marianne Boyd Johnson
Executive Vice President and
Vice Chairman of the Board
Boyd Gaming Corporation



John P. Sande, III
Partner
Fennemore Craig Jones Vargas



Howard N. Gould
Managing Partner
Carpenter Community Bancfund



Donald Snyder
Community Leader and
Retired Business Executive



Steven J. Hilton
Chairman and Chief Executive Officer
Meritage Homes Corporation



Sung Won Sohn, PhD
M.V. Smith Professor of Business
and Economics
California State University CI



Robert P. Latta
Partner
Wilson, Sonsini, Goodrich & Rosati



Kenneth A. Vecchione
President and Chief Executive Officer
Encore Capital Group



Gary Mack
Co-Managing Partner
Southwest Value Partners

Harnessing the resources of a national banking enterprise, the Executive Leadership Team at Western Alliance Bancorporation works to foster an unusually responsive organization that puts client needs first.

This team of leaders guides a strong banking institution geared to the demands of business customers, from every industry and commercial sector.



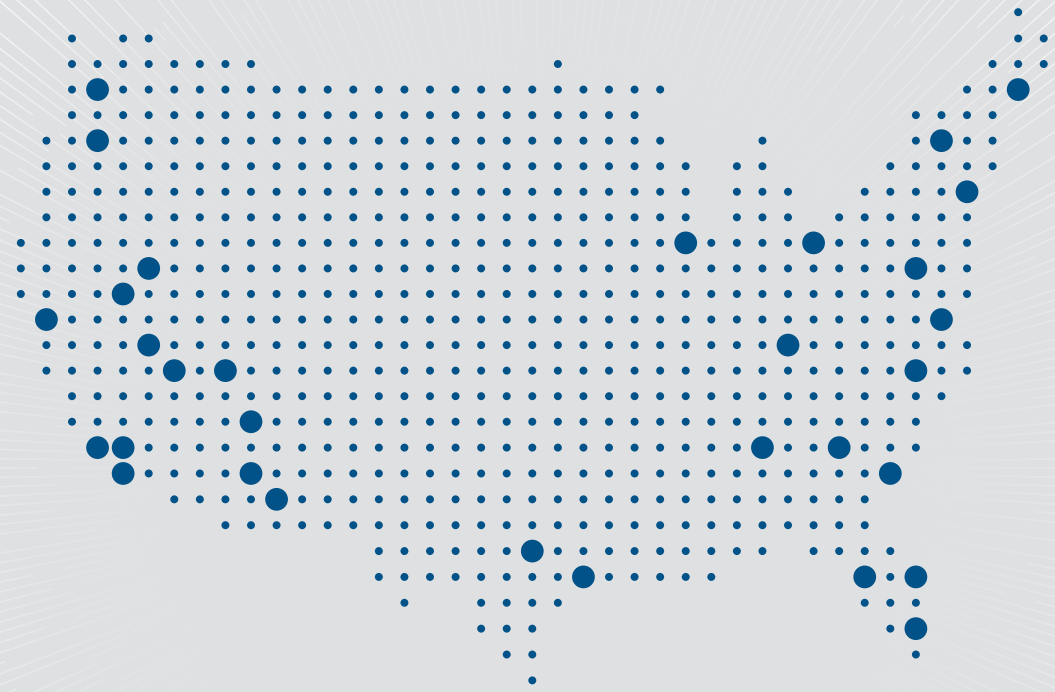
Front Row Left to Right

Gary Cady, John Maguire, Dale Gibbons, Robert Sarver, Jim Lundy, Ed Zito

Back Row Left to Right

Dan Myers, Robert McAuslan, Patricia Taylor, Randall Theisen, John Guedry, Robyn Young, Merrill Wall
Not pictured: Duane Froeschle

With banking offices and experts well positioned in key markets across the country, Western Alliance Bank delivers customized banking and financing solutions that help clients succeed.



Alliance Bank
OF ARIZONA

BANK OF NEVADA

BridgeBank

FIRST INDEPENDENT BANK

TORREY PINES BANK

Alliance Association Bank

**Western Alliance Bancorporation/
Western Alliance Bank**
1 E. Washington St., Ste. 1400
Phoenix, AZ 85004
(602) 389-3500

**Alliance Bank of Arizona
CityScape**
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Phoenix, AZ 85004
(602) 629-1776

Biltmore
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Phoenix, AZ 85016
(602) 952-5400

Chandler
3033 W. Ray Rd.
Chandler, AZ 85226
(480) 384-3800

Flagstaff
501 E. Butler
Flagstaff, AZ 86001
(928) 214-3400

Mesa
1110 E. Baseline Rd.
Mesa, AZ 85204
(480) 609-2900

North Scottsdale
15100 N. 78th Way, Ste. 101
Scottsdale, AZ 85250
(480) 905-4460

Phoenix Plaza
2901 N. Central Ave., Ste. 100
Phoenix, AZ 85012
(602) 629-1700

Scottsdale/Paradise Valley
6263 N. Scottsdale Rd., Ste. 100
Scottsdale, AZ 85250
(480) 998-6500

Sedona
6486 Highway 179, Ste. 110
Sedona, AZ 86351
(928) 284-2380

Tucson Swan
4703 E. Camp Lowell Dr.
Tucson, AZ 85712
(520) 784-6000

Tucson Williams Centre
200 S. Craycroft Rd.
Tucson, AZ 85711
(520) 322-7700

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6915 Aliante Pkwy.
North Las Vegas, NV 89084
(702) 856-7140

Centennial Hills
8505 W. Centennial Pkwy.
Las Vegas, NV 89149
(702) 856-7160

Durango
3985 S. Durango
Las Vegas, NV 89147
(702) 363-5140

**Grand Central Parkway
CityScape**
100 City Pkwy., Ste. 120
Las Vegas, NV 89106
(702) 696-6700

Green Valley
2890 N. Green Valley Pkwy.
Henderson, NV 89014
(702) 451-0624

Hualapai
1115 S. Hualapai Way
Las Vegas, NV 89117
(702) 856-7100

Lake Mead
7251 W. Lake Mead, Ste. 108
Las Vegas, NV 89128
(702) 240-1734

Mesquite
11 Pioneer Blvd.
Mesquite, NV 89027
(702) 346-6600

Siena Heights
10199 S. Eastern Ave.
Henderson, NV 89052
(702) 940-8500

Stephanie
221 N. Stephanie St.
Henderson, NV 89074
(702) 939-5700

**Bridge Bank
San Jose**
55 Almaden Blvd.
San Jose, CA 95113
(408) 423-8500

Boston
28 State St., Ste. 2301
Boston, MA 02109
(617) 995-1310

Dallas
15950 N. Dallas Pkwy., Ste. 400
Dallas, TX 75248
(214) 575-8099

East Bay
5820 Stoneridge Mall Rd., Ste. 100
Pleasanton, CA 94588
(925) 249-4900

Palo Alto
2479 E. Bayshore Rd., Ste. 270
Palo Alto, CA 94303
(650) 566-8300

Reston
12011 Sunset Hills Rd., Ste. 425
Reston, VA 20190
(703) 481-1705

San Francisco
201 Spear St., Ste. 1700
San Francisco, CA 94105
(415) 230-4834

**Southern California,
Costa Mesa**
3200 Park Center Dr., Ste. 350
Costa Mesa, CA 92626
(949) 438-4000

**First Independent Bank
Kietzke**
5335 Kietzke Ln.
Reno, NV 89511
(775) 828-2000

Carson City
1818 E. College Pkwy.
Carson City, NV 89706
(775) 682-4747

Fallon
2061 W. Williams Ave.
Fallon, NV 89406
(775) 423-9586

Robb Drive
6290 Sharlands Ave.
Reno, NV 89523
(775) 746-3000

Spanish Springs
381 Los Altos Pkwy.
Sparks, NV 89436
(775) 626-9400

Sparks Industrial
980 S. McCarran Blvd.
Sparks, NV 89431
(775) 358-1300

Sparks Marina
725 Sparks Blvd.
Sparks, NV 89434
(775) 358-8400

**Torrey Pines Bank
Carmel Valley**
12220 El Camino Real, Ste. 200
San Diego, CA 92130
(877) 476-2265

Beverly Hills
9355 Wilshire Blvd., Ste. 102
Beverly Hills, CA 90210
(310) 623-8900

Carlsbad
2760 Gateway Rd.
Carlsbad, CA 92009
(760) 444-8400

Downtown Los Angeles
601 W. 5th St., Ste. 100
Los Angeles, CA 90071
(213) 362-5200

Downtown San Diego
550 W. C St., Ste. 100
San Diego, CA 92101
(619) 233-2500

Golden Triangle
4350 Executive Dr., Ste. 130
San Diego, CA 92121
(858) 523-4688

Kearny Mesa
9280 Clairemont Mesa Blvd.
San Diego, CA 92123
(858) 259-5300

La Mesa
8379 Center Dr.
La Mesa, CA 91942
(619) 233-2555

Oakland
1951 Webster St.
Oakland, CA 94612
(510) 899-7500

Symphony Towers
750 B St., Ste. 100
San Diego, CA 92101
(619) 233-2200

National Business Lines

Alliance Association Bank
3033 W. Ray Road, Ste. 200
Chandler, AZ 85226
(888) 734-4567

Corporate Finance
604 Arizona Ave.
Santa Monica, CA 90401
(213) 362-5213

Equity Fund Resources
55 Almaden Blvd., Ste. 100
San Jose, CA 95113
(650) 224-8096

Life Sciences Group
12220 El Camino Real, Ste. 100
San Diego, CA 92130
(858) 523-4686

Mortgage Warehouse Lending
3033 W. Ray Rd.
Chandler, AZ 85226
(480) 384-3800

Public and Nonprofit Finance
1 E. Washington St., Ste. 1400
Phoenix, AZ 85004
(602) 797-3634

Renewable Resource Group
55 Almaden Blvd., Ste. 100
San Jose, CA 95113
(408) 556-6508

Resort Finance
1 E. Washington St., Ste. 1400
Phoenix, AZ 85004
(602) 386-2315

Technology Finance
55 Almaden Blvd., Ste. 100
San Jose, CA 95113
(650) 462-8502



We ended 2015 with a record \$1.6 billion of regulatory capital and a tangible common equity ratio of 9.2%, up from 8.6% at year-end 2014 – the highest in the company’s history since its early formation.”

Robert Sarver
Chairman and Chief Executive Officer
Western Alliance Bancorporation



One East Washington Street, Suite 1400, Phoenix, Arizona 85004
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