[HomeStreet]

SECOND QUARTER 2017

NASDAQ:HMST

as of July 28, 2017

Important Disclosures

Forward-Looking Statements

This presentation includes forward-looking statements, as that term is defined for purposes of applicable securities laws, about our industry, our future financial performance and business plans and expectations. These statements are, in essence, attempts to anticipate or forecast future events, and thus subject to many risks and uncertainties. These forward-looking statements are based on our management's current expectations, beliefs, projections, future plans and strategies, anticipated events or trends, and similar expressions concerning matters that are not historical facts, as well as a number of assumptions concerning future events. Forward-looking statements in this release include, among other matters, statements regarding our business plans and strategies (including our expansion strategies) and the expected effects of those initiatives, general economic trends (particularly those that affect mortgage origination and refinance activity) and growth scenarios and performance targets. Readers should note, however, that all statements in this presentation other than assertions of historical fact are forward-looking in nature. These statements are subject to risks, uncertainties, assumptions and other important factors set forth in our SEC filings, including but not limited to our quarterly report on Form 10-Q for the quarter ended June 30, 2107, which we expect to file on or before August 4, 2017. Many of these factors and events that affect the volatility in our stock price and shareholders' response to those events and factors are beyond our control. Such factors could cause actual results to differ materially from the results discussed or implied in the forward-looking statements. These limitations and risks include without limitation changes in general political and economic conditions that impact our markets and our business, actions by the Federal Reserve Board and financial market conditions that affect monetary and fiscal policy, regulatory and legislative findings or actions that may increase capital requirements or otherwise constrain our ability to do business, including restrictions that could be imposed by our regulators on certain aspects of our operations or on our growth initiatives and acquisition activities, risks related to our ability to realize the expected value of our recent acquisitions, continue to expand our banking operations geographically and across market sectors, grow our franchise and capitalize on market opportunities, optimize our mortgage operations and manage our overall growth efforts cost-effectively to attain the desired operational and financial outcomes, manage the losses inherent in our loan portfolio, make accurate estimates of the value of our non-cash assets and liabilities, maintain electronic and physical security of customer data, respond to restrictive and complex regulatory environment, and attract and retain key personnel. In addition, the volume of our mortgage banking business as well as the ratio of loan lock to closed loan volume may fluctuate due to challenges our customers may face in meeting current underwriting standards, a change in interest rates, an increase in competition for such loans, changes in general economic conditions, including housing prices and inventory levels, the job market, consumer confidence and spending habits either nationally or in the regional and local market areas in which the Company does business, and legislative or regulatory actions or reform that may affect our business or the banking or mortgage industries more generally. Actual results may fall materially short of our expectations and projections, and we may change our plans or take additional actions that differ in material ways from our current intentions. Accordingly, we can give no assurance of future performance, and you should not rely unduly on forward-looking statements. All forward-looking statements are based on information available to the Company as of the date hereof, and we do not undertake to update or revise any forward-looking statements, for any reason.

Basis of Presentation of Financial Data

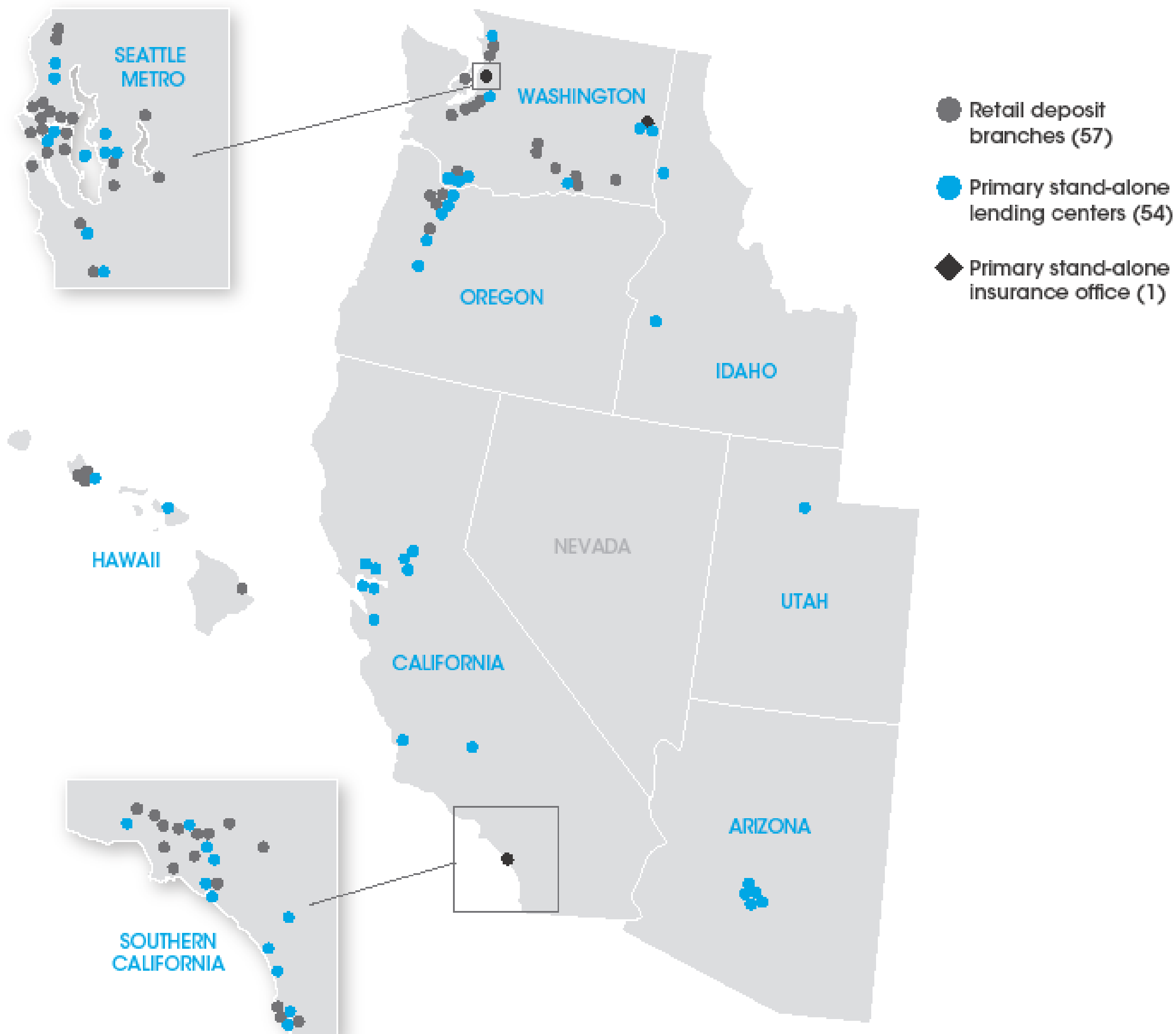
Unless noted otherwise in this presentation, all reported financial data is being presented as of the period ending June 30, 2017, and is unaudited, although certain information related to the year ended December 31, 2016, has been derived from our audited financial statements. All financial data should be read in conjunction with the notes in our consolidated financial statements.

Non-GAAP Financial Measures

Information on any non-GAAP financial measures such as core measures or tangible measures referenced in this presentation, including a reconciliation of those measures to GAAP measures, may also be found in the appendix, our SEC filings, and in the earnings release available on our web site.

Expanding West Coast Franchise

- **Seattle-based diversified commercial bank - company founded in 1921**
- **Growing commercial & consumer bank with concentrations in major metropolitan areas of the West Coast and Hawaii**
- **Market leading mortgage originator and servicer**
- **112 primary offices (1) in the Western United States and Hawaii**
- **Total assets $6.6 billion**



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(1) The number of offices listed above does not include satellite offices with a limited number of staff who report to a manager located in a separate primary office.

Strategy

Grow and diversify earnings with the goal of becoming a leading West Coast regional bank

Expand Commercial & Consumer Banking Segment

- **Organic growth opportunities**
  - Focused on increased Commercial Lending in large metropolitan markets
  - Increase density of commercial and consumer deposits via existing market penetration and de novo branch expansion
- **Growth via acquisition of branches and smaller institutions, primarily in Washington, Oregon, and California**

Optimize Single Family Mortgage Banking & Servicing Segment

- **Committed to being a leading mortgage originator and servicer in our markets with retail focus, broad product mix, and competitive pricing**
- **Focus on optimizing mortgage banking capacity within existing geographic footprint**
- **Strategy of converting mortgage customer to full bank customer by offering attractive products, features, and service**

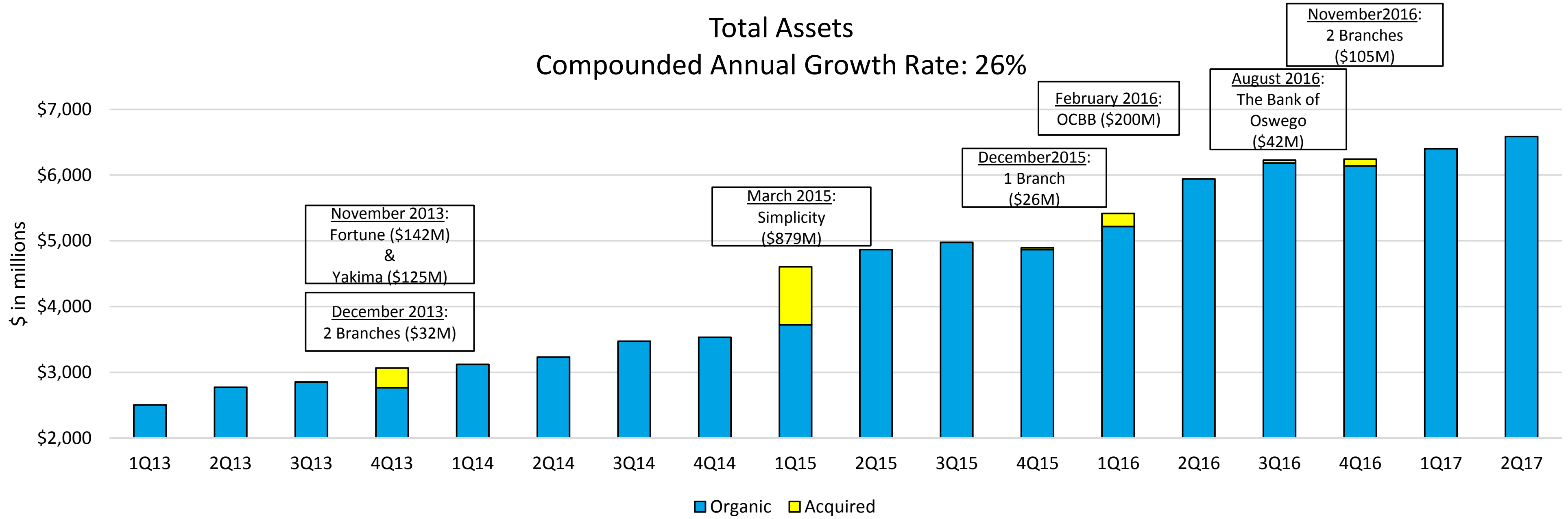
Disciplined expense management

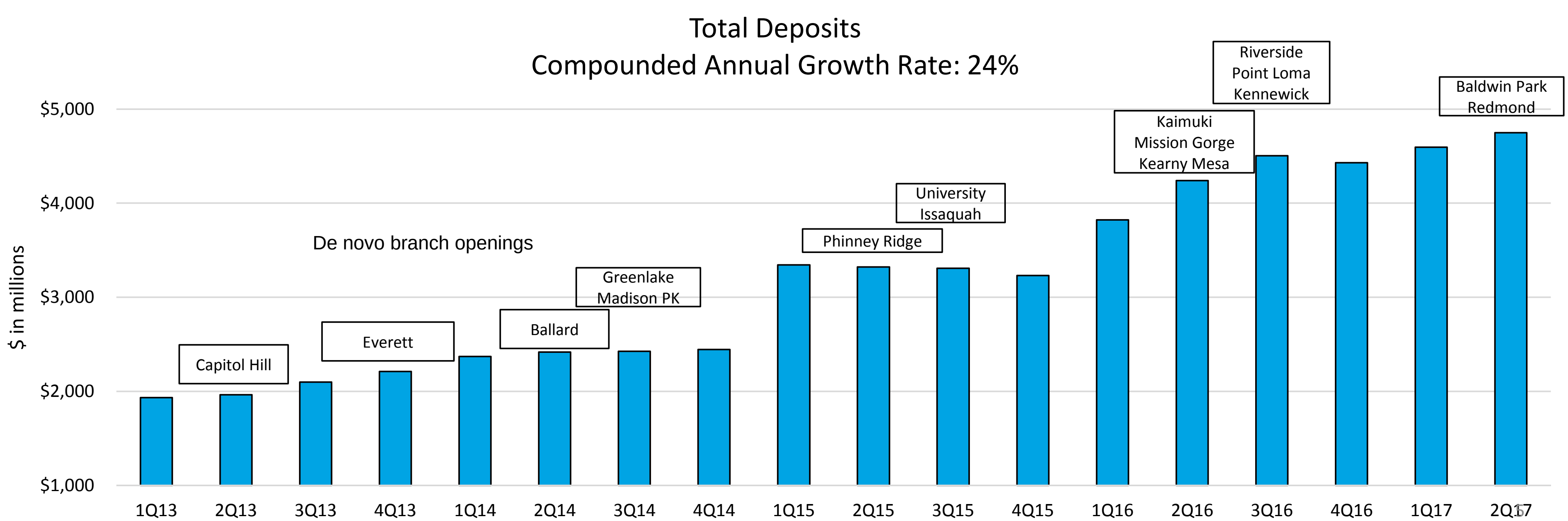
- **Drive operating leverage through disciplined expense control**
- **Target consolidated efficiency ratio of less than 70%**
  - Commercial and Consumer segment <65% and Mortgage Banking segment <80%

Efficient use of capital

- **Long-term ROTE target of 12% - 15%**

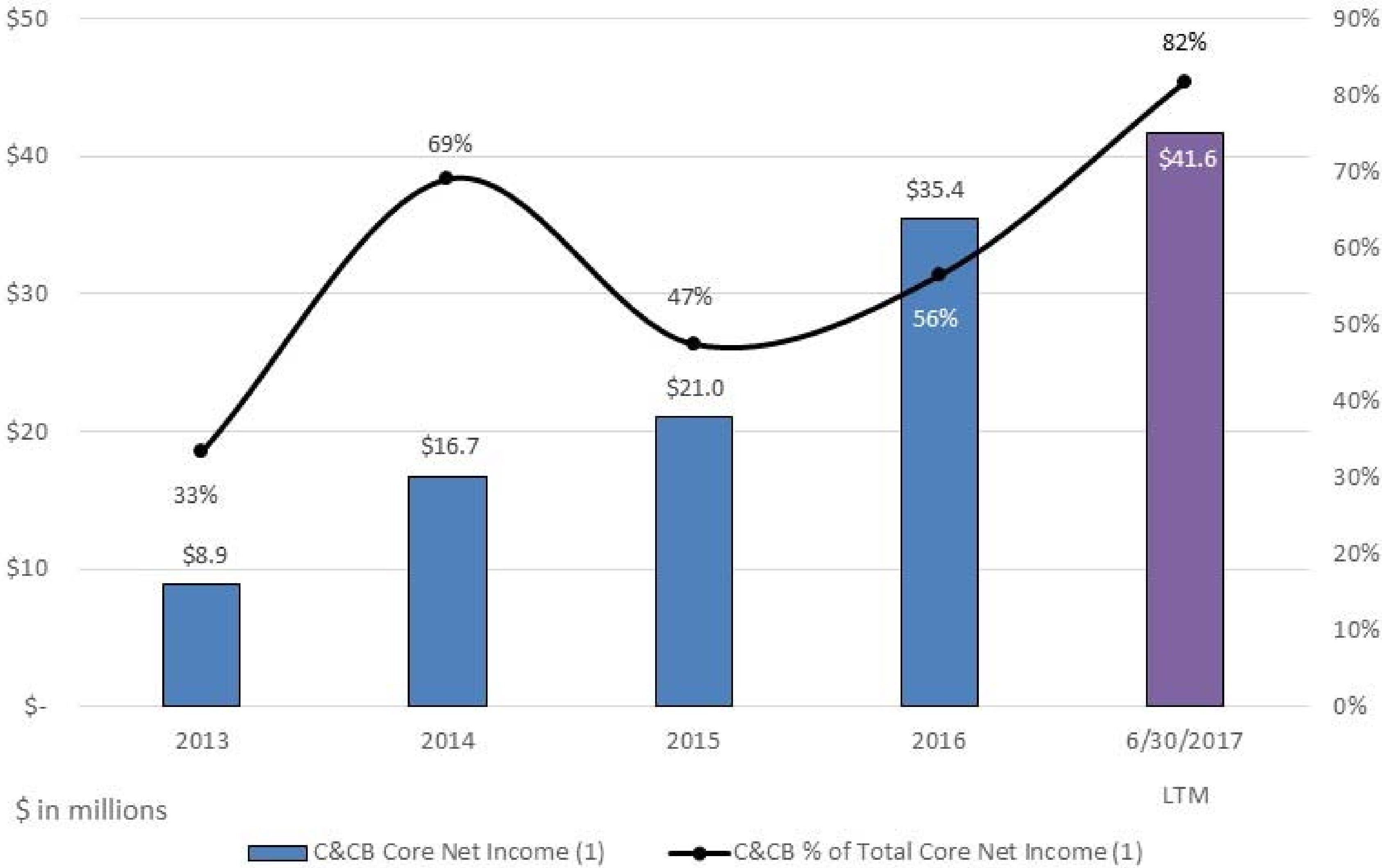
Delivering Consistent Growth





Diversification

Growth in our Commercial & Consumer Banking Segment is diversifying earnings and reducing earnings volatility



(1) Excludes acquisition-related expenses. See appendix for reconciliation of non-GAAP financial measures.

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Recent Highlights

Results of Operations

- Second quarter core net income of $11.3 million, or $0.42 diluted EPS [1]
- Total assets ended June 30, 2017, at $6.6 billion, loans held for investment at $4.2 billion
- Total deposits of $4.7 billion, increased by 3% during the quarter - business accounts increased 6% and de novo branch deposits increased 10%
- Nonperforming asset ratio of 0.30%, the lowest level of problem assets since 2006

Strategic Results

- Opened retail deposit branches in Baldwin Park, California, and Redmond, Washington
- Announced agreement to purchase one retail deposit branch and related deposits in El Cajon, California
- Reduced total mortgage origination personnel by 73 - evaluating additional measures to right size our operations in relation to the supply / demand imbalance of housing affecting our mortgage markets

Recent Developments

- Substantially completed the installation of our new single family loan origination system in all of our offices
- Announced that HomeStreet will be on of the first banks nationwide to launch *Zelle*, a person-to-person payment service embedded in the bank's mobile app

[1] Excludes acquisition-related expenses. See appendix for reconciliation of non-GAAP financial measures.

Results of Operations

($ in thousands)	For the three months ended Jun. 30, 2017	Jun. 30, 2016	For the six months ended Jun. 30, 2017	Jun. 30, 2016
Net interest income	$ 46,868	$ 44,482	$ 92,519	$ 85,173
Provision for credit losses	500	1,100	500	2,500
Noninterest income	81,008	102,476	155,469	174,184
Noninterest expense	111,244	111,031	218,118	212,384
Net income before taxes	16,132	34,827	29,370	44,473
Income taxes	4,923	13,078	9,178	16,317
Net income	$ 11,209	$ 21,749	$ 20,192	$ 28,156
Diluted EPS	$ 0.41	$ 0.87	$ 0.75	$ 1.15
Core net income (1)	$ 11,324	$ 22,415	$ 20,307	$ 32,200
Core EPS (1)	$ 0.42	$ 0.90	$ 0.75	$ 2.64
Tangible BV/share (2)	$ 23.30	$ 21.38	$ 23.30	$ 21.38
Core ROAA (1)	0.70%	1.59%	0.64%	1.21%
Core ROAE (1)	6.78%	16.36%	6.16%	12.16%
Core ROATE (1)	7.10%	17.27%	6.46%	12.84%
Net Interest Margin	3.29%	3.48%	3.26%	3.52%
Core efficiency ratio (1)	86.9%	74.9%	87.9%	79.5%
Tier 1 Leverage Ratio (Bank)	10.12%	10.28%	10.12%	10.28%
Total Risk-Based Capital (Bank)	13.87%	14.33%	13.87%	14.33%

(1) Excludes acquisition-related expenses, net of tax. See appendix for reconciliation of non-GAAP financial measures.
(2) See appendix for reconciliation of non-GAAP financial measures.

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Results of Operations – Quarter Trend

	For the three months ended				
($ in thousands)	**Jun. 30, 2017**	**Mar. 31, 2017**	**Dec. 31, 2016**	**Sept. 30, 2016**	**Jun. 30, 2016**
Net interest income	$ 46,868	$ 45,651	$ 48,074	$ 46,802	$ 44,482
Provision for credit losses	500	-	350	1,250	1,100
Noninterest income	81,008	74,461	73,221	111,745	102,476
Noninterest expense	111,244	106,874	117,539	114,399	111,031
Net income before taxes	16,132	13,238	3,406	42,898	34,827
Income taxes	4,923	4,255	1,112	15,197	13,078
Net income	$ 11,209	$ 8,983	$ 2,294	$ 27,701	$ 21,749
Diluted EPS	$ 0.41	$ 0.33	$ 0.09	$ 1.11	$ 0.87
Core net income (1)	$ 11,324	$ 8,983	$ 2,555	$ 28,034	$ 22,415
Core EPS (1)	$ 0.42	$ 0.33	$ 0.10	$ 1.12	$ 0.90
Tangible BV/share (2)	$ 23.30	$ 22.73	$ 22.33	$ 22.45	$ 21.38
Core ROAA (1)	0.70%	0.57%	0.16%	1.81%	1.59%
Core ROAE (1)	6.78%	5.53%	1.67%	19.07%	16.36%
Core ROATE (1)	7.10%	5.81%	1.74%	20.04%	17.27%
Net Interest Margin	3.29%	3.23%	3.42%	3.34%	3.48%
Core efficiency ratio (1)	86.9%	89.0%	96.6%	71.8%	74.9%
Tier 1 Leverage Ratio (Bank)	10.12%	9.98%	10.26%	9.91%	10.28%
Total Risk-Based Capital (Bank)	13.87%	14.02%	14.69%	14.41%	14.33%

(1) Excludes acquisition-related expenses, net of tax. See appendix for reconciliation of non-GAAP financial measures.

(2) See appendix for reconciliation of non-GAAP financial measures.

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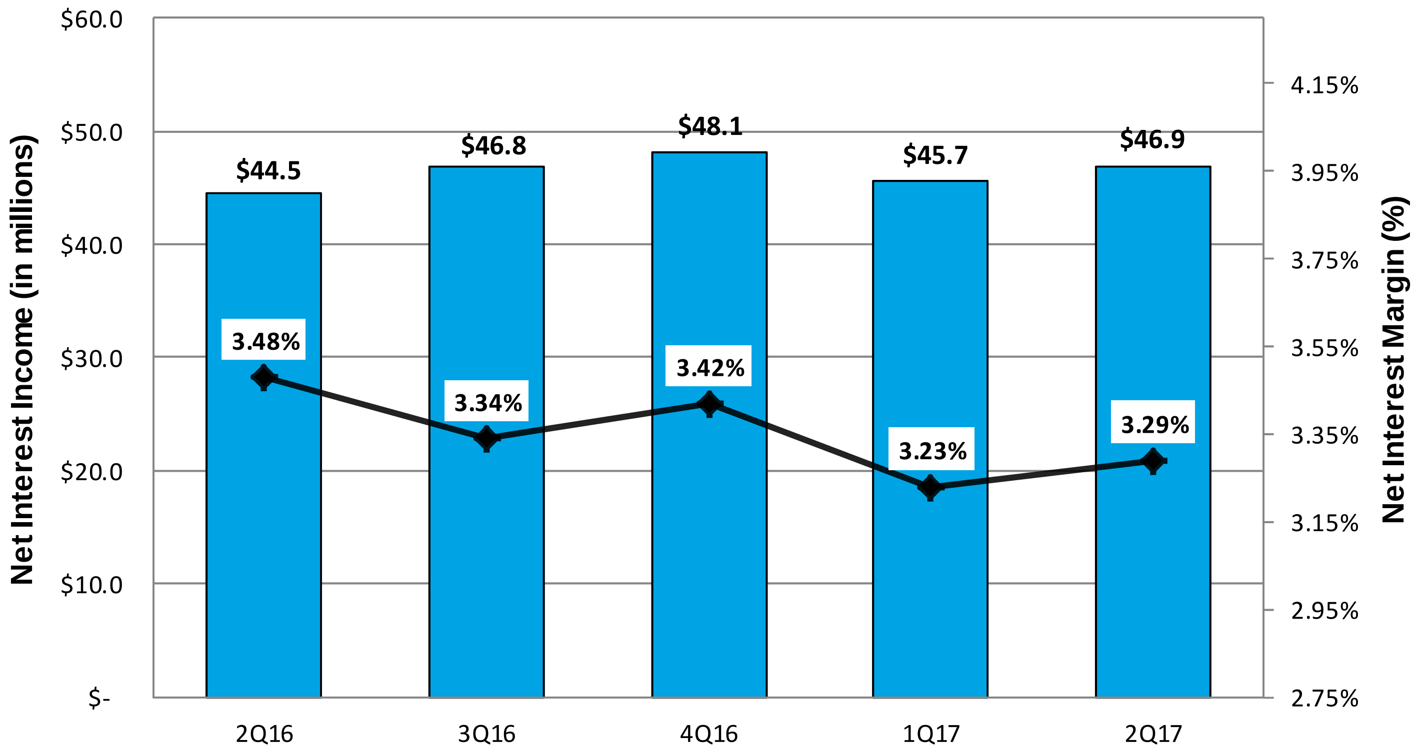
Net Interest Income & Margin



- 2Q17 NIM increased 6 bps and net interest income increased $1.2 million compared to the prior quarter
- NIM and net interest income growth primarily due to:
  - Growth in average loans held for investment balances
  - Decrease in lower yielding investment securities that we temporarily invested the levered proceeds of our December 2016 common stock offering

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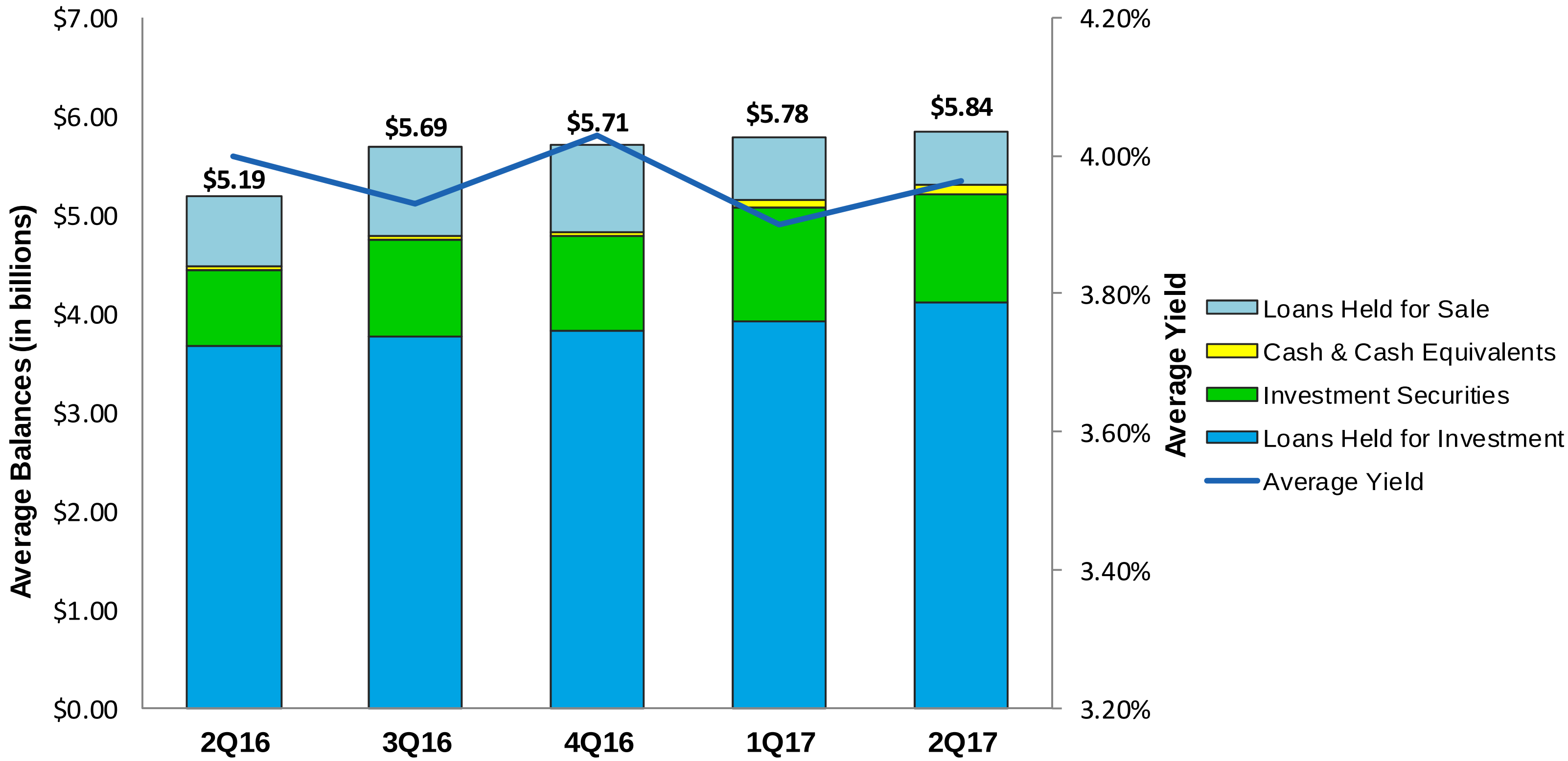
Interest-Earning Assets



Avg. Yield	4.00%	3.93%	4.03%	3.90%	3.96%

- Average total interest-earning assets increased $56 million or 1% in 2Q
- Loans held for investment ending balances increased $200 million or 5% in 2Q

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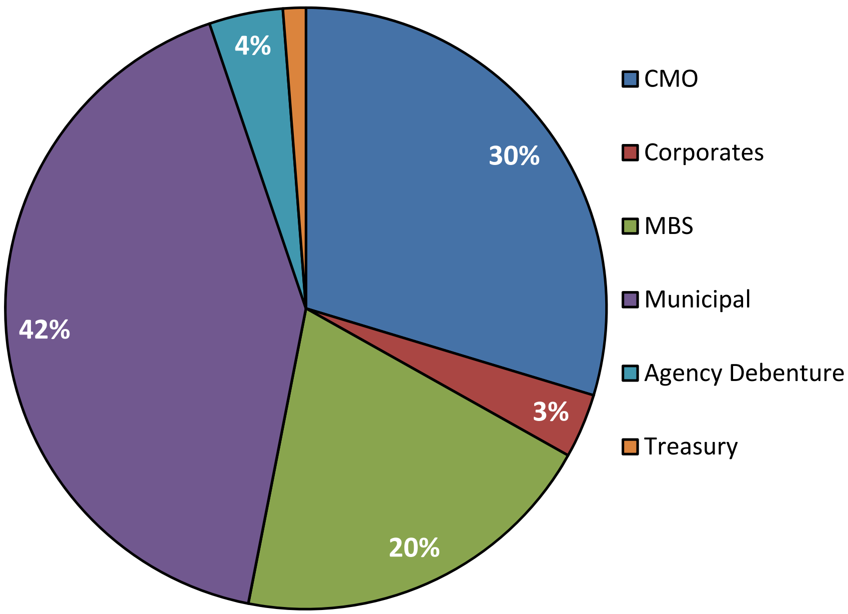
HomeStreet Investment Securities Portfolio Yield

As of 06/30/2017	2017 YTD Total Return [1]	Yield [2]	Duration [2]
HomeStreet Investment Portfolio	1.82	2.45	4.59
Composition Adjusted Barclays US Aggregate Index (4)	2.55	2.93	5.11

Investment portfolio composition as of 06/30/2017



- Available for sale investment security portfolio market value is $890m
- The investment portfolio has an average credit rating of Aa2
- Returns versus peers [3]

1yr Annualized Return – 0.82% Return/55th Percentile
3yr Annualized Return – 3.40% Return/92nd Percentile
5yr Annualized Return – 2.67% Return/89th Percentile

HMST performance data: Bloomberg PORT+
(1) As of June 30, 2017
(2) Yield and duration Include FTE adjustment. Yields are at current market prices, not book.
(3) Performance Trust proprietary models as of 03/31/17, YOY
(4) Barclays US Aggregate Index Adjusted to reflect HMST portfolio composition

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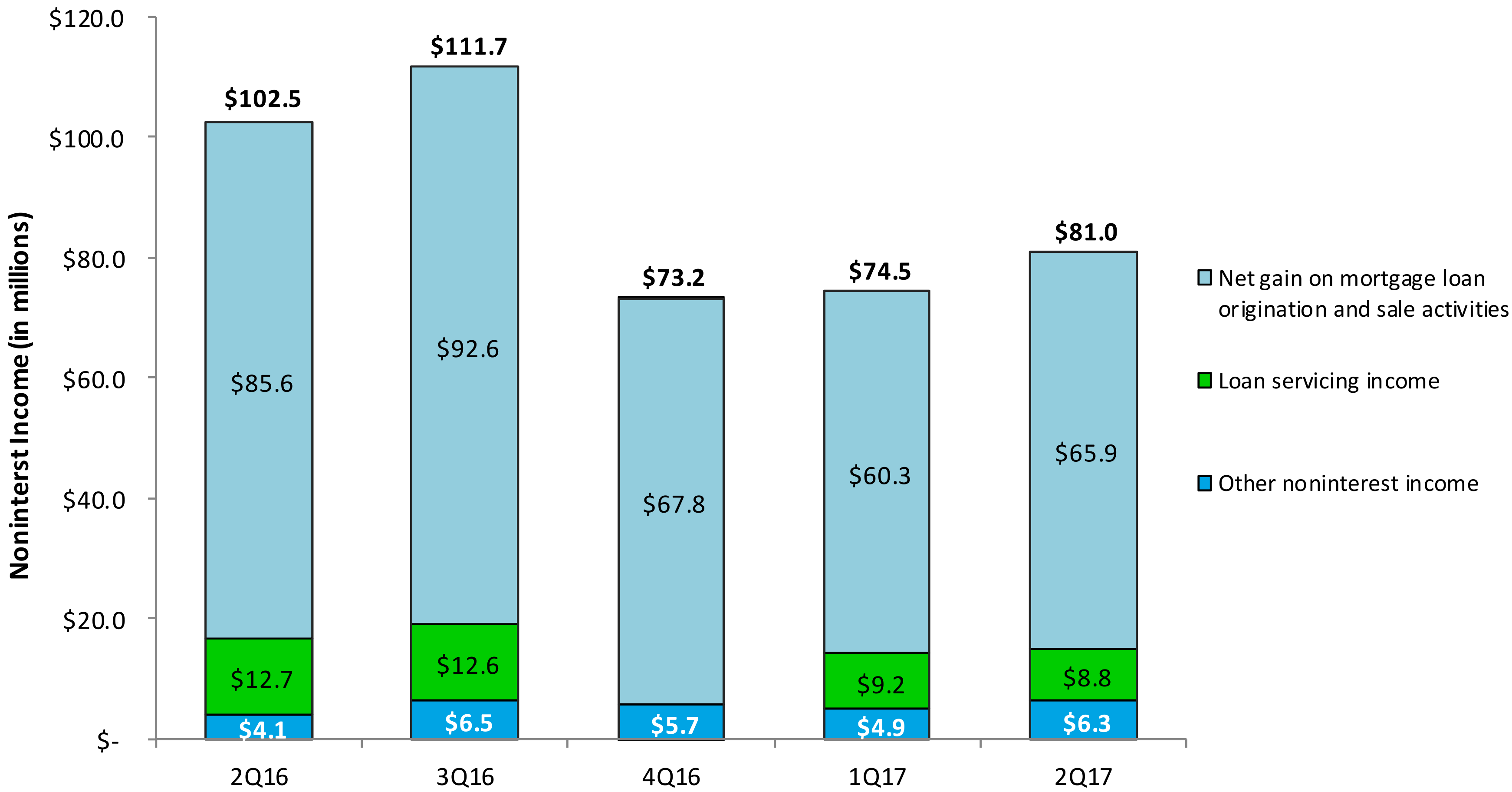
Noninterest Income



- Noninterest income increased 9% to $81.0 million in 2Q primarily due to higher net gain on loan origination and sale activities
- Net gain on loan origination and sale activities increased $5.6 million primarily due to 20% higher single family rate lock volume

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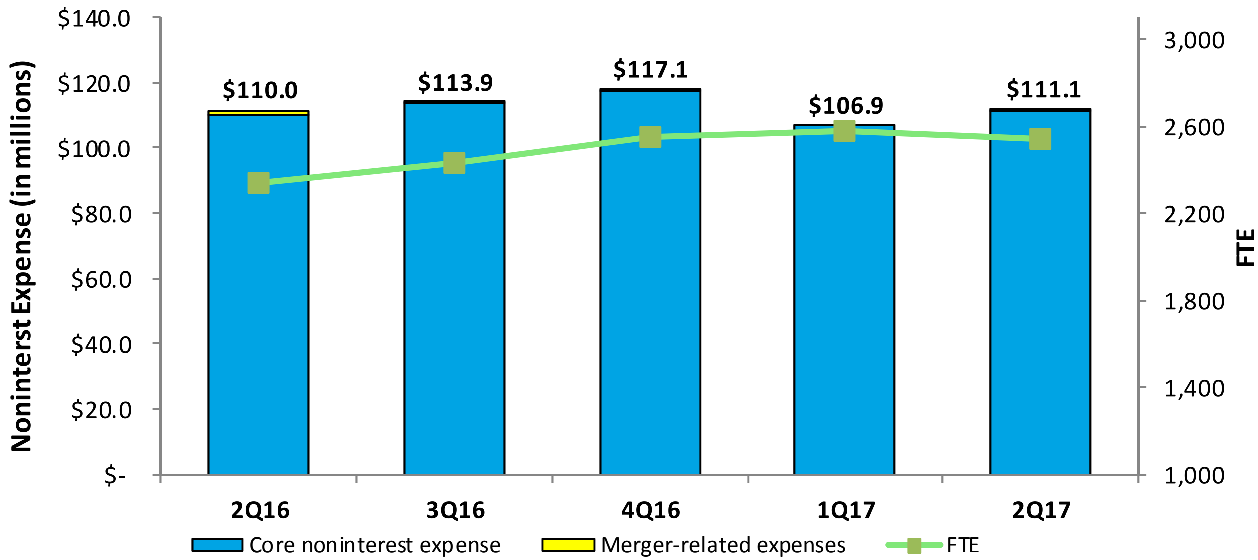
Noninterest Expense



	2Q16	3Q16	4Q16	1Q17	2Q17
Total noninterest expense	**$111.0**	**$114.4**	**$117.5**	**$106.9**	**$111.2**
Merger-related expenses	$1.0	$0.5	$0.4	$0.0	$0.2
Core noninterest expense (1)	**$110.0**	**$113.9**	**$117.1**	**$106.9**	**$111.1**
Salaries & related costs (1)	$74.5	$79.2	$81.7	$71.3	$76.4
General & administrative (1)	$17.1	$15.5	$15.9	$17.1	$15.9
Other noninterest expense (1)	$18.4	$19.2	$19.5	$18.5	$18.8
FTE	**2,335**	**2,431**	**2,552**	**2,581**	**2,542**
Core efficiency ratio (1)	74.9%	71.8%	96.6%	89.0%	86.9%

- Excluding acquisition-related expenses, salaries and related costs grew by 7% in 2Q, primarily influenced by increased commissions and incentives on higher Mortgage Banking Segment closed loan volume
- Core efficiency ratio decreased from the prior quarter due mainly to increase in Mortgage Banking Segment revenue
- Noninterest expense will continue to vary primarily based on headcount and mortgage origination volume

(1) Excludes acquisition-related expenses, which are shown in “acquisition-related expenses” in the table. See appendix for reconciliation of non-GAAP financial measures.

Segment Overview

Commercial & Consumer Banking	Mortgage Banking
Overview	
• Commercial Banking – Commercial lending, including SBA – All CRE property types with multifamily focus – FNMA DUS lender / servicer – Residential and commercial construction – Commercial deposit, treasury and cash management services • Consumer Banking – Consumer loan and deposit products – Consumer investment, insurance and private banking products and services	• Regional Single Family mortgage origination and servicing platform • Retail origination platform • Majority of production sold into secondary market • Fannie Mae, Freddie Mac, FHA, VA lender since programs' inceptions • Portfolio products: jumbo, HELOC and custom home construction • Servicing retained on majority of originated loans sold to secondary markets • Optimize existing investment in infrastructure and personnel
Strategic Objectives	
• Strategic focus on major coastal markets of Western U.S • Diversify and grow loan portfolio average of 4-6% per quarter[1] • Manage revenue growth to exceed non-interest expense growth, creating operating leverage • Credit strategy of competing on price and not on credit terms • Manage credit risk by monitoring portfolio and geographic early warning indicators • Long-term efficiency ratio target of <65% • Long-term targeted ROE > 12%	• Optimize operations and origination capacity to match market conditions • Long-term efficiency ratio target of <80% • Long-term targeted ROE of >25%

[1] Actual growth of loan portfolio is subject to, among other things, actual loan production volumes, portfolio runoff, portfolio loan sales, portfolio credit performance, net interest margin, and market forces. Other portfolio management considerations include liquidity management, capital requirements and profitability.

Commercial & Consumer Banking

Commercial & Consumer Banking Segment

($ in thousands)	For the three months ended Jun. 30, 2017	Jun. 30, 2016	For the six months ended Jun. 30, 2017	Jun. 30, 2016
Net interest income	$ 42,448	$ 38,393	$ 83,351	$ 74,039
Provision for credit losses	500	1,100	500	2,500
Noninterest income	8,276	8,181	17,701	12,824
Noninterest expense	36,631	34,103	73,100	70,733
Net income before taxes	13,593	11,371	27,452	13,630
Income taxes	4,147	4,292	8,714	5,009
Net income	$ 9,446	$ 7,079	$ 18,738	$ 8,621
Core net income [1]	$ 9,561	$ 7,745	$ 18,853	$ 12,665
Core ROAA [1]	0.69%	0.66%	0.69%	0.57%
Core ROAE [1]	7.16%	6.87%	7.27%	5.83%
Core ROATE [1]	7.59%	7.34%	7.71%	6.22%
Core efficiency ratio [1]	71.9%	71.0%	72.2%	74.3%
Net Interest Margin	3.22%	3.44%	3.21%	3.48%
Total average earning assets	$5,229,120	$4,476,524	$ 5,162,918	$ 4,257,773
FTE	1,055	926	1,055	926

[1] Excludes acquisition-related expenses, net of tax. See appendix for reconciliation of non-GAAP financial measures.

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Commercial & Consumer Banking Segment – Quarter Trend

($ in thousands)	*For the three months ended* Jun. 30, 2017	Mar. 31, 2017	Dec. 31, 2016	Sept. 30, 2016	Jun. 30, 2016
Net interest income	$ 42,448	$ 40,903	$ 40,637	$ 39,339	$ 38,393
Provision for credit losses	500	-	350	1,250	1,100
Noninterest income	8,276	9,425	13,087	9,771	8,181
Noninterest expense	36,631	36,469	35,482	32,170	34,103
Net income before taxes	13,593	13,859	17,892	15,690	11,371
Income taxes	4,147	4,567	5,846	5,557	4,292
Net income	$ 9,446	$ 9,292	$ 12,046	$ 10,133	$ 7,079
Core net income (1)	$ 9,561	$ 9,292	$ 12,307	$ 10,466	$ 7,745
Core ROAA (1)	0.69%	0.69%	0.95%	0.83%	0.66%
Core ROAE (1)	7.16%	7.38%	9.89%	8.56%	6.87%
Core ROATE (1)	7.59%	7.85%	10.54%	9.10%	7.34%
Core efficiency ratio (1)	71.9%	72.5%	65.3%	64.5%	71.0%
Net Interest Margin	3.22%	3.19%	3.37%	3.30%	3.44%
Total average earning assets	$5,229,120	$5,095,982	$4,832,575	$4,793,035	$4,476,524
FTE	1,055	1,022	998	948	926

(1) Excludes acquisition-related expenses, et of tax. See appendix for reconciliation of non-GAAP financial measures.

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Loan Production/Loan Balance Trend

Commitments

($ in millions)	Jun. 30, 2017		Mar. 31, 2017		Dec. 31, 2016		Sept. 30, 2016		Jun. 30, 2016	
Single Family	$143	18%	$75	14%	$55	8%	$60	10%	$66	10%
Single Family Custom Home Construction	$63	8%	$48	9%	$58	8%	$55	9%	$54	8%
Home Equity and other	$92	11%	$80	15%	$68	10%	$71	12%	$75	11%
Total Consumer Loans	$298	37%	$203	38%	$181	26%	$186	31%	$195	29%
Commercial Real Estate/Multifamily	$229	28%	$159	29%	$267	38%	$147	25%	$221	33%
Residential Construction	$154	19%	$133	24%	$132	19%	$173	29%	$172	26%
Commercial Real Estate/Multifamily Construction	$65	8%	$21	4%	$95	13%	$69	11%	$49	7%
Commercial Business	$62	8%	$28	5%	$29	4%	$26	4%	$32	5%
Total Commercial Loans	$510	63%	$341	62%	$523	74%	$415	69%	$474	71%
Total	$808	100%	$544	100%	$704	100%	$601	100%	$669	100%

Balances

($ in millions)	Jun. 30, 2017		Mar. 31, 2017		Dec. 31, 2016		Sept. 30, 2016		Jun. 30, 2016	
Single Family	$1,148	27%	$1,100	28%	$1,083	28%	$1,186	31%	$1,218	33%
Single Family Custom Home Construction	$149	4%	$134	3%	$150	4%	$144	4%	$134	4%
Home Equity and other	$414	10%	$381	10%	$360	9%	$338	9%	$309	8%
Total Consumer Loans	$1,711	41%	$1,615	41%	$1,593	41%	$1,668	44%	$1,661	45%
Commercial Real Estate	$942	23%	$923	23%	$871	23%	$811	21%	$762	20%
Multifamily	$781	19%	$748	19%	$674	18%	$562	15%	$563	15%
Residential Construction	$281	7%	$263	7%	$259	7%	$245	6%	$222	6%
Commercial Real Estate/Multifamily Construction	$219	5%	$214	5%	$228	6%	$273	7%	$284	8%
Commercial Business	$249	6%	$223	6%	$224	6%	$237	6%	$239	6%
Total Commercial Loans	$2,472	59%	$2,371	59%	$2,256	59%	$2,128	56%	$2,070	55%
Total Loans Held for Investment (before Deferred Fees and Allowance)	$4,183	100%	$3,986	100%	$3,849	100%	$3,796	100%	$3,731	100%

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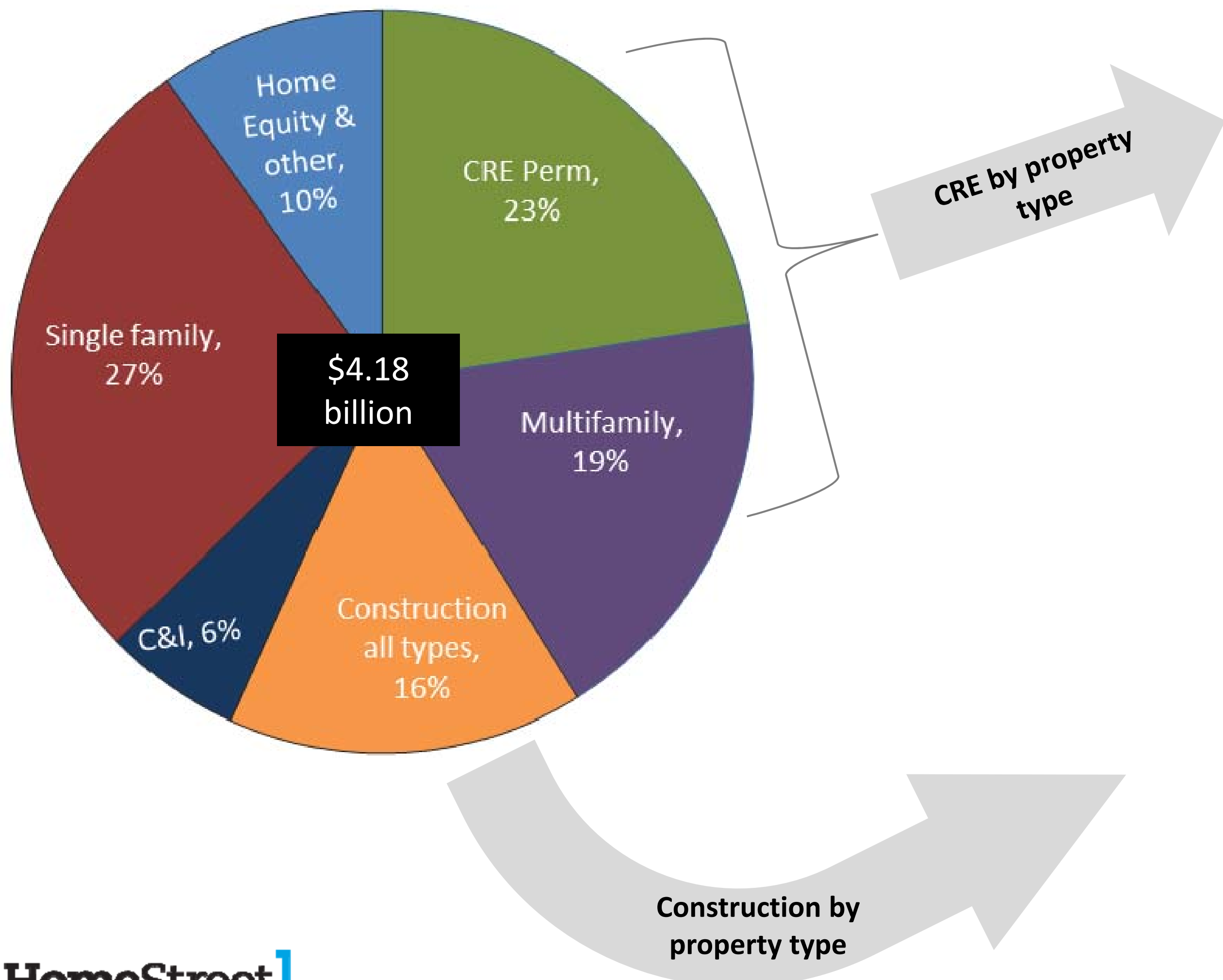
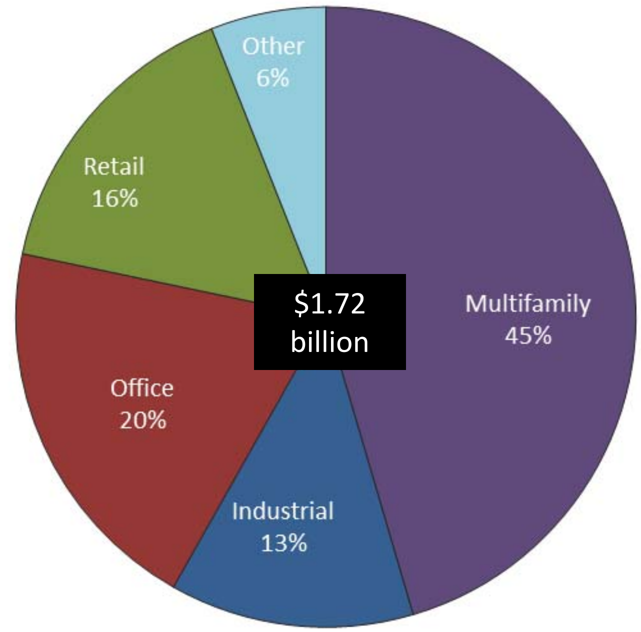
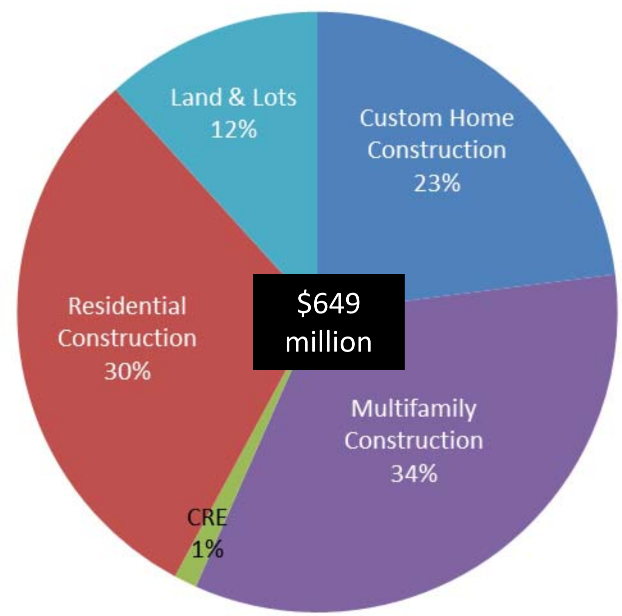
Loan Portfolio

Highly diversified loan portfolio by product and geography







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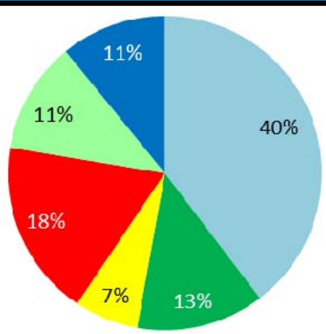
Commercial Real Estate Perm Lending Overview

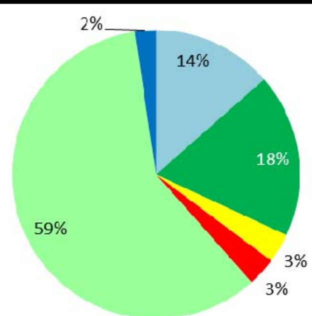
HomeStreet lends within the full spectrum of commercial real estate lending types, but is deliberate in achieving diversification among property types and geographic areas to mitigate concentration risk

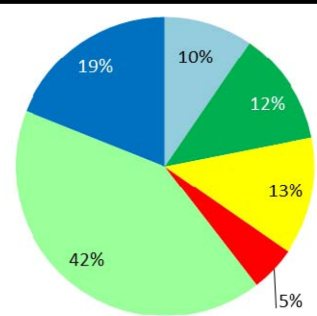
Commercial Real Estate Property Types

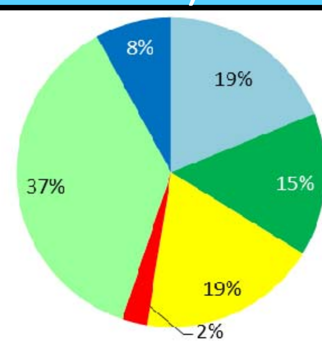
Multifamily	*Industrial/ Warehouse*	*Office*	*Retail*	*Other*
Loan Characteristics				
• Up To 30 Year Term • $30MM Loan Amt. Max • ≥ 1.15 DSCR • Avg. LTV @ Orig. ~ 62%	• Up To 15 Year Term • $30MM Loan Amt. Max • ≥ 1.25 DSCR • Avg. LTV @ Orig. ~ 62%	• Up To 15 Year Term • $30MM Loan Amt. Max • ≥ 1.25 DSCR • Avg. LTV @ Orig. ~ 68%	• Up To 15 Year Term • $30MM Loan Amt. Max • ≥ 1.25 DSCR • Avg. LTV @ Orig. ~ 61%	• Additional property types are reviewed on a case by case basis • Includes acquired loan types • Examples include: Self Storage & Hotel
6/30/17 Balances Outstanding totaling $1.72 billion				
Balance: $783M % of Balances: 45% Portfolio Avg. LTV ~ 57% (1) Portfolio Avg. DSCR ~ 1.46x Avg. Loan Size: $3.3M Largest Dollar Loan: $24.7M	Balance: $219M % of Balances: 13% % Owner Occupied: 47% Portfolio LTV ~ 50% (1) Portfolio Avg. DSCR ~ 1.68x Avg. Loan Size: $1.6M Largest Dollar Loan: $11.4M	Balance: $346M % of Balances: 20% % Owner Occupied: 26% Portfolio LTV ~ 57% (1) Portfolio Avg. DSCR ~ 1.72x Avg. Loan Size: $3.6M Largest Dollar Loan: $25.5M	Balance: $271M % of Balances: 16% % Owner Occupied: 27% Portfolio LTV ~ 52% (1) Portfolio Avg. DSCR ~ 1.73x Avg. Loan Size: $1.8M Largest Dollar Loan: $16.6M	Balance: $104M % of Balances: 6% % of Owner Occupied: 57% Portfolio LTV ~ 46% (1) Portfolio Avg. DSCR ~ 1.78x Avg. Loan Size: $1.4M Largest Dollar Loan: $21.3M

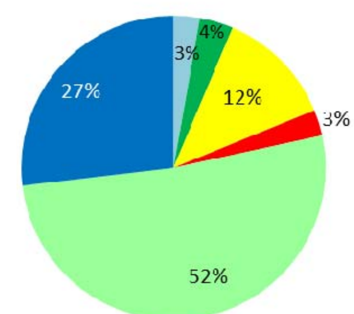
Geographical Distribution (balances)











WA-Puget Sound | WA-Other | Oregon | CA-Los Angeles County | CA-Other | Other Includes: AK,AZ, CO,HI,ID,NV,TX,UT

HomeStreet

(1) Property values as of origination date

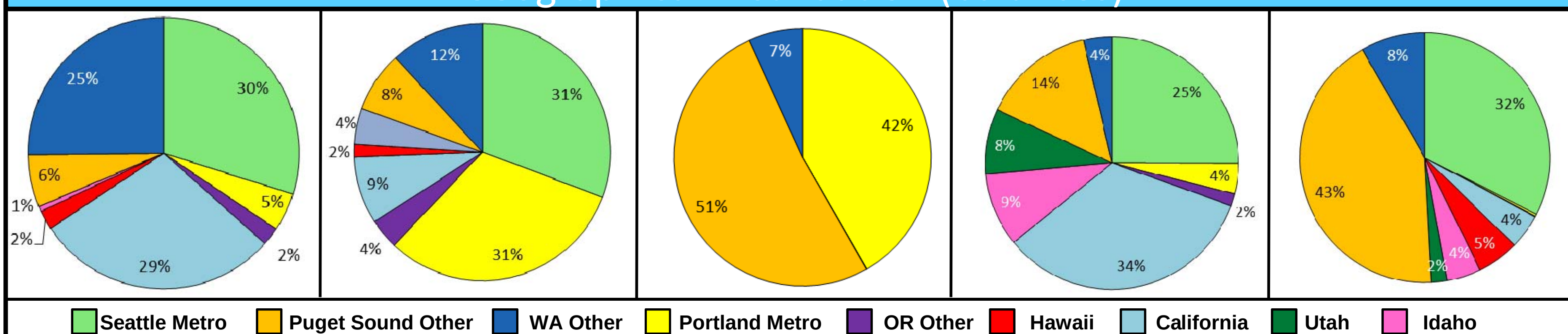
Construction Lending Overview

Construction lending is a broad category that includes many different loan types, which are often characterized by different risk profiles. HomeStreet lends within the full spectrum of construction lending types, but is deliberate in achieving diversification among the types to mitigate risk. Additionally, recent geographic expansion has provided an opportunity to increase diversification.

Construction Lending Types

Custom Home Construction	*Multifamily*	*Commercial*	*Residential Construction*	*Land & Lots*
Loan Characteristics				
• 12 Month Term • Consumer Owner Occupied • Borrower Underwritten similar to Single Family	• 18-36 Month Term • ≤ 80% LTC • Minimum 15% Cash Equity • ≥ 1.15 DSC • Portfolio LTV ~ 62%	• 18-36 Month Term • ≤ 80% LTC • Minimum 15% Cash Equity • ≥ 1.25 DSC • ≥ 50% pre-leased office/retail • Portfolio LTV ~75%	• 12-18 Month Term • LTC: ≤ 95% Presale & Spec • Leverage, Liquid. & Net Worth Covenants as appropriate • Portfolio LTV ~ 65%	• 12-24 Month Term • ≤ 50% -80% LTC • Strong, experienced, vertically integrated builders • Portfolio LTV ~ 64%
6/30/17 Balances and Commitments totaling $649 million				
Balance: $148M Unfunded Commitments: $123M % of Balances: 23% % of Unfunded Commitments: 20% Avg. Loan Size: $473K Largest Dollar Loan: $1.9M	Balance: $218M Unfunded Commitments: $196M % of Balances: 34% % of Unfunded Commitments: 32% Avg. Loan Size: $3.8M Largest Dollar Loan: $25.4M	Balance: $8M Unfunded Commitments: $45M % of Balances: 1% % of Unfunded Commitments: 7% Avg. Loan Size: $2.5M Largest Dollar Loan: $4.2M	Balance: $197M Unfunded Commitments: $231M % of Balances: 30% % of Unfunded Commitments: 38% Avg. Loan Size: $586K Largest Dollar Loan: $6.2M	Balance: $76M Unfunded Commitments: $20M % of Balances: 11% % of Commitments: 3% Avg. Loan Size: $742K Largest Dollar Loan: $4.3M

Geographical Distribution (balances)



HomeStreet

Credit Quality

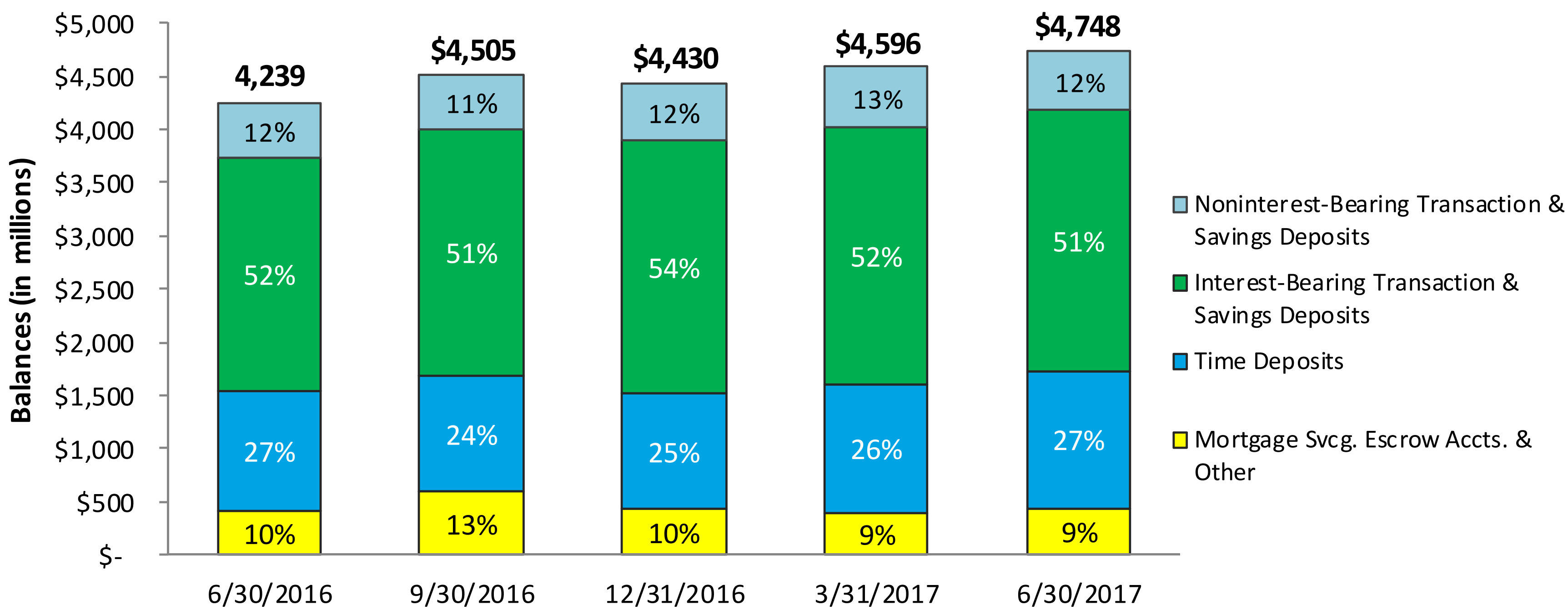
($ in thousands)	Jun. 30, 2017 HMST	Jun. 30, 2017 Peer Mdn	Mar. 31, 2017 HMST	Mar. 31, 2017 Peer Mdn	Dec. 31, 2016 HMST	Dec. 31, 2016 Peer Mdn	Sept. 30, 2016 HMST	Sept. 30, 2016 Peer Mdn	Jun. 30, 2016 HMST	Jun. 30, 2016 Peer Mdn
Nonperforming assets [1]	$20,073	--	$24,322	--	$25,785	--	$32,361	--	$26,443	--
Nonperforming loans	$15,476	--	$18,676	--	$20,542	--	$25,921	--	$15,745	--
OREO	$4,597	--	$5,646	--	$5,243	--	$6,440	--	$10,698	--
Nonperforming assets/total assets [1]	0.30%	[3]	0.38%	0.31%	0.41%	0.35%	0.52%	0.33%	0.45%	0.38%
Nonperforming loans/total loans	0.37%	[3]	0.47%	0.28%	0.53%	0.35%	0.68%	0.38%	0.42%	0.34%
Total delinquencies/total loans	1.56%	[3]	1.67%	0.67%	1.88%	0.74%	1.89%	0.66%	1.59%	0.60%
Total delinquencies/total loans - adjusted [2]	0.45%	[3]	0.50%	0.67%	0.58%	0.74%	0.77%	0.66%	0.45%	0.60%
ALLL / total loans	0.86%	[3]	0.87%	1.19%	0.88%	1.20%	0.89%	1.23%	0.88%	1.22%
ALLL / Nonperforming loans (NPLs)	233.50%	[3]	185.99%	345.22%	165.52%	334.43%	131.07%	329.53%	207.41%	321.37%
ALLL / total loans, excluding purchased loans	0.95%	--	0.97%	--	1.00%	--	1.05%	--	1.03%	--
Purchased Discount & Reserves/Gross Purchased Loans [4]	3.03%	--	2.93%	--	2.96%	--	2.92%	--	3.03%	--

- Credit Quality continues to reflect excellent loan quality:
  - Nonperforming assets declined to 0.30% of total assets compared to 0.38% in 1Q17
  - Nonperforming loans declined to $15.5 million compared to $18.7 million in 1Q17
  - OREO balances decreased to $4.6 million compared to $5.6 million in 1Q17
  - Total delinquencies (adjusted[2]) declined to 0.45% compared to 0.50% in 1Q17

[1] Nonperforming assets includes nonaccrual loans and OREO, excludes performing TDRs and SBAs
[2] Total delinquencies and total loans - adjusted (net of Ginnie Mae EBO loans (FHA/VA loans) guaranteed portion of SBA loans
[3] Not available at time of publishing
[4] While not a loss reserve, purchase discounts are available to absorb credit related losses on loans purchased with discounts

HomeStreet

Deposits



Total Cost of Deposits	0.46%	0.50%	0.51%	0.52%	0.52%

- Total deposits of $4.75 billion at June 30, 2017 increased $152 million or 3% from March 31, 2017 and increased $509 million or 12% from June 30, 2016
- Transaction and savings accounts increased 1%, time deposits increased 7% and servicing and escrow balances increased 11% during the quarter. The increase in servicing and escrow balances reflects seasonal changes in mortgage loan servicing activity
- Deposit growth during the quarter of 10% in our de novo branches opened since 2012. Opened 18 branches, or 32% of our total network, since 2012
- Business deposits increased by 6% during the quarter

HomeStreet

Mortgage Banking

West Coast Housing Shortage

- December 2016 forecast by the Mortgage Bankers Association predicted sales of existing homes to increase 5% during 2017
- According to Zillow, the number of homes listed for sale in June 2017 is actually down 11% nationwide compared to June 2016
  - Down 21% in Washington
  - Down 18% in California
- New home construction timeline exceeds five years and is constrained by:
  - Geography of West Coast
  - Lack of suitable land or zoning restrictions
  - Municipal planning departments that shrank following the recession leaving them unable to process increased demand
- Supply constraints reducing inventory and marketing time of homes to historical lows in major west coast markets
- Demand remains strong with home shoppers in our pipeline up 4% for the six months ended June 30, 2017 compared to the six months ended June 30, 2016

- ***Consequently, we lowered our expectations for mortgage lock volume by 21% and mortgage closing volume by 20% since the beginning of 2017, and we also implemented cost reduction strategies that included reducing mortgage origination personnel by 73 during the quarter***

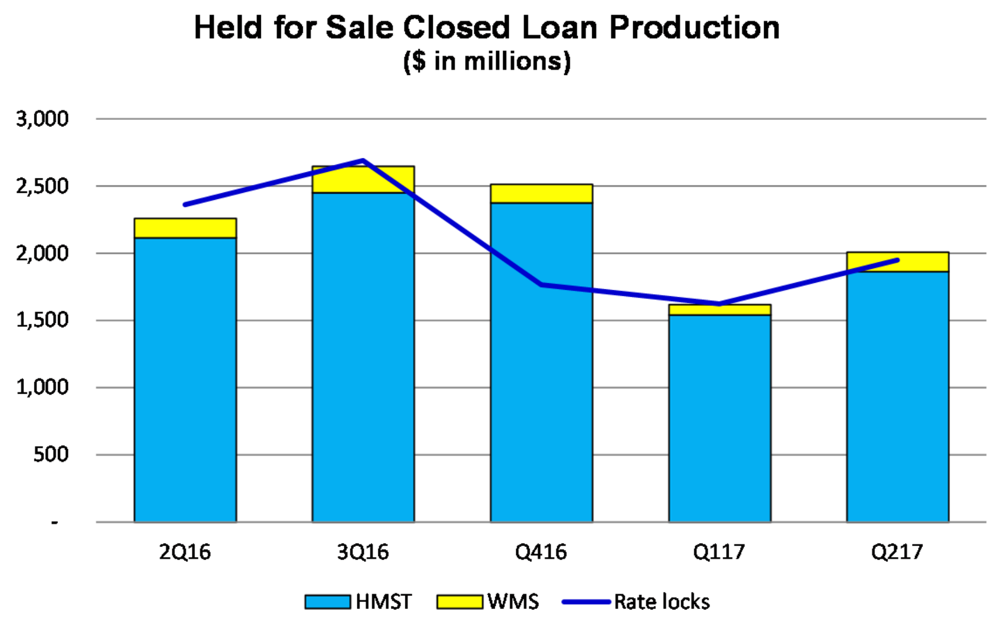
Mortgage Banking Segment

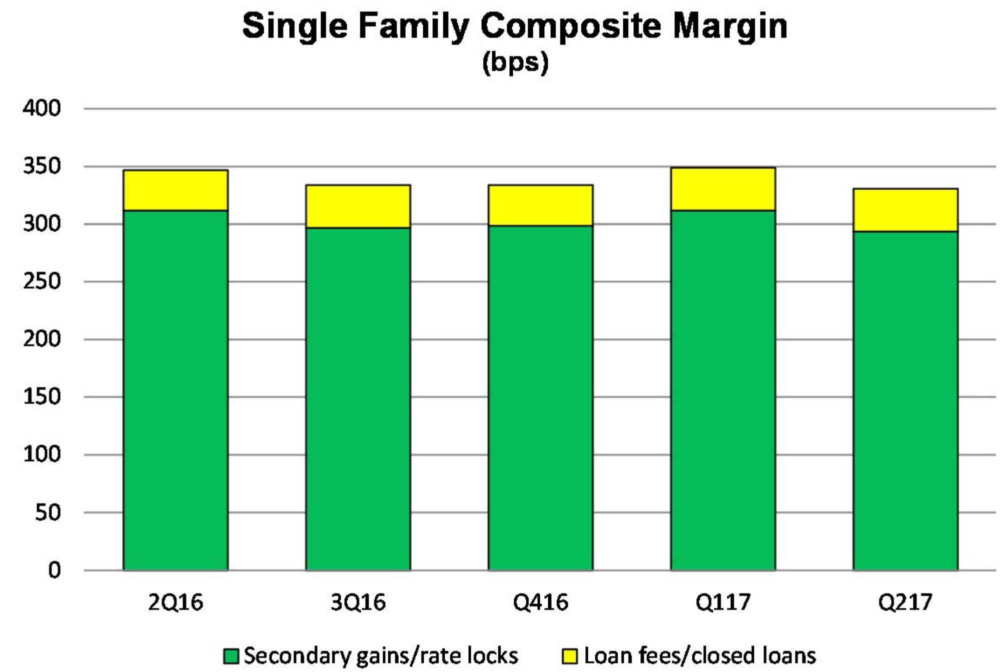
($ in thousands)	For the three months ended Jun. 30, 2017	Jun. 30, 2016	For the six months ended Jun. 30, 2017	Jun. 30, 2016
Net interest income	$ 4,420	$ 6,089	$ 9,167	$ 11,134
Noninterest income	72,732	94,295	137,768	161,360
Noninterest expense	74,613	76,928	145,017	141,651
Net income before taxes	2,539	23,456	1,918	30,843
Income taxes	776	8,786	464	11,308
Net income	$ 1,763	$ 14,670	$ 1,454	$ 19,535
ROAA	0.80%	6.67%	0.33%	4.72%
ROATE	5.32%	62.45%	2.16%	42.59%
Efficiency Ratio	96.7%	76.6%	98.7%	82.1%
FTE	1,487	1,409	1,487	1,409

Mortgage Banking Segment – Quarter Trend

($ in thousands)	Jun. 30, 2017	Mar. 31, 2017	Dec. 31, 2016	Sept. 30, 2016	Jun. 30, 2016
	For the three months ended				
Net interest income	$ 4,420	$ 4,747	$ 7,437	$ 7,463	$ 6,089
Noninterest income	72,732	65,036	60,134	101,974	94,295
Noninterest expense	74,613	70,404	82,057	82,229	76,928
Net income (loss) before taxes	2,539	(621)	(14,486)	27,208	23,456
Income taxes	776	(312)	(4,734)	9,640	8,786
Net income (loss)	$ 1,763	$ (309)	$ (9,752)	$ 17,568	$ 14,670
ROAA	0.80%	(0.14)%	(3.55)%	6.04%	6.67%
ROATE	5.32%	(0.90)%	(31.91)%	68.36%	62.45%
Efficiency Ratio	96.7%	100.9%	121.4%	75.1%	76.6%
FTE	1,487	1,558	1,554	1,483	1,409

Mortgage Origination





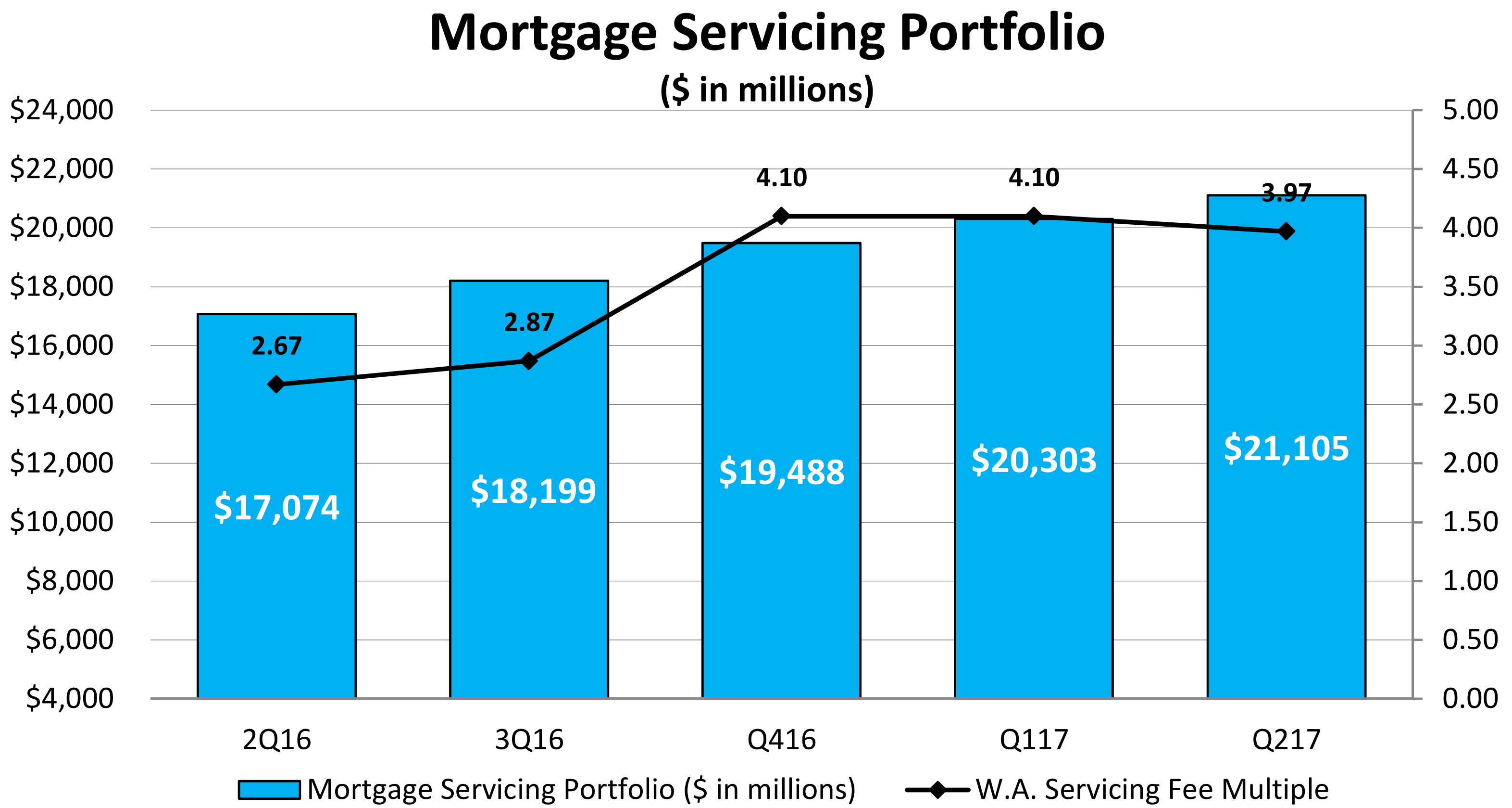
	2Q16	3Q16	Q416	Q117	Q217
HMST	$2,118	$2,451	$2,376	$1,544	$1,866
WMS	$144	$197	$138	$77	$145
Closed Loans	$2,262	$2,648	$2,514	$1,621	$2,011
Purchase %	*69%*	*64%*	*57%*	*67%*	*78%*
Refinance %	*31%*	*36%*	*43%*	*33%*	*22%*
Rate locks	$2,362	$2,690	$1,766	$1,623	$1,950
Purchase %	*65%*	*53%*	*63%*	*73%*	*77%*
Refinance %	*35%*	*47%*	*37%*	*27%*	*23%*

	2Q16	3Q16	Q416	Q117	Q217
Secondary gains/rate locks (1)	312	297	299	312	294
Loan fees/closed loans (2)	35	37	35	37	37
Composite Margin	347	334	334	349	331

(1) Represents combined value of secondary market gains and originated mortgage servicing rights stated as a percentage of interest rate lock commitments.

(2) Loan origination and funding fees stated as a percentage of mortgage originations from the retail channel and excludes loans purchased from WMS.

Mortgage Servicing



As of June 30, 2017

- Constant Prepayment Rate (CPR) – 11.8% for Q2 2017
- W.A. servicing fee – 28.2 bps
- MSRs represent 1.12% of ending UPB – 3.97 W.A. servicing fee multiple
- W.A age – 27.8 months
- W.A. expected life – 69.7 months as of 6/30/17
- Composition of government – 25.3%
- Total delinquency – 1.07% (including foreclosures)
- W.A. note rate – 3.98%

Mortgage Market & Competitive Landscape

Mortgage Market

- The most recent Mortgage Bankers Association monthly forecast projects total loan originations to decrease 14.1% in 2017 over last year, and to decrease 2.1% in 2018.
- Despite the recent increase in mortgage rates, rates remain historically low on an absolute basis. Low rates should continue to support housing affordability. Nationally, purchases are expected to increase by 10.0% from 2016 and comprise 67% of volume in 2017.
- Purchases comprised 68% of originations nationally and 64% in the Pacific Northwest in the second quarter. HomeStreet continues to perform above the national and regional averages, with purchases accounting for 78% of our closed loans and 77% of our interest rate lock commitments in the quarter.

Competitive Landscape

- HomeStreet maintained its position as the number one loan originator by volume of purchase mortgages in the Pacific Northwest and in the Puget Sound region, and increased market share to number one for total originations in the same areas.
- Purchase demand continues to remain strong in many of our markets, however limited inventory continues to be a significant constraining issue. Months supply of inventory and time on the market are both down significantly in most of our major markets.
- New home construction in our markets is constrained by the geography of the West Coast and the lingering effects of the last recession.

Outlook

Revenue Growth Outpacing Expense Growth, Driving Operating Efficiencies and Strong Returns

- Locations in the high-growth markets of the Western United States and Hawaii
- Above average loan growth while containing credit risk
- Invest in de novo branch openings to grow core, relationship-based deposits
- Optimizing existing investment in Mortgage Banking segment
- Augment organic growth with acquisitions in our target markets

Key Drivers Guidance

Metric	3Q17	4Q17	2017
Mortgage loan locks and forward sale commitments	$1.9B	$1.8B	$7.3B
Mortgage loan held for sale closing volume	$2.1B	$1.8B	$7.5B
Mortgage banking gain on sale composite margin	310-320 bps	310-320 bps	N/A
Average quarterly net loan portfolio growth	4% - 6%	4% - 6%	N/A
Net interest margin	N/A	3.35% - 3.45%	N/A
Average quarterly net interest expense growth	1%	1%	N/A

The information in this presentation, particularly including but not limited to that presented on this slide, is forward-looking in nature, and you should review Item 1A, "Risk Factors," in our most recent Annual Report on Form 10-K for a list of factors that may cause us to deviate from our plans or to fall short of our expectations.

Appendix

Statements of Financial Condition

($ in thousands)	Jun. 30, 2017	Mar. 31, 2017	Dec. 31, 2016	Sept. 30, 2016	Jun. 30, 2016
Cash and cash equivalents	$ 54,447	$ 61,492	$ 53,932	$ 55,998	$ 45,229
Investment securities	936,522	1,185,654	1,043,851	991,325	928,364
Loans held for sale	784,556	537,959	714,559	893,513	772,780
Loans held for investment, net	4,156,424	3,957,959	3,819,027	3,764,178	3,698,959
Mortgage servicing rights	258,222	257,421	245,860	167,501	147,266
Other real estate owned	4,597	5,646	5,243	6,440	10,698
Federal Home Loan Bank stock, at cost	41,769	41,656	40,347	39,783	40,414
Premises and equipment, net	101,797	97,349	77,636	72,951	67,884
Goodwill	22,175	22,175	22,175	19,900	19,846
Other assets	226,048	233,832	221,070	215,012	209,738
Total assets	$ 6,586,557	$ 6,401,143	$ 6,243,700	$ 6,226,601	$ 5,941,178
Deposits	$ 4,747,771	$ 4,595,809	$ 4,429,701	$ 4,504,560	$ 4,239,155
Federal Home Loan Bank advances	867,290	862,335	868,379	858,923	878,987
Accounts payable and other liabilities	190,421	176,891	191,189	151,968	138,307
Long-term debt	125,234	125,189	125,147	125,122	125,126
Total liabilities	5,930,716	5,760,224	5,614,416	5,640,573	5,381,575
Preferred stock	-	-	-	-	-
Common stock	511	511	511	511	511
Additional paid-in capital	337,515	336,875	336,149	276,844	276,303
Retained earnings	323,228	312,019	303,036	300,742	273,041
Accumulated other comprehensive income (loss)	(5,413)	(8,486)	(10,412)	7,931	9,748
Total shareholders' equity	655,841	640,919	629,284	586,028	559,603
Total liabilities and shareholders' equity	$ 6,586,557	$ 6,401,143	$ 6,243,700	$ 6,226,601	$ 5,941,178

Non-GAAP Financial Measures

Tangible Book Value:

(dollars in thousands, except share data)	Quarter Ended Jun. 30, 2017	Mar. 31, 2017	Dec. 31, 2016	Sept. 30, 2016	Jun. 30, 2016	Six Months Ended Jun. 30, 2017	Jun. 30, 2016
Shareholders' equity	$655,841	$640,919	$629,284	$586,028	$559,603	$655,841	$559,603
Less: Goodwill and other intangibles	(29,783)	(30,275)	(30,789)	(28,573)	(28,861)	(29,783)	(28,861)
Tangible shareholders' equity	$626,058	$610,644	$598,495	$557,455	$530,742	$626,058	$530,742
Common shares outstanding	26,874,871	26,862,744	26,800,183	24,833,008	24,821,349	26,874,871	24,821,349
Book value per share	$24.40	$23.86	$23.48	$23.60	$22.55	$24.40	$22.55
Impact of goodwill and other intangibles	(1.10)	(1.13)	(1.15)	(1.15)	(1.17)	(1.10)	(1.17)
Tangible book value per share	$23.30	$22.73	$22.33	$22.45	$21.38	$23.30	$21.38
Average shareholders' equity	$668,377	$649,439	$616,497	$588,335	$548,080	$658,961	$529,482
Less: Average goodwill and other intangibles	(30,104)	(30,611)	(29,943)	(28,769)	(28,946)	(30,356)	(27,796)
Average tangible shareholders' equity	$638,273	$618,828	$586,554	$559,566	$519,134	$628,605	$501,686
Return on average shareholders' equity	6.71%	5.53%	1.49%	18.83%	15.87%	6.13%	10.64%
Impact of goodwill and other intangibles	0.31%	0.28%	0.07%	0.97%	0.89%	0.29%	0.58%
Return on average tangible shareholders' equity	7.02%	5.81%	1.56%	19.80%	16.76%	6.42%	11.22%

Non-GAAP Financial Measures

Core Net Income:

(dollars in thousands)	Quarter Ended Jun. 30, 2017	Mar. 31, 2017	Dec. 31, 2016	Sept. 30, 2016	Jun. 30, 2016	Six Months Ended Jun. 30, 2017	Jun. 30, 2016
Net income	$11,209	$8,983	$2,294	$27,701	$21,749	$20,192	$28,156
Impact of acquisition-related items (net of tax)	115	-	261	333	666	115	4,044
Net income, excluding acquisition-related items (net of tax)	$11,324	$8,983	$2,555	$28,034	$22,415	$20,307	$32,200
Noninterest expense	$111,244	$106,874	$117,539	$114,399	$111,031	$218,118	$212,384
Deduct: acquisition-related expenses	(177)	-	(401)	(512)	(1,025)	(177)	(6,223)
Noninterest expense, excluding acquisition-related expenses	$111,067	$106,874	$117,138	$113,887	$110,006	$217,941	$206,161
Diluted earnings per common share	$0.41	$0.33	$0.09	$1.11	$0.87	$0.75	$1.15
Impact of acquisition-related items (net of tax)	0.01	-	0.01	0.01	0.03	-	1.49
Diluted earnings per common share, excluding acquisition-related items (net of tax)	$0.42	$0.33	$0.10	$1.12	$0.90	$0.75	$2.64
Return on average assets	0.70%	0.57%	0.15%	1.79%	1.54%	0.63%	1.06%
Impact of acquisition-related items (net of tax)	0.00%	0.00%	0.01%	0.02%	0.05%	0.01%	0.15%
Return on average assets, excluding acquisition-related items (net of tax)	0.70%	0.57%	0.16%	1.81%	1.59%	0.64%	1.21%
Return on average shareholders' equity	6.71%	5.53%	1.49%	18.83%	15.87%	6.13%	10.64%
Impact of acquisition-related items (net of tax)	0.07%	0.00%	0.18%	0.24%	0.49%	0.03%	1.52%
Return on average shareholders' equity, excluding acquisition-related items (net of tax)	6.78%	5.53%	1.67%	19.07%	16.36%	6.16%	12.16%
Return on average tangible shareholders' equity	7.02%	5.81%	1.56%	19.80%	16.76%	6.42%	11.22%
Impact of acquisition-related items (net of tax)	0.08%	0.00%	0.18%	0.24%	0.51%	0.04%	1.62%
Return on average tangible shareholders' equity, excluding acquisition-related items (net of tax)	7.10%	5.81%	1.74%	20.04%	17.27%	6.46%	12.84%
Efficiency ratio	86.99%	88.98%	96.90%	72.15%	75.55%	87.96%	81.89%
Impact of acquisition-related items (net of tax)	(0.13)%	0.00%	(0.33)%	(0.32)%	(0.69)%	(0.08)%	(2.40)%
Efficiency ratio, excluding acquisition-related items (net of tax)	86.86%	88.98%	96.57%	71.83%	74.86%	87.88%	79.49%

HomeStreet

Non-GAAP Financial Measures

Core Net Income – Commercial & Consumer Banking:

(dollars in thousands)	Quarter Ended: Jun. 30, 2017	Mar. 31, 2017	Dec. 31, 2016	Sept. 30, 2016	Jun. 30, 2016	Six Months Ended: Jun. 30, 2017	Jun. 30, 2016
Commercial and Consumer Banking Segment:							
Net income	$9,446	$9,292	$12,046	$10,133	$7,079	$18,738	$8,621
Impact of acquisition-related items (net of tax)	115	-	261	333	666	115	4,044
Net income, excluding acquisition-related items (net of tax)	$9,561	$9,292	$12,307	$10,466	$7,745	$18,853	$12,665
ROAA	0.68%	0.69%	0.93%	0.81%	0.60%	0.69%	0.38%
Impact of acquisition-related items (net of tax)	0.01%	0.00%	0.02%	0.03%	0.06%	0.00%	0.18%
ROAA, excluding acquisition-related items (net of tax)	0.69%	0.69%	0.95%	0.83%	0.66%	0.69%	0.57%
ROAE	7.08%	7.38%	9.68%	8.29%	6.28%	7.22%	3.97%
Impact of acquisition-related items (net of tax)	0.09%	0.00%	0.21%	0.27%	0.59%	0.04%	1.86%
ROAE, excluding acquisition-related items (net of tax)	7.16%	7.38%	9.89%	8.56%	6.87%	7.27%	5.83%
ROATE	7.50%	7.85%	10.31%	8.81%	6.71%	7.67%	4.24%
Impact of acquisition-related items (net of tax)	0.09%	0.00%	0.22%	0.29%	0.63%	0.05%	1.99%
ROATE, excluding acquisition-related items (net of tax)	7.59%	7.85%	10.54%	9.10%	7.34%	7.71%	6.22%
Efficiency ratio	72.22%	72.46%	66.04%	65.51%	73.22%	72.34%	81.43%
Impact of acquisition-related items (net of tax)	(0.35)%	0.00%	(0.74)%	(1.05)%	(2.20)%	(0.18)%	(7.16)%
Efficiency ratio, excluding acquisition-related items (net of tax)	71.87%	72.46%	65.30%	64.46%	71.02%	72.16%	74.27%

HomeStreet