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CRE Research

# Which Banks Increased Their CRE Holdings in Q1?

Recently published research shows that CRE values in many markets have reached or exceeded their 2007 peaks. Also, anecdotes about regulators watching CRE growth with a careful eye have emerged. These market factors are important for banks to monitor, as regulators advise banks to avoid carrying more than 300% of riskbased capital in CRE. With all of this in mind, we thought it would be useful to take a look at which banks grew their CRE book the most over the last quarter.

Now that Q1 filings are just more than 99% complete, we used Trepp Bank Navigator to see the banks that grew their CRE holdings the most in Q1. We excluded bank holding companies and banks with a CRE book of less than \$500 million prior to Q1.

Below are the leaderboards for several categories. We've separated these rankings by large banks (those with more than \$30 billion in assets), medium-sized banks (those holding between \$5 and \$30 billion in assets), and small banks (those with less than \$5 billion).

In the large bank category, First National Bank of Pennsylvania ran away with the Q1 crown for CRE loans, growing by over 60%. Some more household names -Goldman Sachs, Citibank, and Morgan Stanley - posted high growth rates as well.

Among medium-sized banks, three banks grew their CRE portfolios by more than 20% in Q1, including Enterprise Bank & Trust from Missouri (37%), South State Bank of South Carolina (26%), and First Midwest Bank in Illinois (26%).

In the small bank category, Home Savings Bank in Ohio, United Bank & Capital Trust Company from Kentucky, and Security Bank of Kansas City took top honors. Each one of those banks grew their CRE books by more than 200% in Q1, with Home Savings posting more than 470% in growth.

To be sure, many of the banks with large percentage growths both this quarter and annually did so with some sizable acquisitions. For example, First National Bank of Pennsylvania purchased Yadkin Bank for \$7.2 billion, causing the big jump for that bank's CRE portfolio. The same was true of Enterprise Bank & Trust, which acquired Eagle Bank & Trust Company of Missouri. The latter had \$933 million in assets, including \$350 million in CRE loans.

Our rankings also look at highest quarterly and annual growth rates for multifamily and construction loans.

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#### About Trepp

Trepp, LLC, founded in 1979, is the leading provider of information, analytics and technology to the CMBS, commercial real estate and banking markets. Trepp provides primary and secondary market participants with the web-based tools and insight they need to increase their operational efficiencies, information transparency and investment performance. From its offices in New York, San Francisco and London, Trepp serves its clients with products and services to support trading, research, risk management, surveillance and portfolio management. Trepp is wholly-owned by dmgi, the information publishing division of the Daily Mail and General Trust (DMGT).

The information provided is based on information generally available to the public from sources believed to be reliable.



### HIGHEST QUARTERLY GROWTH IN CRE LOANS

	TOP 10 LARGE-SIZED BANKS (\$30+ BILLION IN ASSETS)							
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)			
1	7888	First National Bank of Pennsylvania	PA	3,205,039	62.69%			
2	33124	Goldman Sachs Bank USA	NY	1,108,000	27.27%			
3	57957	Citizens Bank, National Association	RI	1,091,910	10.49%			
4	34221	Morgan Stanley Private Bank, N.A.	NY	197,000	9.10%			
5	17281	City National Bank	СА	474,926	7.49%			
6	7213	Citibank, N.A.	SD	1,418,000	5.99%			
7	32992	Morgan Stanley Bank, N.A.	UT	465,000	4.69%			
8	57803	Ally Bank	UT	165,497	4.63%			
9	4214	BOKF, N.A.	ОК	280,489	4.39%			
10	31628	East West Bank	CA	441,999	4.20%			

	TOP 10 MEDIUM-SIZED BANKS (\$5 BILLION - \$30 BILLION IN ASSETS)							
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)			
1	27237	Enterprise Bank & Trust	MO	409,858	37.28%			
2	13425	South State Bank	SC	729,453	26.18%			
3	3709	First Midwest Bank	IL	935,784	26.17%			
4	12441	Whitney Bank	MS	873,075	17.76%			
5	33893	Raymond James Bank, N.A.	FL	297,353	14.70%			
6	32178	Luther Burbank Savings	CA	313,672	11.59%			
7	32541	Flagstar Bank, FSB	MI	138,197	11.01 %			
8	35546	Bofi Federal Bank	CA	187,077	10.23%			
9	11241	Centennial Bank	AR	455,217	9.83%			
10	21716	Citizens Business Bank	CA	292,618	9.80%			

	TOP 10 COMMUNITY BANKS (UNDER \$5 BILLION IN ASSETS)							
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)			
1	35385	Home Savings Bank	ОН	508,697	471.83%			
2	15437	United Bank & Capital Trust Company	KY	377,831	263.50%			
3	4705	Security Bank of Kansas City	KS	792,117	229.00%			
4	11971	Bar Harbor Bank & Trust	ME	344,692	93.59%			
5	34217	The First, A National Banking Association	MS	176,224	38.83%			
6	3705	First Mid-Illinois Bank & Trust, N.A.	IL	205,665	37.28%			
7	34120	Bank of Ann Arbor	MI	152,349	32.74%			
8	27677	HomeTrust Bank	NC	226,901	32.62%			
9	15019	First Bank	NC	356,985	26.29%			
10	57764	National Bank of Commerce	AL	204,406	25.25%			



#### HIGHEST QUARTERLY GROWTH IN MULTIFAMILY LOANS

	TOP 10 LARGE-SIZED BANKS (\$30+ BILLION IN ASSETS)							
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)			
1	33124	Goldman Sachs Bank USA	NY	109,000	55.33%			
2	7888	First National Bank of Pennsylvania	PA	163,302	41.78%			
3	5510	Frost Bank	ТХ	27,182	29.09%			
4	6672	Fifth Third Bank	ОН	108,157	28.80%			
5	32992	Morgan Stanley Bank, National Association	UT	139,000	21.38%			
6	6560	The Huntington National Bank	ОН	104,241	11.62%			
7	17534	KeyBank National Association	ОН	328,578	8.79%			
8	31628	East West Bank	CA	141,951	8.78%			
9	57957	Citizens Bank, National Association	RI	41,511	8.61%			
10	17281	City National Bank	CA	59,415	7.49%			

	TOP 10 MEDIUM-SIZED BANKS (\$5 BILLION - \$30 BILLION IN ASSETS)							
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)			
1	27237	Enterprise Bank & Trust	MO	45,894	95.42%			
2	13425	South State Bank	SC	51,256	88.46%			
3	5452	First National Bank of Omaha	NE	84,551	40.56%			
4	4999	Cadence Bank, N.A.	AL	15,876	38.44%			
5	4988	Trustmark National Bank	MS	78,873	31.51%			
6	19977	Israel Discount Bank of New York	NY	57,090	28.71%			
7	18297	Southside Bank	TX	14,648	27.61%			
8	24045	Pacific Western Bank	CA	285,978	27.04%			
9	12441	Whitney Bank	MS	96,750	26.66%			
10	32526	American Savings Bank, FSB	HI	13,679	24.98%			

	TOP 10 COMMUNITY BANKS (UNDER \$5 BILLION IN ASSETS)							
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)			
1	21591	The Bank of Greene County	NY	50,170	874.04%			
2	35385	Home Savings Bank	ОН	95,969	788.83%			
3	15437	United Bank & Capital Trust Company	KY	29,409	165.89%			
4	13716	The Middlefield Banking Company	ОН	40,666	135.16%			
5	11971	Bar Harbor Bank & Trust	ME	27,658	127.11%			
6	20845	Wallis State Bank	ТΧ	19,342	115.84%			
7	58823	CapStar Bank	TN	23,902	99.64%			
8	29922	Riverview Community Bank	WA	20,553	88.74%			
9	4705	Security Bank of Kansas City	KS	62,047	85.86%			
10	24516	Interaudi Bank	NY	12,910	65.72%			



#### HIGHEST QUARTERLY GROWTH IN CONSTRUCTION LOANS

	TOP 10 LARGE-SIZED BANKS (\$30+ BILLION IN ASSETS)								
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)				
1	7888	First National Bank of Pennsylvania	PA	786,010	114.72%				
2	34968	Banco Popular de Puerto Rico	PR	18,000	23.08%				
3	57803	Ally Bank	UT	52,679	17.78%				
4	57957	Citizens Bank, National Association	RI	235,165	11.01 %				
5	7213	Citibank, National Association	SD	453,000	9.79%				
6	17281	City National Bank	CA	125,989	9.77%				
7	32992	Morgan Stanley Bank, National Association	UT	13,000	89.15%				
8	639	The Bank of New York Mellon	NY	30,000	5.79%				
9	2270	ZB, National Association	UT	144,908	5.36%				
10	3511	Wells Fargo Bank, National Association	SD	1,173,000	4.98%				

	TOP 10 MEDIUM-SIZED BANKS (\$5 BILLION - \$30 BILLION IN ASSETS)							
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)			
1	35546	Bofi Federal Bank	CA	23,080	90.47%			
2	26876	Safra National Bank of New York	NY	25,345	72.64%			
3	27237	Enterprise Bank & Trust	MO	102,349	51.46%			
4	32178	Luther Burbank Savings	CA	12,793	43.02%			
5	13425	South State Bank	SC	207,595	32.93%			
6	3709	First Midwest Bank	IL	117,334	30.00%			
7	32541	Flagstar Bank, FSB	MI	105,308	26.88%			
8	27981	Capitol Federal Savings Bank	KS	32,843	25.79%			
9	12441	Whitney Bank	MS	241,239	24.23%			
10	28178	Northwest Bank	PA	42,308	22.42%			

	TOP 10 COMMUNITY BANKS (UNDER \$5 BILLION IN ASSETS)							
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)			
1	35385	Home Savings Bank	ОН	170,568	1036.64%			
2	15437	United Bank & Capital Trust Company	KY	88,961	277.48%			
3	4705	Security Bank of Kansas City	KS	200,613	149.61%			
4	30011	Prudential Savings Bank	PA	22,403	120.50%			
5	11971	Bar Harbor Bank & Trust	ME	21,387	107.90%			
6	3705	First Mid-Illinois Bank & Trust, National Association	IL	28,778	97.47%			
7	18400	Iowa Trust & Savings Bank	IA	17,157	82.17%			
8	17470	First Bank of Highland Park	IL	26,588	82.09%			
9	26575	Coastal Heritage Bank	MA	12,355	59.11%			
10	27861	Malvern Federal Savings Bank	PA	22,628	58.91%			



## HIGHEST ANNUAL GROWTH IN CRE LOANS

	TOP 10 LARGE-SIZED BANKS (\$30+ BILLION IN ASSETS)							
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)			
1	17534	KeyBank National Association	ОН	8,879,815	92.22%			
2	7888	First National Bank of Pennsylvania	PA	3,448,954	70.84%			
3	34221	Morgan Stanley Private Bank, National Association	NY	821,000	53.31%			
4	6560	The Huntington National Bank	ОН	3,460,138	44.95%			
5	57957	Citizens Bank, National Association	RI	2,192,508	23.55%			
6	32992	Morgan Stanley Bank, National Association	UT	1,962,000	23.33%			
7	57053	Signature Bank	NY	4,456,425	22.29%			
8	59017	First Republic Bank	CA	2,465,451	21.00%			
9	4214	BOKF, National Association	OK	982,869	17.26%			
10	17281	City National Bank	CA	1,002,175	17.23%			

	TOP 10 MEDIUM-SIZED BANKS (\$5 BILLION - \$30 BILLION IN ASSETS)							
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)			
1	4239	First United Bank and Trust Company	ОК	1,637,278	205.27%			
2	7946	BNY Mellon, National Association	PA	227,201	107.82%			
3	57408	Optum Bank, Inc.	UT	125,422	107.81%			
4	1003	Chemical Bank	MI	2,345,117	94.40%			
5	28359	OceanFirst Bank	NJ	738,945	86.96%			
6	1768	Mechanics Bank	CA	756,796	74.10%			
7	3832	Old National Bank	IN	1,252,101	71.37%			
8	29209	NexBank, SSB	TX	187,353	64.64%			
9	32541	Flagstar Bank, FSB	MI	540,549	63.40%			
10	26610	Bank of Hope	CA	3,110,936	61.25%			

	TOP 10 COMMUNITY BANKS (UNDER \$5 BILLION IN ASSETS)							
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)			
1	33111	Colorado Federal Savings Bank	СО	105,490	651.78%			
2	16971	Solutions North Bank	KS	27,212	559.11%			
3	35385	Home Savings Bank	OH	511,544	487.34%			
4	15699	Pineland Bank	GA	74,431	363.81%			
5	15437	United Bank & Capital Trust Company	KY	384,893	282.32%			
6	4705	Security Bank of Kansas City	KS	831,043	270.72%			
7	59086	Primary Bank	NH	43,399	237.22%			
8	30519	Freehold Savings Bank	NJ	21,636	210.14%			
9	35274	Blue Ridge Bank, National Association	VA	85,078	203.27%			
10	23537	Bankers' Bank	WI	67,738	201.92%			



#### HIGHEST ANNUAL GROWTH IN MULTIFAMILY LOANS

TOP 10 LARGE-SIZED BANKS (\$30+ BILLION IN ASSETS)					
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)
1	32992	Morgan Stanley Bank, National Association	UT	773,000	4831.25%
2	17534	KeyBank National Association	ОН	1,684,777	70.73%
3	6560	The Huntington National Bank	ОН	356,290	55.21%
4	7888	First National Bank of Pennsylvania	PA	178,779	47.63%
5	6672	Fifth Third Bank	ОН	154,370	46.87%
6	34221	Morgan Stanley Bank, National Association	NY	141,000	41.59%
7	5510	Frost Bank	TX	25,873	27.31%
8	31628	East West Bank	CA	373,964	27.00%
9	4214	BOKF, National Association	ОК	141,905	25.42%
10	59017	First Republic Bank	CA	1,376,978	24.75%

	TOP 10 MEDIUM-SIZED BANKS (\$5 BILLION - \$30 BILLION IN ASSETS)					
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)	
1	4239	First United Bank and Trust Company	ОК	233,679	378.93%	
2	3832	Old National Bank	IN	529,232	305.15%	
3	19977	Israel Discount Bank of New York	NY	186,164	266.70%	
4	28359	OceanFirst Bank	NJ	95,289	240.10%	
5	1768	Mechanics Bank	CA	480,660	212.89%	
6	1003	Chemical Bank	MI	312,956	160.27%	
7	32541	Flagstar Bank, FSB	MI	71,108	159.08%	
8	13425	South State Bank	SC	59,909	121.54%	
9	15289	Great Western Bank	SD	201,155	115.55%	
10	12441	Whitney Bank	MS	245,660	114.81%	

TOP 10 COMMUNITY BANKS (UNDER \$5 BILLION IN ASSETS)					
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)
1	21591	The Bank of Greene County	NY	51,406	1141.34%
2	35385	Home Savings Bank	ОН	95,934	786.28%
3	15797	Broadway National Bank	TX	38,105	776.86%
4	58714	Franklin Synergy Bank	TN	27,654	700.28%
5	3250	Citizens National Bank	TX	26,119	423.73%
6	4705	Security Bank of Kansas City	KS	101,529	309.66%
7	59070	HarborOne Bank	MA	37,913	278.57%
8	58823	CapStar Bank	TN	33,989	244.51%
9	19080	Inwood National Bank	TX	23,772	242.70%
10	30022	Millington Bank	NJ	26,798	216.95%



### HIGHEST ANNUAL GROWTH IN CONSTRUCTION LOANS

TOP 10 LARGE-SIZED BANKS (\$30+ BILLION IN ASSETS)					
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)
1	57053	Signature Bank	NY	307,037	203.90%
2	17534	KeyBank National Association	ОН	1,431,009	169.57%
3	7888	First National Bank of Pennsylvania	PA	860,293	140.83%
4	623	Deutsche Bank Trust Company Americas	NY	94,000	77.05%
5	32992	Morgan Stanley Bank, National Association	UT	61,000	64.89%
6	57957	Citizens Bank, National Association	RI	904,961	61.72%
7	7213	Citibank, National Association	SD	1,613,000	46.52%
8	867	SunTrust Bank	GA	1,632,210	46.02%
9	6560	The Huntington National Bank	ОН	478,858	39.99%
10	628	JPMorgan Chase Bank, National Association	ОН	2,576,000	39.72%

	TOP 10 MEDIUM-SIZED BANKS (\$5 BILLION - \$30 BILLION IN ASSETS)					
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)	
1	7946	BNY Mellon, National Association	PA	88,483	3255.45%	
2	35546	Bofi Federal Bank	CA	36,614	305.73%	
3	27981	Capitol Federal Savings Bank	KS	96,200	150.30%	
4	34775	EverBank	FL	68,949	138.20%	
5	32541	Flagstar Bank, FSB	MI	283,667	132.90%	
6	4239	First United Bank and Trust Company	OK	336,397	111.80%	
7	35498	Banc of California, National Association	CA	73,788	107.87%	
8	3709	First Midwest Bank	IL	258,067	103.05%	
9	57833	Beal Bank USA	NV	54,384	93.57%	
10	1003	Chemical Bank	MI	362,613	88.48%	

TOP 10 COMMUNITY BANKS (UNDER \$5 BILLION IN ASSETS)					
Rank	FDIC ID	Bank Name	State	Amount Change (\$000)	Quarterly Growth (%)
1	35385	Home Savings Bank	ОН	176,352	1652.78%
2	25267	TruBank	IA	29,479	335.37%
3	3603	Old Second National Bank	IL	66,718	328.16%
4	15437	United Bank & Capital Trust Company	KY	91,894	315.49%
5	22444	Inland Bank & Trust	IL	56,962	282.10%
6	11807	United Bank of Michigan	MI	26,331	271.85%
7	7464	DNB First, National Association	PA	67,336	261.95%
8	34068	Thomasville National Bank	GA	45,297	253.95%
9	27861	Malvern Federal Savings Bank	PA	42,491	229.05%
10	26575	Coastal Heritage Bank	MA	22,703	215.09%