STRONG COMMITMENT. POWERFUL MOMENTUM.

WAL 2014 ANNUAL REPORT
OUR FINANCIAL RESULTS ARE A REFLECTION OF HOW OUR CUSTOMERS FEEL ABOUT US AND THE TALENT AND EFFORTS OF OUR EMPLOYEES.

— Robert Sarver
Dear Clients, Shareholders and Friends of Western Alliance,

The year 2014 was an outstanding one for Western Alliance Bancorporation. We lent $2.5 billion and continued to positively impact our customers, communities and shareholders. Our consistent and continuing commitment to serve our customers is what drove our outstanding growth and differentiates us in the marketplace. Our business model is simple and focused:

- We put our clients first
- We have experienced relationship managers and credit officers close to our customers
- Our executives “roll up their sleeves,” get to know our customers and make decisions
- We try to limit the bureaucracy our industry is known for

At Western Alliance, we have a strong commitment to support the communities where we do business. In 2014 we provided $194 million in community development loans, $45 million in community-based investments, donations to hundreds of nonprofit organizations, and thousands of employee volunteer hours. In addition, the number of small business loans we made in low-income census tracts exceeded that of peer averages in all our markets.

Our financial results are a reflection of how our customers feel about us and the talent and efforts of our 1,131 employees. For 2014, revenue, earnings, loans and deposits all reached record levels. Net income of $148 million for the year resulted in a return on assets of 1.50%, a return on tangible common equity of 18.5%, and earnings per share of $1.67 compared to $1.31 in 2013. Increased business to existing customers and the addition of many new customer relationships led to robust growth in 2014. Total loans increased $1.6 billion and total customer deposits increased $1.1 billion for the year. Our growth and performance results rank Western Alliance in the very top tier of our industry.
We are well positioned for the future with a strong balance sheet, increasing capital ratios, a commitment to technology and customer security, and an entrepreneurial culture that will help us adapt to changes in our industry and in the economy. We have a diversified set of products and services along with the flexibility to accommodate our customers’ changing needs. We enter 2015 with a solid pipeline of new customers, talented bankers looking to join us, new lending opportunities, and the same goal of providing great service.

Many people contributed to Western Alliance’s success. I would like to acknowledge our Board of Directors for their guidance and oversight, our outstanding group of employees who are the face of our Bank, and most importantly, our customers who make it fun to come to work every day. Without your support none of our success would be possible. I hope you enjoy learning more about Western Alliance through our customers’ points of view throughout this report.

Robert Sarver
Chairman and Chief Executive Officer
Western Alliance is one of the fastest-growing banks in the nation, ranking in the top 1% in total assets among all banks in the country.
## Consolidated Income Statements
(Unaudited) ($ in thousands, except per share amounts)

<table>
<thead>
<tr>
<th></th>
<th>2014</th>
<th>2013</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest Income</td>
<td>$ 416,379</td>
<td>$ 362,655</td>
<td>$ 318,295</td>
</tr>
<tr>
<td>Interest Expense</td>
<td>(31,486)</td>
<td>(29,760)</td>
<td>(28,032)</td>
</tr>
<tr>
<td>Net Interest Income</td>
<td>384,893</td>
<td>332,895</td>
<td>290,263</td>
</tr>
<tr>
<td>Provision for Credit Losses</td>
<td>(4,726)</td>
<td>(13,220)</td>
<td>(46,844)</td>
</tr>
<tr>
<td>Net Interest Income After Provision</td>
<td>380,167</td>
<td>319,675</td>
<td>243,419</td>
</tr>
<tr>
<td>Non Interest Income</td>
<td>25,441</td>
<td>22,247</td>
<td>46,505</td>
</tr>
<tr>
<td>Non Interest Expense</td>
<td>(208,109)</td>
<td>(196,266)</td>
<td>(188,860)</td>
</tr>
<tr>
<td>Income Before Income Tax</td>
<td>197,499</td>
<td>145,655</td>
<td>101,864</td>
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<tr>
<td>Income Tax</td>
<td>(48,390)</td>
<td>(29,830)</td>
<td>(25,935)</td>
</tr>
<tr>
<td>Income from Continuing Operations</td>
<td>149,109</td>
<td>115,826</td>
<td>75,129</td>
</tr>
<tr>
<td>Discontinued Operations</td>
<td>(1,158)</td>
<td>(861)</td>
<td>(2,490)</td>
</tr>
<tr>
<td>Net Income</td>
<td>$ 147,951</td>
<td>$ 114,965</td>
<td>$ 72,639</td>
</tr>
<tr>
<td>Less Dividends on Preferred Stock</td>
<td>(1,387)</td>
<td>(1,410)</td>
<td>(3,793)</td>
</tr>
<tr>
<td>Net Income Available to Common Stockholders</td>
<td>$ 146,564</td>
<td>$ 113,555</td>
<td>$ 68,846</td>
</tr>
<tr>
<td>Weighted Average Common Shares Outstanding (diluted)</td>
<td>87,506</td>
<td>86,541</td>
<td>82,912</td>
</tr>
<tr>
<td>Earnings Per Share Available to Common Stockholders</td>
<td>$ 1.67</td>
<td>$ 1.31</td>
<td>$ 0.83</td>
</tr>
</tbody>
</table>

## Consolidated Balance Sheets
(Unaudited) ($ in thousands)

### ASSETS

<table>
<thead>
<tr>
<th></th>
<th>2014</th>
<th>2013</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash</td>
<td>$ 164,396</td>
<td>$ 385,514</td>
<td>$ 204,625</td>
</tr>
<tr>
<td>Securities</td>
<td>1,547,821</td>
<td>1,689,556</td>
<td>1,267,584</td>
</tr>
<tr>
<td>Loans</td>
<td>8,398,265</td>
<td>6,881,415</td>
<td>5,789,318</td>
</tr>
<tr>
<td>Allowance for Credit Losses</td>
<td>(110,816)</td>
<td>(108,850)</td>
<td>(95,427)</td>
</tr>
<tr>
<td>Net Loans</td>
<td>8,288,049</td>
<td>6,701,365</td>
<td>5,613,891</td>
</tr>
<tr>
<td>Other Assets</td>
<td>600,232</td>
<td>610,907</td>
<td>536,342</td>
</tr>
<tr>
<td>Total Assets</td>
<td>$ 10,600,498</td>
<td>$ 9,307,342</td>
<td>$ 7,622,442</td>
</tr>
</tbody>
</table>

### LIABILITIES AND EQUITY

<table>
<thead>
<tr>
<th></th>
<th>2014</th>
<th>2013</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deposits</td>
<td>$ 8,931,043</td>
<td>$ 7,838,205</td>
<td>$ 6,455,177</td>
</tr>
<tr>
<td>Borrowings</td>
<td>485,599</td>
<td>454,146</td>
<td>308,969</td>
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<tr>
<td>Other Liabilities</td>
<td>182,928</td>
<td>159,493</td>
<td>98,875</td>
</tr>
<tr>
<td>Total Liabilities</td>
<td>9,599,570</td>
<td>8,451,846</td>
<td>6,863,021</td>
</tr>
<tr>
<td>Stockholders’ Equity</td>
<td>1,000,928</td>
<td>855,498</td>
<td>759,421</td>
</tr>
<tr>
<td>Total Liabilities and Stockholders’ Equity</td>
<td>$ 10,600,498</td>
<td>$ 9,307,342</td>
<td>$ 7,622,442</td>
</tr>
</tbody>
</table>
Financial Highlights
($ in billions)

Total Loans

$8.4 Billion
2014 Year End Loans

In 2014, WAL originated $2.5 Billion of loans.

Total Deposits

$8.9 Billion
2014 Year End Deposits

Nevada
$3.3

Arizona
$1.9

Other States
$1.7

California
$2.0
Financial Highlights
($ in billions)

Shareholder Performance
Return on Tangible Common Equity

Return on Average Assets

$10,000 Investment Comparison

Investment Made One Year Ago
Investment Made Three Years Ago
Investment Made Five Years Ago

Total Assets
$10.6 Billion
2014 Year End Total Assets

Total Regulatory Capital
$1.12 Billion
2014 Year End Total Regulatory Capital
Five consecutive years of increased year-over-year growth in both total revenue and net income

Quick Facts

24%
Growing Business
Loan growth of 24% in 2014

27%
Improving Returns
Earnings per share climbed 27% from $1.31 in 2013 to $1.67 in 2014

29%
Strengthening Capital
Tangible book value per share increased 29% from $7.90 in 2013 to $10.21 in 2014

$2.5 BILLION
Market Cap

5
Five consecutive years of increased year-over-year growth in both total revenue and net income

40
Business banking offices
Western Alliance Bancorporation delivers on three values that set the organization apart.

**ACCESS**

to decision-makers, to capital, and to a powerful set of products and services

**KNOWLEDGE**

shared by the best and brightest bankers who offer unparalleled market- and sector-specific expertise

**COMMITMENT**

to consistently exceed expectations through outstanding customer service at every level and an entrepreneurial way of thinking that shapes specialized solutions
Growing Resort Company Benefits from All-Inclusive Relationship with Western Alliance

Big blue skies, sunshine, ocean waves and the welcome relaxation more than 70,000 families wait for each year. That’s the promise and the product of Grand Pacific Resorts, the full-service resort management and development company based in Carlsbad, California. As stress-free as it is to vacation at any of the 23 spectacular properties managed by Grand Pacific Resorts in California, Hawaii, Montana and in Canada, the business behind the leisure is anything but a day at the beach.

When co-owner Tim Stripe first sat down with Western Alliance, he brought a sizable list of challenges and a healthy skepticism that any one bank could match his wide-ranging needs. “Timeshare is not an easy business, but they said, ‘Let’s just take a look.’” The bank’s response was speedy, and not a little surprising. “Today we deal in seven different lines at the bank, including commercial and real estate loans, and our relationship is comprehensive and extremely effective,” said Stripe.

For Grand Pacific Resorts, having direct access to the bank’s key decision-makers and to its robust set of products and customized solutions, including resort finance, makes all the difference. “We’ve worked with larger banks and same-size banks and by far the relationships and exposure we have to senior decision-makers is markedly different from other banks, and I’ve been in business more than 30 years.”
“The decision-makers are there face-to-face. There is no back and forth and no bureaucracy.”

— Tim Stripe, Grand Pacific Resorts
MY BANKERS ARE ALWAYS AVAILABLE TO ME.

— Dr. Soon K. Kim, Signature Healthcare Services
Signature Healthcare Services

The changing framework for healthcare delivery now puts mental health on par with medical care, creating strong expansion opportunities for Signature Healthcare Services. This Southern California-based provider of in-patient psychiatric services operates 13 hospitals in five states and is growing to meet demand with Western Alliance.

“These bankers are much more interested in my business than other bankers,” said Dr. Soon K. Kim, President and CEO. “I came to know the loan officer, the credit officer, then the president of the bank and even the CEO. The personal service and access are extraordinary.”

Abbott’s Custom Printing

Travis Abbott weathered the recession by buying four small printing companies to consolidate market share for Abbott’s Custom Printing, now the largest quick printer in Nevada. This growing business needed land and a new building, and Western Alliance opened the doors to financing, including connecting him with an SBA loan, to make it all possible.

“The Western Alliance team was amazing all the way through,” said Abbott. “They saw my energy, passion and drive and they believed in me. My bankers were instrumental in helping us grow to this next level.”

“They earn my business every day.”

— Travis Abbott, Abbott’s Custom Printing
**KNOWLEDGE**

shared by the best and brightest bankers who offer unparalleled market- and sector-specific expertise

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**HEALTHY GROWTH FOR NEXTMED**

*Smart Banking Helps Innovative Healthcare Company Thrive*

It's a hard fact that one in every 20 people will develop a kidney stone at some point. No wonder Tucson-based NextMed is growing.

“NextMed is obsessed with providing unsurpassed and ever-improving patient care and invests heavily to further our industry-leading, analytics-driven quality improvement programs. NextMed also is committed to providing investors with excellent returns and novel and compliant financial models,” said CEO Chris Gleason. “Our structures are complex and, while we have worked with several different banks over the last 19 years, we have found Western Alliance to be the best banking partner. They are very smart, creative and move at a velocity unknown with our prior banking relationships.”

It all comes down to market knowledge and intellectual capacity. “Western Alliance bankers offer a quality of intellect that otherwise would be off-limits to all but the biggest customers at a large, money center bank. Having access to this level of bankers has proven to be invaluable to NextMed. As a CEO I am always seeking out ‘A’ level players, and I have found them at Western Alliance.”
"Banking and access to capital are two things I don’t have to worry about, leaving me free to grow my business."

— Chris Gleason, NextMed
WESTERN ALLIANCE UNDERSTANDS THE CONSTRUCTION INDUSTRY.

— David James, FNF Construction
When a landslide closed US 89, the main highway between Flagstaff and Lake Powell, the Arizona Department of Transportation turned to the heavy construction experts at FNF Construction to improve 27 miles of an alternate roadway. The company’s response was fast and effective, opening the road to public transportation in just over 100 days following notice of award of the construction contract.

FNF Construction appreciates the same kind of quick and specialized response from their banking/financial team, which includes Western Alliance. With a strong presence in the construction industry, Western Alliance consistently paves the way with unparalleled sector-specific expertise. “This is a unique industry and it’s good to have a bank with awareness and deep knowledge of the construction business,” said the company’s CFO, David James.

Western Alliance bankers bring clients true expertise in a wide range of business sectors including commercial real estate and construction, professional practices, healthcare, municipalities and nonprofits, manufacturing, transportation and more.
Exceptional Service Closes the Deal for High-growth National Mortgage Company

At New American Funding, the American dream of home ownership is alive and well. Driven by two passionate entrepreneurs – husband and wife, Rick and Patty Arvielo – what began as a call center in 2001 now has 72 offices, more than 1,400 employees and is licensed to do business in 42 states. The Arvielos are realizing big dreams for their robust Orange County, California-based mortgage business.

It’s unusual for a bank to match the energy and commitment of a fast-growing company like New American Funding, but CEO Rick Arvielo said Western Alliance does this and more. “Western Alliance shares my entrepreneurial spirit – you would think all banks would, but they don’t. To have a bank willing to open up the full suite of products is refreshing. They listen to what my needs are and they connect the dots.”

For the Arvielos, Western Alliance brings a surprising level of service to the table. “As a business like ours grows, we need a banking partner that gets it. The service Western Alliance delivers is personal, engaging and cohesive.”

New American Funding relies on Western Alliance for a wide set of products and services, including mortgage warehouse lending. “Western Alliance is a pioneer in mortgage servicing rights (MSR) lending, but it’s way more than that. We’re moving deposits over, looking at a revolving line of credit and they just financed a building we bought in Las Vegas. I cherish where the relationship is going because I haven’t experienced that in the banking world,” said Arvielo.
"Western Alliance was the first bank interested in providing us with more things we need outside the focus of the original relationship. It's refreshing to have a banking partner that is not a one-trick pony."

— Rick Arvielo, New American Funding
THEIR CUSTOMER SERVICE IS TRULY OUTSTANDING.

— Bill Heideman, Hollenbeck Palms
Hollenbeck Palms

For Hollenbeck Palms, California’s first licensed residential retirement community, taking exceptional care of their seniors is second nature. So when it was time to add a state-of-the-art nursing center and new memory-care facility, they pursued a private bond offering.

Western Alliance hit the mark for its competitive products, but it thoroughly impressed when it came to customer service. “We had no idea we could be treated this well and so competently by so many people,” said President and CEO Bill Heideman. “Sometimes in dealing with companies that want your business, it’s just fluff. But these folks are for real.”

Seirus Innovation

Seirus Innovation raises the thermometer as the country’s largest distributor of cold-weather accessory gear for outdoor enthusiasts. “As a seasonal business, we don’t fit into traditional banking parameters,” said Wendy Carey, CFO and wife of co-owner Mike Carey, also a former NFL referee and currently the NFL Rules Expert for CBS NFL Broadcasting. “We have experienced a lot of rapid growth, and there are years when there’s no snow – not often, but sometimes – both situations that can stress a small business. The bank understands our business and has stood by us.”

For this successful San Diego-based company, there’s always a flurry of interest from other banks. “I can’t tell you how many calls I get, but I always say, thanks but we are very happy where we are. We have a commitment to Western Alliance, the bank that is so committed to us,” said Carey.

“As we continue to grow, I anticipate growing with this bank.”

— Wendy Carey, Seirus Innovation
Cutter Aviation, a third-generation, family-owned business, is charting an exciting new course of growth. Based in Phoenix, with locations at eight airports across the Southwest, Cutter Aviation now is set to expand into two new markets in California and Texas, and grow as one of the country’s first dealers of HondaJets.

Founded in 1928 by CEO Will Cutter’s grandfather, today the business is a full-service aviation company that sells, fuels, manages, charters and maintains airplanes. Cutter became a new client for Western Alliance in 2014, and the bank worked to simplify a range of existing loans and financings—from building loans and stockholder buyouts to the company’s credit line and more—into a streamlined financing package to better fit Cutter’s goals.

How fast is Cutter Aviation moving? In 2014, this company with 250 employees reached nearly $100 million in sales and is on track to exceed $130 million in 2015 with initial deliveries of the new HondaJet.

“Western Alliance spent a lot of time with us learning our business, and I am so pleased with the high level of personalized service,” said Cutter. “The rates are great, the bank is quick to make transactions happen. This is a very special relationship.”
"I am so pleased with the high level of personalized service."

— Will Cutter, Cutter Aviation
Western Alliance’s commitment to exceptional personalized service is matched by a sophisticated and comprehensive array of Deposit and Treasury Management Solutions designed for today’s fast-moving business culture. Drawing on these robust services, Western Alliance bankers provide flexible, customized solutions to meet the particular needs of our business clients across the wide range of industries and sectors in our markets.

**Deposit Solutions include:**
- Checking Accounts
- Treasury Management
- Money Market Accounts
- Certificates of Deposits
- Savings Accounts
- Certificate of Deposit Registry Service/CDARS® Program
- Insured Cash Sweep/ICS® Program
- IOLTA Accounts
- Escrow Deposit Accounts
- Remote Deposit

**For businesses with a more extensive set of needs, Treasury Management Solutions include:**
- E-deposit Remote Capture Service
- Lockbox
- Small Business and Corporate Online Banking
- ACH Services
- Positive Pay
- Cash Vault
- Sweep Accounts
- Zero Balance Accounts
- Merchant Services
- Trusteer Fraud Protection
- Account Reconciliation
- Corporate Credit Cards
A Powerful Set of Lending Solutions

No resource is more important to growing businesses than ready access to capital. Western Alliance bankers have the authority and acumen to make quick decisions that are tailored to our clients’ individual capital needs. With more than $10 billion in assets, Western Alliance has the reach and strength to serve businesses big and small with skillfully built financing answers, delivered with a high degree of industry-specific expertise.

Lending Solutions include:

— Commercial Real Estate Loans
— Commercial and Industrial Loans
— Corporate Finance
— Revolving Lines of Credit
— Municipal Finance
— Nonprofit Lending
— Equipment Finance/Leases

— Medical/Professional Loans
— Participations and Syndications
— Warehouse Mortgage Lending
— Resort Finance
— Letters of Credit
— Community Association Loans
Western Alliance Public
Finance Paves the Way for Gateway Project

The City of San Carlos, an affluent community in the heart of Silicon Valley, had a long-held vision: Create a regional draw with a hotel on a high-profile gateway property, just off the 101 highway. With the region’s resurgence after the recession, the impetus was unmistakable – act now or perhaps never.

After rezoning to give the area landmark status, the city needed a private-sector banking partner to help purchase the property. Western Alliance and its growing Public Finance capabilities became the clear choice.

“Other banks didn’t understand – it was outside their management bureaucracy,” said City Manager Jeff Maltbie. “It required vision and flexibility on the part of the bank to go after this business. Western Alliance was nimble and we absolutely had access to decision-makers. Other banks said things like, ‘Well, it’s six weeks until our next board meeting.’ We never had that with Western Alliance.”

Even with financing approved, challenges always arise, including aggressive timelines. “Western Alliance never presented us with a problem without also recommending a solution. They made us feel comfortable every step of the way.”

Today, concept designs are in place for a 200-room, Marriott Residence Inn that will transform what was once a collection of underused, unconnected properties into a vibrant new asset for the City of San Carlos.
“Western Alliance never presented us with a problem without also recommending a solution.”

— Jeff Maltbie. City of San Carlos
A True Differentiator: National Business Lines

For nearly every niche, for enterprises that require true specialization, Western Alliance has focused tools and expertise to support its business clients nationwide. An important dimension of the bank’s capabilities is six National Business Lines that deliver smart, industry-specific knowledge and products.

Bankers across our geographically managed divisions and their clients tap the bank’s leadership in fast-growing industries and sectors served by our National Business Lines.

Alliance Association Bank
Meeting the needs of the growing community management industry, Alliance Association Bank offers a wide range of innovative products and services. From deposit and lockbox services to e-deposit remote capture and a broad selection of specialized loan products, Alliance Association Bank works to create efficiencies, reduce costs and increase revenue for HOAs nationwide.

Western Alliance Resort Finance
Delivering specialized financing to U.S.-based timeshare developers, Western Alliance Resort Finance is a highly experienced and focused resource for the bank’s deep knowledge of the timeshare industry. The group offers financing for land and inventory acquisition, construction and receivable hypothecation.

Western Alliance Corporate Finance
Serving a diverse portfolio of corporate clients in sectors including retail, healthcare, consumer products, chemicals, cable/data, business services, transportation/automotive, industrial and more, Western Alliance Corporate Finance is a strong and responsive financial partner.

Western Alliance Equipment Finance
Offering unique expertise and high-level personalized service, Western Alliance Equipment Finance serves a broad range of industries including healthcare, manufacturing, transportation, construction and agriculture with sophisticated and tailored equipment financing solutions.

Western Alliance Public Finance
Supporting the financing needs of state and local governments and nonprofit organizations, Western Alliance Public Finance has strong knowledge of the needs of this important set of clients. The group specializes in tax revenue, utility revenue, lease-purchase and land-secured financing.

Western Alliance Mortgage Warehouse Lending
Providing traditional warehouse lending to well-qualified mortgage bankers with an unmatched level of expertise and responsiveness, this group also offers MSR financing, custodial deposit services, treasury management, payroll products and more.
THERE ARE A HANDFUL OF BANKS THAT REPRESENT THEMSELVES AS HOA BANKS, BUT WESTERN ALLIANCE’S ALLIANCE ASSOCIATION BANK DOES WHAT THEY DO BETTER THAN ANYONE ELSE BECAUSE IT IS THEIR TRUE SPECIALIZATION.

— Guy Goodwin, President, Goodwin Management, Inc., which currently manages more than 220 homeowners associations in Texas
At Western Alliance, we believe a deep-rooted commitment to our communities is integral to everyone’s success. We live and work locally, side by side with our customers and neighbors, and our employees embrace the philosophy of building sustainable and healthy communities by giving back to a wide range of nonprofit organizations. We donate time and expertise, often in leadership roles, to charitable and civic groups that better our communities in California, Arizona and Nevada. As well, Western Alliance is pleased to provide financial contributions to a broad selection of nonprofit organizations in support of education, health, environment, human services and animal welfare.

Some measurements of our community commitment in 2014:

— 2,965 Employee Volunteer Hours
— $194 million in Community Development Loans
— $45 million in Community Development New Investments
— Over $1 million in Financial Contributions to Nonprofits

Four Geographically Managed Divisions,
Four Examples of Our Involvement

Bank of Nevada developed the 2◊ for 2◊ Financial Literacy Program to bring financial literacy education to 2◊ Title I elementary schools.

Torrey Pines Bank launched the kNOw Alzheimer’s public service campaign to help raise awareness and research dollars for this devastating disease that affects millions of people.

Alliance Bank of Arizona developed “At Work in Arizona: The First 100 Years,” a book and website that frames the story of Arizona’s economic history over the past century. The project benefits 12 of the state’s most effective education-focused nonprofits.

First Independent Bank helped fund development of a state-of-the-art play structure at Recreation Park in Sparks, Nevada, to encourage the community to exercise.
A little goes a long way in the hands of Kate Hoffman, Executive Director/Founder, AZ Earn to Learn, which guides students to save $500 each year to unlock an annual match of $4,000 at one of three Arizona state universities. The overarching purpose? To help economically challenged kids become financially competent and build life-long assets including higher education.

The bank has been involved with Tucson-based AZ Earn to Learn since Hoffman was working at her dining table on the concept to create these matching scholarship funds. “Western Alliance has been a major supporter even before we had our first student,” said Hoffman. “Not only did the bank help us get our organization off the ground, they also provide important financial support – and they have done this every year since the program launched in 2012. I can’t imagine a better community partner.”

Importantly, Western Alliance stepped up as the first of the organization’s financial partners to synchronize savings activity with AZ Earn to Learn’s smartphone app. “Now when a student saves $100 they can see in real time how the university they hope to attend puts in an $800 match. This adds a major layer of encouragement and offers an essential motivator to keep students saving and pursuing their goals.”
Board of Directors

Robert Sarver
Chairman and Chief Executive Officer
Western Alliance Bancorporation

Bruce Beach
Chairman and Chief Executive Officer
BeachFleischman PC

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

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

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

Cary Mack
Co-Managing Partner
Southwest Value Partners

Todd Marshall
Chairman of the Board
Marshall Retail Group

M. Nafees Nagy, MD
Director
Premier Care Network

James E. Nave, DVM
Owner
Tropicana Animal Hospital

John P. Sande, III
Partner
Fennemore Craig Jones Vargas

Donald Snyder
Presidential Advisor
University of Nevada Las Vegas

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

Kenneth A. Vecchione
Chairman, Western Alliance Bank
President and Chief Executive Officer Encore Capital Group
Western Alliance Bancorporation's Executive Management Team builds a culture of outstanding service that makes a difference for customers in every market. Delivering on the values of **Access**, **Knowledge** and **Commitment**, this team of experienced leaders creates an environment that attracts the best and brightest bankers.
## Locations

**Alliance Bank of Arizona**
- Chandler Office
  - 3833 W. Ray Rd.
  - Chandler, AZ 85226
  - (480) 384-3800
- Cityscape Office
  - One E. Washington St., Ste. 100
  - Phoenix, AZ 85004
  - (602) 629-1776
- Biltmore Park Office
  - 2781 E. Camelback Rd., Ste. 110
  - Phoenix, AZ 85016
  - (602) 952-5400
- Flagstaff Office
  - 581 E. Butler
  - Flagstaff, AZ 86001
  - (928) 214-3400
- Mesa Office
  - 1110 E. Baseline Rd.
  - Mesa, AZ 85284
  - (480) 699-2950
- Midtown Office
  - 2901 N. Central Ave., Ste. 100
  - Phoenix, AZ 85012
  - (602) 629-1776
- North Scottsdale Office
  - 15100 N. 78th Way
  - Scottsdale, AZ 85260
  - (480) 985-4460
- Scottsdale Office
  - 6263 N. Scottsdale Rd., Ste. 100
  - Scottsdale, AZ 85259
  - (480) 998-6500
- Sedona Office
  - 6486 Highway 179, Ste. 110
  - Sedona, AZ 86335
  - (928) 284-2380
- Swan Office
  - 4783 E. Camp Lowell Dr.
  - Tucson, AZ 85712
  - (520) 784-6900
- Williams Centre Office
  - 208 S. Craycroft Rd.
  - Tucson, AZ 85711
  - (520) 322-7700

**Bank of Nevada**
- Sahara Regional Office
  - 2700 W. Sahara Ave.
  - Las Vegas, NV 89102
  - (702) 248-4200
- Centennial Hills Office
  - 8565 W. Centennial Pkwy.
  - Las Vegas, NV 89149
  - (702) 856-7160

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

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

**Northwest Regional Office**
- 7251 W. Lake Mead Blvd., Ste. 100
  - Las Vegas, NV 89128
  - (702) 248-1734

**Southwest Regional Office**
- 3965 S. Durango Dr.
  - Las Vegas, NV 89147
  - (702) 363-5140

**Aliante Office**
- 6915 Aliante Pkwy.
  - North Las Vegas, NV 89084
  - (702) 956-7148

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

**Sierra Heights Office**
- 10199 S. Eastern Ave.
  - Henderson, NV 89052
  - (702) 948-8500

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

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

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

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

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

- Spanish Springs Office
  - 381 Los Altos Pkwy.
  - Sparks, NV 89436
  - (775) 926-9400

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

**National Business Lines**

- Alliance Association Bank
  - 3033 W. Ray Rd.
  - Chandler, AZ 85226
  - (888) 734-4567
- Western Alliance Equipment Finance
  - One E. Washington St., Ste. 1400
  - Phoenix, AZ 85004
  - (802) 797-3643
- Western Alliance Corporate Finance
  - 604 Arizona Ave.
  - Santa Monica, CA 90401
  - (213) 362-5213
- Western Alliance Public Finance
  - One E. Washington St., Ste. 1400
  - Phoenix, AZ 85004
  - (802) 797-3643
- Western Alliance Mortgage
  - Warehouse Lending
  - 3033 W. Ray Rd.
  - Chandler, AZ 85226
  - (480) 384-3900
- Western Alliance Resort Finance
  - One E. Washington St., Ste. 1400
  - Phoenix, AZ 85004
  - (802) 386-2315
- Western Alliance Bancorporation
  - One E. Washington St., Ste. 1400
  - Phoenix, AZ 85004
  - (802) 389-3500

**Sparks Marina Office**
- 725 Sparks Blvd.
  - Sparks, NV 89434
  - (775) 538-8400

- Robb Drive Office
  - 6200 Shariands Ave.
  - Reno, NV 89523
  - (775) 746-3600

- Torrey Pines Bank
  - Carmel Valley Office
  - 12220 El Camino Real, Ste. 110
  - San Diego, CA 92130
  - (858) 523-4630

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

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

- Kearny Mesa Office
  - 9289 Clairemont Mesa Blvd.
  - San Diego, CA 92123
  - (858) 259-5300

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

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

- Los Altos Office
  - 20 First St.
  - Los Altos, CA 94022
  - (650) 469-1700

- Los Angeles Office
  - One Bunker Hill, 601 W. 5th Ave.
  - Los Angeles, CA 90071
  - (213) 362-5200

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

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

- Symphony Towers Office
  - 750 B St., Ste. 100
  - San Diego, CA 92101
  - (818) 233-2200
Banking Divisions

Alliance Bank
of ARIZONA

alliancebankofarizona.com

Bank of Nevada

bankofnevada.com

First Independent Bank

firstindependentnv.com

Torrey Pines Bank

torreypinesbank.com
Western Alliance Bancorporation

Driving growth in assets and earnings, top-performing, Western Alliance Bancorporation (NYSE: WAL) has more than $10 billion in assets and is one of the fastest-growing bank holding companies in the U.S. Its primary subsidiary, Western Alliance Bank, is the go-to bank for business and succeeds with local teams of experienced bankers who deliver superior, personalized services and a full spectrum of deposit, lending, treasury management and online banking products and services. Western Alliance Bank operates full-service banking divisions: Alliance Bank of Arizona, Bank of Nevada, First Independent Bank (Nevada) and Torrey Pines Bank (California). The bank also serves business customers through a robust national platform of specialized financial services including Alliance Association Bank, Western Alliance Corporate Finance, Western Alliance Equipment Finance, Western Alliance Public Finance, Western Alliance Resort Finance, and Western Alliance Warehouse Lending. For more information, visit westernalliancebancorporation.com.
To view an expanded version of the annual report with video content, visit walannualreport.com.