



2018 Annual Report

# Hope Bancorp

Bankers. Experts. Neighbors.





The first and only super regional  
Korean-American  
bank in the United States

### Company Profile

Hope Bancorp, Inc. is the holding company of Bank of Hope, one of the leading Asian-American banks in the United States. Headquartered in Los Angeles and with \$15.31 billion in total assets as of December 31, 2018, Bank of Hope serves a multi-ethnic population of customers across the nation with full-service branches in California, Washington, Texas, Illinois, New York, New Jersey, Virginia and Alabama. The Bank also operates SBA loan production offices in Seattle, Houston, Denver, Dallas, Atlanta, Portland, Oregon, Virginia, New York City and Northern California; commercial loan production offices in Northern California and Seattle; residential mortgage loan production offices in California; and a representative office in Seoul, Korea.

Building on the Bank's expertise in small business lending, commercial real estate lending, C&I lending and international trade finance, Bank of Hope is today a diversified financial institution with an expanded offering of commercial and consumer products and services, including residential mortgage and warehouse lending, credit cards, equipment lease financing and foreign currency, among others.

Having grown alongside the Bank's customers fostering growth within its communities, Bank of Hope understands its markets well and is committed to help its customers achieve their financial goals.



# Bank of Hope

We are committed to improving the value  
of our services as **BANKERS**,  
providing comprehensive  
financial solutions as **EXPERTS**,  
and being good **NEIGHBORS** that foster  
growth for our customers  
and communities.



# Investments to Sustain the Long-Term Growth of Bank of Hope

## Dear Valued Stockholders, Customers and Employees:

2018 was a year of significant investments to support the longer-term growth of our organization as a regional bank. Investments in our infrastructure. Investments in our processes and workflow. Investments in our people and capabilities. Notwithstanding these investments on a backdrop of a challenging business environment, we successfully completed the year with numerous achievements and solid financial performance.

We made progress throughout the year with a corporate transformation plan designed to enhance the diversification of our revenue streams and improve the overall work flow by providing greater operational efficiencies in the lending process. With our frontline focusing on the specialized needs of our commercial business banking customers and branch-based consumer customers, we have improved our overall services and relationships to strengthen our relevance to their financial needs.

With \$15 billion in total assets, we also recognized the greater capabilities and depth of experience we must have as a regional bank. And with the enhanced posture of our organization, we successfully recruited experienced bankers from larger mainstream banks, strengthening our capabilities in many areas, including information technology, internal audit, risk, commercial lending and treasury management, among others.

We believe these investments create greater opportunities that will lead to stronger and more profitable growth for Bank of Hope for the long term.



■ **Scott Yoon-Suk Whang** *Chairman of the Board*

We also successfully executed on a capital management strategy that provided attractive terms and financial flexibility, as well as an opportunity to consummate a meaningful share buyback in connection with the issuance. We raised \$217.5 million dollars through a convertible note offering, of which \$100 million was allocated to a stock repurchase program. The remainder was utilized to build capital at the bank level, positioning us to successfully execute on our growth strategies while effectively managing our loan concentrations.



**Creating Greater Opportunities**  
Leading to More Profitable Growth

■ **Kevin S. Kim**  
*President & Chief Executive Officer*



## One of the leading Asian-American banks in the United States

All-in-all, including an additional \$50 million stock buyback program completed during the fourth quarter, we repurchased \$150 million of our stock, or 9,002,453 shares, in 2018, enhancing stockholder value by reducing the total number of shares outstanding at year-end by 6.6%.

After these share repurchases during 2018, the Company continued to maintain robust capital levels with total risk-based capital at 12.94%, leverage ratio at 10.55%, and common equity tier 1 capital at 11.44% at year-end.

Throughout the year, we carefully managed our cost structure and drove down our core noninterest expenses to average assets, generated record loan origination volumes, achieved meaningful asset quality improvement and delivered record levels of earnings.

Net income for 2018 totaled \$189.6 million, or \$1.44 per diluted common share, compared with \$139.4 million, or \$1.03 per diluted common share in 2017. The return on average assets for 2018 improved to 1.29%, and the return on average stockholders' equity increased to 9.92%.

As of December 31, 2018, total assets increased 8% over 2017 to \$15.31 billion, loans receivable increased 9% to \$12.10 billion and total deposits increased 12% to \$12.16 billion.

Given the solid financial performance for the year notwithstanding the considerable investments in our organization, our Board of Directors increased the quarterly dividend to our stockholders for the sixth consecutive year to \$0.14 per common share.

Looking forward into 2019, we are committed to improving our services to our customers, our relationships within our communities, our communications with our investment community, our partnership with our regulators and our relevance to our employees. We believe the investments and initiatives that we are currently undertaking strengthen our competitive position and will lead to enhanced operational efficiencies and financial performance for years to come.

Bank of Hope is well positioned as one of the leading Asian-American banks in the country with solid presence in all of the top targeted geographic markets. The future of our organization is strong as we continue to progress toward our Vision to build upon our Korean-American heritage and national presence to be a top performer for our stockholders, customers, staff and communities. We are confident and look forward to delivering greater returns for all of our stakeholders.

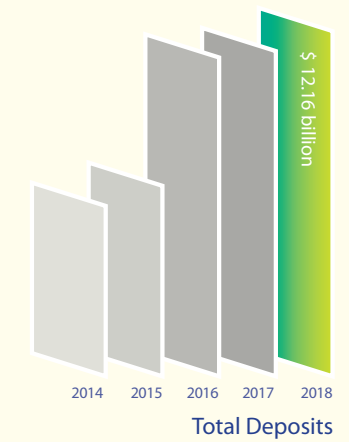
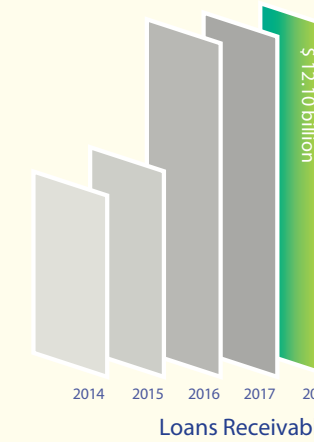
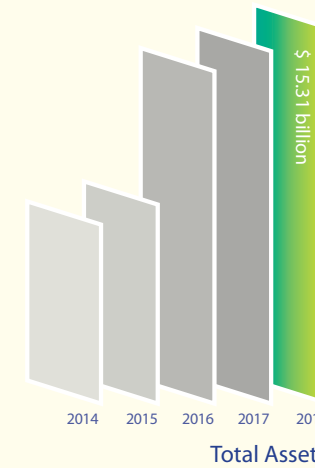
On behalf of the entire Board of Directors, we express our deepest appreciation to our employees for their tireless efforts and dedication, our customers for their loyal patronage, our regulators for their collaborative guidance and our stockholders for their ongoing trust and support.

Sincerely,



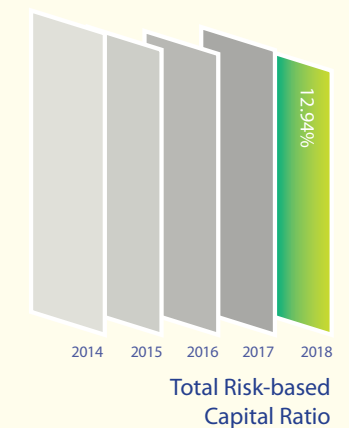
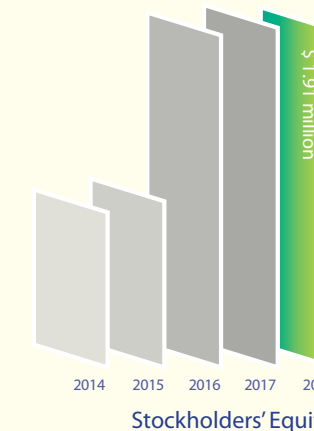
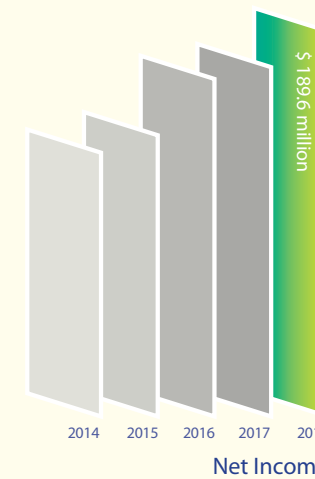
**Scott Yoon-Suk Whang**  
Chairman of the Board

**Kevin S. Kim**  
President & Chief Executive Officer



Financial Highlights

The strong financial performance of Bank of Hope has garnered numerous accolades





## Selected Financial Data

As of and For the Years Ended December 31,

(dollars in thousands, except share and per share data)

	2018	2017	2016	2015	2014
<b>Income Statement Data</b>					
Interest income	\$ 650,172	\$ 572,104	\$ 421,934	\$ 313,660	\$ 302,657
Interest expense	162,245	90,724	58,579	40,618	36,060
Net interest income	487,927	481,380	363,355	273,042	266,597
Provision for loan losses	14,900	17,360	9,000	8,000	12,638
Net interest income after provision for loan losses	473,027	464,020	354,355	265,042	253,959
Noninterest income	60,180	66,415	51,819	43,691	44,187
Noninterest expense	277,726	266,601	214,975	153,384	151,624
Income before income tax provision	255,481	263,834	191,199	155,349	146,522
Income tax provision	65,892	124,389	77,452	63,091	57,907
Net income	\$ 189,589	\$ 139,445	\$ 113,747	\$ 92,258	\$ 88,615
<b>Per Common Share Data</b>					
Earnings – basic	\$ 1.44	\$ 1.03	\$ 1.10	\$ 1.16	\$ 1.11
Earnings – diluted	\$ 1.44	\$ 1.03	\$ 1.10	\$ 1.16	\$ 1.11
Book value (period end, excluding warrants)	\$ 15.03	\$ 14.23	\$ 13.72	\$ 11.79	\$ 11.10
Cash dividends declared per common share	\$ 0.54	\$ 0.50	\$ 0.45	\$ 0.42	\$ 0.35
Number of common shares outstanding (period end)	126,639,912	135,511,891	135,240,079	79,566,356	79,503,552
<b>Balance Sheet Data—At Period End</b>					
Assets	\$ 15,305,952	\$ 14,206,717	\$ 13,441,422	\$ 7,912,648	\$ 7,140,330
Securities available for sale	\$ 1,846,265	\$ 1,720,257	\$ 1,556,740	\$ 1,010,556	\$ 792,523
Loans receivable, net of unearned loan fees and discounts (excludes loans held for sale)	\$ 12,098,115	\$ 11,102,575	\$ 10,543,332	\$ 6,248,341	\$ 5,565,192
Deposits	\$ 12,155,656	\$ 10,846,609	\$ 10,642,035	\$ 6,340,976	\$ 5,693,452
Federal Home Loan Bank advances	\$ 821,280	\$ 1,227,593	\$ 754,290	\$ 530,591	\$ 480,975
Subordinated debentures	\$ 101,929	\$ 100,853	\$ 99,808	\$ 42,327	\$ 42,158
Convertible notes, net	\$ 194,543	\$ -	\$ -	\$ -	\$ -
Stockholders' equity	\$ 1,903,211	\$ 1,928,255	\$ 1,855,473	\$ 938,095	\$ 882,773
<b>Average Balance Sheet Data</b>					
Assets	\$ 14,749,166	\$ 13,648,963	\$ 10,342,063	\$ 7,389,530	\$ 6,830,244
Securities available for sale	\$ 1,772,080	\$ 1,679,468	\$ 1,276,068	\$ 871,010	\$ 713,775
Gross loans, including loans held for sale	\$ 11,547,022	\$ 10,642,349	\$ 8,121,897	\$ 5,846,658	\$ 5,355,243
Deposits	\$ 11,628,177	\$ 10,751,886	\$ 8,232,984	\$ 5,879,704	\$ 5,439,920
Stockholders' equity	\$ 1,910,224	\$ 1,907,746	\$ 1,342,954	\$ 912,609	\$ 848,443

Complete financial information is contained in the Company's Form 10-K attached herewith in electronic form and incorporated by reference as part of Hope Bancorp's 2018 Annual Report.

## Selected Financial Data

As of and For the Years Ended December 31,

(dollars in thousands)

	2018	2017	2016	2015	2014
<b>Selected Performance Ratios</b>					
Return on average assets <sup>(1)</sup>	1.29%	1.02%	1.10%	1.25%	1.30%
Return on average stockholders' equity <sup>(2)</sup>	9.92%	7.31%	8.47%	10.11%	10.44%
Average stockholders' equity to average assets	12.95%	13.98%	12.99%	12.35%	12.42%
Dividend payout ratio <sup>(3)</sup>	37.58%	48.54%	40.86%	36.21%	31.53%
Net interest spread <sup>(4)</sup>	3.04%	3.46%	3.49%	3.62%	3.88%
Net interest margin <sup>(5)</sup>	3.53%	3.80%	3.75%	3.88%	4.13%
Yield on interest earning assets <sup>(6)</sup>	4.71%	4.51%	4.36%	4.46%	4.68%
Cost of interest bearing liabilities <sup>(7)</sup>	1.67%	1.05%	0.87%	0.84%	0.80%
Efficiency ratio <sup>(8)</sup>	50.67%	48.67%	51.78%	48.43%	48.79%
<b>Regulatory Capital Ratios</b>					
Hope Bancorp:					
Common Equity Tier 1	11.44%	12.30%	12.10%	12.08%	12.96%
Leverage	10.55%	11.54%	11.49%	11.53%	11.62%
Tier 1 risk-based	12.21%	13.11%	12.92%	12.67%	13.64%
Total risk-based	12.94%	13.82%	13.64%	13.80%	14.80%
Bank of Hope:					
Common Equity Tier 1	13.63%	12.95%	12.75%	12.56%	13.44%
Leverage	11.76%	11.40%	11.33%	11.43%	11.45%
Tier 1 risk-based	13.63%	12.95%	12.75%	12.56%	13.44%
Total risk-based	14.36%	13.66%	13.46%	13.69%	14.61%
<b>Asset Quality Data</b>					
Nonaccrual loans	\$ 53,286	\$ 46,775	\$ 40,074	\$ 40,801	\$ 46,353
Loans 90 days or more past due and still accruing <sup>(9)</sup>	1,529	407	305	375	361
Restructured loans (accruing)	50,410	67,250	48,874	47,984	57,128
Total nonperforming loans	105,225	114,432	89,253	89,160	103,842
Other real estate owned	7,754	10,787	21,990	21,035	21,938
Total nonperforming assets	\$ 112,979	\$ 125,219	\$ 111,243	\$ 110,195	\$ 125,780
<b>Asset Quality Ratios</b>					
Nonaccrual loans to loans receivable	0.44%	0.42%	0.38%	0.65%	0.83%
Nonperforming loans to loans receivable	0.87%	1.03%	0.85%	1.43%	1.87%
Nonperforming assets to total assets	0.74%	0.88%	0.83%	1.39%	1.76%
Non-performing assets to loans receivable and OREO	0.93%	1.13%	1.05%	1.76%	2.25%
Allowance for loan losses to loans receivable	0.77%	0.76%	0.75%	1.22%	1.22%
Allowance for loan losses to nonaccrual loans	173.70%	180.74%	197.99%	187.27%	146.18%
Allowance for loan losses to nonperforming loans	87.96%	73.88%	88.90%	85.70%	65.25%
Allowance for loan losses to nonperforming assets	81.92%	67.51%	71.32%	69.34%	53.87%
Net charge-offs (recoveries) to average gross loans	0.06%	0.11%	0.07%	(0.01)%	0.23%

(1) Net income divided by the average assets

(2) Net income divided by the average stockholders' equity

(3) Dividends per share divided by earnings per share

(4) Difference between the average yield earned on interest earning assets and the average rate paid on interest bearing liabilities

(5) Net interest income expressed as a percentage of average interest earning assets

(6) Interest income divided by the average interest earning assets

(7) Interest expense divided by the average interest bearing liabilities

(8) Noninterest expense divided by the sum of net interest income plus noninterest income

(9) Excludes acquired credit impaired loans totaling \$14.1 million, \$18.1 million, \$19.6 million, \$12.2 million and \$30.4 million as of December 31, 2018, 2017, 2016, 2015, and 2014, respectively





Left to right:

- **Kyu S. Kim**  
Senior Executive Vice President & Eastern Regional President
- **Peter Koh**  
Executive Vice President & Chief Credit Officer
- **Kevin S. Kim**  
President & Chief Executive Officer
- **Alex Ko**  
Executive Vice President & Chief Financial Officer
- **David P. Malone**  
Senior Executive Vice President & Chief Operating Officer

## Our Commitment: To improve the value of our service as **BANKERS**.

Our Mission is to be the first choice partner for our target corporate, middle market and small businesses by providing a comprehensive set of business products and services, while being the premier bank for the target consumers in the communities we serve nationwide.

It takes a good team of people to deliver on sound strategies, and Bank of Hope has assembled the deepest bench of bankers in our community with significantly broader depth of experience and specialized skill sets. Together with our increased scale and lending limits, strong capital position and greater resources, Bank of Hope is proving to be a formidable

platform for our customers to partner with to reach their financial goals.

The value of our service as the banker of choice is underscored by the higher levels of originations in 2018. For the full year, Bank of Hope funded a record \$3.01 billion in new loans to support the growth of its customers, representing a 16% increase over 2017 production volumes. This production contributed to a more diversified mix of loans at year-end and was achieved through new business wins from both the mainstream and core customer base, as well as new relationships with higher profile, middle market businesses.

## Our Commitment: To provide comprehensive financial solutions as **EXPERTS**.

Beyond our initial core strengths in international trade finance, SBA and commercial real estate lending, Bank of Hope has become a diversified financial institution with a comprehensive offering of products and services in commercial lending, asset-based lending, residential mortgages, treasury management services, credit cards, equipment lease financing, foreign currency and wealth management.

Products and services alone, however, are not sufficient to build a strong financial institution. With our specialized knowledge of industry trends and a strong pulse on the competitive environment in our core communities, our bankers have the expertise and are well equipped to provide the appropriate value-added products and services based on our customer's specific needs and risk profile.

## 12<sup>th</sup> Largest SBA Lender in the Nation

As a testament to our expertise, Bank of Hope has long been established as one of the top SBA lenders in the nation over the last 20 years. The strong performance of this business unit resulted in Bank of Hope being ranked 12<sup>th</sup> in the nation in terms of lending volume for the SBA's 2018 fiscal year. Moreover, 2018 commercial lending volumes



increased 42% year-over-year, and residential mortgage originations increased 67% over 2017, underscoring the enhanced platforms and expertise in these two areas of our business.

With a superior competitive position, marked by unrivaled leadership and expertise among our niche peers and unparalleled opportunity to cross-sell a comprehensive offering of products and services, Bank of Hope has a tremendous opportunity to establish deeper and stronger relationships with our existing customer base. Coupled with our greater stature in the banking community, Bank of Hope is also well positioned to expand into newer markets and provide banking services to a broader and larger customer base, contributing to the ongoing diversification of our loan and deposit portfolios.



## Our Commitment: To be good **NEIGHBORS** that foster growth for our customers and communities.

As a community-based bank, Bank of Hope is committed to being a model corporate citizen and supporting its communities through various forms of investments and contributions.

Since the establishment of the Hope Scholarship Foundation in 2001, Bank of Hope has supported the youth in its communities through \$2.0 million in contributions to the Hope Scholarship Foundation. In partnership with the Asian & Pacific Island American Scholarship Fund (APIASF), scholarships were awarded to 52 students in 2018. The students were selected based on their demonstration of strong academic performance, leadership capabilities and a need for financial assistance as they were preparing to enroll in the 2018-2019 academic year of college. A widely praised annual event, the program has been one of the most fulfilling ways that we have been able to give back to our customers and the greater communities which the Bank serves.

For the third consecutive year, Bank of Hope served as title sponsor to the LPGA Founders Cup. As one of the leading Asian-American banks in the United States, Bank of Hope shares many similarities and values with the LPGA, and



especially the Founders Cup tournament, which honors the 13 visionary women who saw a need and established the LPGA in 1950. Like the LPGA, Bank of Hope was founded by visionaries to serve the financial needs of a growing immigrant population, and today it is the representative bank of the Korean-American community. We are especially proud of the fact that the Founders Cup tournament proceeds are donated to support the LPGA-USGA Girls Golf program.



Bank of Hope also continued to partner with United Way of Greater Los Angeles to support their community work focused on education, housing, health and financial stability for our most vulnerable neighbors, including students, low-income families, veterans and the homeless. Through an annual United Way Workplace Giving Campaign, our employees have the opportunity to make a direct impact in the communities in which they work and live. Employee pledges in 2018 totaled approximately \$40,000, and underscoring Bank of Hope's commitment to the community, a 100% corporate match was provided for every employee donation.

Through various community reinvestment activities throughout the year, including the Volunteer Income Tax Assistance (VITA) program and Junior Achievement events, among others, our employees served nearly 1,200 CRA-qualified hours in 2018, which represented a 25% increase above the prior year and exemplified Bank of Hope's commitment to supporting its communities.

These activities exemplify Bank of Hope's core values, which we believe are particularly important in building and sustaining a strong culture of high performance and collaboration. And the acronym – IT FITS – was developed to reinforce the communication of these values.

### CORE VALUES

IT FITS®

#### I Integrity

Maintaining the highest standards of honesty and ethical behavior in our day-to-day interactions with others

#### T Transparency

Being open and forthright in all of our business practices and communications

#### F Fairness

Acting without bias in all of our business decisions

#### I Initiative

Willingness to independently take action to resolve a problem, complete a task, or develop an innovative response to a business challenge

#### T Teamwork

Working with our colleagues to achieve our common goals, recognizing that as a team we can achieve far more than any of us can as individuals

#### S Satisfaction

Deliver high levels of satisfaction to our key stakeholders (customers, shareholders, employees, community) by meeting and exceeding their expectations

\* IT FITS is a registered trademark of Bank of Hope

## Corporate Social Responsibility Highlights



**1 OUT OF 2**

1 out of 2 Bank of Hope branches located in low-to-moderate income areas



**1200 HOURS**

Nearly 1200 hours of CRA-reportable volunteer hours in 2018



**\$3.0 BILLION**

\$3.0 billion of loans funded in 2018



**\$500 MILLION**

\$500 million of CRA-reportable small business lending in 2018



**\$10 MILLION**

\$10 million of donations and sponsorships over last 10 years



**\$2.0 MILLION**

\$2.0 million of contributions to the Hope Scholarship Foundation since 2001





**Scott Yoon-Suk Whang**

Chairman of the Board  
Founder and Chief Executive Officer  
Orange Circle Studios



**Kevin S. Kim**

President & Chief Executive Officer  
Hope Bancorp, Inc. and Bank of Hope



**Steven S. Koh**

Honorary Chairman  
Chairman  
Pacific Steel Corporation



**Chung Hyun Lee**

Former President  
NuArt International, Inc.



**Jin Chul Jung**

Chairman & President  
Royal Imex, Inc.



**Donald D. Byun**

Former President  
Jay Dee, Inc.



**John R. Taylor**

Former Senior Audit Partner  
KPMG LLP



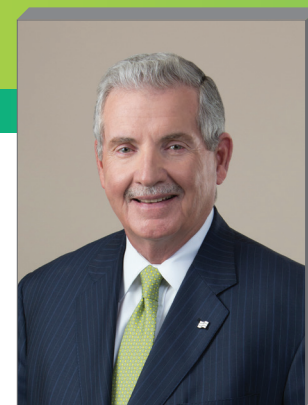
**Steven J. Didion**

General Partner and Portfolio  
Manager  
JCSD Partners, LP



**Daisy Y. Ha**

Attorney



**David P. Malone**

Executive Vice President & Chief  
Operating Officer  
Bank of Hope



**Dale S. Zuehls, PhD**

Principal  
Zuehls, Legaspi & Company



**William J. Lewis**

Former Executive Vice President &  
Chief Credit Officer  
East West Bank



**Jinho Doo**

Chief Executive Officer  
Key Capital Management, LLC



**James D. Hwang**

Former Chief Executive Officer  
Cal Net Tech

## Board of Directors

### Hope Bancorp, Inc. and Bank of Hope

Hope Bancorp's executive management team is supported by a distinguished group of leaders and corporate professionals from various market sectors and industry groups. The expertise of our Directors includes accounting, auditing and financial reporting, commercial banking, investment banking, investment management, legal, corporate management, strategic planning, business acquisitions, marketing, international operations, technology, retail and small to middle-market business operations.



- Southern California**  
Branches
- Koreatown**
- City Center**  
3435 Wilshire Blvd, Suite 150  
Los Angeles, CA 90010  
T (213) 427-2222
- Olympic-Hoover**  
2222 W Olympic Blvd  
Los Angeles, CA 90006  
T (213) 386-2222
- Olympic-Vermont**  
2727 W Olympic Blvd, Suite 104  
Los Angeles, CA 90006  
T (213) 235-3100
- Olympic-Western**  
3267 W Olympic Blvd  
Los Angeles, CA 90006  
T (213) 388-2222
- Western-Beverly**  
253 N Western Ave  
Los Angeles, CA 90004  
T (213) 381-2222
- Western-9th**  
841 S Western Ave  
Los Angeles, CA 90015  
T (213) 387-7070
- Wilshire**  
3200 Wilshire Blvd  
Los Angeles, CA 90010  
T (213) 427-1000
- Wilshire-Harvard**  
3600 Wilshire Blvd, Suite 100-A  
Los Angeles, CA 90010  
T (213) 351-5980
- Wilshire-Manhattan**  
3832 Wilshire Blvd  
Los Angeles, CA 90010  
T (213) 427-7711
- Downtown LA**
- Broadway**  
1205 S Broadway  
Los Angeles, CA 90015  
T (213) 746-2222
- Fashion Town**  
1300 S San Pedro St #200  
Los Angeles, CA 90015  
T (213) 746-3200
- Maple**  
401 E 11th St #211  
Los Angeles, CA 90015  
T (213) 763-1800
- San Pedro Mart**  
1100 S San Pedro St, Unit L21  
Los Angeles, CA 90015  
T (213) 745-5550

- Wall<sup>1</sup>**  
1122 S Wall St  
Los Angeles, CA 90015  
T (213) 763-1122
- Huntington Park**
- Huntington Park**  
6350 Pacific Blvd  
Huntington Park, CA 90255  
T (323) 584-5950
- South Bay**
- Gardena**  
1655 W Redondo Beach Blvd  
Gardena, CA 90247  
T (310) 327-2222
- Torrance**  
2424 Sepulveda Blvd, Suite A  
Torrance, CA 90501  
T (310) 328-5555
- Fullerton/Cerritos**
- Cerritos**  
17500 Carmenita Rd  
Cerritos, CA 90703  
T (562) 926-2520
- Fullerton**  
5300 Beach Blvd, Unit 101  
Buena Park, CA 90621  
T (714) 690-1400
- Fullerton-Beach**  
5307 Beach Blvd  
Buena Park, CA 90621  
T (714) 994-5000
- La Palma**  
4875 La Palma Ave  
La Palma, CA 90623  
T (562) 468-0900
- Garden Grove/Irvine**
- Garden Grove**  
9580 Garden Grove Blvd Suite 100  
Garden Grove, CA 92844  
T (714) 891-2222
- Irvine-Culver**  
14429 Culver Dr  
Irvine, CA 92604  
T (949) 777-3777
- Rowland Heights/  
Diamond Bar/Inland Empire**
- Diamond Bar**  
2809 S Diamond Bar Blvd  
Diamond Bar, CA 91765  
T (909) 718-2000
- Inland**  
1040 S Mt. Vernon Ave, Suite A  
Colton, CA 92324  
T (909) 370-2222
- Rowland Heights-Colima**  
10911 Colima Rd  
Walnut, CA 91789  
T (909) 979-8020

- Rowland Heights-Nogales**  
1709 S Nogales St, Suite 100  
Rowland Heights, CA 91748  
T (626) 581-4020
- Valley**
- La Crescenta**  
3231 Foothill Blvd, Suite 205  
La Crescenta, CA 91214  
T (818) 551-0700
- North Northridge**  
10147 Reseda Blvd  
Northridge, CA 91324  
T (818) 534-3333
- South Northridge**  
8401 Reseda Blvd  
Northridge, CA 91324  
T (818) 773-6133
- San Diego**
- San Diego**  
4428 Convoy St, Suite #A-200  
San Diego, CA 92111  
T (858) 874-3333
- Commercial Loan Centers**
- Los Angeles Regional Office**  
3731 Wilshire Blvd, 3rd Floor  
Los Angeles, CA 90010  
T (213) 639-1700
- Buena Park Office**  
5254 Beach Blvd  
Buena Park, CA 90621  
T (562) 345-3102
- Broadway Office**  
1205 S Broadway  
Los Angeles, CA 90015  
T (213) 763-7899
- Gardena Office**  
1655 W Redondo Beach Blvd  
Gardena, CA 90247  
T (310) 327-2222
- Olympic-Hoover Office**  
2222 W Olympic Blvd, 2nd Floor  
Los Angeles, CA 90006  
T (213) 386-2222
- Olympic-Vermont Office**  
2727 W Olympic Blvd, Suite 104  
Los Angeles, CA 90006  
T (213) 235-3100
- Wilshire Office**  
3200 Wilshire Blvd  
Los Angeles, CA 90010  
T (213) 365-3303
- Premier Banking Group**
- Olympic-Western Office**  
3267 W Olympic Blvd, 2nd Floor  
Los Angeles, CA 90006  
T (213) 235-3113

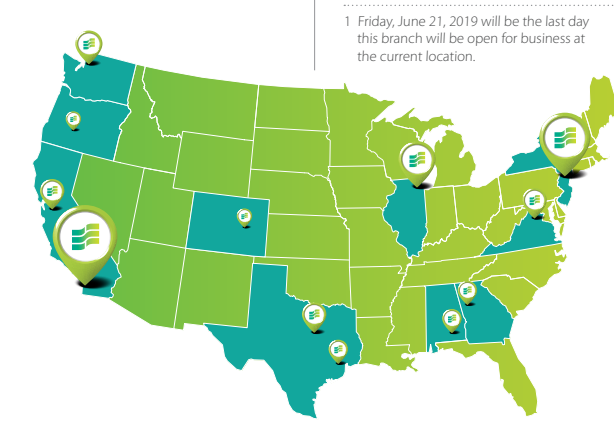
- SBA Department**
- 3200 Wilshire Blvd, 7th Floor  
Los Angeles, CA 90010  
T (877) 627-2722
- Mortgage Banking Division**
- 3200 Wilshire Blvd, 4th Floor  
Los Angeles, CA 90010  
T (866) 972-2265
- Gardena/Torrance LPO**  
1655 W Redondo Beach Blvd  
Gardena, CA 90247  
T (310) 327-2222
- Newport Beach LPO**  
24 Corporate Plaza, Suite 180  
Newport Beach, CA 92660  
T (949) 999-7900
- South Bay LPO**  
2447 Pacific Coast Hwy, Suite 101  
Hermosa Beach, CA 90254  
T (866) 972-2265
- Syndicated Lending Group**
- 3200 Wilshire Blvd, 10th Floor  
Los Angeles, CA 90010  
T (213) 427-6321
- Credit Card Department**
- 3200 Wilshire Blvd, 14th Floor  
Los Angeles, CA 90010  
T (213) 355-2850
- Commercial Equipment Lease  
Financing Department**
- 3731 Wilshire Blvd, 3rd Floor  
Los Angeles, CA 90010  
T (213) 805-8230
- Investment Services**
- Olympic-Western Office**  
3267 W Olympic Blvd  
Los Angeles, CA 90006  
T (213) 201-3600
- Northern California  
Branches**
- Oakland**  
1939 Harrison St, Suite 110  
Oakland, CA 94612  
T (510) 302-0505
- Silicon Valley**  
1102 E El Camino Real  
Sunnyvale, CA 94087  
T (408) 557-2000
- Commercial Loan Centers**
- NCA Region Loan Center**  
47102 Mission Falls Ct, Suite 100  
Fremont, CA 94539  
T (510) 550-8000

- Washington  
Branches**
- Federal Way**  
31827-B Pacific Hwy S  
Federal Way, WA 98003  
T (253) 941-9200
- Lynnwood**  
17410 Hwy 99, Suite 120  
Lynnwood, WA 98037  
T (425) 743-7777
- Lynnwood Market**  
3301 184th St SW, Suite 125  
Lynnwood, WA 98037  
T (425) 776-5111
- Tacoma**  
8608 S Tacoma Way  
Lakewood, WA 98499  
T (253) 984-7900
- Commercial Loan Centers**
- PNW Region Loan Center**  
3500 188th St SW, Suite 234  
Lynnwood, WA 98037  
T (425) 921-1261
- Texas  
Branches**
- Dallas**  
2237 Royal Ln  
Dallas, TX 75229  
T (972) 919-9999
- Fort Worth**  
7553 Boulevard 26  
North Richland Hills, TX 76180  
T (817) 514-4600
- Houston**  
10000 Harwin Dr  
Houston, TX 77036  
T (713) 774-0411
- Houston-Spring**  
13890 Blalock Rd  
Houston, TX 77055  
T (281) 407-3355
- Commercial Loan Centers**
- South Central Region Loan  
Center**  
2237 Royal Ln  
Dallas, TX 75229  
T (972) 919-9999
- Illinois  
Branches**
- Arlington Heights**  
83 West Golf Rd  
Arlington Heights, IL 60005  
T (847) 398-7700
- Glenview**  
1645 N Milwaukee Ave  
Glenview, IL 60025  
T (855) 329-2226

- Niles**  
8504-A W Golf Rd  
Niles, IL 60714  
T (847) 965-7373
- Niles Market**  
801 Civic Center Dr, Suite 155  
Niles, IL 60714  
T (847) 965-2402
- Skokie**  
5526 Touhy Ave  
Skokie, IL 60077  
T (773) 736-1300
- Commercial Loan Centers**
- MW Region Loan Center**  
8504-A W Golf Rd  
Niles, IL 60714  
T (847) 965-7373
- New York  
Branches**
- Bayside**  
209-07 Northern Blvd  
Bayside, NY 11361  
T (718) 428-1606
- Flushing-150th**  
150-24 Northern Blvd, Suite G4  
Flushing, NY 11354  
T (347) 625-2800
- Flushing-Crocheron**  
162-05 Crocheron Ave  
Flushing, NY 11358  
T (718) 888-0020
- Flushing-Union**  
138-02 Northern Blvd  
Flushing, NY 11354  
T (718) 886-6611
- Great Neck**  
485 Great Neck Rd  
Great Neck, NY 11021  
T (516) 466-4160
- Manhattan**  
16 W 32nd St  
New York, NY 10001  
T (212) 279-2790
- Woodside**  
50-15 Roosevelt Ave  
Woodside, NY 11377  
T (718) 335-2000
- Commercial Loan Centers**
- Regional Headquarters,  
Eastern Region**  
16 W 32nd St  
New York, NY 10001  
T (212) 279-2790
- Eastern Region Loan Center-  
Manhattan**  
308 Fifth Ave  
New York, NY 10001  
T (212) 279-2790

- Premier Commercial Banking  
Division**
- Manhattan Office**  
16 W 32nd St  
New York, NY 10001  
T (212) 279-2790
- New Jersey  
Branches**
- Edison<sup>1</sup>**  
1757 Lincoln Hwy  
Edison, NJ 08817  
T (732) 839-0640
- Fort Lee**  
172 Main St  
Fort Lee, NJ 07024  
T (201) 585-7707
- Palisades Park**  
303 Broad Ave  
Palisades Park, NJ 07650  
T (201) 582-1100
- Commercial Loan Centers**
- Eastern Region Loan Center-  
New Jersey**  
211 Broad Ave  
Palisades Park, NJ 07650  
T (201) 720-3900
- Virginia  
Branches**
- Annandale**  
7410 Little River Tpke  
Annandale, VA 22003  
T (203) 354-4310
- Centreville**  
13890 Braddock Rd  
Centreville, VA 20121  
T (571) 321-6272
- Alabama  
Branches**
- Montgomery**  
1605 Eastern Blvd  
Montgomery, AL 36117  
T (334) 277-4118

- SBA Loan Production Offices**
- Annandale LPO**  
7535 Little River Tpke Suite 120-A  
Annandale, VA 22003  
T (877) 627-2722
- Atlanta LPO**  
3575 Koger Blvd, #380  
Duluth, GA 30096  
T (678) 380-0774
- Dallas LPO**  
2727 Lyndon B Johnson Fwy Suite 110  
Dallas, TX 75234  
T (469) 522-4955
- Denver LPO**  
2851 S Parker Rd, Suite 1120  
Aurora, CO 80014  
T (720) 535-5060
- Houston LPO**  
10000 Harwin Dr  
Houston, TX 77036  
T (281) 407-3353
- New York LPO**  
162-05 Crocheron Ave  
Flushing, NY 11358  
T (718) 412-9055
- Northern California LPO**  
1939 Harrison St, Suite 190  
Oakland, CA 94612  
T (510) 899-6803
- Portland LPO**  
111 SW 5th Ave, Suite 3160  
Portland, OR 97204  
T (503) 360-9193
- Seattle LPO**  
400 112th Ave NE, Suite 150  
Bellevue, WA 98004  
T (425) 921-1098
- Korea**
- Seoul Representative Office**  
20F Glass Tower  
534 Teheran-ro  
Gangnam-gu, Seoul, Korea 06181  
T +82 (2) 3439-9120



<sup>1</sup> Friday, June 21, 2019 will be the last day this branch will be open for business at the current location.



## Hope Bancorp, Inc. and Bank of Hope Board of Directors

**Scott Yoon-Suk Whang**  
Chairman of the Board  
Founder and Chief Executive Officer  
Orange Circle Studios

**Kevin S. Kim**  
President & Chief Executive Officer  
Hope Bancorp, Inc. and Bank of Hope

**Steven S. Koh**  
Honorary Chairman  
Chairman  
Pacific Steel Corporation

**Donald D. Byun**  
Former President  
Jay Dee, Inc.

**Steven J. Didion**  
General Partner and Portfolio Manager  
JCSD Partners, LP

**Jinho Doo**  
Chief Executive Officer  
Key Capital Management, LLC

**Daisy Y. Ha**  
Attorney

**James U. Hwang**  
Former Chief Executive Officer  
Cal Net Technology Group

**Jin Chul Jung**  
Chairman & President  
Royal Imex, Inc.

**Chung Hyun Lee**  
Former President  
NuArt International, Inc.

**David P. Malone**  
Senior Executive Vice President &  
Chief Operating Officer  
Bank of Hope

**William J. Lewis**  
Former Executive Vice President &  
Chief Credit Officer  
East West Bank

**John R. Taylor**  
Former Senior Audit Partner  
KPMG LLP

**Dale S. Zuehls, PhD**  
Principal  
Zuehls, Legaspi & Company

## Executive Officers

**Kevin S. Kim**  
President & Chief Executive Officer  
Hope Bancorp, Inc. and Bank of Hope

**David P. Malone**  
Senior Executive Vice President,  
Chief Operating Officer  
Bank of Hope

**Kyu S. Kim**  
Senior Executive Vice President,  
Eastern Regional President  
Bank of Hope

**Alex Ko**  
Executive Vice President,  
Chief Financial Officer  
Hope Bancorp, Inc. and Bank of Hope

**Peter Koh**  
Executive Vice President,  
Chief Credit Officer  
Bank of Hope

**Karen Craigmile**  
Executive Vice President,  
Chief Internal Auditor  
Bank of Hope

**Daniel H. Kim**  
Executive Vice President,  
Chief Strategy Officer  
Bank of Hope

**David W. Kim**  
Executive Vice President,  
Chief Retail Banking Officer  
Bank of Hope

**Jason K. Kim**  
Executive Vice President,  
Chief Commercial Banking Officer  
Bank of Hope

**Young K. Lee**  
Executive Vice President,  
Chief Human Resource Officer  
Bank of Hope

**Janette Mah**  
Executive Vice President,  
Chief Mortgage Banking Officer  
Bank of Hope

**Richard Marshall**  
Executive Vice President,  
Credit Administration  
Bank of Hope

**Lisa K. Pai**  
Executive Vice President, General Counsel  
Hope Bancorp, Inc. and Bank of Hope

**David Song**  
Executive Vice President,  
Chief Business Banking Officer  
Bank of Hope

**Thomas Stenger**  
Executive Vice President, Chief Risk Officer  
Bank of Hope

**Hung Van**  
Executive Vice President,  
Chief Information Officer  
Bank of Hope

## Independent Auditors

Crowe LLP  
Los Angeles, California

## SEC Counsel

Sheppard, Mullin, Richter & Hampton LLP  
Los Angeles, California

## Transfer Agent and Registrar

If you have questions about stock certificates, or if you need to transfer shares or change the name in which they are registered, please contact:

Computershare Trust Company, N.A.  
250 Royall St  
Canton, MA 02021  
T (877) 272-7494  
www.computershare.com/investor

## Securities Listing

Hope Bancorp, Inc.'s common stock is traded on the NASDAQ Global Select Market under the symbol HOPE.

## Investor Relations

Angie Yang  
Senior Vice President, Director of Investor Relations & Corporate Communications  
T (213) 251-2219  
angie.yang@bankofhope.com

## Offer of 10-K Report

Shareholders may obtain without charge copies of Hope Bancorp's 2018 Annual Report to the Securities and Exchange Commission on Form 10-K by sending a request to investor@bankofhope.com.

## Annual Meeting of Shareholders

The Annual Meeting of Stockholders will be held at 10:30 a.m. Pacific Time on Thursday, May 23, 2019, at the Oxford Palace Hotel, 745 South Oxford Avenue, Los Angeles, California 90005.

## Corporate Headquarters

3200 Wilshire Blvd, 14<sup>th</sup> Floor  
Los Angeles, CA 90010  
T (213) 639-1700



## Hope Bancorp, Inc.

(NASDAQ: HOPE)

### HOPE 2018 Form 10-K

To request printed copies of the Company's 2018 Form 10-K, please send an email to investor@bankofhope.com.





3200 Wilshire Blvd, Suite 1400, Los Angeles, CA 90010 T (213) 639-1700

