

ANNUAL  
REPORT | 2020



**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 \$17.1 billion in total assets as of December 31, 2020, 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 Headquarters



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.





### Welcome to Bank of Hope!

Bank of Hope has been providing financial services to the Korean American community for 40 years and is today one of the leading Asian American banks in the United States.

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

### Dear Valued Stockholders, Customers and Employees:

**2020** was a special year for Bank of Hope as we celebrated the 40th anniversary of our establishment. Bank of Hope has been providing financial services to the Korean American community for 40 years and is today one of the leading Asian-American banks in the United States.

A look at the history of how we came to be, the culture of the

degrees and held professional jobs before moving to the U.S., language barriers prevented many from finding jobs commensurate with their education and work experience. As a result, a typical newly arrived family in the 1970s would start a small business after a few years of work as a low-skilled laborer. Koreans have shown a strong tradition of entrepreneurship, and their tendency to enter into business has been one of the highest among all ethnic groups as evidenced by numerous surveys that confirm that about one-third of Korean immigrant households engage in a

## 1980 Since

### The beginnings of Korean American banking



communities that we serve and the business environment that we have operated in provides a better understanding of our Company as we stand today.

Following the passage of the 1965 Immigration and Naturalization Act, which allowed family and employment immigration, the annual number of Korean immigrants steadily increased, and the Korean diaspora community became the largest group of immigrants to move to America from 1976 to 1990. Los Angeles received the biggest wave of Korean immigrants during this period, followed by New York and Chicago.

While a majority of Korean immigrants earned college

self-owned business.

With an increasing number of Korean American-owned small businesses in the commercial district of downtown Los Angeles, a need for financial services for this emerging immigrant community arose, and therein lies where our roots were sown.

In **1980**, Wilshire Bank, the first of the three root banks of Bank of Hope, was founded by, among others, a number of Korean Americans with a focus on serving the financial needs of a sprawling Koreatown. Center Bank was established in 1986 and Nara Bank in 1988 by founders comprised entirely of successful Korean American entrepreneurs and professionals.



### A time of rapid growth and expansion beyond Southern California

As community banks focused on serving the needs of their core customer base, the root banks initially specialized in small business lending and international trade finance and beginning in the 1990s became active SBA lenders. As more of the core business customer base achieved financial wealth and began purchasing the commercial properties in which they operated their businesses, the

from the mid-1990s through the mid-2000s, the root banks grew at a rapid pace and began expanding their presence beyond Southern California to other geographic markets with large populations of Korean American-owned businesses. The root banks also began listing on NASDAQ beginning in 1998 and garnered broad attention by the investment community for their high growth and profitability.

Given the strong financial performance and accomplishments achieved by the root banks, as well as the public stature

Having successfully emerged from the financial crisis in 2010, Center Bank and Nara Bank agreed to merge to form a larger bank with a stronger capital base and a greater ability to absorb the higher costs associated with increased regulatory burdens following the Great Recession. The first merger of equals between Center and Nara was completed on November 30, 2011.



presence in Seattle and Chicago with the acquisitions of Pacific International Bank and Foster Bank, respectively. Moreover, the Bank began diversifying its product offering with the launch of equipment lease financing, the only Korean American bank-issued credit card, wealth management and residential mortgage.

During this same time frame, Wilshire Bank expanded into the Southeast with branch openings in Alabama and Georgia and strengthened its presence in New York and Los Angeles with

## 1990<sup>to</sup>—mid 2000s

### Rapid growth and expansion



banks also became active in commercial real estate lending. In the early 1990s, the U.S. economy was already in recession following the S&L Crisis in 1989. To top it all, the Korean American community was horrified as over 2,200 Korean-owned businesses were looted, completely destroyed, or damaged during the Los Angeles riots of 1992, with estimated damages of \$400 million. But the community came together and with the support of Korean American banks, Koreatown proved resilient and rose from the ashes of the LA riots. During a time of strong economic growth, steady job creation, low inflation and rising productivity in the U.S.

gained by their founding directors, Korean American de-novo banks began to proliferate in Los Angeles and across other parts of the country beginning in 2001. However, the U.S. economy was hit with the subprime mortgage crisis in 2007, triggered by a large decline in home prices after the collapse of a housing bubble, leading to mortgage delinquencies, foreclosures, and the devaluation of housing-related securities. This led to the Great Recession, and unprecedented fiscal, monetary, and regulatory policy was unleashed by federal authorities. The collapse in commercial real estate market valuations severely impacted liquidity and capital positions, and U.S. bank failures ballooned in 2009 and 2010.

## 2011

### Transformational mergers of equals

## 2016



This created BBCN Bank and transformed the Korean American banking landscape as the first friendly merger that was not a result of regulatory pressure. The merger was completed at a time when many banks were still struggling with capital deficiencies and continuing to pull back on lending. This enabled the Bank to better navigate the challenging economic and interest rate environment, and to ultimately gain market share and grow the franchise as economic conditions improved. The combination also created a broader national platform as the dominant Korean American bank in Southern California and New York, and the Bank expanded its

the acquisitions of BankAsiana and Saehan Bank, respectively. On July 29, 2016, the second merger of equals was completed between BBCN Bank and Wilshire Bank, creating Bank of Hope with total assets in excess of \$13 billion. This merger combined the top two commercial lenders in the Korean American banking space and created for the first time a super regional Korean American bank with the only true nationwide platform providing full banking services in all of the top major geographic markets with sizeable Asian American communities in the U.S. The combination created



**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.**

an unrivaled organization that represented greater than 50% of total assets, loans and deposits of all Korean American banks in the country.

As Bank of Hope, we 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.

important racial justice movement, widespread social unrest, and a bitter political environment. Difficult times, however, often inspire adaptation and even growth. As an organization, we came together with hope in our pandemic response and immediately recognized the essential, supportive role our Bank plays for our customers and communities in times of need. Despite the extraordinarily challenging business environment, we persevered and delivered another year of consistent

bear fruit. We originated a well-balanced mix of loans that resulted in a significant year-over-year improvement in the composition of our loan portfolio with commercial loans increasing to 30% of total loans at year-end 2020 from 22% a year earlier, and commercial real estate loans decreasing to 65% from 71%, over the same time period.

Thanks in part to our growing base of middle-market customers, deposits increased 14% year-over-year to \$14.33 billion at December 31, 2020 from \$12.53 billion at year-end 2019. More importantly, our deposit composition

to 1.72% for 2020 from 1.86% for 2019, and our efficiency ratio improved to 54.45% for 2020 from 54.74% for 2019.

Asset quality remained relatively healthy notwithstanding the impact of the pandemic on the business community. Nonperforming assets represented 0.84% of total assets at December 31, 2020, versus 0.78% a year earlier. Our loss experience continued to be very low with net charge offs of 7 basis points of average loans in 2020, compared with 4 basis points in 2019.

The implementation of the Current Expected Credit Losses

2020 The only super regional Korean American bank

Bankers | Experts | Neighbors



And as a regional bank, we have been making significant investments in our organization that initially were necessary as we passed the \$10 billion threshold for financial institutions. But we also have been making investments beyond the initial requirements in our infrastructure, in our processes and workflow, and in our people and capabilities to support the longer-term growth of our franchise. As a result, we became stronger and sounder year-after-year.

Along comes **2020**, a year, unlike any other in our history, engulfed by a global COVID-19 pandemic that led to unprecedented government actions, as well as the

execution of our strategic priorities.

Although the business environment was extremely challenged with the pandemic shutdowns, our continued success in banking middle-market commercial borrowers and active participation in the SBA Paycheck Protection Program contributed to new loan originations of \$3.08 billion in 2020, a significant increase over \$2.49 billion in the prior year. Loans receivable at year-end 2020 totaled \$13.56 billion, increasing 10% over \$12.18 billion at December 31, 2019. We are pleased that our corporate transformation plan designed to enhance the diversification of our revenue streams has begun to

improved dramatically with noninterest bearing deposits increasing to 34% of total deposits at year-end 2020 from 25% the prior year. This favorable shift in our deposit base to lower-costing core deposits contributed to a considerable reduction in our total cost of deposits to 81 basis points for 2020 from 158 basis points for 2019.

We are also pleased that while total assets at December 31, 2020 increased 9% year-over-year to \$17.11 billion from \$15.67 billion at year-end 2019, this growth was achieved with minimal increase in our noninterest expenses. As a percent of average assets, noninterest expense decreased

methodology effective January 1, 2020 and the additional increase in reserves in light of the pandemic's impact on certain business sectors resulted in our provision for credit losses totaling \$95.0 million for 2020, compared with \$7.3 million in 2019 under the former Incurred Loss methodology.

This had a material but expected impact on our profitability, and net income totaled \$111.5 million in 2020, compared with \$171.0 million in 2019. Our return on average assets for 2020 was 0.68%, compared with 1.12% in 2019, and our return on average stockholders' equity was 5.49% for 2020, versus 8.63% for 2019.



At year-end 2020, the Company continued to maintain robust capital levels with total risk-based capital at 12.87%, leverage ratio at 10.22%, and common equity tier 1 capital at 10.94%. Underscoring the confidence of our board and management, we maintained an attractive quarterly dividend at \$0.14 per share throughout the pandemic in 2020.

Our solid financial performance in 2020 affirmed Bank of Hope's position as one of the leading Asian American banks in the country. We have a robust capital position to support future growth, ample liquidity and a diversified

Without a doubt, 2020 required more of our employees than ever, whether they were frontline staff servicing



the essential banking needs of our customers or our back-office staff, many of whom were challenged to maintain high productivity levels while working remotely. On behalf of the entire Board of Directors, we express our deepest appreciation to our employees for their dedication and commitment in these most challenging times.

## Current & Future 2020 Strengthened foundation for enhanced financial performance in the years ahead



deposit and loan portfolio. Together with our board and management's commitment to operational efficiencies while continuing to invest in our organization, we believe we have strengthened the foundation for enhanced financial performance in the years ahead.

As we accept the realities of 2020 and look forward into 2021, we acknowledge that the pandemic will continue to impact us in many ways, and a full economic recovery will certainly take longer than 2021. We are committed to moving forward with necessary adjustments prompted by these realities, including an acceleration of investments in our digital capabilities, so that we can be better prepared for a greater tomorrow post-COVID-19.

We also thank our customers for their loyal patronage, our regulators for their collaborative guidance and our stockholders for their ongoing support.

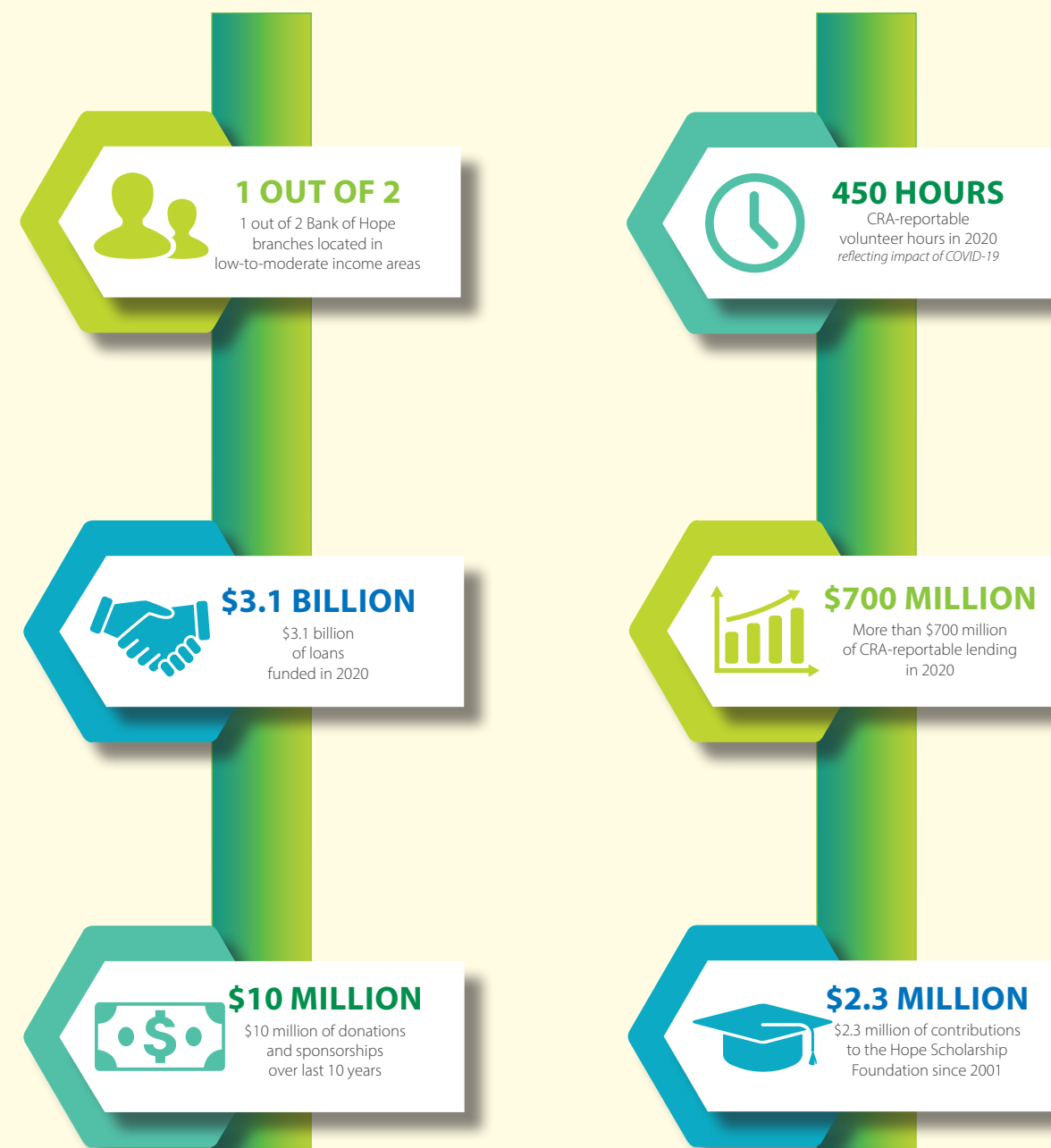
As a result of the extraordinary challenges that we successfully endured during this unprecedented period, I have greater conviction that we are a stronger franchise today than ever before and more confidence in our ability to deliver enhanced value to all the stakeholders of Bank of Hope.

Sincerely,

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

## Corporate Social Responsibility Highlights

Bank of Hope was founded by members of the community 40 years ago to serve the growing financial needs of an emerging immigrant population. Our commitment to foster growth in the communities in which we live and work is deeply rooted in our corporate philosophy. In addition to financing economic growth, we have a long history of supporting our communities through various forms of investments, charitable donations and volunteerism.





## Selected Financial Data

As of and For the Years Ended December 31,

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

	2020	2019	2018	2017	2016
<b>Income Statement Data</b>					
Interest income	\$ 598,878	\$ 684,786	\$ 650,172	\$ 572,104	\$ 421,934
Interest expense	131,380	218,191	162,245	90,724	58,579
Net interest income	467,498	466,595	487,927	481,380	363,355
Provision for credit losses	95,000	7,300	14,900	17,360	9,000
Net interest income after provision for credit losses	372,498	459,295	473,027	464,020	354,355
Noninterest income	53,432	49,683	60,180	66,415	51,819
Noninterest expense	283,639	282,628	277,726	266,601	214,975
Income before income tax provision	142,291	226,350	255,481	263,834	191,199
Income tax provision	30,776	55,310	65,892	124,389	77,452
Net income	\$ 111,515	\$ 171,040	\$ 189,589	\$ 139,445	\$ 113,747
<b>Per Common Share Data</b>					
Earnings – basic	\$ 0.90	\$ 1.35	\$ 1.44	\$ 1.03	\$ 1.10
Earnings – diluted	\$ 0.90	\$ 1.35	\$ 1.44	\$ 1.03	\$ 1.10
Book value (period end)	\$ 16.66	\$ 16.19	\$ 15.03	\$ 14.23	\$ 13.72
Cash dividends declared per common share	\$ 0.56	\$ 0.56	\$ 0.54	\$ 0.50	\$ 0.45
Number of common shares outstanding (period end)	123,264,864	125,756,543	126,639,912	135,511,891	135,240,079
<b>Balance Sheet Data—At Period End</b>					
Assets	\$ 17,106,664	\$ 15,667,440	\$ 15,305,952	\$ 14,206,717	\$ 13,441,422
Securities available for sale	\$ 2,285,611	\$ 1,715,987	\$ 1,846,265	\$ 1,720,257	\$ 1,556,740
Loans receivable, net of unearned loan fees and discounts (excludes loans held for sale)	\$ 13,563,213	\$ 12,276,007	\$ 12,098,115	\$ 11,102,575	\$ 10,543,332
Deposits	\$ 14,333,912	\$ 12,527,364	\$ 12,155,656	\$ 10,846,609	\$ 10,642,035
FHLB advances and federal funds purchased	\$ 250,000	\$ 625,000	\$ 821,280	\$ 1,227,593	\$ 754,290
Subordinated debentures	\$ 104,178	\$ 103,035	\$ 101,929	\$ 100,853	\$ 99,808
Convertible notes, net	\$ 204,565	\$ 199,458	\$ 194,543	\$ -	\$ -
Stockholders' equity	\$ 2,053,745	\$ 2,036,011	\$ 1,903,211	\$ 1,928,255	\$ 1,855,473
<b>Average Balance Sheet Data</b>					
Assets	\$ 16,515,102	\$ 15,214,412	\$ 14,749,166	\$ 13,648,963	\$ 10,342,063
Securities available for sale	\$ 1,899,948	\$ 1,796,412	\$ 1,772,080	\$ 1,679,468	\$ 1,276,068
Gross loans, including loans held for sale	\$ 12,698,523	\$ 11,998,675	\$ 11,547,022	\$ 10,642,349	\$ 8,121,897
Deposits	\$ 13,560,531	\$ 12,066,719	\$ 11,628,177	\$ 10,751,886	\$ 8,232,984
Stockholders' equity	\$ 2,032,570	\$ 1,981,811	\$ 1,910,224	\$ 1,907,746	\$ 1,342,954

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 2020 Annual Report.

## Selected Financial Data

As of and For the Years Ended December 31,

(dollars in thousands)

	2020	2019	2018	2017	2016
<b>Selected Performance Ratios</b>					
Return on average assets <sup>(1)</sup>	0.68%	1.12%	1.29%	1.02%	1.10%
Return on average stockholders' equity <sup>(2)</sup>	5.49%	8.63%	9.92%	7.31%	8.47%
Average stockholders' equity to average assets	12.31%	13.03%	12.95%	13.98%	12.99%
Dividend payout ratio <sup>(3)</sup>	62.22%	41.54%	37.58%	48.54%	40.86%
Net interest spread <sup>(4)</sup>	2.58%	2.65%	3.04%	3.46%	3.49%
Net interest margin <sup>(5)</sup>	3.00%	3.27%	3.53%	3.80%	3.75%
Yield on interest earning assets <sup>(6)</sup>	3.84%	4.81%	4.71%	4.51%	4.36%
Cost of interest bearing liabilities <sup>(7)</sup>	1.26%	2.16%	1.67%	1.05%	0.87%
Efficiency ratio <sup>(8)</sup>	54.45%	54.74%	50.67%	48.67%	51.78%
<b>Regulatory Capital Ratios</b>					
Hope Bancorp:					
Common Equity Tier 1	10.94%	11.76%	11.44%	12.30%	12.10%
Tier 1 Leverage	10.22%	11.22%	10.55%	11.54%	11.49%
Tier 1 risk-based	11.64%	12.51%	12.21%	13.11%	12.92%
Total risk-based	12.87%	13.23%	12.94%	13.82%	13.64%
Bank of Hope:					
Common Equity Tier 1	12.90%	13.72%	13.63%	12.95%	12.75%
Tier 1 Leverage	11.33%	12.29%	11.76%	11.40%	11.33%
Tier 1 risk-based	12.90%	13.72%	13.63%	12.95%	12.75%
Total risk-based	14.14%	14.44%	14.36%	13.66%	13.46%
<b>Asset Quality Data</b>					
Nonaccrual loans	\$ 85,238	\$ 54,785	\$ 53,286	\$ 46,775	\$ 40,074
Loans 90 days or more past due and still accruing <sup>(9)</sup>	614	7,547	1,529	407	305
Accruing restructured loans	37,354	35,709	50,410	67,250	48,874
Total nonperforming loans	123,206	98,041	105,225	114,432	89,253
Other real estate owned	20,121	24,091	7,754	10,787	21,990
Total nonperforming assets	\$ 143,327	\$ 122,132	\$ 112,979	\$ 125,219	\$ 111,243
<b>Asset Quality Ratios</b>					
Nonaccrual loans to loans receivable	0.63%	0.45%	0.44%	0.42%	0.38%
Nonperforming loans to loans receivable	0.91%	0.80%	0.87%	1.03%	0.85%
Nonperforming assets to total assets	0.84%	0.78%	0.74%	0.83%	0.83%
Non-performing assets to loans receivable and OREO	1.06%	0.99%	0.93%	1.13%	1.05%
Allowance for credit losses to loans receivable	1.52%	0.77%	0.77%	0.76%	0.75%
Allowance for credit losses to nonaccrual loans	242.55%	171.84%	173.70%	180.74%	197.99%
Allowance for credit losses to nonperforming loans	167.80%	96.03%	87.96%	73.88%	88.90%
Allowance for credit losses to nonperforming assets	144.24%	77.08%	81.92%	67.51%	71.32%
Net charge-offs (recoveries) to average gross loans	0.07%	0.04%	0.06%	0.11%	0.07%

(1) Net income divided by average assets

(2) Net income divided by 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 average interest earning assets

(7) Interest expense divided by 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 \$13.2 million, \$14.1 million, \$18.1 million and \$19.6 million as of December 31, 2019, 2018, 2017 and 2016, respectively





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



**Scott Yoon-Suk Whang**  
 Lead Independent Director  
 Founder and Former Chief Executive Officer  
 Orange Circle Studios



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

## 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, retail and small to middle-market business operations.

# Board of Directors



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



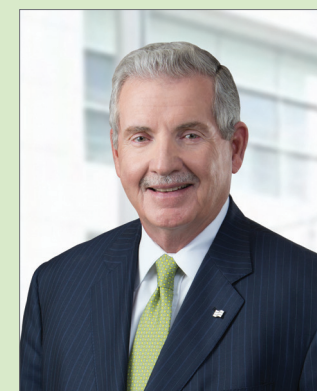
**Jinho Doo**  
 Former Chief Executive Officer  
 Key Capital Management, LLC



**Daisy Y. Ha**  
 Attorney



**Joon Kyung Kim**  
 Former National Partner-in-Charge,  
 Korea Practice  
 KPMG LLP



**David P. Malone**  
 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



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



**Jin Chul Jhung\***  
 Chairman & President  
 Royal Imex, Inc.



### Sincere Thanks

The Company thanks retiring directors Mr. Chung Hyun Lee and Mr. Jin Chul Jhung for their tremendous contributions to Bank of Hope over the years.

\* Term expires May 20, 2021 due to director's decision to retire and not stand for re-election at the 2021 Annual Meeting of Stockholders.



# Location Information



## Southern California Branches

### Koreatown

**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 90005  
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

**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

## 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

## 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

**Broadway Office**  
1205 S Broadway  
Los Angeles, CA 90015  
T (213) 763-1122

**Cerritos Office**  
17500 Carmenita Rd  
Cerritos, CA 90703  
T (562) 926-9091

**Gardena Office**  
1655 W Redondo Beach Blvd, Suite 101  
Gardena, CA 90247  
T (310) 327-2222

**OC Region Loan Center**  
6131 Orangethorpe Ave, Suite 305  
Buena Park, CA 90621  
T (562) 345-3102

**Olympic-Hoover Office**  
2222 W Olympic Blvd,  
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

**Olympic-Western Office**  
3267 W Olympic Blvd  
Los Angeles, CA 90006  
T (213) 401-2302

**Wilshire-Harvard Office**  
3600 Wilshire Blvd, Suite 100-A  
Los Angeles, CA 90010  
T (213) 427-1000  
T (213) 427-6540

## Premier Banking Group

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, 3rd Floor  
Gardena, CA 90247  
T (310) 352-3000

**Newport Beach LPO**  
24 Corporate Plaza, Suite 180  
Newport Beach, CA 92660  
T (949) 999-7900

## Corporate Banking Group

8117 Preston Rd, Suite 510  
Dallas, TX 75225  
T (469) 619-1848

## Credit Card Center

3200 Wilshire Blvd, 7th Floor  
Los Angeles, CA 90010

## Commercial Leasing

3200 Wilshire Blvd, 4th Floor  
Los Angeles, CA 90010

## 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 Center  
NCA Region Falls 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

**Tacoma**  
8608 S Tacoma Way  
Lakewood, WA 98499  
T (253) 984-7900

## Commercial Loan Center

**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

**Corporate Banking Group**  
8117 Reston Rd  
Dallas, TX 75225  
T (469) 619-1848

## 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 W Golf Rd  
Niles, IL 60714  
T (847) 965-7373

**Skokie**  
5526 Touhy Ave  
Skokie, IL 60077  
T (773) 736-1300

## Commercial Loan Center

**MW Region Loan Center**  
8504 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

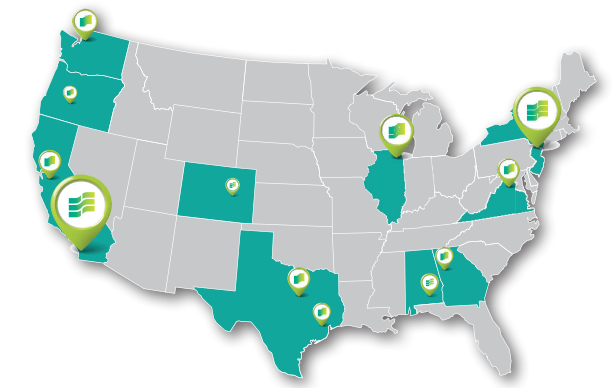
**Manhattan**  
16 W 32nd St  
New York, NY 10001  
T (212) 279-2790

**Woodside**  
50-15 Roosevelt Ave  
Woodside, NY 11377  
T (718) 335-2000

## Commercial Loan Centers

**Eastern Region Headquarters**  
16 W 32nd St  
New York, NY 10001  
T (212) 279-2790

**Bayside Office**  
222-15 Northern Blvd, 4th Floor  
Bayside, NY 11361



## Premier Commercial Banking Division

16 W 32nd St  
New York, NY 10001  
T (212) 279-2790

## Eastern Region SBA Department

138-02 Northern Blvd  
Flushing, NY 11354  
T (718) 886-6611

## New Jersey Branches

**Englewood Cliffs**  
474 Sylvan Ave  
Englewood Cliffs, NJ 07632  
T (201) 500-9943

**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 Center

**Eastern Region Loan Center-  
New Jersey**  
2200 Fletcher Ave, 3rd Floor  
Fort Lee, NJ 07024

## Virginia Branches

**Annandale**  
7410 Little River Tpke  
Annandale, VA 22003  
T (703) 354-4310

**Centreville**  
13890 Braddock Rd, Suite 102  
Centreville, VA 20121  
T (571) 321-6272

## Alabama Branches

**Montgomery**  
1605 Eastern Blvd  
Montgomery, AL 36117  
T (334) 277-4118

## SBA Loan Production Offices

**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**  
3340 Walnut Ave, #112  
Freemont, CA 94538  
T (510) 550-8001

**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





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

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

**Scott Yoon-Suk Whang**  
Lead Independent Director  
Founder and Former Chief Executive Officer  
Orange Circle Studios

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

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

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

**Daisy Y. Ha**  
Attorney

**Jin Chul Jhung\***  
Chairman & President  
Royal Imex, Inc.

**Joon Kyung Kim**  
Former National Partner-in-Charge  
Korea Practice  
KPMG LLP

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

**David P. Malone**  
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

\* Term expires May 20, 2021 due to director's decision to retire and not stand for re-election at the 2021 Annual Meeting of Stockholders.

## Executive Officers

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

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

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

**Craig L. Campbell**  
Executive Vice President,  
Chief Corporate Banking Officer  
Bank of Hope

**Angelee J. Harris**  
Executive Vice President,  
General Counsel & Corporate Secretary  
Hope Bancorp, Inc. and Bank of Hope

**David W. Kim**  
Executive Vice President,  
Midwest Regional President  
Bank of Hope

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

**Thomas P. Stenger**  
Executive Vice President,  
Chief Risk Officer  
Hope Bancorp, Inc. and 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](http://www.computershare.com/investor)

## Securities Listing

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

## Executive Officers

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

**Jason K. Kim**  
Senior Executive Vice President,  
Western Regional President  
Bank of Hope

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

**Andy Chan**  
Executive Vice President,  
Chief Internal Audit Executive  
Hope Bancorp, Inc. and Bank of Hope

**Daniel H. Kim**  
Executive Vice President,  
Chief Strategy & Administrative Officer  
Hope Bancorp, Inc. and Bank of Hope

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

**David L. Song**  
Executive Vice President,  
Credit Administration  
Bank of Hope

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

## Investor Relations

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

## Offer of 10-K Report

Stockholders may obtain without charge copies of Hope Bancorp's 2020 Annual Report to the Securities and Exchange Commission on Form 10-K by sending a request to [investor@bankofhope.com](mailto:investor@bankofhope.com).

## Annual Meeting of Stockholders

The Annual Meeting of Stockholders will be held on Thursday, May 20, 2021 at 10:30 a.m. Pacific Time. In light of public health concerns related to the COVID-19 coronavirus, the Annual Meeting will be held in a virtual meeting format only.

Stockholders of the Company may attend the Annual Meeting online by visiting [www.meetingcenter.io/28772759](http://www.meetingcenter.io/28772759). The password for the meeting is HOPE2021.

## Corporate Headquarters

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

**Hope Bancorp, Inc.**  
(NASDAQ: HOPE)



## HOPE 2020 Form 10-K

Hope Bancorp's 2020 Form 10-K is provided in electronic form in the attached USB drive. To request printed copies, please send an email request to [investor@bankofhope.com](mailto:investor@bankofhope.com)





**Hope Bancorp**



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