

Hilltop Holdings Inc.
Form 10-Q
October 27, 2016
Table of Contents

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UNITED STATES

SECURITIES AND EXCHANGE COMMISSION

Washington, DC 20549

FORM 10-Q

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended September 30, 2016

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

Commission File Number: 1-31987

Hilltop Holdings Inc.

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction of incorporation or
organization)

84-1477939
(I.R.S. Employer Identification No.)

200 Crescent Court, Suite 1330

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Dallas, TX
(Address of principal executive offices)

75201
(Zip Code)

(214) 855-2177

(Registrant's telephone number, including area code)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer

Accelerated filer

Non-accelerated filer

Smaller reporting company

(Do not check if a smaller reporting company)

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Act). Yes No

The number of shares of the registrant's common stock outstanding at October 27, 2016 was 98,539,056.

Table of Contents

HILLTOP HOLDINGS INC.

FORM 10-Q

FOR THE QUARTER ENDED SEPTEMBER 30, 2016

TABLE OF CONTENTS

PART I — FINANCIAL INFORMATION

Item 1.	Financial Statements	
	<u>Consolidated Balance Sheets</u>	3
	<u>Consolidated Statements of Operations</u>	4
	<u>Consolidated Statements of Comprehensive Income</u>	5
	<u>Consolidated Statements of Stockholders' Equity</u>	6
	<u>Consolidated Statements of Cash Flows</u>	7
	<u>Notes to Consolidated Financial Statements</u>	8
<u>Item 2.</u>	<u>Management's Discussion and Analysis of Financial Condition and Results of Operations</u>	58
<u>Item 3.</u>	<u>Quantitative and Qualitative Disclosures About Market Risk</u>	94
<u>Item 4.</u>	<u>Controls and Procedures</u>	96

PART II — OTHER INFORMATION

<u>Item 1.</u>	<u>Legal Proceedings</u>	97
<u>Item 1A.</u>	<u>Risk Factors</u>	97
<u>Item 2.</u>	<u>Unregistered Sales of Equity Securities and Use of Proceeds</u>	97
<u>Item 6.</u>	<u>Exhibits</u>	98

Table of Contents

HILLTOP HOLDINGS INC. AND SUBSIDIARIES

CONSOLIDATED BALANCE SHEETS

(in thousands, except share and per share data)

(Unaudited)

	September 30, 2016	December 31, 2015
Assets		
Cash and due from banks	\$ 528,519	\$ 652,036
Federal funds sold	40,419	17,409
Securities purchased under agreements to resell	138,284	105,660
Assets segregated for regulatory purposes	173,840	158,613
Securities:		
Trading, at fair value	402,104	214,146
Available for sale, at fair value (amortized cost of \$551,827 and \$670,003, respectively)	563,720	673,706
Held to maturity, at amortized cost (fair value of \$369,746 and \$331,468, respectively)	365,934	332,022
	1,331,758	1,219,874
Loans held for sale	1,673,069	1,533,678
Non-covered loans, net of unearned income	5,674,655	5,220,040
Allowance for non-covered loan losses	(52,625)	(45,415)
Non-covered loans, net	5,622,030	5,174,625
Covered loans, net of allowance of \$729 and \$1,532, respectively	292,031	378,762
Broker-dealer and clearing organization receivables	1,340,617	1,362,499
Premises and equipment, net	190,645	200,618
FDIC indemnification asset	73,351	91,648
Covered other real estate owned	61,988	99,090
Other assets	657,805	565,813
Goodwill	251,808	251,808
Other intangible assets, net	47,112	54,868
Total assets	\$ 12,423,276	\$ 11,867,001
Liabilities and Stockholders' Equity		
Deposits:		
Noninterest-bearing	\$ 2,232,813	\$ 2,235,436
Interest-bearing	4,797,772	4,717,247
Total deposits	7,030,585	6,952,683

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Broker-dealer and clearing organization payables	1,251,839	1,338,305
Short-term borrowings	1,265,022	947,373
Securities sold, not yet purchased, at fair value	164,633	130,044
Notes payable	313,313	238,716
Junior subordinated debentures	67,012	67,012
Other liabilities	481,504	454,743
Total liabilities	10,573,908	10,128,876
Commitments and contingencies (see Notes 12 and 13)		
Stockholders' equity:		
Hilltop stockholders' equity:		
Common stock, \$0.01 par value, 125,000,000 shares authorized; 98,540,676 and 98,896,184 shares issued and outstanding, respectively	985	989
Additional paid-in capital	1,570,025	1,577,270
Accumulated other comprehensive income	8,039	2,629
Retained earnings	266,048	155,475
Deferred compensation employee stock trust, net	900	1,034
Employee stock trust (15,496 and 22,196 shares, at cost, respectively)	(309)	(443)
Total Hilltop stockholders' equity	1,845,688	1,736,954
Noncontrolling interests	3,680	1,171
Total stockholders' equity	1,849,368	1,738,125
Total liabilities and stockholders' equity	\$ 12,423,276	\$ 11,867,001

See accompanying notes.

Table of Contents

HILLTOP HOLDINGS INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF OPERATIONS

(in thousands, except per share data)

(Unaudited)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2016	2015	2016	2015
Interest income:				
Loans, including fees	\$ 97,590	\$ 111,315	\$ 287,591	\$ 295,670
Securities borrowed	9,037	10,116	22,952	29,809
Securities:				
Taxable	5,935	6,262	19,136	19,538
Tax-exempt	1,518	1,683	4,692	4,981
Other	1,183	1,169	3,248	3,878
Total interest income	115,263	130,545	337,619	353,876
Interest expense:				
Deposits	3,996	3,719	11,872	11,934
Securities loaned	6,954	7,110	17,857	21,505
Short-term borrowings	1,497	1,189	3,974	3,356
Notes payable	2,793	2,524	7,993	5,482
Junior subordinated debentures	673	605	1,973	1,785
Other	180	187	543	544
Total interest expense	16,093	15,334	44,212	44,606
Net interest income	99,170	115,211	293,407	309,270
Provision for loan losses	3,990	5,593	36,273	8,438
Net interest income after provision for loan losses	95,180	109,618	257,134	300,832
Noninterest income:				
Net realized gains on securities	—	—	—	4,403
Net gains from sale of loans and other mortgage production income	175,412	137,303	469,721	405,023
Mortgage loan origination fees	26,807	22,647	71,417	58,194
Net insurance premiums earned	38,747	41,196	117,201	121,081
Securities commissions and fees	39,722	39,070	118,481	123,201
Investment and securities advisory fees and commissions	31,129	27,667	84,302	82,254
Bargain purchase gain	—	—	—	81,289
Other	42,641	28,586	116,716	75,270
Total noninterest income	354,458	296,469	977,838	950,715

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Noninterest expense:				
Employees' compensation and benefits	225,194	200,620	625,353	583,415
Loss and loss adjustment expenses	16,055	17,335	75,225	77,436
Policy acquisition and other underwriting expenses	11,064	11,784	33,632	35,198
Occupancy and equipment, net	27,460	29,341	82,264	89,368
Other	84,360	74,422	240,213	215,878
Total noninterest expense	364,133	333,502	1,056,687	1,001,295
Income before income taxes	85,505	72,585	178,285	250,252
Income tax expense	33,017	25,338	65,879	58,895
Net income	52,488	47,247	112,406	191,357
Less: Net income attributable to noncontrolling interest	556	353	1,833	1,111
Income attributable to Hilltop	51,932	46,894	110,573	190,246
Dividends on preferred stock	—	—	—	1,854
Income applicable to Hilltop common stockholders	\$ 51,932	\$ 46,894	\$ 110,573	\$ 188,392
Earnings per common share:				
Basic	\$ 0.53	\$ 0.47	\$ 1.12	\$ 1.89
Diluted	\$ 0.53	\$ 0.47	\$ 1.12	\$ 1.88
Weighted average share information:				
Basic	98,490	98,676	98,367	99,297
Diluted	98,625	99,556	98,573	100,191

See accompanying notes.

Table of Contents

HILLTOP HOLDINGS INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

(in thousands)

(Unaudited)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2016	2015	2016	2015
Net income	\$ 52,488	\$ 47,247	\$ 112,406	\$ 191,357
Other comprehensive income:				
Net unrealized gains (losses) on securities available for sale, net of tax of \$(420), \$3,222, \$3,004 and \$3,847, respectively	(743)	5,697	5,410	6,755
Reclassification adjustment for gains included in net income, net of tax of \$(1,589)	—	—	—	(2,814)
Comprehensive income	51,745	52,944	117,816	195,298
Less: comprehensive income attributable to noncontrolling interest	556	353	1,833	1,111
Comprehensive income applicable to Hilltop	\$ 51,189	\$ 52,591	\$ 115,983	\$ 194,187

See accompanying notes.

Table of Contents

HILLTOP HOLDINGS INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF STOCKHOLDERS' EQUITY

(in thousands)

(Unaudited)

Preferred Stock	Common Stock		Additional	Accumulated	Retained	Deferred	Employee	Total	
Amount	Shares	Amount	Paid-in	Other	Earnings	Compensation	Stock Trust	Hilltop	
			Capital	Comprehensive	(Accumulated	Employee	Shares	Stockholders'	
				Income	Deficit)	Trust,	Amount	Equity	
						Net			
\$ 114,068	90,182	\$ 902	\$ 1,390,788	\$ 651	\$ (45,957)	\$ —	—	\$ —	\$ 1,460,452
—	—	—	—	—	190,246	—	—	—	190,246
—	—	—	—	3,941	—	—	—	—	3,941
—	10,113	101	199,932	—	—	—	—	—	200,033
—	—	—	6,278	—	—	—	—	—	6,278
—	8	—	173	—	—	—	—	—	173
—	(19)	—	(75)	—	—	—	—	—	(75)
—	—	—	—	—	(1,854)	—	—	—	(1,854)
(114,068)	—	—	—	—	—	—	—	—	(114,068)
—	(1,391)	(14)	(22,327)	—	(7,687)	—	—	—	(30,028)
—	—	—	—	—	—	1,182	30	(590)	592
—	—	—	—	—	—	—	—	—	—

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\$ —	98,893	\$ 989	\$ 1,574,769	\$ 4,592	\$ 134,748	\$ 1,182	30	\$ (590)	\$ 1,715,690
\$ —	98,896	\$ 989	\$ 1,577,270	\$ 2,629	\$ 155,475	\$ 1,034	22	\$ (443)	\$ 1,736,954
—	—	—	—	—	110,573	—	—	—	110,573
—	—	—	—	5,410	—	—	—	—	5,410
—	538	5	4,134	—	—	—	—	—	4,139
—	—	—	7,274	—	—	—	—	—	7,274
—	17	—	325	—	—	—	—	—	325
—	(94)	(1)	(2,710)	—	—	—	—	—	(2,711)
—	(816)	(8)	(16,268)	—	—	—	—	—	(16,276)
—	—	—	—	—	—	(134)	(7)	134	—
—	—	—	—	—	—	—	—	—	—
\$ —	98,541	\$ 985	\$ 1,570,025	\$ 8,039	\$ 266,048	\$ 900	15	\$ (309)	\$ 1,845,688

See accompanying notes.

Table of Contents

HILLTOP HOLDINGS INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS

(in thousands)

(Unaudited)

	Nine Months Ended September 30,	
	2016	2015
Operating Activities		
Net income	\$ 112,406	\$ 191,357
Adjustments to reconcile net income to net cash used in operating activities:		
Provision for loan losses	36,273	8,438
Depreciation, amortization and accretion, net	(37,616)	(67,557)
Net realized gains on securities	—	(4,403)
Bargain purchase gain	—	(81,289)
Deferred income taxes	4,878	11,459
Other, net	11,661	(91)
Net change in securities purchased under agreements to resell	(32,624)	(39,148)
Net change in assets segregated for regulatory purposes	(15,227)	29,372
Net change in trading securities	(187,958)	39,367
Net change in broker-dealer and clearing organization receivables	149,674	(680,699)
Net change in FDIC Indemnification Asset	18,486	38,561
Net change in other assets	(50,760)	(90,417)
Net change in broker-dealer and clearing organization payables	(117,398)	708,838
Net change in other liabilities	32,977	3,138
Proceeds from sale of mortgage servicing rights asset	7,586	—
Net gains from sales of loans	(469,721)	(405,023)
Loans originated for sale	(11,995,553)	(10,628,783)
Proceeds from loans sold	12,292,342	10,965,234
Net cash used in operating activities	(240,574)	(1,646)
Investing Activities		
Proceeds from maturities and principal reductions of securities held to maturity	141,485	51,838
Proceeds from sales, maturities and principal reductions of securities available for sale	367,307	599,737
Purchases of securities held to maturity	(175,781)	(167,284)
Purchases of securities available for sale	(250,896)	(22,769)
Net change in loans	(465,542)	16,205
Purchases of premises and equipment and other assets	(31,119)	(23,410)
Proceeds from sales of premises and equipment and other real estate owned	58,490	94,680

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Proceeds from redemption of bank owned life insurance	—	822
Net cash paid for Federal Home Loan Bank and Federal Reserve Bank stock	(6,807)	(9,292)
Net cash from acquisition	—	41,097
Net cash provided by (used in) investing activities	(362,863)	581,624
Financing Activities		
Net change in deposits	108,834	(788,907)
Net change in short-term borrowings	317,649	(16,446)
Proceeds from notes payable	208,794	150,078
Payments on notes payable	(134,052)	(37,787)
Redemption of preferred stock	—	(114,068)
Proceeds from issuance of common stock	4,139	—
Payments to repurchase common stock	—	(30,028)
Dividends paid on preferred stock	—	(3,280)
Net cash distributed from (to) noncontrolling interest	676	(760)
Taxes paid on employee stock awards netting activity	(2,406)	(75)
Other, net	(704)	(227)
Net cash provided by (used in) financing activities	502,930	(841,500)
Net change in cash and cash equivalents	(100,507)	(261,522)
Cash and cash equivalents, beginning of period	669,445	813,075
Cash and cash equivalents, end of period	\$ 568,938	\$ 551,553
Supplemental Disclosures of Cash Flow Information		
Cash paid for interest	\$ 42,399	\$ 41,368
Cash paid for income taxes, net of refunds	\$ 53,899	\$ 112,282
Supplemental Schedule of Non-Cash Activities		
Conversion of loans to other real estate owned	\$ 14,894	\$ 45,996
Common stock issued in acquisition	\$ —	\$ 200,626
Additions to mortgage servicing rights	\$ 20,309	\$ 23,121

See accompanying notes.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements

(Unaudited)

1. Summary of Significant Accounting and Reporting Policies

Nature of Operations

Hilltop Holdings Inc. (“Hilltop” and, collectively with its subsidiaries, the “Company”) is a financial holding company registered under the Bank Holding Company Act of 1956. The Company’s primary line of business is to provide business and consumer banking services from offices located throughout Texas through PlainsCapital Bank (the “Bank”). In addition, the Company provides an array of financial products and services through its broker-dealer, mortgage origination and insurance subsidiaries.

The Company provides its products and services through three primary subsidiaries, PlainsCapital Corporation (“PlainsCapital”), Hilltop Securities Holdings LLC (“Securities Holdings”) and National Lloyds Corporation (“NLC”). PlainsCapital is a financial holding company, headquartered in Dallas, Texas, that provides, through its subsidiaries, traditional banking, wealth and investment management and treasury management services primarily in Texas and residential mortgage lending throughout the United States. Securities Holdings is a holding company, headquartered in Dallas, Texas, that provides, through its subsidiaries, investment banking and other related financial services, including municipal advisory, sales, trading and underwriting of taxable and tax-exempt fixed income securities, equity trading, clearing, securities lending, structured finance and retail brokerage services throughout the United States. NLC is a property and casualty insurance holding company, headquartered in Waco, Texas, that provides, through its subsidiaries, fire and homeowners insurance to low value dwellings and manufactured homes primarily in Texas and other areas of the southern United States.

On January 1, 2015, Hilltop completed its acquisition of SWS Group, Inc. (“SWS”) in a stock and cash transaction (the “SWS Merger”), whereby SWS’s broker-dealer subsidiaries, Southwest Securities, Inc. and SWS Financial Services, Inc., became subsidiaries of Securities Holdings, and SWS’s banking subsidiary, Southwest Securities, FSB (“SWS FSB”), was merged into the Bank. On October 5, 2015, Southwest Securities, Inc. and SWS Financial Services, Inc. were renamed “Hilltop Securities Inc.” (“Hilltop Securities”) and “Hilltop Securities Independent Network Inc.” (“HTS Independent Network”), respectively.

On October 22, 2015, the Financial Industry Regulatory Authority (“FINRA”) granted approval to combine First Southwest Company, LLC (“FSC”) and Hilltop Securities, subject to customary conditions. FSC, Hilltop Securities and

HTS Independent Network operated as separate broker-dealers, under coordinated leadership from the date of the SWS Merger until January 22, 2016, when FSC was merged into Hilltop Securities to form a combined firm operating under the “Hilltop Securities” name. We use the term “Hilltop Broker-Dealers” to refer to FSC, Hilltop Securities and HTS Independent Network prior to January 22, 2016 and Hilltop Securities and HTS Independent Network after such date.

Basis of Presentation

The accompanying unaudited consolidated financial statements have been prepared in conformity with accounting principles generally accepted in the United States (“GAAP”), and in conformity with the rules and regulations of the Securities and Exchange Commission (the “SEC”). In the opinion of management, these financial statements contain all adjustments necessary for a fair statement of the results of the interim periods presented. Accordingly, the financial statements do not include all of the information and footnotes required by GAAP for complete financial statements and should be read in conjunction with the audited consolidated financial statements and notes thereto included in the Company’s Annual Report on Form 10-K for the year ended December 31, 2015 (“2015 Form 10-K”). Results for interim periods are not necessarily indicative of results to be expected for a full year or any future period.

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. Estimates regarding the allowance for loan losses, the fair values of financial instruments, the amounts receivable from the Federal Deposit Insurance Corporation (the “FDIC”) under loss-share agreements (the “FDIC Indemnification Asset”), reserves for losses and loss adjustment expenses (“LAE”), the

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

mortgage loan indemnification liability, and the potential impairment of assets are particularly subject to change. The Company has applied its critical accounting policies and estimation methods consistently in all periods presented in these consolidated financial statements.

Hilltop owns 100% of the outstanding stock of PlainsCapital. PlainsCapital owns 100% of the outstanding stock of the Bank and 100% of the membership interest in PlainsCapital Equity, LLC. The Bank owns 100% of the outstanding stock of PrimeLending, a PlainsCapital Company (“PrimeLending”).

PrimeLending owns a 100% membership interest in PrimeLending Ventures Management, LLC (“Ventures Management”). Ventures Management is the managing member and owns 51% of the membership interest in both PrimeLending Ventures, LLC (“Ventures”) and Mutual of Omaha Mortgage, LLC.

PlainsCapital also owns 100% of the outstanding common securities of PCC Statutory Trusts I, II, III and IV (the “Trusts”), which are not included in the consolidated financial statements under the requirements of the Variable Interest Entities Subsections of the Financial Accounting Standards Board (“FASB”) Accounting Standards Codification (“ASC”), because the primary beneficiaries of the Trusts are not within the consolidated group.

Hilltop has a 100% membership interest in Securities Holdings, which operates through its wholly-owned subsidiaries, Hilltop Securities, HTS Independent Network and First Southwest Holdings, LLC (“First Southwest”). Hilltop Securities is a broker-dealer registered with the SEC and FINRA and a member of the New York Stock Exchange (“NYSE”), HTS Independent Network is an introducing broker-dealer that is also registered with the SEC and FINRA, and First Southwest Asset Management, LLC, a wholly-owned subsidiary of First Southwest, is a registered investment advisor under the Investment Advisors Act of 1940. As discussed above, prior to January 22, 2016, Securities Holdings’ subsidiaries also included FSC, First Southwest’s principal subsidiary and formerly a broker-dealer registered with the SEC and FINRA and a member of the NYSE.

Hilltop also owns 100% of NLC, which operates through its wholly owned subsidiaries, National Lloyds Insurance Company (“NLIC”) and American Summit Insurance Company (“ASIC”).

The consolidated financial statements include the accounts of the above-named entities. Intercompany transactions and balances have been eliminated. Noncontrolling interests have been recorded for minority ownership in entities

that are not wholly owned and are presented in compliance with the provisions of Noncontrolling Interest in Subsidiary Subsections of the ASC.

Certain reclassifications have been made to the prior period consolidated financial statements to conform with the current period presentation. In preparing these consolidated financial statements, subsequent events were evaluated through the time the financial statements were issued. Financial statements are considered issued when they are widely distributed to all stockholders and other financial statement users, or filed with the SEC.

2. Acquisition

On January 1, 2015, Hilltop completed its acquisition of SWS in a stock and cash transaction, whereby each outstanding share of SWS common stock was converted into the right to receive 0.2496 shares of Hilltop common stock and \$1.94 in cash, equating to \$6.92 per share based on Hilltop's closing price on December 31, 2014 and resulting in an aggregate purchase price of \$349.1 million, consisting of 10.1 million shares of common stock, \$78.2 million in cash and \$70.3 million associated with Hilltop's existing investment in SWS common stock. The operations of SWS are included in the Company's operating results beginning January 1, 2015. Such operating results include a bargain purchase gain of \$81.3 million and are not necessarily indicative of future operating results. SWS's results of operations prior to the acquisition date are not included in the Company's consolidated operating results.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The SWS Merger was accounted for using the acquisition method of accounting, and accordingly, purchased assets, including identifiable intangible assets, and assumed liabilities were recorded at their respective acquisition date fair values. The components of the consideration paid are shown in the following table (in thousands).

Fair value of consideration paid:	
Common stock issued	\$ 200,626
Cash	78,217
Fair value of Hilltop's existing investment in SWS	70,282
Total consideration paid	\$ 349,125

The resulting fair values of the identifiable assets acquired, and liabilities assumed, in the SWS Merger at January 1, 2015 are summarized in the following table (in thousands).

Cash and due from banks	\$ 119,314
Federal funds sold and securities purchased under agreements to resell	44,741
Assets segregated for regulatory purposes	181,610
Securities	707,476
Non-covered loans, net	863,819
Broker-dealer and clearing organization receivables	1,221,793
Other assets	159,906
Total identifiable assets acquired	3,298,659
Deposits	(1,287,509)
Broker-dealer and clearing organization payables	(1,109,978)
Short-term borrowings	(164,240)
Securities sold, not yet purchased, at fair value	(140,409)
Notes payable	(76,643)
Other liabilities	(89,466)
Total liabilities assumed	(2,868,245)
Bargain purchase gain	(81,289)
	349,125
Less Hilltop existing investment in SWS	(70,282)
Net identifiable assets acquired	\$ 278,843

The bargain purchase gain represents the excess of the estimated fair value of the underlying net tangible assets and intangible assets over the merger consideration. The SWS Merger was a tax-free reorganization under Section 368(a) of the Internal Revenue Code; therefore, no income taxes were recorded in connection with the bargain purchase gain. The Company used significant estimates and assumptions to value certain identifiable assets acquired and liabilities assumed. The bargain purchase gain was primarily driven by the Company's ability to realize acquired deferred tax assets through its consolidated core earnings and the decline in the price of the Company's common stock between the date the fixed conversion ratio was agreed upon and the closing date.

Included within the fair value of other assets in the table above are identifiable intangible assets recorded in connection with the SWS Merger. The allocation to intangible assets is as follows (dollars in thousands).

	Estimated Useful Life (Years)	Gross Intangible Assets
Customer relationships	14	\$ 7,300
Core deposits	4	160
		\$ 7,460

In connection with the SWS Merger, Hilltop acquired loans both with and without evidence of credit quality deterioration since origination. The acquired loans were initially recorded at fair value with no carryover of any

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

allowance for loan losses. Acquired loans were segregated between those considered to be purchased credit impaired (“PCI”) loans and those without credit impairment at acquisition.

The following table presents details on acquired loans at the acquisition date (in thousands).

	Loans, excluding PCI Loans	PCI Loans	Total Loans
Commercial and industrial	\$ 178,603	\$ 9,850	\$ 188,453
Real estate	324,477	62,218	386,695
Construction and land development	14,708	1,391	16,099
Consumer	3,216	—	3,216
Broker-dealer (1)	269,356	—	269,356
Total	\$ 790,360	\$ 73,459	\$ 863,819

(1) Represents acquired margin loans to customers and correspondents associated with acquired broker-dealer segment operations.

The following table presents information about the PCI loans at acquisition (in thousands).

Contractually required principal and interest payments	\$ 120,078
Nonaccretable difference	32,040
Cash flows expected to be collected	88,038
Accretable difference	14,579
Fair value of loans acquired with a deterioration of credit quality	\$ 73,459

The following table presents information about the acquired loans without credit impairment at acquisition (in thousands).

Contractually required principal and interest payments	\$ 901,672
--	------------

Contractual cash flows not expected to be collected	39,721
Fair value at acquisition	790,360

3. Fair Value Measurements

Fair Value Measurements and Disclosures

The Company determines fair values in compliance with The Fair Value Measurements and Disclosures Topic of the ASC (the “Fair Value Topic”). The Fair Value Topic defines fair value, establishes a framework for measuring fair value in GAAP and expands disclosures about fair value measurements. The Fair Value Topic defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants. The Fair Value Topic assumes that transactions upon which fair value measurements are based occur in the principal market for the asset or liability being measured. Further, fair value measurements made under the Fair Value Topic exclude transaction costs and are not the result of forced transactions.

The Fair Value Topic creates a fair value hierarchy that classifies fair value measurements based upon the inputs used in valuing the assets or liabilities that are the subject of fair value measurements. The fair value hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities and the lowest priority to unobservable inputs, as indicated below.

- Level 1 Inputs: Unadjusted quoted prices in active markets for identical assets or liabilities that the Company can access at the measurement date.
- Level 2 Inputs: Observable inputs other than Level 1 prices. Level 2 inputs include quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

not active, inputs other than quoted prices that are observable for the asset or liability (such as interest rates, yield curves, prepayment speeds, default rates, credit risks and loss severities), and inputs that are derived from or corroborated by market data, among others.

- Level 3 Inputs: Unobservable inputs that reflect an entity's own assumptions about the assumptions that market participants would use in pricing the assets or liabilities. Level 3 inputs include pricing models and discounted cash flow techniques, among others.

Fair Value Option

The Company has elected to measure substantially all of PrimeLending's mortgage loans held for sale and retained mortgage servicing rights ("MSR") asset at fair value, under the provisions of the Fair Value Option. The Company elected to apply the provisions of the Fair Value Option to these items so that it would have the opportunity to mitigate volatility in reported earnings caused by measuring related assets and liabilities differently without having to apply complex hedge accounting provisions. At September 30, 2016 and December 31, 2015, the aggregate fair value of PrimeLending's mortgage loans held for sale accounted for under the Fair Value Option was \$1.63 billion and \$1.46 billion, respectively, and the unpaid principal balance of those loans was \$1.56 billion and \$1.41 billion, respectively. The interest component of fair value is reported as interest income on loans in the accompanying consolidated statements of operations.

The Company holds a number of financial instruments that are measured at fair value on a recurring basis, either by the application of the Fair Value Option or other authoritative pronouncements. The fair values of those instruments are determined primarily using Level 2 inputs. Those inputs include quotes from mortgage loan investors and derivatives dealers and data from independent pricing services.

The following tables present information regarding financial assets and liabilities measured at fair value on a recurring basis (in thousands).

	Level 1 Inputs	Level 2 Inputs	Level 3 Inputs	Total Fair Value
September 30, 2016				
Trading securities	\$ 7,387	\$ 394,717	\$ —	\$ 402,104
Available for sale securities	19,480	544,240	—	563,720

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Loans held for sale	—	1,585,942	42,577	1,628,519
Derivative assets	—	85,451	—	85,451
MSR asset	—	—	43,751	43,751
Securities sold, not yet purchased	87,693	76,940	—	164,633
Derivative liabilities	—	39,001	—	39,001

	Level 1 Inputs	Level 2 Inputs	Level 3 Inputs	Total Fair Value
December 31, 2015				
Trading securities	\$ 21,807	\$ 192,338	\$ 1	\$ 214,146
Available for sale securities	17,409	656,297	—	673,706
Loans held for sale	—	1,434,955	25,880	1,460,835
Derivative assets	—	35,676	—	35,676
MSR asset	—	—	52,285	52,285
Securities sold, not yet purchased	27,648	102,396	—	130,044
Derivative liabilities	—	5,426	—	5,426

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The following tables include a rollforward for those financial instruments measured at fair value using Level 3 inputs (in thousands).

	Balance at Beginning of Period	Purchases/ Additions	Sales/ Reductions	Total Gains or Losses (Realized or Unrealized) Included in Net Income	Included in Other Comprehensive Income (Loss)	Balance at End of Period
Three months ended September 30, 2016						
Trading securities	\$ 1	\$ —	\$ —	\$ (1)	\$ —	\$ —
Loans held for sale	45,645	8,066	(8,686)	(2,448)	—	42,577
MSR asset	33,491	10,416	—	(156)	—	43,751
Total	\$ 79,137	\$ 18,482	\$ (8,686)	\$ (2,605)	\$ —	\$ 86,328
Nine months ended September 30, 2016						
Trading securities	\$ 1	\$ —	\$ —	\$ (1)	\$ —	\$ —
Loans held for sale	25,880	51,105	(23,817)	(10,591)	—	42,577
MSR asset	52,285	20,309	(7,586)	(21,257)	—	43,751
Total	\$ 78,166	\$ 71,414	\$ (31,403)	\$ (31,849)	\$ —	\$ 86,328
Three months ended September 30, 2015						
Available for sale securities	\$ 16	\$ —	\$ —	\$ (15)	\$ —	\$ 1
Loans held for sale	19,123	11,466	(2,769)	(1,116)	—	26,704
MSR asset	44,985	11,025	—	(8,483)	—	47,527
Total	\$ 64,124	\$ 22,491	\$ (2,769)	\$ (9,614)	\$ —	\$ 74,232
Nine months ended September 30, 2015						
Available for sale securities	\$ —	\$ 7,301	\$ (3,397)	\$ (3,903)	\$ —	\$ 1
Loans held for sale	9,017	40,075	(12,493)	(9,895)	—	26,704
MSR asset	36,155	23,121	—	(11,749)	—	47,527
Total	\$ 45,172	\$ 70,497	\$ (15,890)	\$ (25,547)	\$ —	\$ 74,232

All net realized and unrealized gains (losses) in the table above are reflected in the accompanying consolidated financial statements. Excluding the trading securities sold during the three months ended September 30, 2016, the unrealized gains (losses) relate to financial instruments still held at September 30, 2016.

For Level 3 financial instruments measured at fair value on a recurring basis at September 30, 2016, the significant unobservable inputs used in the fair value measurements were as follows.

Financial instrument	Valuation Technique	Unobservable Input	Range (Weighted-Average)
Loans held for sale	Discounted cash flow / Market comparable	Projected price	89 - 96 % (96 %)
MSR asset	Discounted cash flow	Constant prepayment rate	18.12 %
		Discount rate	10.93 %

The fair value of certain loans held for sale that cannot be sold through normal sale channels or are non-performing is measured using Level 3, or unobservable, inputs. The fair value of such loans is generally based upon estimates of expected cash flows using unobservable inputs, including listing prices of comparable assets, uncorroborated expert opinions, and/or management's knowledge of underlying collateral.

The MSR asset, which is included in other assets within the Company's consolidated balance sheets, is valued by projecting net servicing cash flows, which are then discounted to estimate the fair value. The fair value of the MSR asset is impacted by a variety of factors. Prepayment rates and discount rates, the most significant unobservable inputs, are discussed further in Note 7 to the consolidated financial statements.

The Company had no transfers between Levels 1 and 2 during the periods presented.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The following tables present those changes in fair value of instruments recognized in the consolidated statements of operations that are accounted for under the Fair Value Option (in thousands).

	Three Months Ended September 30, 2016			Three Months Ended September 30, 2015		
	Net Gains (Losses)	Other Noninterest Income	Total Changes in Fair Value	Net Gains (Losses)	Other Noninterest Income	Total Changes in Fair Value
Loans held for sale	\$ 73	\$ —	\$ 73	\$ 18,531	\$ —	\$ 18,531
MSR asset	(156)	—	(156)	(8,483)	—	(8,483)

	Nine Months Ended September 30, 2016			Nine Months Ended September 30, 2015		
	Net Gains (Losses)	Other Noninterest Income	Total Changes in Fair Value	Net Gains (Losses)	Other Noninterest Income	Total Changes in Fair Value
Loans held for sale	\$ 16,003	\$ —	\$ 16,003	\$ 2,773	\$ —	\$ 2,773
MSR asset	(21,257)	—	(21,257)	(11,749)	—	(11,749)

The Company also determines the fair value of certain assets and liabilities on a non-recurring basis. In particular, the fair value of all of the assets acquired and liabilities assumed in the SWS Merger was determined at the acquisition date. In addition, facts and circumstances may dictate a fair value measurement when there is evidence of impairment. Assets and liabilities measured on a non-recurring basis include the items discussed below.

Impaired Loans — The Company reports impaired loans based on the underlying fair value of the collateral through specific allowances within the allowance for loan losses. PCI loans with a fair value of \$172.9 million, \$822.8 million and \$73.5 million were acquired by the Company upon completion of the merger with PlainsCapital (the “PlainsCapital Merger”), the FDIC-assisted transaction whereby the Bank acquired certain assets and assumed certain liabilities of Edinburg, Texas-based First National Bank (“FNB”) on September 13, 2013 (the “FNB Transaction”) and the SWS Merger, respectively (collectively, the “Bank Transactions”). Substantially all PCI loans acquired in the FNB Transaction are covered by FDIC loss-share agreements. The fair value of PCI loans was determined using Level 3 inputs, including estimates of expected cash flows that incorporated significant unobservable inputs regarding default

rates, loss severity rates assuming default, prepayment speeds on acquired loans accounted for in pools (“Pooled Loans”), and estimated collateral values.

At September 30, 2016, estimates for these significant unobservable inputs were as follows.

	PCI Loans					
	PlainsCapital Merger		FNB Transaction		SWS Merger	
Weighted average default rate	54	%	53	%	50	%
Weighted average loss severity rate	56	%	32	%	29	%
Weighted average prepayment speed	0	%	7	%	0	%

At September 30, 2016, the resulting weighted average expected loss on PCI loans associated with the PlainsCapital Merger, FNB Transaction and SWS Merger was 30%, 17% and 15%, respectively.

The Company obtains updated appraisals of the fair value of collateral securing impaired collateral dependent loans at least annually, in accordance with regulatory guidelines. The Company also reviews the fair value of such collateral on a quarterly basis. If the quarterly review indicates that the fair value of the collateral may have deteriorated, the Company orders an updated appraisal of the fair value of the collateral. Because the Company obtains updated appraisals when evidence of a decline in the fair value of collateral exists, it typically does not adjust appraised values.

Other Real Estate Owned — The Company determines fair value primarily using independent appraisals of other real estate owned (“OREO”) properties. The resulting fair value measurements are classified as Level 2 or Level 3 inputs, depending upon the extent to which unobservable inputs determine the fair value measurement. The Company considers a number of factors in determining the extent to which specific fair value measurements utilize unobservable inputs, including, but not limited to, the inherent subjectivity in appraisals, the length of time elapsed since the receipt of

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

independent market price or appraised value, and current market conditions. At September 30, 2016, the most significant unobservable input used in the determination of fair value of OREO was a discount to independent appraisals for estimated holding periods of OREO properties. Level 3 inputs were used to determine the initial fair value at acquisition of a large group of smaller balance properties that were acquired in the FNB Transaction. In the FNB Transaction, the Bank acquired OREO of \$135.2 million, all of which is covered by FDIC loss-share agreements. At September 30, 2016 and December 31, 2015, the estimated fair value of covered OREO was \$62.0 million and \$99.1 million, respectively, and the underlying fair value measurements utilized Level 2 and Level 3 inputs. The fair value of non-covered OREO at September 30, 2016 and December 31, 2015 was \$3.1 million and \$0.4 million, respectively, and is included in other assets within the consolidated balance sheets. During the reported periods, all fair value measurements for non-covered OREO subsequent to initial recognition utilized Level 2 inputs.

The following table presents information regarding certain assets and liabilities measured at fair value on a non-recurring basis for which a change in fair value has been recorded during reporting periods subsequent to initial recognition (in thousands).

September 30, 2016	Level 1 Inputs	Level 2 Inputs	Level 3 Inputs	Total Fair Value	Total Gains (Losses) for the Three Months Ended September 30,		Total Gains (Losses) for the Nine Months Ended September 30,	
					2016	2015	2016	2015
Non-covered impaired loans	\$ —	\$ —	\$ 64,842	\$ 64,842	\$ 1,149	\$ 453	\$ 1,284	\$ 224
Covered impaired loans	—	—	58,600	58,600	725	(937)	815	2,712
Non-covered other real estate owned	—	2,229	—	2,229	(427)	—	(439)	(28)
Covered other real estate owned	—	28,854	—	28,854	(2,552)	(5,370)	(14,284)	(9,428)

The Fair Value of Financial Instruments Subsection of the ASC requires disclosure of the fair value of financial assets and liabilities, including the financial assets and liabilities previously discussed. The methods for determining estimated fair value for financial assets and liabilities is described in detail in Note 3 to the consolidated financial statements included in the Company's 2015 Form 10-K.

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The following tables present the carrying values and estimated fair values of financial instruments not measured at fair value on either a recurring or non-recurring basis (in thousands).

September 30, 2016	Carrying Amount	Estimated Fair Value			Total
		Level 1 Inputs	Level 2 Inputs	Level 3 Inputs	
Financial assets:					
Cash and cash equivalents	\$ 568,938	\$ 568,938	\$ —	\$ —	\$ 568,938
Securities purchased under agreements to resell	138,284	—	138,284	—	138,284
Assets segregated for regulatory purposes	173,840	173,840	—	—	173,840
Held to maturity securities	365,934	—	369,746	—	369,746
Loans held for sale	44,550	—	44,550	—	44,550
Non-covered loans, net	5,622,030	—	475,176	5,320,330	5,795,506
Covered loans, net	292,031	—	—	409,056	409,056
Broker-dealer and clearing organization receivables	1,340,617	—	1,340,617	—	1,340,617
FDIC indemnification asset	73,351	—	—	70,130	70,130
Other assets	60,383	—	56,176	4,207	60,383
Financial liabilities:					
Deposits	7,030,585	—	7,029,654	—	7,029,654
Broker-dealer and clearing organization payables	1,251,839	—	1,251,839	—	1,251,839
Short-term borrowings	1,265,022	—	1,265,022	—	1,265,022
Debt	380,325	—	374,112	—	374,112
Other liabilities	5,515	—	5,515	—	5,515

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

December 31, 2015	Carrying Amount	Estimated Fair Value			Total
		Level 1 Inputs	Level 2 Inputs	Level 3 Inputs	
Financial assets:					
Cash and cash equivalents	\$ 669,445	\$ 669,445	\$ —	\$ —	\$ 669,445
Securities purchased under agreements to resell	105,660	—	105,660	—	105,660
Assets segregated for regulatory purposes	158,613	158,613	—	—	158,613
Held to maturity securities	332,022	—	331,468	—	331,468
Loans held for sale	72,843	—	72,843	—	72,843
Non-covered loans, net	5,174,625	—	602,968	4,600,406	5,203,374
Covered loans, net	378,762	—	—	527,201	527,201
Broker-dealer and clearing organization receivables	1,362,499	—	1,362,499	—	1,362,499
FDIC indemnification asset	91,648	—	—	91,648	91,648
Other assets	68,786	—	53,214	15,572	68,786
Financial liabilities:					
Deposits	6,952,683	—	6,955,919	—	6,955,919
Broker-dealer and clearing organization payables	1,338,305	—	1,338,305	—	1,338,305
Short-term borrowings	947,373	—	947,373	—	947,373
Debt	305,728	—	299,257	—	299,257
Other liabilities	3,699	—	3,699	—	3,699

4. Securities

The fair value of trading securities is summarized as follows (in thousands).

	September 30, 2016	December 31, 2015
U.S. Treasury securities	\$ 6,105	\$ 20,481
U.S. government agencies:		
Bonds	37,125	36,244
Residential mortgage-backed securities	98,681	12,505
Commercial mortgage-backed securities	15,817	19,280
Collateralized mortgage obligations	8,984	264
Other	120	—
Corporate debt securities	71,987	34,735
States and political subdivisions	87,659	58,588
Unit investment trusts	66,649	18,400
Private-label securitized product	7,234	12,324
Other	1,743	1,325
Totals	\$ 402,104	\$ 214,146

The Hilltop Broker-Dealers enter into transactions that represent commitments to purchase and deliver securities at prevailing future market prices to facilitate customer transactions and satisfy such commitments. Accordingly, the Hilltop Broker-Dealers' ultimate obligation may exceed the amount recognized in the financial statements. These securities, which are carried at fair value and reported as securities sold, not yet purchased in the consolidated balance sheets, had a value of \$164.6 million and \$130.0 million at September 30, 2016 and December 31, 2015, respectively.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The amortized cost and fair value of available for sale and held to maturity securities are summarized as follows (in thousands).

September 30, 2016	Available for Sale			Fair Value
	Amortized Cost	Unrealized Gains	Unrealized Losses	
U.S. Treasury securities	\$ 33,294	\$ 459	\$ (2)	\$ 33,751
U.S. government agencies:				
Bonds	106,765	1,629	—	108,394
Residential mortgage-backed securities	94,777	1,216	(49)	95,944
Commercial mortgage-backed securities	8,824	356	—	9,180
Collateralized mortgage obligations	113,618	202	(739)	113,081
Corporate debt securities	84,201	5,370	—	89,571
States and political subdivisions	91,148	2,658	(7)	93,799
Commercial mortgage-backed securities	499	21	—	520
Equity securities	18,701	1,131	(352)	19,480
Totals	\$ 551,827	\$ 13,042	\$ (1,149)	\$ 563,720

December 31, 2015	Available for Sale			Fair Value
	Amortized Cost	Unrealized Gains	Unrealized Losses	
U.S. Treasury securities	\$ 44,430	\$ 206	\$ (33)	\$ 44,603
U.S. government agencies:				
Bonds	297,448	1,135	(1,947)	296,636
Residential mortgage-backed securities	34,864	1,008	(19)	35,853
Commercial mortgage-backed securities	9,174	35	(2)	9,207
Collateralized mortgage obligations	54,297	48	(1,644)	52,701
Corporate debt securities	94,877	3,399	(326)	97,950
States and political subdivisions	116,246	2,581	(102)	118,725
Commercial mortgage-backed securities	498	33	—	531
Equity securities	18,169	574	(1,243)	17,500
Totals	\$ 670,003	\$ 9,019	\$ (5,316)	\$ 673,706

September 30, 2016	Held to Maturity			Fair Value
	Amortized Cost	Unrealized Gains	Unrealized Losses	
U.S. Treasury securities	\$ —	\$ —	\$ —	\$ —
U.S. government agencies:				
Bonds	46,211	40	(58)	46,193
Residential mortgage-backed securities	21,016	729	—	21,745
Commercial mortgage-backed securities	24,850	1,033	(6)	25,877
Collateralized mortgage obligations	235,336	1,951	(113)	237,174
States and political subdivisions	38,521	342	(106)	38,757
Totals	\$ 365,934	\$ 4,095	\$ (283)	\$ 369,746

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

December 31, 2015	Held to Maturity			Fair Value
	Amortized Cost	Unrealized Gains	Unrealized Losses	
U.S. Treasury securities	\$ 25,146	\$ —	\$ (30)	\$ 25,116
U.S. government agencies:				
Bonds	69,379	145	(372)	69,152
Residential mortgage-backed securities	23,735	311	—	24,046
Commercial mortgage-backed securities	18,658	27	(92)	18,593
Collateralized mortgage obligations	167,541	302	(970)	166,873
States and political subdivisions	27,563	168	(43)	27,688
Totals	\$ 332,022	\$ 953	\$ (1,507)	\$ 331,468

Information regarding available for sale and held to maturity securities that were in an unrealized loss position is shown in the following tables (dollars in thousands).

	September 30, 2016			December 31, 2015		
	Number of Securities	Fair Value	Unrealized Losses	Number of Securities	Fair Value	Unrealized Losses
Available for sale						
U.S. treasury securities:						
Unrealized loss for less than twelve months	3	\$ 3,000	\$ 2	8	\$ 33,791	\$ 33
Unrealized loss for twelve months or longer	—	—	—	—	—	—
	3	3,000	2	8	33,791	33
U.S. government agencies:						
Bonds:						
Unrealized loss for less than twelve months	—	—	—	7	148,327	896
Unrealized loss for twelve months or longer	—	—	—	3	44,321	1,051
	—	—	—	10	192,648	1,947
Residential mortgage-backed securities:						
Unrealized loss for less than twelve months	2	12,425	48	3	3,407	5

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Unrealized loss for twelve months or longer	1	359	1	1	982	14
	3	12,784	49	4	4,389	19
Commercial mortgage-backed securities:						
Unrealized loss for less than twelve months	—	—	—	1	1,611	2
Unrealized loss for twelve months or longer	—	—	—	—	—	—
	—	—	—	1	1,611	2
Collateralized mortgage obligations:						
Unrealized loss for less than twelve months	6	49,458	426	2	1,590	4
Unrealized loss for twelve months or longer	8	20,444	313	8	42,399	1,640
	14	69,902	739	10	43,989	1,644
Corporate debt securities:						
Unrealized loss for less than twelve months	—	—	—	16	16,635	277
Unrealized loss for twelve months or longer	—	—	—	1	1,949	49
	—	—	—	17	18,584	326
States and political subdivisions:						
Unrealized loss for less than twelve months	11	5,984	4	2	3,018	9
Unrealized loss for twelve months or longer	1	459	3	35	24,423	93
	12	6,443	7	37	27,441	102
Equity securities:						
Unrealized loss for less than twelve months	—	—	—	2	8,949	909
Unrealized loss for twelve months or longer	2	11,100	352	1	1,927	334
	2	11,100	352	3	10,876	1,243
Total available for sale:						
Unrealized loss for less than twelve months	22	70,867	480	41	217,328	2,135
Unrealized loss for twelve months or longer	12	32,362	669	49	116,001	3,181
	34	\$ 103,229	\$ 1,149	90	\$ 333,329	\$ 5,316

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

	September 30, 2016			December 31, 2015		
	Number of Securities	Fair Value	Unrealized Losses	Number of Securities	Fair Value	Unrealized Losses
Held to maturity						
U.S. treasury securities:						
Unrealized loss for less than twelve months	—	\$ —	\$ —	1	\$ 25,115	\$ 30
Unrealized loss for twelve months or longer	—	—	—	—	—	—
	—	—	—	1	25,115	30
U.S. government agencies:						
Bonds:						
Unrealized loss for less than twelve months	1	14,942	58	6	46,607	372
Unrealized loss for twelve months or longer	—	—	—	—	—	—
	1	14,942	58	6	46,607	372
Commercial						
mortgage-backed securities:						
Unrealized loss for less than twelve months	—	—	—	7	16,098	92
Unrealized loss for twelve months or longer	1	1,407	6	—	—	—
	1	1,407	6	7	16,098	92
Collateralized mortgage obligations:						
Unrealized loss for less than twelve months	3	38,093	113	10	127,393	970
Unrealized loss for twelve months or longer	—	—	—	—	—	—
	3	38,093	113	10	127,393	970
States and political subdivisions:						
Unrealized loss for less than twelve months	30	14,080	106	18	7,900	35
Unrealized loss for twelve months or longer	—	—	—	1	2,664	8
	30	14,080	106	19	10,564	43
Total held to maturity:						
Unrealized loss for less than twelve months	34	67,115	277	42	223,113	1,499

Unrealized loss for twelve months or longer	1	1,407	6	1	2,664	8
	35	\$ 68,522	\$ 283	43	\$ 225,777	\$ 1,507

During the three and nine months ended September 30, 2016 and 2015, the Company did not record any other-than-temporary impairments (“OTTI”). Factors considered in the Company’s analysis include the reasons for the unrealized loss position, the severity and duration of the unrealized loss position, credit worthiness, and forecasted performance of the investee. While some of the securities held in the investment portfolio have decreased in value since the date of acquisition, the severity of loss and the duration of the loss position are not believed to be significant enough to warrant recording any OTTI of the securities. The Company does not intend, nor does the Company believe that it is likely that the Company will be required, to sell these securities before the recovery of the cost basis.

Expected maturities may differ from contractual maturities because certain borrowers may have the right to call or prepay obligations with or without penalties. The amortized cost and fair value of securities, excluding trading and available for sale equity securities, at September 30, 2016 are shown by contractual maturity below (in thousands).

	Available for Sale		Held to Maturity	
	Amortized Cost	Fair Value	Amortized Cost	Fair Value
Due in one year or less	\$ 138,235	\$ 138,673	\$ 1,847	\$ 1,853
Due after one year through five years	78,708	81,902	5,652	5,709
Due after five years through ten years	59,728	64,507	32,232	32,294
Due after ten years	38,737	40,433	45,001	45,094
	315,408	325,515	84,732	84,950
Residential mortgage-backed securities	94,777	95,944	21,016	21,745
Collateralized mortgage obligations	113,618	113,081	235,336	237,174
Commercial mortgage-backed securities	9,323	9,700	24,850	25,877
	\$ 533,126	\$ 544,240	\$ 365,934	\$ 369,746

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The Company realized net gains of \$39.7 million and \$4.8 million from its trading securities portfolio during the three months ended September 30, 2016 and 2015, respectively, and net gains from its trading securities portfolio of \$80.5 million and \$7.6 million during the nine months ended September 30, 2016 and 2015, respectively, which are recorded as a component of other noninterest income within the consolidated statements of operations.

Securities with a carrying amount of \$613.8 million and \$789.9 million (with a fair value of \$622.0 million and \$790.2 million, respectively) at September 30, 2016 and December 31, 2015, respectively, were pledged to secure public and trust deposits, federal funds purchased and securities sold under agreements to repurchase, and for other purposes as required or permitted by law. Substantially all of these pledged securities were included in our available for sale and held to maturity securities portfolios at September 30, 2016 and December 31, 2015.

Mortgage-backed securities and collateralized mortgage obligations consist principally of Government National Mortgage Association (“GNMA”), Federal National Mortgage Association (“FNMA”) and Federal Home Loan Mortgage Corporation (“FHLMC”) pass-through and participation certificates. GNMA securities are guaranteed by the full faith and credit of the United States, while FNMA and FHLMC securities are fully guaranteed by those respective United States government-sponsored agencies, and conditionally guaranteed by the full faith and credit of the United States.

At September 30, 2016 and December 31, 2015, NLC had investments on deposit in custody for various state insurance departments with carrying values of \$7.9 million and \$9.2 million, respectively.

5. Non-Covered Loans and Allowance for Non-Covered Loan Losses

Non-covered loans refer to loans not covered by the FDIC loss-share agreements. Covered loans are discussed in Note 6 to the consolidated financial statements. Non-covered loans summarized by portfolio segment are as follows (in thousands).

	September 30, 2016	December 31, 2015
Commercial and industrial	\$ 1,707,893	\$ 1,552,805

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Real estate	2,652,779	2,313,239
Construction and land development	795,665	705,356
Consumer	43,142	45,672
Broker-dealer (1)	475,176	602,968
	5,674,655	5,220,040
Allowance for non-covered loan losses	(52,625)	(45,415)
Total non-covered loans, net of allowance	\$ 5,622,030	\$ 5,174,625

(1) Represents margin loans to customers and correspondents associated with our broker-dealer segment operations.

In connection with the Bank Transactions, the Company acquired non-covered loans both with and without evidence of credit quality deterioration since origination. The following table presents the carrying values and the outstanding balances of the non-covered PCI loans (in thousands).

	September 30, 2016	December 31, 2015
Carrying amount	\$ 55,902	\$ 72,054
Outstanding balance	73,372	92,682

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

Changes in the accretable yield for the non-covered PCI loans were as follows (in thousands).

	Three Months Ended		Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
Balance, beginning of period	\$ 15,229	\$ 22,168	\$ 17,744	\$ 12,814
Additions	—	—	—	14,579
Reclassifications from (to) nonaccretable difference, net(1)	708	6,234	4,655	11,173
Disposals of loans	—	—	—	(2,778)
Accretion	(1,884)	(9,206)	(8,346)	(16,592)
Balance, end of period	\$ 14,053	\$ 19,196	\$ 14,053	\$ 19,196

(1) Reclassifications from nonaccretable difference are primarily due to net increases in expected cash flows in the quarterly recasts. Reclassifications to nonaccretable difference occur when accruing loans are moved to nonaccrual and expected cash flows are no longer predictable and the accretable yield is eliminated.

The remaining nonaccretable difference for non-covered PCI loans was \$22.0 million and \$28.5 million at September 30, 2016 and December 31, 2015, respectively.

Impaired loans exhibit a clear indication that the borrower's cash flow may not be sufficient to meet principal and interest payments, which generally occurs when a loan is 90 days past due unless the asset is both well secured and in the process of collection. Non-covered impaired loans include non-accrual loans, troubled debt restructurings ("TDRs"), PCI loans and partially charged-off loans.

The amounts shown in the following tables include loans accounted for on an individual basis, as well as acquired Pooled Loans. For Pooled Loans, the recorded investment with allowance and the related allowance consider impairment measured at the pool level. Non-covered impaired loans, segregated between those considered to be PCI loans and those without credit impairment at acquisition, are summarized by class in the following tables (in thousands).

Unpaid Contractual	Recorded Investment with	Recorded Investment with	Total Recorded	Related
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September 30, 2016	Principal Balance	No Allowance	Allowance	Investment	Allowance
PCI					
Commercial and industrial:					
Secured	\$ 24,766	\$ 1,433	\$ 8,570	\$ 10,003	\$ 578
Unsecured	2,500	—	—	—	—
Real estate:					
Secured by commercial properties	41,028	13,125	18,153	31,278	1,722
Secured by residential properties	13,834	8,414	2,233	10,647	143
Construction and land development:					
Residential construction loans	—	—	—	—	—
Commercial construction loans and land development	6,264	2,790	848	3,638	76
Consumer	1,401	286	50	336	46
Broker-dealer	—	—	—	—	—
	89,793	26,048	29,854	55,902	2,565
Non-PCI					
Commercial and industrial:					
Secured	50,852	7,728	7,972	15,700	1,850
Unsecured	167	29	—	29	—
Real estate:					
Secured by commercial properties	2,029	1,861	—	1,861	—
Secured by residential properties	1,520	1,145	—	1,145	—
Construction and land development:					
Residential construction loans	—	—	—	—	—
Commercial construction loans and land development	704	—	703	703	167
Consumer	53	50	—	50	—
Broker-dealer	—	—	—	—	—
	55,325	10,813	8,675	19,488	2,017
	\$ 145,118	\$ 36,861	\$ 38,529	\$ 75,390	\$ 4,582

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

December 31, 2015	Unpaid Contractual Principal Balance	Recorded Investment with No Allowance	Recorded Investment with Allowance	Total Recorded Investment	Related Allowance
PCI					
Commercial and industrial:					
Secured	\$ 32,597	\$ 5,520	\$ 7,830	\$ 13,350	\$ 1,341
Unsecured	2,572	—	—	—	—
Real estate:					
Secured by commercial properties	57,607	15,914	25,214	41,128	2,756
Secured by residential properties	15,278	8,957	2,690	11,647	175
Construction and land development:					
Residential construction loans	395	—	221	221	8
Commercial construction loans and land development	7,929	3,283	1,646	4,929	174
Consumer	4,162	734	45	779	32
Broker-dealer	—	—	—	—	—
	120,540	34,408	37,646	72,054	4,486
Non-PCI					
Commercial and industrial:					
Secured	21,222	6,736	6,017	12,753	1,380
Unsecured	224	47	—	47	—
Real estate:					
Secured by commercial properties	436	390	—	390	—
Secured by residential properties	1,229	918	—	918	—
Construction and land development:					
Residential construction loans	—	—	—	—	—
Commercial construction loans and land development	131	114	—	114	—
Consumer	—	1	—	1	—
Broker-dealer	—	—	—	—	—
	23,242	8,206	6,017	14,223	1,380
	\$ 143,782	\$ 42,614	\$ 43,663	\$ 86,277	\$ 5,866

Average recorded investment in non-covered impaired loans is summarized by class in the following table (in thousands).

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	Three Months Ended		Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
Commercial and industrial:				
Secured	\$ 25,338	\$ 33,137	\$ 25,903	\$ 29,296
Unsecured	38	73	38	118
Real estate:				
Secured by commercial properties	34,491	55,050	37,329	35,625
Secured by residential properties	11,746	14,853	12,179	8,505
Construction and land development:				
Residential construction loans	—	289	111	113
Commercial construction loans and land development	4,161	5,455	4,692	7,581
Consumer	412	1,061	583	1,548
Broker-dealer	—	—	—	—
	\$ 76,186	\$ 109,918	\$ 80,835	\$ 82,786

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

Non-covered non-accrual loans, excluding those classified as held for sale, are summarized by class in the following table (in thousands).

	September 30, 2016	December 31, 2015
Commercial and industrial:		
Secured	\$ 19,622	\$ 17,717
Unsecured	29	47
Real estate:		
Secured by commercial properties	1,861	4,597
Secured by residential properties	1,226	999
Construction and land development:		
Residential construction loans	—	—
Commercial construction loans and land development	703	114
Consumer	50	7
Broker-dealer	—	—
	\$ 23,491	\$ 23,481

At September 30, 2016 and December 31, 2015, non-covered non-accrual loans included non-covered PCI loans of \$4.0 million and \$9.3 million, respectively, for which discount accretion has been suspended because the extent and timing of cash flows from these non-covered PCI loans can no longer be reasonably estimated. In addition to the non-covered non-accrual loans in the table above, \$1.7 million and \$1.6 million of real estate loans secured by residential properties and classified as held for sale were in non-accrual status at September 30, 2016 and December 31, 2015, respectively.

Interest income, including recoveries and cash payments, recorded on non-covered impaired loans was \$0.1 million and \$4.9 million during the three months ended September 30, 2016 and 2015, respectively, and \$0.3 million and \$7.4 million during the nine months ended September 30, 2016 and 2015, respectively. Except as noted above, non-covered PCI loans are considered to be performing due to the application of the accretion method.

The Bank classifies loan modifications as TDRs when it concludes that it has both granted a concession to a debtor and that the debtor is experiencing financial difficulties. Loan modifications are typically structured to create affordable payments for the debtor and can be achieved in a variety of ways. The Bank modifies loans by reducing interest rates and/or lengthening loan amortization schedules. The Bank may also reconfigure a single loan into two or

more loans (“A/B Note”). The typical A/B Note restructure results in a “bad” loan which is charged off and a “good” loan or loans the terms of which comply with the Bank’s customary underwriting policies. The debt charged off on the “bad” loan is not forgiven to the debtor.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The outstanding balance of TDRs granted during the nine months ended September 30, 2016 and 2015 and the three months ended September 30, 2015 are shown in the following tables (in thousands). There were no TDRs granted during the three months ended September 30, 2016. At September 30, 2016 and December 31, 2015, the Bank had nominal unadvanced commitments to borrowers whose loans have been restructured in TDRs.

	Recorded Investment in Loans Modified by			Total Modification
	A/B Note	Interest Rate Adjustment	Payment Term Extension	
Nine months ended September 30, 2016				
Commercial and industrial:				
Secured	\$ —	\$ —	\$ 944	\$ 944
Unsecured	—	—	—	—
Real estate:				
Secured by commercial properties	—	—	—	—
Secured by residential properties	—	—	—	—
Construction and land development:				
Residential construction loans	—	—	—	—
Commercial construction loans and land development	—	—	—	—
Consumer	—	—	—	—
Broker-dealer	—	—	—	—
	\$ —	\$ —	\$ 944	\$ 944

	Recorded Investment in Loans Modified by			Total Modification
	A/B Note	Interest Rate Adjustment	Payment Term Extension	
Three months ended September 30, 2015				
Commercial and industrial:				
Secured	\$ —	\$ —	\$ 88	\$ 88
Unsecured	—	—	—	—
Real estate:				
Secured by commercial properties	—	—	1,083	1,083
Secured by residential properties	—	—	—	—
Construction and land development:				
Residential construction loans	—	—	—	—
Commercial construction loans and land development	—	—	—	—
Consumer	—	—	—	—
Broker-dealer	—	—	—	—
	\$ —	\$ —	\$ 1,171	\$ 1,171

Nine months ended September 30, 2015	Recorded Investment in Loans Modified by			Total Modification
	A/B Note	Interest Rate Adjustment	Payment Term Extension	
Commercial and industrial:				
Secured	\$ —	\$ —	\$ 88	\$ 88
Unsecured	—	—	—	—
Real estate:				
Secured by commercial properties	—	—	1,083	1,083
Secured by residential properties	—	—	—	—
Construction and land development:				
Residential construction loans	—	—	—	—
Commercial construction loans and land development	—	—	—	—
Consumer	—	—	—	—
Broker-dealer	—	—	—	—
	\$ —	\$ —	\$ 1,171	\$ 1,171

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The following tables present information regarding TDRs granted during the twelve months preceding September 30, 2016 and 2015, respectively, for which a payment was at least 30 days past due (dollars in thousands).

Twelve Months Preceding September 30, 2016	Number of Loans	Recorded Investment
Commercial and industrial:		
Secured	1	\$ 944
Unsecured	—	—
Real estate:		
Secured by commercial properties	—	—
Secured by residential properties	—	—
Construction and land development:		
Residential construction loans	—	—
Commercial construction loans and land development	—	—
Consumer	—	—
Broker-dealer	—	—
	1	\$ 944

Twelve Months Preceding September 30, 2015	Number of Loans	Recorded Investment
Commercial and industrial:		
Secured	—	\$ —
Unsecured	—	—
Real estate:		
Secured by commercial properties	1	1,083
Secured by residential properties	—	—
Construction and land development:		
Residential construction loans	—	—
Commercial construction loans and land development	—	—
Consumer	—	—
Broker-dealer	—	—
	1	\$ 1,083

An analysis of the aging of the Bank's non-covered loan portfolio is shown in the following tables (in thousands).

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September 30, 2016	Loans Past Due 30-59 Days	Loans Past Due 60-89 Days	Loans Past Due 90 Days or More	Total Past Due Loans	Current Loans	PCI Loans	Total Loans	Accruing Loans (Non-PCI) Past Due 90 Days or More
Commercial and industrial:								
Secured	\$ 10,806	\$ 6,062	\$ 7,605	\$ 24,473	\$ 1,574,790	\$ 10,003	\$ 1,609,266	\$ 739
Unsecured	42	46	2	90	98,537	—	98,627	2
Real estate:								
Secured by commercial properties	13,901	2,496	—	16,397	1,798,800	31,278	1,846,475	—
Secured by residential properties	484	484	336	1,304	794,353	10,647	806,304	—
Construction and land development:								
Residential construction loans	417	—	—	417	114,340	—	114,757	—
Commercial construction loans and land development	1,973	—	—	1,973	675,297	3,638	680,908	—
Consumer	805	23	10	838	41,968	336	43,142	—
Broker-dealer	—	—	—	—	475,176	—	475,176	—
	\$ 28,428	\$ 9,111	\$ 7,953	\$ 45,492	\$ 5,573,261	\$ 55,902	\$ 5,674,655	\$ 741

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

December 31, 2015	Loans Past Due 30-59 Days	Loans Past Due 60-89 Days	Loans Past Due 90 Days or More	Total Past Due Loans	Current Loans	PCI Loans	Total Loans	Accruing Loans (Non-PCI) Past Due 90 Days or More
Commercial and industrial:								
Secured	\$ 14,869	\$ 3,960	\$ 8,414	\$ 27,243	\$ 1,406,537	\$ 13,350	\$ 1,447,130	\$ 12
Unsecured	18	1	—	19	105,656	—	105,675	—
Real estate:								
Secured by commercial properties	1,008	964	293	2,265	1,528,084	41,128	1,571,477	—
Secured by residential properties	726	35	336	1,097	729,018	11,647	741,762	—
Construction and land development:								
Residential construction loans	343	—	—	343	103,819	221	104,383	—
Commercial construction loans and land development	733	1,845	114	2,692	593,352	4,929	600,973	—
Consumer	359	17	—	376	44,517	779	45,672	—
Broker-dealer	—	—	—	—	602,968	—	602,968	—
	\$ 18,056	\$ 6,822	\$ 9,157	\$ 34,035	\$ 5,113,951	\$ 72,054	\$ 5,220,040	\$ 12

In addition to the non-covered loans shown in the table above, \$41.1 million and \$50.8 million of loans included in loans held for sale (with an unpaid principal balance of \$41.6 million and \$51.1 million, respectively) were 90 days past due and accruing interest at September 30, 2016 and December 31, 2015, respectively. These loans are guaranteed by U.S. government agencies and include loans that are subject to repurchase, or have been repurchased, by PrimeLending.

Management tracks credit quality trends on a quarterly basis related to: (i) past due levels, (ii) non-performing asset levels, (iii) classified loan levels, (iv) net charge-offs, and (v) general economic conditions in the state and local markets.

The Bank utilizes a risk grading matrix to assign a risk grade to each of the loans in its portfolio. A risk rating is assigned based on an assessment of the borrower's management, collateral position, financial capacity, and economic factors. The general characteristics of the various risk grades are described below.

Pass – “Pass” loans present a range of acceptable risks to the Bank. Loans that would be considered virtually risk-free are rated Pass – low risk. Loans that exhibit sound standards based on the grading factors above and present a reasonable risk to the Bank are rated Pass – normal risk. Loans that exhibit a minor weakness in one or more of the grading criteria but still present an acceptable risk to the Bank are rated Pass – high risk.

Special Mention – “Special Mention” loans have potential weaknesses that deserve management's close attention. If left uncorrected, these potential weaknesses may result in a deterioration of the repayment prospects for the loans and weaken the Bank's credit position at some future date. Special Mention loans are not adversely classified and do not expose the Bank to sufficient risk to require adverse classification.

Substandard – “Substandard” loans are inadequately protected by the current sound worth and paying capacity of the obligor or the collateral pledged, if any. Loans so classified must have a well-defined weakness or weaknesses that jeopardize the liquidation of the debt. They are characterized by the distinct possibility that the Bank will sustain some loss if the deficiencies are not corrected. Many substandard loans are considered impaired.

PCI – “PCI” loans exhibited evidence of credit deterioration at acquisition that made it probable that all contractually required principal payments would not be collected.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The following tables present the internal risk grades of non-covered loans, as previously described, in the portfolio by class (in thousands).

September 30, 2016	Pass	Special Mention	Substandard	PCI	Total
Commercial and industrial:					
Secured	\$ 1,518,064	\$ 9,996	\$ 71,203	\$ 10,003	\$ 1,609,266
Unsecured	95,887	1,500	1,240	—	98,627
Real estate:					
Secured by commercial properties	1,793,952	1,819	19,426	31,278	1,846,475
Secured by residential properties	791,535	—	4,122	10,647	806,304
Construction and land development:					
Residential construction loans	114,757	—	—	—	114,757
Commercial construction loans and land development	676,094	—	1,176	3,638	680,908
Consumer	42,498	25	283	336	43,142
Broker-dealer	475,176	—	—	—	475,176
	\$ 5,507,963	\$ 13,340	\$ 97,450	\$ 55,902	\$ 5,674,655

December 31, 2015	Pass	Special Mention	Substandard	PCI	Total
Commercial and industrial:					
Secured	\$ 1,372,671	\$ —	\$ 61,109	\$ 13,350	\$ 1,447,130
Unsecured	105,569	—	106	—	105,675
Real estate:					
Secured by commercial properties	1,517,049	1,536	11,764	41,128	1,571,477
Secured by residential properties	724,701	—	5,414	11,647	741,762
Construction and land development:					
Residential construction loans	104,162	—	—	221	104,383
Commercial construction loans and land development	594,614	—	1,430	4,929	600,973
Consumer	44,736	35	122	779	45,672
Broker-dealer	602,968	—	—	—	602,968
	\$ 5,066,470	\$ 1,571	\$ 79,945	\$ 72,054	\$ 5,220,040

Allowance for Loan Losses

The allowance for both originated and acquired loans is subject to regulatory examinations and determinations as to appropriateness, which may take into account such factors as the methodology used to calculate the allowance and the size of the allowance. The Company's analysis of the level of the allowance for loan losses to ensure that it is appropriate for the estimated credit losses in the portfolio consistent with the Interagency Policy Statement on the Allowance for Loan and Lease Losses and the Receivables and Contingencies Topics of the ASC is described in detail in Note 5 to the consolidated financial statements included in the Company's 2015 Form 10-K.

During the three months ended June 30, 2016, the Bank discovered irregularities in connection with a single loan that is currently in default. As a result, the Bank increased its provision for loan losses and recorded a \$24.5 million charge-off during the second quarter of 2016, representing the entire outstanding principal balance of the loan.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

Changes in the allowance for non-covered loan losses, distributed by portfolio segment, are shown below (in thousands).

Three Months Ended September 30, 2016	Commercial and		Construction and			Total
	Industrial	Real Estate	Land Development	Consumer	Broker-Dealer	
Balance, beginning of period	\$ 20,720	\$ 23,302	\$ 6,288	\$ 325	\$ 378	\$ 51,013
Provision charged to (recapture from) operations	3,973	(116)	823	228	(189)	4,719
Loans charged off	(3,550)	(1)	—	(67)	—	(3,618)
Recoveries on charged off loans	295	196	—	20	—	511
Balance, end of period	\$ 21,438	\$ 23,381	\$ 7,111	\$ 506	\$ 189	\$ 52,625

Nine Months Ended September 30, 2016	Commercial and		Construction and			Total
	Industrial	Real Estate	Land Development	Consumer	Broker-Dealer	
Balance, beginning of period	\$ 19,845	\$ 18,983	\$ 6,064	\$ 314	\$ 209	\$ 45,415
Provision charged to (recapture from) operations	30,494	5,333	1,047	243	(19)	37,098
Loans charged off	(30,333)	(1,299)	—	(155)	(1)	(31,788)
Recoveries on charged off loans	1,432	364	—	104	—	1,900
Balance, end of period	\$ 21,438	\$ 23,381	\$ 7,111	\$ 506	\$ 189	\$ 52,625

Three Months Ended September 30, 2015	Commercial and		Construction and			Total
	Industrial	Real Estate	Land Development	Consumer	Broker-Dealer	
Balance, beginning of period	\$ 18,508	\$ 14,565	\$ 6,845	\$ 221	\$ 345	\$ 40,484
Provision charged to (recapture from) operations	1,659	1,812	847	(15)	(23)	4,280

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Loans charged off	(2,685)	(212)	—	(29)	—	(2,926)
Recoveries on charged off loans	927	195	—	29	—	1,151
Balance, end of period	\$ 18,409	\$ 16,360	\$ 7,692	\$ 206	\$ 322	\$ 42,989

Nine Months Ended September 30, 2015	Commercial and		Construction and			Total
	Industrial	Real Estate	Land Development	Consumer	Broker-Dealer	
Balance, beginning of period	\$ 18,833	\$ 11,131	\$ 6,450	\$ 461	\$ 166	\$ 37,041
Provision charged to operations (recapture from)	1,032	5,481	1,242	(129)	33	7,659
Loans charged off	(4,305)	(581)	—	(208)	—	(5,094)
Recoveries on charged off loans	2,849	329	—	82	123	3,383
Balance, end of period	\$ 18,409	\$ 16,360	\$ 7,692	\$ 206	\$ 322	\$ 42,989

The non-covered loan portfolio was distributed by portfolio segment and impairment methodology as shown below (in thousands).

September 30, 2016	Commercial and		Construction and			Total
	Industrial	Real Estate	Land Development	Consumer	Broker-Dealer	
Loans individually evaluated for impairment	\$ 14,701	\$ 1,515	\$ 703	\$ —	\$ —	\$ 16,919
Loans collectively evaluated for impairment	1,683,189	2,609,339	791,324	42,806	475,176	5,601,834
PCI Loans	10,003	41,925	3,638	336	—	55,902
	\$ 1,707,893	\$ 2,652,779	\$ 795,665	\$ 43,142	\$ 475,176	\$ 5,674,655

December 31, 2015	Commercial and		Construction and			Total
	Industrial	Real Estate	Land Development	Consumer	Broker-Dealer	
Loans individually	\$ 11,354	\$ 97	\$ —	\$ —	\$ —	\$ 11,451

evaluated for impairment Loans collectively evaluated for impairment	1,528,101	2,260,367	700,206	44,893	602,968	5,136,535
PCI Loans	13,350	52,775	5,150	779	—	72,054
	\$ 1,552,805	\$ 2,313,239	\$ 705,356	\$ 45,672	\$ 602,968	\$ 5,220,040

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The allowance for non-covered loan losses was distributed by portfolio segment and impairment methodology as shown below (in thousands).

September 30, 2016	Commercial and Industrial	Real Estate	Construction and Land Development	Consumer	Broker-Dealer	Total
Loans individually evaluated for impairment	\$ 1,850	\$ —	\$ 167	\$ —	\$ —	\$ 2,017
Loans collectively evaluated for impairment	19,010	21,516	6,868	460	189	48,043
PCI Loans	578	1,865	76	46	—	2,565
	\$ 21,438	\$ 23,381	\$ 7,111	\$ 506	\$ 189	\$ 52,625

December 31, 2015	Commercial and Industrial	Real Estate	Construction and Land Development	Consumer	Broker-Dealer	Total
Loans individually evaluated for impairment	\$ 1,380	\$ —	\$ —	\$ —	\$ —	\$ 1,380
Loans collectively evaluated for impairment	17,124	16,052	5,882	282	209	39,549
PCI Loans	1,341	2,931	182	32	—	4,486
	\$ 19,845	\$ 18,983	\$ 6,064	\$ 314	\$ 209	\$ 45,415

6. Covered Assets and Indemnification Asset

The Bank acquired certain assets and assumed certain liabilities of FNB in connection with an FDIC-assisted transaction on September 13, 2013 (the “Bank Closing Date”). As part of the Purchase and Assumption Agreement by and among the FDIC (as receiver of FNB), the Bank and the FDIC (the “P&A Agreement”), the Bank and the FDIC entered into loss-share agreements covering future losses incurred on certain acquired loans and OREO. The Company

refers to acquired commercial and single family residential loan portfolios and OREO that are subject to the loss-share agreements as “covered loans” and “covered OREO”, respectively, and these assets are presented as separate line items in the Company’s consolidated balance sheets. Collectively, covered loans and covered OREO are referred to as “covered assets”. Pursuant to the loss-share agreements, the FDIC has agreed to reimburse the Bank the following amounts with respect to the covered assets: (i) 80% of net losses on the first \$240.4 million of net losses incurred; (ii) 0% of net losses in excess of \$240.4 million up to and including \$365.7 million of net losses incurred; and (iii) 80% of net losses in excess of \$365.7 million of net losses incurred. Net losses are defined as book value losses plus certain defined expenses incurred in the resolution of assets, less subsequent recoveries. Under the loss-share agreement for commercial assets, the amount of subsequent recoveries that are reimbursable to the FDIC for a particular asset is limited to book value losses and expenses actually billed plus any book value charge-offs incurred prior to the Bank Closing Date. There is no limit on the amount of subsequent recoveries reimbursable to the FDIC under the loss-share agreement for single family residential assets. The loss-share agreements for commercial and single family residential assets are in effect for 5 years and 10 years, respectively, from the Bank Closing Date, and the loss recovery provisions to the FDIC are in effect for 8 years and 10 years, respectively, from the Bank Closing Date. The asset arising from the loss-share agreements, referred to as the “FDIC Indemnification Asset,” is measured separately from the covered loan portfolio because the agreements are not contractually embedded in the covered loans and are not transferable should the Bank choose to dispose of the covered loans.

In accordance with the loss-share agreements, the Bank may be required to make a “true-up” payment to the FDIC approximately ten years following the Bank Closing Date if its actual net realized losses over the life of the loss-share agreements are less than the FDIC’s initial estimate of losses on covered assets. The “true-up” payment is calculated using a defined formula set forth in the P&A Agreement. At September 30, 2016, the Bank recorded a related “true-up” payment accrual of \$10.8 million based on the current estimate of aggregate realized losses on covered assets over the life of the loss-share agreements.

Covered Loans and Allowance for Covered Loan Losses

Loans acquired in the FNB Transaction that are subject to a loss-share agreement are referred to as “covered loans” and reported separately in the consolidated balance sheets. Covered loans are reported exclusive of the cash flow reimbursements that may be received from the FDIC.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The Bank's portfolio of acquired covered loans had a fair value of \$1.1 billion as of the Bank Closing Date, with no carryover of any allowance for loan losses. Acquired covered loans were preliminarily segregated between those considered to be PCI loans and those without credit impairment at acquisition.

In connection with the FNB Transaction, the Bank acquired loans both with and without evidence of credit quality deterioration since origination. The Company's accounting policies for acquired covered loans, including covered PCI loans, are consistent with the accounting policies for acquired non-covered loans, as described in Note 5 to the consolidated financial statements. The Company has established under its PCI accounting policy a framework to aggregate certain acquired covered loans into various loan pools based on a minimum of two layers of common risk characteristics for the purpose of determining their respective fair values as of their acquisition dates, and for applying the subsequent recognition and measurement provisions for income accretion and impairment testing.

The following table presents the carrying value of the covered loans summarized by portfolio segment (in thousands).

	September 30, 2016	December 31, 2015
Commercial and industrial	\$ 5,426	\$ 8,801
Real estate	273,340	341,048
Construction and land development	13,994	30,445
	292,760	380,294
Allowance for covered loans	(729)	(1,532)
Total covered loans, net of allowance	\$ 292,031	\$ 378,762

The following table presents the carrying value and the outstanding contractual balance of the covered PCI loans (in thousands).

	September 30, 2016	December 31, 2015
Carrying amount	\$ 160,312	\$ 221,974
Outstanding balance	309,966	408,221

Changes in the accretable yield for the covered PCI loans were as follows (in thousands).

	Three Months Ended		Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
Balance, beginning of period	\$ 157,604	\$ 185,981	\$ 176,719	\$ 193,493
Reclassifications from (to) nonaccretable difference, net(1)	6,954	35,338	25,397	61,339
Transfer of loans to covered OREO(2)	(250)	(153)	(421)	1,346
Accretion	(17,460)	(32,301)	(54,847)	(67,313)
Balance, end of period	\$ 146,848	\$ 188,865	\$ 146,848	\$ 188,865

- (1) Reclassifications from nonaccretable difference are primarily due to net increases in expected cash flows in the quarterly recasts, but may also include the reclassification and immediate income recognition of nonaccretable difference due to the favorable resolution of loans accounted for individually. Reclassifications to nonaccretable difference occur when accruing loans are moved to nonaccrual and expected cash flows are no longer predictable and the accretable yield is eliminated.
- (2) Transfer of loans to covered OREO is the difference between the value removed from the pool and the expected cash flows for the loan.

The remaining nonaccretable difference for covered PCI loans was \$117.5 million and \$172.2 million at September 30, 2016 and December 31, 2015, respectively. During the three and nine months ended September 30, 2016 and 2015, a combination of factors affecting the inputs to the Bank's quarterly recast process led to the reclassifications from nonaccretable difference to accretable yield. These transfers resulted from revised cash flows that reflect better-than-expected performance of the covered PCI loan portfolio as a result of the Bank's strategic decision to dedicate resources to the liquidation of covered loans during the noted periods.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

Covered impaired loans include non-accrual loans, TDRs, PCI loans and partially charged-off loans. The amounts shown in the following tables include Pooled Loans, as well as loans accounted for on an individual basis. For Pooled Loans, the recorded investment with allowance and the related allowance consider impairment measured at the pool level.

Covered impaired loans, segregated between those considered to be PCI loans and those without credit impairment at acquisition, are summarized by class in the following tables (in thousands).

September 30, 2016	Unpaid Contractual Principal Balance	Recorded Investment with No Allowance	Recorded Investment with Allowance	Total Recorded Investment	Related Allowance
PCI					
Commercial and industrial:					
Secured	\$ 8,779	\$ 1,364	\$ 1,386	\$ 2,750	\$ 123
Unsecured	6,201	361	879	1,240	78
Real estate:					
Secured by commercial properties	155,301	41,936	25,329	67,265	319
Secured by residential properties	151,759	77,036	2,445	79,481	165
Construction and land development:					
Residential construction loans	355	—	—	—	—
Commercial construction loans and land development	23,965	9,576	—	9,576	—
	346,360	130,273	30,039	160,312	685
Non-PCI					
Commercial and industrial:					
Secured	52	52	—	52	—
Unsecured	—	—	—	—	—
Real estate:					
Secured by commercial properties	399	318	—	318	—
Secured by residential properties	4,746	3,717	—	3,717	—
Construction and land development:					
Residential construction loans	206	—	—	—	—
Commercial construction loans and land development	57	51	—	51	—

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5,460	4,138	—	4,138	—
\$ 351,820	\$ 134,411	\$ 30,039	\$ 164,450	\$ 685

December 31, 2015	Unpaid Contractual Principal Balance	Recorded Investment with No Allowance	Recorded Investment with Allowance	Total Recorded Investment	Related Allowance
PCI					
Commercial and industrial:					
Secured	\$ 15,454	\$ 3,312	\$ 2,415	\$ 5,727	\$ 495
Unsecured	9,377	618	1,162	1,780	246
Real estate:					
Secured by commercial properties	211,145	67,540	29,388	96,928	245
Secured by residential properties	182,698	93,438	3,180	96,618	514
Construction and land development:					
Residential construction loans	1,225	121	—	121	—
Commercial construction loans and land development	55,947	20,800	—	20,800	—
	475,846	185,829	36,145	221,974	1,500
Non-PCI					
Commercial and industrial:					
Secured	78	68	—	68	—
Unsecured	—	1	—	1	—
Real estate:					
Secured by commercial properties	512	443	—	443	—
Secured by residential properties	3,745	3,031	—	3,031	—
Construction and land development:					
Residential construction loans	799	540	—	540	—
Commercial construction loans and land development	123	110	—	110	—
	5,257	4,193	—	4,193	—
	\$ 481,103	\$ 190,022	\$ 36,145	\$ 226,167	\$ 1,500

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

Average investment in covered impaired loans is summarized by class in the following table (in thousands).

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2016	2015	2016	2015
Commercial and industrial:				
Secured	\$ 3,286	\$ 8,258	\$ 4,299	\$ 10,481
Unsecured	1,331	3,118	1,511	4,770
Real estate:				
Secured by commercial properties	76,693	132,133	82,477	170,627
Secured by residential properties	84,129	111,224	91,424	124,720
Construction and land development:				
Residential construction loans	—	904	331	1,133
Commercial construction loans and land development	10,568	29,370	15,269	34,762
	\$ 176,007	\$ 285,007	\$ 195,311	\$ 346,493

Covered non-accrual loans are summarized by class in the following table (in thousands).

	September 30, 2016	December 31, 2015
Commercial and industrial:		
Secured	\$ 52	\$ 68
Unsecured	—	—
Real estate:		
Secured by commercial properties	318	442
Secured by residential properties	3,211	2,516
Construction and land development:		
Residential construction loans	—	541
Commercial construction loans and land development	50	5,411
	\$ 3,631	\$ 8,978

At September 30, 2016, there were no covered PCI loans included within non-accrual loans for which discount accretion has been suspended. At December 31, 2015, covered non-accrual loans included covered PCI loans of \$5.3 million, for which discount accretion has been suspended because the extent and timing of cash flows from these

covered PCI loans can no longer be reasonably estimated.

Interest income, including recoveries and cash payments, recorded on covered impaired loans during the three and nine months ended September 30, 2016 was nominal. Interest income recorded on covered impaired loans during the three and nine months ended September 30, 2015 was \$14.3 million. Except as noted above, covered PCI loans are considered to be performing due to the application of the accretion method.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The Bank classifies loan modifications of covered loans as TDRs in a manner consistent with that of non-covered loans as discussed in Note 5 to the consolidated financial statements. There were no TDRs granted during the three and nine months ended September 30, 2016. The outstanding balance of TDRs granted during the three and nine months ended September 30, 2015 is shown in the following tables (in thousands). Pooled Loans are not in the scope of the disclosure requirements for TDRs. At September 30, 2016 and December 31, 2015, the Bank had nominal unadvanced commitments to borrowers whose loans have been restructured in TDRs.

	Recorded Investment in Loans Modified by			Total
	A/B	Interest Rate	Payment Term	
Three Months Ended September 30, 2015	Note	Adjustment	Extension	Modification
Commercial and industrial:				
Secured	\$ —	\$ —	\$ —	\$ —
Unsecured	—	—	—	—
Real estate:				
Secured by commercial properties	—	—	—	—
Secured by residential properties	—	55	—	55
Construction and land development:				
Residential construction loans	—	—	—	—
Commercial construction loans and land development	—	—	—	—
	\$ —	\$ 55	\$ —	\$ 55

	Recorded Investment in Loans Modified by			Total
	A/B	Interest Rate	Payment Term	
Nine Months Ended September 30, 2015	Note	Adjustment	Extension	Modification
Commercial and industrial:				
Secured	\$ —	\$ —	\$ —	\$ —
Unsecured	—	—	—	—
Real estate:				
Secured by commercial properties	—	—	—	—
Secured by residential properties	119	191	254	564
Construction and land development:				
Residential construction loans	—	—	—	—
Commercial construction loans and land development	—	—	—	—
	\$ 119	\$ 191	\$ 254	\$ 564

The following tables present information regarding TDRs granted during the twelve months preceding September 30, 2016 and 2015, respectively, for which a payment was at least 30 days past due (dollars in thousands).

Twelve Months Preceding September 30, 2016	Number of Loans	Recorded Investment
Commercial and industrial:		
Secured	—	\$ —
Unsecured	—	—
Real estate:		
Secured by commercial properties	—	—
Secured by residential properties	2	197
Construction and land development:		
Residential construction loans	—	—
Commercial construction loans and land development	—	—
	2	\$ 197

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

Twelve Months Preceding September 30, 2015	Number of Loans	Recorded Investment
Commercial and industrial:		
Secured	—	\$ —
Unsecured	—	—
Real estate:		
Secured by commercial properties	1	—
Secured by residential properties	1	254
Construction and land development:		
Residential construction loans	—	—
Commercial construction loans and land development	—	—
	2	\$ 254

An analysis of the aging of the Bank's covered loan portfolio is shown in the following tables (in thousands).

September 30, 2016	Loans Past Due 30 Days	Loans Past Due 60 Days	Loans Past Due 90 Days or More	Total Past Due Loans	Current Loans	PCI Loans	Total Loans	Accruing Loans (Non-PCI) Past Due 90 Days or More
Commercial and industrial:								
Secured	\$ 8	\$ —	\$ 224	\$ 232	\$ 1,204	\$ 2,750	\$ 4,186	\$ 171
Unsecured	—	—	—	—	—	1,240	1,240	—
Real estate:								
Secured by commercial properties	77	38	—	115	23,372	67,265	90,752	—
Secured by residential properties	2,195	473	1,872	4,540	98,567	79,481	182,588	132
Construction and land development:								
Residential construction loans	—	—	—	—	—	—	—	—
	13	—	39	52	4,366	9,576	13,994	—

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Commercial
construction
loans and land
development

\$ 2,293 \$ 511 \$ 2,135 \$ 4,939 \$ 127,509 \$ 160,312 \$ 292,760 \$ 303

December 31, 2015	Loans Past Due				Total Past Due Loans	Current Loans	PCI Loans	Total Loans	Accruing Loans (Non-PCI) Past 90 Days or More
	30 Days	60 Days	90 Days	or More					
Commercial and industrial: Secured	\$ 51	\$ —	\$ 68	\$ 119	\$ 1,175	\$ 5,727	\$ 7,021	\$ —	
Unsecured	—	—	—	—	—	1,780	1,780	—	
Real estate: Secured by commercial properties	—	—	100	100	28,957	96,928	125,985	—	
Secured by residential properties	3,399	418	1,104	4,921	113,524	96,618	215,063	—	
Construction and land development: Residential construction loans	—	—	540	540	264	121	925	—	
Commercial construction loans and land development	47	1	95	143	8,577	20,800	29,520	—	
	\$ 3,497	\$ 419	\$ 1,907	\$ 5,823	\$ 152,497	\$ 221,974	\$ 380,294	\$ —	

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The Bank assigns a risk grade to each of its covered loans in a manner consistent with the existing loan review program and risk grading matrix used for non-covered loans, as described in Note 5 to the consolidated financial statements. The following tables present the internal risk grades of covered loans in the portfolio by class (in thousands).

September 30, 2016	Pass	Special Mention	Substandard	PCI	Total
Commercial and industrial:					
Secured	\$ 797	\$ —	\$ 639	\$ 2,750	\$ 4,186
Unsecured	—	—	—	1,240	1,240
Real estate:					
Secured by commercial properties	19,586	—	3,901	67,265	90,752
Secured by residential properties	95,323	469	7,315	79,481	182,588
Construction and land development:					
Residential construction loans	—	—	—	—	—
Commercial construction loans and land development	2,848	—	1,570	9,576	13,994
	\$ 118,554	\$ 469	\$ 13,425	\$ 160,312	\$ 292,760

December 31, 2015	Pass	Special Mention	Substandard	PCI	Total
Commercial and industrial:					
Secured	\$ 758	\$ —	\$ 536	\$ 5,727	\$ 7,021
Unsecured	—	—	—	1,780	1,780
Real estate:					
Secured by commercial properties	24,070	—	4,987	96,928	125,985
Secured by residential properties	111,128	491	6,826	96,618	215,063
Construction and land development:					
Residential construction loans	264	—	540	121	925
Commercial construction loans and land development	6,847	—	1,873	20,800	29,520
	\$ 143,067	\$ 491	\$ 14,762	\$ 221,974	\$ 380,294

The Bank's impairment methodology for the covered loans is consistent with that of non-covered loans, and is discussed in detail in Notes 5 and 6 to the consolidated financial statements included in the Company's 2015 Form 10-K.

Changes in the allowance for covered loan losses, distributed by portfolio segment, are shown below (in thousands).

	Commercial and Industrial	Real Estate	Construction and Land Development	Total
Three months ended September 30, 2016				
Balance, beginning of period	\$ 55	\$ 1,400	\$ —	\$ 1,455
Provision charged to (recapture from) operations	162	(888)	(3)	(729)
Loans charged off	—	—	—	—
Recoveries on charged off loans	—	—	3	3
Balance, end of period	\$ 217	\$ 512	\$ —	\$ 729

	Commercial and Industrial	Real Estate	Construction and Land Development	Total
Nine months ended September 30, 2016				
Balance, beginning of period	\$ 758	\$ 774	\$ —	\$ 1,532
Recapture from operations	(535)	(237)	(53)	(825)
Loans charged off	(6)	(42)	(51)	(99)
Recoveries on charged off loans	—	17	104	121
Balance, end of period	\$ 217	\$ 512	\$ —	\$ 729

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

	Commercial and Industrial	Real Estate	Construction and Land Development	Total
Three months ended September 30, 2015				
Balance, beginning of period	\$ 130	\$ 469	\$ 335	\$ 934
Provision charged to (recapture from) operations	(100)	851	562	1,313
Loans charged off	38	(403)	—	(365)
Recoveries on charged off loans	(14)	2	—	(12)
Balance, end of period	\$ 54	\$ 919	\$ 897	\$ 1,870

	Commercial and Industrial	Real Estate	Construction and Land Development	Total
Nine months ended September 30, 2015				
Balance, beginning of period	\$ 1,193	\$ 3,334	\$ 84	\$ 4,611
Provision charged to (recapture from) operations	(230)	186	823	779
Loans charged off	(915)	(2,702)	(10)	(3,627)
Recoveries on charged off loans	6	101	—	107
Balance, end of period	\$ 54	\$ 919	\$ 897	\$ 1,870

The covered loan portfolio was distributed by portfolio segment and impairment methodology as shown below (in thousands).

	Commercial and Industrial	Real Estate	Construction and Land Development	Total
September 30, 2016				
Loans individually evaluated for impairment	\$ —	\$ —	\$ —	\$ —
Loans collectively evaluated for impairment	1,436	126,594	4,418	132,448
PCI Loans	3,990	146,746	9,576	160,312
	\$ 5,426	\$ 273,340	\$ 13,994	\$ 292,760

Commercial and

Construction and

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December 31, 2015	Industrial	Real Estate	Land Development	Total
Loans individually evaluated for impairment	\$ —	\$ —	\$ 540	\$ 540
Loans collectively evaluated for impairment	1,294	147,502	8,984	157,780
PCI Loans	7,507	193,546	20,921	221,974
	\$ 8,801	\$ 341,048	\$ 30,445	\$ 380,294

The allowance for covered loan losses was distributed by portfolio segment and impairment methodology as shown below (in thousands).

September 30, 2016	Commercial and Industrial	Real Estate	Construction and Land Development	Total
Loans individually evaluated for impairment	\$ —	\$ —	\$ —	\$ —
Loans collectively evaluated for impairment	16	28	—	44
PCI Loans	201	484	—	685
	\$ 217	\$ 512	\$ —	\$ 729

December 31, 2015	Commercial and Industrial	Real Estate	Construction and Land Development	Total
Loans individually evaluated for impairment	\$ —	\$ —	\$ —	\$ —
Loans collectively evaluated for impairment	17	15	—	32
PCI Loans	741	759	—	1,500
	\$ 758	\$ 774	\$ —	\$ 1,532

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

Covered Other Real Estate Owned

A summary of the activity in covered OREO is as follows (in thousands).

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2016	2015	2016	2015
Balance, beginning of period	\$ 67,634	\$ 125,510	\$ 99,090	\$ 136,945
Additions to covered OREO	2,422	3,516	11,703	39,579
Dispositions of covered OREO	(5,516)	(17,632)	(34,521)	(61,072)
Valuation adjustments in the period	(2,552)	(5,370)	(14,284)	(9,428)
Balance, end of period	\$ 61,988	\$ 106,024	\$ 61,988	\$ 106,024

During the three and nine months ended September 30, 2016 and 2015, the Bank wrote down certain covered OREO assets to fair value to reflect new appraisals on certain OREO acquired in the FNB Transaction and OREO acquired from the foreclosure on certain FNB loans acquired in the FNB Transaction. Although the Bank recorded a fair value discount on the acquired assets upon acquisition, in some cases additional downward valuations were required.

These additional downward valuation adjustments reflect changes to the assumptions regarding the fair value of the OREO, including in some cases the intended use of the OREO due to the availability of more information. The process of determining fair value is subjective in nature and requires the use of significant estimates and assumptions. Although the Bank makes market-based assumptions when valuing acquired assets, new information may come to light that causes estimates to increase or decrease. When the Bank determines, based on subsequent information, that its estimates require adjustment, the Bank records the adjustment. The accounting for such adjustments requires that the decreases to fair value be recorded at the time such new information is received, while increases to fair value are recorded when the asset is subsequently sold.

FDIC Indemnification Asset

A summary of the activity in the FDIC Indemnification Asset is as follows (in thousands).

	Three Months Ended		Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
Balance, beginning of period	\$ 74,460	\$ 102,381	\$ 91,648	\$ 130,437
FDIC Indemnification Asset accretion (amortization)	33	201	189	1,027
Transfers to due from FDIC and other	(1,142)	(9,680)	(18,486)	(38,562)
Balance, end of period	\$ 73,351	\$ 92,902	\$ 73,351	\$ 92,902

As of September 30, 2016, the Bank had billed and collected \$118.8 million from the FDIC, which represented reimbursable covered losses and expenses through June 30, 2016.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

7. Mortgage Servicing Rights

The following tables present the changes in fair value of the Company's MSR asset, as included in other assets within the consolidated balance sheets, and other information related to the serviced portfolio (dollars in thousands).

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2016	2015	2016	2015
Balance, beginning of period	\$ 33,491	\$ 44,985	\$ 52,285	\$ 36,155
Additions	10,416	11,025	20,309	23,121
Sales	—	—	(7,586)	—
Changes in fair value:				
Due to changes in model inputs or assumptions (1)	1,413	(7,030)	(16,923)	(6,302)
Due to customer payoffs	(1,569)	(1,453)	(4,334)	(5,447)
Balance, end of period	\$ 43,751	\$ 47,527	\$ 43,751	\$ 47,527
	September	December		
	30,	31,		
	2016	2015		
Mortgage loans serviced for others	\$ 5,491,039	\$ 5,051,884		
MSR asset as a percentage of serviced mortgage loans	0.80	%	1.03	%

(1) Primarily represents normal customer payments, changes in discount rates and prepayment speed assumptions, which are primarily affected by changes in interest rates and the refinement of other MSR model assumptions.

The key assumptions used in measuring the fair value of the Company's MSR asset were as follows.

	September 30, 2016		December 31, 2015	
Weighted average constant prepayment rate	18.12	%	11.51	%
Weighted average discount rate	10.93	%	10.92	%
Weighted average life (in years)	4.5		6.5	

A sensitivity analysis of the fair value of the Company's MSR asset to certain key assumptions is presented in the following table (in thousands).

	September 30, 2016	December 31, 2015
Constant prepayment rate:		
Impact of 10% adverse change	\$ (2,522)	\$ (2,177)
Impact of 20% adverse change	(4,808)	(4,195)
Discount rate:		
Impact of 10% adverse change	(1,402)	(2,073)
Impact of 20% adverse change	(2,714)	(3,989)

This sensitivity analysis presents the effect of hypothetical changes in key assumptions on the fair value of the MSR asset. The effect of such hypothetical change in assumptions generally cannot be extrapolated because the relationship of the change in one key assumption to the change in the fair value of the MSR asset is not linear. In addition, in the analysis, the impact of an adverse change in one key assumption is calculated independent of any impact on other assumptions. In reality, changes in one assumption may change another assumption.

Contractually specified servicing fees, late fees and ancillary fees earned of \$5.7 million and \$5.2 million during the three months ended September 30, 2016 and 2015, respectively, and \$17.3 million and \$13.7 million during the nine months ended September 30, 2016 and 2015, respectively, were included in other noninterest income within the consolidated statements of operations.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

8. Deposits

Deposits are summarized as follows (in thousands).

	September 30, 2016	December 31, 2015
Noninterest-bearing demand	\$ 2,232,813	\$ 2,235,436
Interest-bearing:		
NOW accounts	1,131,183	1,077,576
Money market	1,588,141	1,500,780
Brokered - money market	122,123	133,380
Demand	403,856	380,214
Savings	277,385	273,390
Time	1,183,161	1,325,342
Brokered - time	91,923	26,565
	\$ 7,030,585	\$ 6,952,683

9. Short-term Borrowings

Short-term borrowings are summarized as follows (in thousands).

	September 30, 2016	December 31, 2015
Federal funds purchased	\$ 77,700	\$ 58,925
Securities sold under agreements to repurchase	275,322	217,748
Federal Home Loan Bank	700,000	600,000
Short-term bank loans	212,000	70,700
	\$ 1,265,022	\$ 947,373

Federal funds purchased and securities sold under agreements to repurchase generally mature daily, on demand, or on some other short-term basis. The Bank and the Hilltop Broker-Dealers execute transactions to sell securities under agreements to repurchase with both customers and broker-dealers. Securities involved in these transactions are held by the Bank, the Hilltop Broker-Dealers or a third-party dealer.

Information concerning federal funds purchased and securities sold under agreements to repurchase is shown in the following tables (dollars in thousands).

	Nine Months Ended			
	September 30, 2016		2015	
Average balance during the period	\$	351,430	\$	313,765
Average interest rate during the period		0.55	%	0.31 %

	September 30, 2016		December 31, 2015	
		%		%
Average interest rate at end of period	0.46	%	0.26	%
Securities underlying the agreements at end of period:				
Carrying value	\$	201,660	\$	250,981
Estimated fair value	\$	202,214	\$	250,045

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

Federal Home Loan Bank (“FHLB”) short-term borrowings mature over terms not exceeding 365 days and are collateralized by FHLB Dallas stock, nonspecified real estate loans and certain specific commercial real estate loans. Other information regarding FHLB short-term borrowings is shown in the following tables (dollars in thousands).

	Nine Months Ended September 30,	
	2016	2015
Average balance during the period	\$ 303,011	\$ 314,780
Average interest rate during the period	0.45 %	0.24 %

	September 30, 2016	December 31, 2015
Average interest rate at end of period	0.48 %	0.35 %

The Hilltop Broker-Dealers use short-term bank loans periodically to finance securities owned, margin loans to customers and correspondents, and underwriting activities. Interest on the borrowings varies with the federal funds rate. The weighted average interest rate on the borrowings at September 30, 2016 and December 31, 2015 was 1.29% and 1.26%, respectively.

10. Notes Payable

Notes payable consisted of the following (in thousands).

	September 30, 2016	December 31, 2015
NLIC note payable due May 2033	\$ 10,000	\$ 10,000
NLIC note payable due September 2033	10,000	10,000

ASIC note payable due April 2034	7,500	7,500
Insurance company note payable due March 2035	20,000	20,000
Federal Home Loan Bank notes, maturities ranging from March 2017 to June 2030	103,232	36,042
Insurance company line of credit due December 31, 2016	2,500	7,000
Ventures line of credit due May 2017	11,805	—
Senior Notes due April 2025, net	148,276	148,174
	\$ 313,313	\$ 238,716

11. Income Taxes

The Company applies an estimated annual effective rate to interim period pre-tax income to calculate the income tax provision for the quarter in accordance with the principal method prescribed by the accounting guidance established for computing income taxes in interim periods. The Company's effective tax rate was 38.6% and 34.9% during the three months ended September 30, 2016 and 2015, respectively, and 37.0% and 23.5% during the nine months ended September 30, 2016 and 2015, respectively. The effective tax rate during the three months ended September 30, 2016 was slightly higher than the statutory rate primarily due to higher than expected non-deductible transaction costs associated with the SWS Merger, offset by the recognition of excess tax benefits on share-based payment awards as a result of the Company's adoption of the provisions of Accounting Standards Update ("ASU") 2016-09 as of January 1, 2016 as discussed in Note 24 to the consolidated financial statements. The lower effective tax rate during the nine months ended September 30, 2015 was primarily due to no income taxes being recorded during 2015 in connection with the bargain purchase gain of \$81.3 million associated with the SWS Merger because the acquisition was a tax-free reorganization under Section 368(a) of the Internal Revenue Code. In addition, the Company recorded an income tax benefit during 2015 of \$2.1 million as a result of the SWS Merger to reverse the deferred tax liability for the difference between book and tax basis on Hilltop's investment in SWS common stock.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

12. Commitments and Contingencies

Legal Matters

The Company is subject to loss contingencies related to litigation, claims, investigations and legal and administrative cases and proceedings arising in the ordinary course of business. The Company evaluates these contingencies based on information currently available, including advice of counsel. The Company establishes accruals for those matters when a loss contingency is considered probable and the related amount is reasonably estimable. Any accruals are periodically reviewed and may be adjusted as circumstances change. A portion of the Company's exposure with respect to loss contingencies may be offset by applicable insurance coverage. In determining the amounts of any accruals or estimates of possible loss contingencies, the Company does not take into account the availability of insurance coverage, other than that provided by reinsurers in the insurance segment. When it is practicable, the Company estimates loss contingencies for possible litigation and claims, whether or not there is an accrued probable loss. When the Company is able to estimate such possible losses, and when it estimates that it is reasonably possible it could incur losses, in excess of amounts accrued, the Company is required to make a disclosure of the aggregate estimation. As available information changes, however, the matters for which the Company is able to estimate, as well as the estimates themselves will be adjusted, accordingly.

Assessments of litigation and claims exposures are difficult due to many factors that involve inherent unpredictability. Those factors include the following: the varying stages of the proceedings, particularly in the early stages; unspecified, unsupported, or uncertain damages; damages other than compensatory, such as punitive damages; a matter presenting meaningful legal uncertainties, including novel issues of law; multiple defendants and jurisdictions; whether discovery has begun or is complete; whether meaningful settlement discussions have commenced; and whether the claim involves a class action and if so, how the class is defined. As a result of some of these factors, the Company may be unable to estimate reasonably possible losses with respect to some or all of the pending and threatened litigation and claims asserted against the Company.

Following completion of Hilltop's acquisition of SWS, several purported holders of shares of SWS common stock filed petitions in the Court of Chancery of the State of Delaware seeking appraisal for their shares pursuant to Section 262 of the Delaware General Corporation Law. These petitions were consolidated as *In re SWS Group, Inc.*, C.A. No. 10554-VCG. The consolidated matter represents a total of approximately 5.2 million shares of SWS common stock. The Company continues to vigorously defend this matter.

On or about November 2, 2012, FSC was named in a lawsuit pending in the state of Rhode Island Superior Court styled Rhode Island Economic Development Corporation v. Wells Fargo Securities, LLC, et al. The lawsuit relates to FSC's role as financial advisor to the State of Rhode Island, specifically in connection with the Rhode Island Economic Development Corporation's issuance of \$75 million in bonds to finance a loan to 38 Studios, LLC. 38 Studios, LLC ultimately failed to repay the loan and the Rhode Island Economic Development Corporation is seeking recovery to repay the bonds it issued to make such loan. FSC intends to defend itself vigorously in this action.

The Company is involved in information-gathering requests and investigations (both formal and informal), as well as reviews, examinations and proceedings (collectively, "Inquiries") by various governmental regulatory agencies, law enforcement authorities and self-regulatory bodies regarding certain of its businesses, business practices and policies, as well as the conduct of persons with whom it does business. Additional Inquiries will arise from time to time. In connection with those Inquiries, the Company receives document requests, subpoenas and other requests for information. The Inquiries, including the Inquiry described below, could develop into administrative, civil or criminal proceedings or enforcement actions that could result in consequences that have a material effect on the Company's consolidated financial position, results of operations or cash flows as a whole. Such consequences could include adverse judgments, findings, settlements, penalties, fines, orders, injunctions, restitution, or alterations in the Company's business practices, and could result in additional expenses and collateral costs, including reputational damage.

As a part of an industry-wide Inquiry, PrimeLending received a subpoena from the Office of Inspector General of the U.S. Department of Housing and Urban Development regarding mortgage-related practices, including those relating to

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

origination practices for loans insured by the Federal Housing Administration (the “FHA”). On August 20, 2014, PrimeLending received a Civil Investigative Demand from the United States Department of Justice (the “DOJ”) related to this Inquiry. According to the Civil Investigative Demand, the DOJ is conducting an investigation to determine whether PrimeLending has violated the False Claims Act in connection with originating and underwriting single-family residential mortgage loans insured by the FHA. No claims or demands have been asserted against PrimeLending. PrimeLending cannot predict the ultimate outcome of this investigation, and cannot make a reasonable estimate of potential liability, if any, at this time. PrimeLending continues to cooperate with the investigation.

While the final outcome of litigation and claims exposures or of any Inquiries is inherently unpredictable, management is currently of the opinion that the outcome of pending and threatened litigation and Inquiries will not have a material effect on the Company’s business, consolidated financial position, results of operations or cash flows as a whole. However, in the event of unexpected future developments, it is reasonably possible that an adverse outcome in any of the matters discussed above could be material to the Company’s business, consolidated financial position, results of operations or cash flows for any particular reporting period of occurrence.

Other Contingencies

The mortgage origination segment may be responsible for errors or omissions relating to its representations and warranties that each loan sold meets certain requirements, including representations as to underwriting standards and the validity of certain borrower representations in connection with the loan. If determined to be at fault, the mortgage origination segment either repurchases the affected loan from the investor or reimburses the investor’s losses. The mortgage origination segment has established an indemnification liability reserve for such probable losses.

Generally, the mortgage origination segment first becomes aware that an investor believes a loss has been incurred on a sold loan when it receives a written request from the investor to repurchase the loan or reimburse the investor’s losses. Upon completing its review of the investor’s request, the mortgage origination segment establishes a specific claims reserve for the loan if it concludes its obligation to the investor is both probable and reasonably estimable.

An additional reserve has been established for probable investor losses that may have been incurred, but not yet reported to the mortgage origination segment based upon a reasonable estimate of such losses. Factors considered in the calculation of this reserve include, but are not limited to, the total volume of loans sold exclusive of specific investor requests, actual investor claim settlements and the severity of estimated losses resulting from future claims, and the mortgage origination segment’s history of successfully curing defects identified in investor claim requests.

While the mortgage origination segment's sales contracts typically include borrower early payment default repurchase provisions, these provisions have not been a primary driver of investor claims to date, and therefore, are not a primary factor considered in the calculation of this reserve.

At September 30, 2016 and December 31, 2015, the mortgage origination segment's indemnification liability reserve totaled \$19.2 million and \$16.6 million, respectively. The provision for indemnification losses was \$1.3 million and \$1.1 million during the three months ended September 30, 2016 and 2015, respectively, and \$3.5 million and \$3.1 million during the nine months ended September 30, 2016 and 2015, respectively.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The following tables provide for a rollforward of claims activity for loans put-back to the mortgage origination segment based upon an alleged breach of a representation or warranty with respect to a loan sold and related indemnification liability reserve activity (in thousands).

	Representation and Warranty Specific Claims Activity - Origination Loan Balance			
	Three Months Ended		Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
Balance, beginning of period	\$ 53,876	\$ 72,564	\$ 57,298	\$ 53,906
Claims made	3,339	9,787	12,893	61,768
Claims resolved with no payment	(4,545)	(12,178)	(15,162)	(34,877)
Repurchases	(789)	(4,333)	(2,660)	(12,647)
Indemnification payments	(2,115)	(11,921)	(2,603)	(14,231)
Balance, end of period	\$ 49,766	\$ 53,919	\$ 49,766	\$ 53,919

	Indemnification Liability Reserve Activity			
	Three Months Ended		Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
Balance, beginning of period	\$ 18,216	\$ 17,279	\$ 16,640	\$ 17,619
Additions for new sales	1,348	1,092	3,471	3,086
Repurchases	(78)	(408)	(260)	(1,206)
Early payment defaults	(72)	(5)	(205)	(44)
Indemnification payments	(250)	(1,831)	(482)	(2,872)
Change in estimate	—	(18)	—	(474)
Balance, end of period	\$ 19,164	\$ 16,109	\$ 19,164	\$ 16,109

	September 30, 2016	December 31, 2015
Reserve for Indemnification Liability:		
Specific claims	\$ 3,461	\$ 5,210
Incurred but not reported claims	15,703	11,430
Total	\$ 19,164	\$ 16,640

Although management considers the total indemnification liability reserve to be appropriate, there may be changes in the reserve over time to address incurred losses, due to unanticipated adverse changes in the economy and historical loss patterns, discrete events adversely affecting specific borrowers or industries, and/or actions taken by institutions or investors. The impact of such matters is considered in the reserving process when probable and estimable.

In connection with the FNB Transaction, the Bank entered into two loss-share agreements with the FDIC that collectively cover \$1.2 billion of loans and OREO acquired in the FNB Transaction. Pursuant to the loss-share agreements, the FDIC has agreed to reimburse the Bank the following amounts with respect to the covered assets: (i) 80% of net losses on the first \$240.4 million of net losses incurred; (ii) 0% of net losses in excess of \$240.4 million up to and including \$365.7 million of net losses incurred; and (iii) 80% of net losses in excess of \$365.7 million of net losses incurred. Net losses are defined as book value losses plus certain defined expenses incurred in the resolution of assets, less subsequent recoveries. Under the loss-share agreement for commercial assets, the amount of subsequent recoveries that are reimbursable to the FDIC for a particular asset is limited to book value losses and expenses actually billed plus any book value charge-offs incurred prior to the Bank Closing Date. There is no limit on the amount of subsequent recoveries reimbursable to the FDIC under the loss-share agreement for single family residential assets. The loss-share agreements for commercial and single family residential assets are in effect for 5 years and 10 years, respectively, from the Bank Closing Date and the loss recovery provisions to the FDIC are in effect for 8 years and 10 years, respectively, from the Bank Closing Date. As discussed in Note 6 to the consolidated financial statements, and in accordance with the loss-share agreements, the Bank may be required to make a “true-up” payment to the FDIC approximately ten years following the Bank Closing Date if its actual net realized losses over the life of the loss-share agreements are less than the FDIC’s initial estimate of losses on covered assets. The “true-up” payment is calculated using a defined formula set forth in the P&A Agreement. As of September 30, 2016, the Bank estimated that the sum of

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

covered losses and reimbursable expenses subject to the loss-share agreements will exceed \$240.4 million, but will not exceed \$365.7 million. Unless actual plus projected covered losses and reimbursable expenses exceed \$365.7 million, the Bank will not record additional amounts to the FDIC Indemnification Asset. As of September 30, 2016, the Bank had billed \$148.5 million of covered net losses to the FDIC, of which 80%, or \$118.8 million, were reimbursable under the loss-share agreements. As of September 30, 2016, the Bank had received aggregate reimbursements of \$118.8 million from the FDIC, which represented reimbursable covered losses and expenses through June 30, 2016.

13. Financial Instruments with Off-Balance Sheet Risk

The Bank is party to financial instruments with off-balance sheet risk in the normal course of business to meet the financing needs of its customers. These financial instruments include commitments to extend credit and standby letters of credit that involve varying degrees of credit and interest rate risk in excess of the amount recognized in the consolidated financial statements. Such financial instruments are recorded in the consolidated financial statements when they are funded or related fees are incurred or received. The contract amounts of those instruments reflect the extent of involvement (and therefore the exposure to credit loss) the Bank has in particular classes of financial instruments.

Commitments to extend credit are agreements to lend to a customer provided that the terms established in the contract are met. Commitments generally have fixed expiration dates and may require payment of fees. Because some commitments are expected to expire without being drawn upon, the total commitment amounts do not necessarily represent future cash requirements. Standby letters of credit are conditional commitments issued to guarantee the performance of a customer to a third party. These letters of credit are primarily issued to support public and private borrowing arrangements. The credit risk involved in issuing letters of credit is essentially the same as that involved in extending loan commitments to customers.

In the aggregate, the Bank had outstanding unused commitments to extend credit of \$1.9 billion at September 30, 2016 and outstanding financial and performance standby letters of credit of \$37.4 million at September 30, 2016.

The Bank uses the same credit policies in making commitments and standby letters of credit as it does for on-balance sheet instruments. The amount of collateral obtained, if deemed necessary, in these transactions is based on management's credit evaluation of the borrower. Collateral held varies but may include real estate, accounts receivable, marketable securities, interest-bearing deposit accounts, inventory, and property, plant and equipment.

In the normal course of business, the Hilltop Broker-Dealers execute, settle, and finance various securities transactions that may expose the Hilltop Broker-Dealers to off-balance sheet risk in the event that a customer or counterparty does not fulfill its contractual obligations. Examples of such transactions include the sale of securities not yet purchased by customers or for the accounts of the Hilltop Broker-Dealers, use of derivatives to support certain non-profit housing organization clients, clearing agreements between the Hilltop Broker-Dealers and various clearinghouses and broker-dealers, secured financing arrangements that involve pledged securities, and when-issued underwriting and purchase commitments.

14. Stock-Based Compensation

Pursuant to the Hilltop Holdings Inc. 2012 Equity Incentive Plan (the “2012 Plan”), the Company may grant nonqualified stock options, stock appreciation rights, restricted stock, restricted stock units (“RSUs”), performance awards, dividend equivalent rights and other awards to employees of the Company, its subsidiaries and outside directors of the Company. Upon the approval by stockholders and effectiveness of the 2012 Plan in September 2012, no additional awards were permissible under the 2003 Equity Incentive Plan (the “2003 Plan”). In the aggregate, 4,000,000 shares of common stock may be delivered pursuant to awards granted under the 2012 Plan. At September 30, 2016, 1,968,956 shares of common stock remained available for issuance pursuant to the 2012 Plan, including shares that may be delivered pursuant to outstanding awards. Compensation expense related to the 2012 Plan and the 2003 Plan was \$2.6 million and \$2.0 million during the three months ended September 30, 2016 and 2015, respectively, and \$7.6 million and \$6.5 million during the nine months ended September 30, 2016 and 2015, respectively.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

During the nine months ended September 30, 2016 and 2015, Hilltop granted 16,506 and 8,219 shares of common stock, respectively, to certain non-employee members of the Company's Board of Directors for services rendered to the Company pursuant to the 2012 Plan.

Restricted Stock Awards and RSUs

The following table summarizes information about nonvested Restricted Stock Award and RSU activity for the nine months ended September 30, 2016 (shares in thousands).

	Restricted Stock Awards		RSUs	
	Outstanding	Weighted Average Grant Date Fair Value	Outstanding	Weighted Average Grant Date Fair Value
Balance, December 31, 2015	453	\$ 13.50	875	\$ 21.22
Granted	-	\$ -	598	\$ 17.78
Vested/Released	(441)	\$ 13.34	(7)	\$ 22.22
Forfeited	(2)	\$ 19.72	(10)	\$ 20.80
Balance, September 30, 2016	10	\$ 19.07	1,456	\$ 19.83

Vested/Released Restricted Stock Awards and RSUs include an aggregate of 124,125 shares withheld to satisfy employee statutory tax obligations during the nine months ended September 30, 2016. Pursuant to certain RSU award agreements, an aggregate of 8,247 vested RSUs at September 30, 2016 require deferral of the settlement in shares and statutory tax obligations to a future date.

At September 30, 2016, unrecognized compensation expense related to outstanding Restricted Stock Awards of \$46 thousand is expected to be recognized over a weighted average period of 0.35 years.

During the nine months ended September 30, 2016, the Compensation Committee of the Board of Directors of the Company awarded certain executives and key employees an aggregate of 597,569 RSUs pursuant to the 2012 Plan. At September 30, 2016, 477,719 of these outstanding RSUs are subject to time-based vesting conditions and generally cliff vest on the third anniversary of the grant date, and 118,523 of these outstanding RSUs will cliff vest based upon the achievement of certain performance goals over a three-year period.

At September 30, 2016, in the aggregate, 1,171,675 of the outstanding RSUs are subject to time-based vesting conditions and generally cliff vest on the third anniversary of the grant date, and 284,398 outstanding RSUs cliff vest based upon the achievement of certain performance goals over a three-year period. At September 30, 2016, unrecognized compensation expense related to outstanding RSUs of \$15.5 million is expected to be recognized over a weighted average period of 1.67 years.

Stock Options

Stock options granted on November 2, 2011 to two senior executives pursuant to the 2003 Plan to purchase an aggregate of 600,000 shares of the Company's common stock (the "Stock Option Awards") at an exercise price of \$7.70 per share were fully vested and exercisable at November 2, 2015. As of September 30, 2016, all Stock Option Awards have been exercised.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

15. Regulatory Matters

Banking and Hilltop

The Bank and Hilltop are subject to various regulatory capital requirements administered by the federal banking agencies. Failure to meet minimum capital requirements can initiate certain mandatory — and possibly additional discretionary — actions by regulators that, if undertaken, could have a direct, material effect on the consolidated financial statements. The regulations require the Bank and Hilltop to meet specific capital adequacy guidelines that involve quantitative measures of assets, liabilities and certain off-balance sheet items as calculated under regulatory accounting practices. The Company performs reviews of the classification and calculation of risk-weighted assets to ensure accuracy and compliance with the Basel III regulatory capital requirements. The capital classifications are also subject to qualitative judgments by the regulators about components, risk weightings and other factors. Quantitative measures established by regulation to ensure capital adequacy require the companies to maintain minimum amounts and ratios (set forth in the following table) of Tier 1 capital (as defined in the regulations) to total average assets (as defined), and minimum ratios of common equity Tier 1, Tier 1 and total capital (as defined) to risk-weighted assets (as defined).

The following table shows the Bank's and Hilltop's consolidated actual capital amounts and ratios compared to the regulatory minimum capital requirements and the Bank's regulatory minimum capital requirements needed to qualify as a "well-capitalized" institution in accordance with Basel III as measured at September 30, 2016 and December 31, 2015, respectively (dollars in thousands).

	Actual		Minimum Capital Requirements			To Be Well Capitalized Minimum Capital Requirements		
	Amount	Ratio	Amount	Ratio	%	Amount	Ratio	%
September 30, 2016								
Tier 1 capital (to average assets):								
Bank	\$ 1,110,183	12.65 %	\$ 351,031	4.0	%	\$ 438,788	5.0	%
Hilltop	1,618,996	13.41 %	483,020	4.0	%	N/A	N/A	
Common equity Tier 1 capital (to risk-weighted assets):								
Bank	1,110,183	15.15 %	329,764	4.5	%	476,325	6.5	%
Hilltop	1,569,295	17.80 %	396,679	4.5	%	N/A	N/A	

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Tier 1 capital (to risk-weighted assets):								
Bank	1,110,183	15.15 %	439,685	6.0 %	586,247	8.0 %		
Hilltop	1,618,996	18.37 %	528,906	6.0 %	N/A	N/A		
Total capital (to risk-weighted assets):								
Bank	1,165,202	15.90 %	586,247	8.0 %	732,808	10.0 %		
Hilltop	1,658,905	18.82 %	705,208	8.0 %	N/A	N/A		
December 31, 2015								
Tier 1 capital (to average assets):								
Bank	\$ 1,064,212	13.22 %	\$ 322,104	4.0 %	\$ 402,630	5.0 %		
Hilltop	1,520,514	12.65 %	480,928	4.0 %	N/A	N/A		
Common equity Tier 1 capital (to risk-weighted assets):								
Bank	1,063,041	16.23 %	294,716	4.5 %	425,701	6.5 %		
Hilltop	1,469,642	17.87 %	370,156	4.5 %	N/A	N/A		
Tier 1 capital (to risk-weighted assets):								
Bank	1,064,212	16.25 %	392,954	6.0 %	523,939	8.0 %		
Hilltop	1,520,514	18.48 %	493,541	6.0 %	N/A	N/A		
Total capital (to risk-weighted assets):								
Bank	1,112,654	16.99 %	523,939	8.0 %	654,924	10.0 %		
Hilltop	1,553,867	18.89 %	658,055	8.0 %	N/A	N/A		

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

To be considered “adequately capitalized” (as defined) under regulatory requirements, the Bank must maintain minimum Tier 1 capital to total average assets of 4%, common equity Tier 1 capital to risk-weighted assets of 4.5%, Tier 1 capital to risk-weighted assets ratios of 6%, and a total capital to risk-weighted assets ratio of 8%. Based on the actual capital amounts and ratios shown in the previous table, the Bank’s ratios place it in the “well capitalized” (as defined) capital category under regulatory requirements.

In order to avoid limitations on capital distributions, including dividend payments, stock repurchases and certain discretionary bonus payments to executive officers, Basel III also implemented a capital conservation buffer, which requires a banking organization to hold a buffer above its minimum risk-based capital requirements. This buffer will help to ensure that banking organizations conserve capital when it is most needed, allowing them to better weather periods of economic stress. The buffer is measured relative to risk-weighted assets. The phase-in of the capital conservation buffer requirements began on January 1, 2016 for Hilltop and the Bank. Based on the actual ratios as shown in the table above, Hilltop and the Bank exceed each of the capital conservation buffer requirements in effect as of September 30, 2016, as well as the fully phased-in requirements through 2019.

Broker-Dealer

Pursuant to the net capital requirements of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), Hilltop Securities has elected to determine its net capital requirements using the alternative method. Accordingly, Hilltop Securities is required to maintain minimum net capital, as defined in Rule 15c3-1 promulgated under the Exchange Act, equal to the greater of \$250,000 and \$1,000,000, respectively, or 2% of aggregate debit balances, as defined in Rule 15c3-3 promulgated under the Exchange Act. Additionally, the net capital rule of the NYSE provides that equity capital may not be withdrawn or cash dividends paid if resulting net capital would be less than 5% of the aggregate debit items. HTS Independent Network follows the primary (aggregate indebtedness) method, as defined in Rule 15c3-1 promulgated under the Exchange Act, which requires the maintenance of the larger of minimum net capital of \$250,000 or 1/15 of aggregate indebtedness.

At September 30, 2016, the net capital position of each of the Hilltop Broker-Dealers was as follows (in thousands).

	HTS
Hilltop	Independent
Securities	Network

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Net capital	\$ 140,881	\$ 1,338
Less required net capital	10,146	250
Excess net capital	\$ 130,735	\$ 1,088
Net capital as a percentage of aggregate debit items	27.8	%
Net capital in excess of 5% aggregate debit items	\$ 115,517	

Under certain conditions, Hilltop Securities may be required to segregate cash and securities in a special reserve account for the benefit of customers under Rule 15c3-3 promulgated under the Exchange Act. Assets segregated under the provisions of the Exchange Act are not available for general corporate purposes. At September 30, 2016, Hilltop Securities held cash of \$173.8 million segregated in special reserve bank accounts for the benefit of customers. Hilltop Securities was not required to segregate cash and securities in special reserve accounts for the benefit of proprietary accounts of introducing broker-dealers at September 30, 2016. The fair values of any segregated assets included in special reserve accounts were determined using Level 1 inputs.

Mortgage Origination

As a mortgage originator, PrimeLending is subject to minimum net worth requirements established by the U.S. Department of Housing and Urban Development (“HUD”) and the GNMA. On an annual basis, PrimeLending submits audited financial statements to HUD and GNMA documenting PrimeLending’s compliance with its minimum net worth requirements. In addition, PrimeLending monitors compliance on an ongoing basis and, as of September 30, 2016, PrimeLending’s net worth exceeded the amounts required by both HUD and GNMA.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

Insurance

The statutory financial statements of the Company's insurance subsidiaries, which are domiciled in the State of Texas, are presented on the basis of accounting practices prescribed or permitted by the Texas Department of Insurance. Texas has adopted the statutory accounting practices of the National Association of Insurance Commissioners ("NAIC") as the basis of its statutory accounting practices with certain differences that are not significant to the insurance company subsidiaries' statutory equity.

A summary of statutory capital and surplus and statutory net income (loss) of each insurance subsidiary is as follows (in thousands).

	September 30, 2016	December 31, 2015		
Capital and surplus:				
National Lloyds Insurance Company	\$ 122,311	\$ 121,750		
American Summit Insurance Company	29,096	30,592		
	Three Months Ended September 30, 2016		Nine Months Ended September 30, 2015	
	2016	2015	2016	2015
Statutory net income (loss):				
National Lloyds Insurance Company	\$ 8,146	\$ 7,901	\$ 4,507	\$ 3,826
American Summit Insurance Company	(357)	76	729	643

Regulations of the Texas Department of Insurance require insurance companies to maintain minimum levels of statutory surplus to ensure their ability to meet their obligations to policyholders. At September 30, 2016, the Company's insurance subsidiaries had statutory surplus in excess of the minimum required.

The NAIC has adopted a risk based capital (“RBC”) formula for insurance companies that establishes minimum capital requirements indicating various levels of available regulatory action on an annual basis relating to insurance risk, asset credit risk, interest rate risk and business risk. The RBC formula is used by the NAIC and certain state insurance regulators as an early warning tool to identify companies that require additional scrutiny or regulatory action. At September 30, 2016, the Company's insurance subsidiaries' RBC ratio exceeded the level at which regulatory action would be required.

16. Stockholders' Equity

Stock Repurchase Program

During the second quarter of 2016, the Company's Board of Directors approved a stock repurchase program under which it authorized the Company to repurchase, in the aggregate, up to \$50.0 million of its outstanding common stock. Under the stock repurchase program authorized, the Company may repurchase shares in open-market purchases or through privately negotiated transactions as permitted under Rule 10b-18 promulgated under the Exchange Act. As of September 30, 2016, the Company had not repurchased any shares of its outstanding common stock under this stock repurchase program. The extent to which the Company repurchases its shares and the timing of such repurchases depends upon market conditions and other corporate considerations, as determined by Hilltop's management team. The purchases will be funded from available cash balances. The Company's accounting treatment and policy regarding stock repurchases is discussed in detail in Note 22 to the consolidated financial statements included in the Company's 2015 Form 10-K.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

17. Derivative Financial Instruments

The Company uses various derivative financial instruments to mitigate interest rate risk. The Bank's interest rate risk management strategy involves effectively managing the re-pricing characteristics of certain assets and liabilities to mitigate potential adverse impacts from changes in interest rates on the net interest margin. PrimeLending has interest rate risk relative to interest rate lock commitments ("IRLCs") and its inventory of mortgage loans held for sale. PrimeLending is exposed to such interest rate risk from the time an IRLC is made to an applicant to the time the related mortgage loan is sold. To mitigate interest rate risk, PrimeLending executes forward commitments to sell mortgage-backed securities ("MBSs"). Additionally, PrimeLending has interest rate risk relative to its MSR asset and uses derivative instruments, including interest rate swaps, swaptions, and U.S. Treasury bond futures and options to hedge this risk. The Hilltop Broker-Dealers use forward commitments to both purchase and sell MBSs to facilitate customer transactions and as a means to hedge related exposure to interest rate risk in certain inventory positions.

Non-Hedging Derivative Instruments and the Fair Value Option

As discussed in Note 3 to the consolidated financial statements, the Company has elected to measure substantially all mortgage loans held for sale at fair value under the provisions of the Fair Value Option. The election provides the opportunity to mitigate volatility in reported earnings caused by measuring related assets and liabilities differently without applying complex hedge accounting provisions. The fair values of PrimeLending's IRLCs, forward commitments, interest rate swaps and swaptions, and U.S. Treasury bond futures and options are recorded in other assets or other liabilities, as appropriate, and changes in the fair values of these derivative instruments are recorded as a component of net gains from sale of loans and other mortgage production income. The fair value of PrimeLending's derivative instruments increased \$1.2 million during the three months ended September 30, 2016, compared with a decrease of \$15.5 million during the same period in 2015, and increased \$13.0 million during the nine months ended September 30, 2016, compared with an increase of \$17.8 million during the same period in 2015. Changes in fair value are attributable to changes in the volume of IRLCs, mortgage loans held for sale, commitments to purchase and sell MBSs and MSR assets, and changes in market interest rates. Changes in market interest rates also conversely affect the value of PrimeLending's mortgage loans held for sale and its MSR asset, which are measured at fair value under the Fair Value Option. The effect of the change in market interest rates on PrimeLending's loans held for sale and MSR asset is discussed in Note 3 to the consolidated financial statements. The fair values of the Hilltop Broker-Dealers' derivative instruments are recorded in other assets or other liabilities, as appropriate, and the fair values of the Hilltop Broker-Dealers' derivatives decreased \$8.5 million during the three months ended September 30, 2016, compared with an increase of \$12.7 million during the three months ended September 30, 2015, and increased \$1.0 million and \$30.5 million during the nine months ended September 30, 2016 and 2015, respectively. The changes in fair value were recorded as a component of other noninterest income.

Derivative positions are presented in the following table (in thousands).

	September 30, 2016		December 31, 2015	
	Notional Amount	Estimated Fair Value	Notional Amount	Estimated Fair Value
Derivative instruments:				
IRLCs	\$ 1,592,523	\$ 44,177	\$ 944,942	\$ 23,762
Commitments to purchase MBSs	4,708,594	19,864	3,151,862	8,350
Commitments to sell MBSs	7,123,315	(16,696)	5,038,565	(2,352)
Interest rate swaps and swaptions	34,287	(895)	409,982	490
U.S. Treasury bond futures and options (1)	379,000	—	—	—

(1) Changes in the fair value of these contracts are settled daily with PrimeLending's counterparty.

PrimeLending had cash collateral advances totaling \$12.2 million and \$0.8 million to offset net liability derivative positions on its commitments to sell MBSs at September 30, 2016 and December 31, 2015, respectively. In addition, PrimeLending advanced cash collateral totaling \$3.2 million on its U.S. Treasury bond futures and options at September 30, 2016 and \$6.4 million in initial margin on its interest rate swaps and swaptions at December 31, 2015. These amounts are included in other assets within the consolidated balance sheets.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

18. Balance Sheet Offsetting

Certain financial instruments, including resale and repurchase agreements, securities lending arrangements and derivatives, may be eligible for offset in the consolidated balance sheets and/or subject to master netting arrangements or similar agreements. The following tables present the assets and liabilities subject to enforceable master netting arrangements, repurchase agreements, or similar agreements with offsetting rights (in thousands).

	Gross Amounts of Recognized Assets	Gross Amounts of Offset in the Balance Sheet	Net Amounts of Assets Presented in the Balance Sheet	Gross Amounts Not Offset in the Balance Sheet Financial Instruments	Cash Collateral Pledged	Net Amount
September 30, 2016						
Securities borrowed:						
Institutional counterparties	\$ 1,266,145	\$ —	\$ 1,266,145	\$ (1,266,145)	\$ —	\$ —
Reverse repurchase agreements:						
Institutional counterparties	138,284	—	138,284	(137,333)	—	951
Forward MBS derivatives:						
Institutional counterparties	19,929	—	19,929	(19,929)	—	—
	\$ 1,424,358	\$ —	\$ 1,424,358	\$ (1,423,407)	\$ —	\$ 951
December 31, 2015						
Securities borrowed:						
Institutional counterparties	\$ 1,307,741	\$ —	\$ 1,307,741	\$ (1,307,741)	\$ —	\$ —
Interest rate swaps and swaptions:						
Institutional counterparties	1,526	(393)	1,133	—	—	1,133

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Repurchase agreements:						
Institutional counterparties	69,748	—	69,748	(69,748)	—	—
Customer counterparties	148,000	—	148,000	(148,000)	—	—
Forward MBS derivatives:						
Institutional counterparties	4,385	(1,769)	2,616	(1,420)	—	1,196
	\$ 1,458,242	\$ (1,769)	\$ 1,456,473	\$ (1,457,153)	\$ —	\$ (680)

50

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

Secured Borrowing Arrangements

Secured Borrowings (Repurchase Agreements) — The Company participates in transactions involving securities sold under repurchase agreements, which are secured borrowings and generally mature within one to thirty days from the transaction date. Securities sold under repurchase agreements are reflected at the amount of cash received in connection with the transactions. The Company may be required to provide additional collateral based on the fair value of the underlying securities, which is monitored on a daily basis.

Securities Lending Activities — The Company's securities lending activities includes lending securities for other broker-dealers, lending institutions and its own clearing and retail operations. These activities involve lending securities to other broker-dealers to cover short sales, to complete transactions in which there has been a failure to deliver securities by the required settlement date and as a conduit for financing activities.

When lending securities, the Company receives cash or similar collateral and generally pays interest (based on the amount of cash deposited) to the other party to the transaction. Securities lending transactions are executed pursuant to written agreements with counterparties that generally require securities loaned to be marked-to-market on a daily basis. The Company receives collateral in the form of cash in an amount generally in excess of the fair value of securities loaned. The Company monitors the fair value of securities loaned on a daily basis, with additional collateral obtained or refunded, as necessary. Collateral adjustments are made on a daily basis through the facilities of various clearinghouses. The Company is a principal in these securities lending transactions and is liable for losses in the event of a failure of any other party to honor its contractual obligation. Management sets credit limits with each counterparty and reviews these limits regularly to monitor the risk level with each counterparty. The Company is subject to credit risk through its securities lending activities if securities prices decline rapidly because the value of the Company's collateral could fall below the amount of the indebtedness it secures. In rapidly appreciating markets, credit risk increases due to short positions. The Company's securities lending business subjects the Company to credit risk if a counterparty fails to perform or if collateral securing its obligations is insufficient. In securities transactions, the Company is subject to credit risk during the period between the execution of a trade and the settlement by the customer.

The following tables present the remaining contractual maturities of repurchase agreement and securities lending transactions accounted for as secured borrowings (in thousands). The Company had no repurchase-to-maturity transactions outstanding at both September 30, 2016 and December 31, 2015.

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	Remaining Contractual Maturities				Total
	Overnight and Continuous	Up to 30 Days	30-90 Days	Greater Than 90 Days	
September 30, 2016					
Repurchase agreement transactions:					
U.S. Treasury and agency securities	\$ 186,593	\$ 88,729	\$ —	\$ —	\$ 275,322
Securities lending transactions:					
Corporate securities	14,097	—	—	—	14,097
Equity securities	1,136,729	—	—	—	1,136,729
Total	\$ 1,337,419	\$ 88,729	\$ —	\$ —	\$ 1,426,148
Gross amount of recognized liabilities for repurchase agreement and securities lending transactions in offsetting disclosure above					\$ 1,426,148
Amount related to agreements not included in offsetting disclosure above					\$ —

	Remaining Contractual Maturities				Total
	Overnight and Continuous	Up to 30 Days	30-90 Days	Greater Than 90 Days	
December 31, 2015					
Repurchase agreement transactions:					
U.S. Treasury and agency securities	\$ 201,090	\$ 16,658	\$ —	\$ —	\$ 217,748
Securities lending transactions:					
U.S. Treasury and agency securities	12,646	—	—	—	12,646
Corporate securities	5,993	—	—	—	5,993
Equity securities	1,216,827	—	—	—	1,216,827
Total	\$ 1,436,556	\$ 16,658	\$ —	\$ —	\$ 1,453,214
Gross amount of recognized liabilities for repurchase agreement and securities lending transactions in offsetting disclosure above					\$ 1,453,214
Amount related to agreements not included in offsetting disclosure above					\$ —

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

19. Broker-Dealer and Clearing Organization Receivables and Payables

Broker-dealer and clearing organization receivables and payables consisted of the following (in thousands).

	September 30, 2016	December 31, 2015
Receivables:		
Securities borrowed	\$ 1,266,145	\$ 1,307,741
Securities failed to deliver	66,419	25,087
Clearing organizations	—	16,701
Trades in process of settlement	—	5,707
Other	8,053	7,263
	\$ 1,340,617	\$ 1,362,499
Payables:		
Securities loaned	\$ 1,150,826	\$ 1,235,466
Correspondents	38,989	69,046
Securities failed to receive	39,702	28,352
Trades in process of settlement	20,159	1,311
Clearing organizations and other	2,163	4,130
	\$ 1,251,839	\$ 1,338,305

20. Reserve for Losses and Loss Adjustment Expenses

A rollforward of NLC's reserve for unpaid losses and LAE, as included in other liabilities within the consolidated balance sheets, is as follows (in thousands).

Nine Months Ended	
September 30,	
2016	2015

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Balance, beginning of period	\$ 44,357	\$ 29,716
Less reinsurance recoverables	(13,502)	(4,315)
Net balance, beginning of period	30,855	25,401
Incurred related to:		
Current year	74,782	71,652
Prior years	443	5,784
Total incurred	75,225	77,436
Payments related to:		
Current year	(62,111)	(58,523)
Prior years	(15,421)	(15,678)
Total payments	(77,532)	(74,201)
Net balance, end of period	28,548	28,636
Plus reinsurance recoverables	15,479	14,264
Balance, end of period	\$ 44,027	\$ 42,900

The prior period adverse development of \$5.8 million during the nine months ended September 30, 2015 was primarily related to litigation emerging from a series of hail storms within the 2012 through 2014 accident years.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

21. Reinsurance Activity

NLC limits the maximum net loss that can arise from large risks or risks in concentrated areas of exposure by reinsuring (ceding) certain levels of risk. Substantial amounts of business are ceded, and these reinsurance contracts do not relieve NLC from its obligations to policyholders. Such reinsurance includes quota share, excess of loss, catastrophe, and other forms of reinsurance on essentially all property and casualty lines of insurance. Net insurance premiums earned, losses and LAE and policy acquisition and other underwriting expenses are reported net of the amounts related to reinsurance ceded to other companies. Amounts recoverable from reinsurers related to the portions of the liability for losses and LAE and unearned insurance premiums ceded to them are reported as assets. Failure of reinsurers to honor their obligations could result in losses to NLC; consequently, allowances are established for amounts deemed uncollectible as NLC evaluates the financial condition of its reinsurers and monitors concentrations of credit risk arising from similar geographic regions, activities, or economic characteristics of the reinsurers to minimize its exposure to significant losses from reinsurer insolvencies. At September 30, 2016, reinsurance receivables had a carrying value of \$22.2 million, which is included in other assets within the consolidated balance sheet. There was no allowance for uncollectible accounts at September 30, 2016, based on NLC's quality requirements.

The effects of reinsurance on premiums written and earned are summarized as follows (in thousands).

	Three Months Ended September 30,				Nine Months Ended September 30,			
	2016		2015		2016		2015	
	Written	Earned	Written	Earned	Written	Earned	Written	Earned
Premiums from direct business	\$ 38,200	\$ 39,839	\$ 41,319	\$ 42,608	\$ 119,955	\$ 120,902	\$ 130,632	\$ 127,218
Reinsurance assumed	2,927	2,798	2,786	2,627	8,752	8,180	8,243	7,617
Reinsurance ceded	(4,038)	(3,890)	(4,316)	(4,039)	(11,783)	(11,881)	(13,758)	(13,754)
Net premiums	\$ 37,089	\$ 38,747	\$ 39,789	\$ 41,196	\$ 116,924	\$ 117,201	\$ 125,117	\$ 121,081

The effects of reinsurance on incurred losses are as follows (in thousands).

	Three Months Ended		Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
Loss and LAE incurred	\$ 19,953	\$ 20,785	\$ 98,903	\$ 98,382
Reinsurance recoverables	(3,898)	(3,450)	(23,678)	(20,946)
Net loss and LAE incurred	\$ 16,055	\$ 17,335	\$ 75,225	\$ 77,436

Catastrophic coverage

At September 30, 2016, NLC had catastrophic excess of loss reinsurance coverage of losses per event in excess of \$8 million retention by NLIC and \$1.5 million retention by ASIC. ASIC maintained an underlying layer of coverage, providing \$6.5 million in excess of its \$1.5 million retention to bridge to the primary program. The reinsurance in excess of \$8 million is comprised of four layers of protection: \$17 million in excess of \$8 million retention and/or loss; \$25 million in excess of \$25 million loss; \$25 million in excess of \$50 million loss and \$50 million in excess of \$75 million loss. NLIC and ASIC retain no participation in any of the layers, beyond the first \$8 million and \$1.5 million, respectively. At September 30, 2016, total retention for any one catastrophe that affects both NLIC and ASIC was limited to \$8 million in the aggregate.

Effective January 1, 2016, NLC did not renew its multi-line excess of loss coverage that previously limited each risk with respect to property and liability. NLC renewed its underlying excess of loss contract that provides \$10 million aggregate coverage in excess of NLC's per event retention and aggregate retention for sub-catastrophic events. NLC retains no participation beyond the first \$1 million, down from 9% participation in this coverage during 2015.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

22. Segment and Related Information

The Company currently has four reportable business segments that are organized primarily by the core products offered to the segments' respective customers. These segments reflect the manner in which operations are managed and the criteria used by the Company's chief operating decision maker function to evaluate segment performance, develop strategy and allocate resources. The chief operating decision maker function consists of the Company's President and Co-Chief Executive Officer and the Company's Vice Chairman and Co-Chief Executive Officer.

The banking segment includes the operations of the Bank. The broker-dealer segment includes the operations of the Hilltop Broker-Dealers, while the mortgage origination segment is composed of PrimeLending, and the insurance segment is composed of NLC.

Corporate includes certain activities not allocated to specific business segments. These activities include holding company financing and investing activities, and management and administrative services to support the overall operations of the Company including, but not limited to, certain executive management, corporate relations, legal, finance and acquisition costs.

Balance sheet amounts not discussed previously and the elimination of intercompany transactions are included in "All Other and Eliminations." The following tables present certain information about reportable business segment revenues, operating results, goodwill and assets (in thousands).

Three Months Ended September 30, 2016	Mortgage				All Other and Hilltop		
	Banking	Broker-Dealer	Origination	Insurance	Corporate	Eliminations	Consolidated
Net interest income (expense)	\$ 90,549 4,179	\$ 7,823 (189)	\$ (3,076) —	\$ 716 —	\$ (1,854) —	\$ 5,012 —	\$ 99,170 3,990

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Provision for loan losses							
Noninterest income	12,711	103,511	202,560	41,170	—	(5,494)	354,458
Noninterest expense	61,536	94,094	168,303	30,415	10,041	(256)	364,133
Income (loss) before income taxes	\$ 37,545	\$ 17,429	\$ 31,181	\$ 11,471	\$ (11,895)	\$ (226)	\$ 85,505

Mortgage

All Other and Hilltop

Nine Months Ended September 30, 2016	Banking	Broker-Dealer Origination	Insurance	Corporate	Eliminations	Consolidated	
Net interest income (expense)	\$ 268,682	\$ 22,314	\$ (7,941)	\$ 2,213	\$ (5,413)	\$ 13,552	\$ 293,407
Provision for loan losses	36,292	(19)	—	—	—	—	36,273
Noninterest income	39,012	287,293	541,779	124,366	2	(14,614)	977,838
Noninterest expense	181,016	270,135	465,463	118,506	22,373	(806)	1,056,687
Income (loss) before income taxes	\$ 90,386	\$ 39,491	\$ 68,375	\$ 8,073	\$ (27,784)	\$ (256)	\$ 178,285

Mortgage

All Other and Hilltop

Three Months Ended September 30, 2015	Banking	Broker-Dealer Origination	Insurance	Corporate	Eliminations	Consolidated	
Net interest income (expense)	\$ 105,758	\$ 8,301	\$ (2,538)	\$ 838	\$ (1,799)	\$ 4,651	\$ 115,211
Provision for loan losses	5,615	(22)	—	—	—	—	5,593
Noninterest income	13,935	83,817	159,794	43,534	—	(4,611)	296,469
	60,518	90,683	145,113	32,366	6,028	(1,206)	333,502

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Noninterest expense Income (loss) before income taxes	\$ 53,560	\$ 1,457	\$ 12,143	\$ 12,006	\$ (7,827)	\$ 1,246	\$ 72,585
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Nine Months Ended September 30, 2015	Mortgage					All Other and	Hilltop
	Banking	Broker-Dealer	Origination	Insurance	Corporate	Eliminations	Consolidated
Net interest income (expense)	\$ 280,081	\$ 24,320	\$ (7,829)	\$ 2,294	\$ (3,289)	\$ 13,693	\$ 309,270
Provision for loan losses	8,405	33	—	—	—	—	8,438
Noninterest income	48,293	243,593	463,314	128,216	81,289	(13,990)	950,715
Noninterest expense	179,378	271,826	412,234	121,893	17,546	(1,582)	1,001,295
Income (loss) before income taxes	\$ 140,591	\$ (3,946)	\$ 43,251	\$ 8,617	\$ 60,454	\$ 1,285	\$ 250,252
September 30, 2016							
Goodwill	\$ 207,741	\$ 7,008	\$ 13,071	\$ 23,988	\$ —	\$ —	\$ 251,808
Total assets	\$ 9,152,866	\$ 2,832,221	\$ 1,917,079	\$ 355,132	\$ 2,010,329	\$ (3,844,351)	\$ 12,423,276
December 31, 2015							
Goodwill	\$ 207,741	\$ 7,008	\$ 13,071	\$ 23,988	\$ —	\$ —	\$ 251,808
Total assets	\$ 8,707,433	\$ 2,673,455	\$ 1,737,843	\$ 349,259	\$ 1,905,547	\$ (3,506,536)	\$ 11,867,001

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

23. Earnings per Common Share

Nonvested share-based payment awards that contain nonforfeitable rights to dividends or dividend equivalents are participating securities and are included in the computation of earnings per share pursuant to the two-class method prescribed by the Earnings Per Share Topic of the ASC. The two-class method is an earnings allocation formula that determines earnings per share for each class of common stock and participating security according to dividends declared (or accumulated) and participation rights in undistributed earnings. Restricted Stock Awards are the only instruments issued by Hilltop which qualify as participating securities.

Net earnings, less any preferred dividends accumulated for the period (whether or not declared), is allocated between the common stock and participating securities pursuant to the two-class method. Basic earnings per common share is computed by dividing net earnings available to common stockholders by the weighted average number of common shares outstanding during the period, excluding participating nonvested restricted shares.

Diluted earnings per common share is computed in a similar manner, except that first the denominator is increased to include the number of additional common shares that would have been outstanding if potentially dilutive common shares, excluding the participating securities, were issued using the treasury stock method. During the three and nine months ended September 30, 2016 and 2015, stock options and RSUs are the only potentially dilutive non-participating instruments issued by Hilltop. Next, the Company determines and includes in the diluted earnings per common share calculation the more dilutive effect of the participating securities using the treasury stock method or the two-class method. Undistributed losses are not allocated to the nonvested share-based payment awards (the participating securities) under the two-class method as the holders are not contractually obligated to share in the losses of the Company.

The following table presents the computation of basic and diluted earnings per common share (in thousands, except per share data).

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2016	2015	2016	2015
Basic earnings per share:				
Income applicable to Hilltop common stockholders	\$ 51,932	\$ 46,894	\$ 110,573	\$ 188,392

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Less: income applicable to participating shares	(5)	(216)	(11)	(861)
Net earnings available to Hilltop common stockholders	\$ 51,927	\$ 46,678	\$ 110,562	\$ 187,531
Weighted average shares outstanding - basic	98,490	98,676	98,367	99,297
Basic earnings per common share	\$ 0.53	\$ 0.47	\$ 1.12	\$ 1.89
Diluted earnings per share:				
Income applicable to Hilltop common stockholders	\$ 51,932	\$ 46,894	\$ 110,573	\$ 188,392
Weighted average shares outstanding - basic	98,490	98,676	98,367	99,297
Effect of potentially dilutive securities	135	880	206	894
Weighted average shares outstanding - diluted	98,625	99,556	98,573	100,191
Diluted earnings per common share	\$ 0.53	\$ 0.47	\$ 1.12	\$ 1.88

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

24. Recently Issued Accounting Standards

In August 2016, FASB issued ASU 2016-15 to add or clarify guidance on the classification of certain cash receipts and payments in the statement of cash flows and to eliminate the diversity in practice related to such classifications. The amendments are effective for annual periods, and interim reporting periods within those annual periods, beginning after December 15, 2017 using a retrospective transition method. Early adoption is permitted. The Company is currently evaluating the provisions of the amendment and the impact on its future consolidated financial statements.

In June 2016, FASB issued ASU 2016-13 which sets forth a “current expected credit loss” (CECL) model which requires entities to measure all credit losses expected over the life of an exposure (or pool of exposures) for financial instruments held at the reporting date based on historical experience, current conditions, and reasonable and supportable forecasts. This replaces the existing incurred loss model and is applicable to the measurement of credit losses on financial assets measured at amortized cost and applies to some off-balance sheet credit exposures. The amendment also requires enhanced disclosures to help financial statement users better understand significant estimates and judgments used in estimating credit losses, as well as the credit quality and underwriting standards of an entity’s portfolio. The amendments are effective for annual periods, and interim reporting periods within those annual periods, beginning after December 15, 2019. Early adoption is permitted no earlier than the first quarter of 2019. The Company is currently evaluating the provisions of the amendment and the impact on its future consolidated financial statements.

In March 2016, FASB issued ASU 2016-09 as part of its simplification initiative and affects all entities that issue share-based payment awards to their employees. The amendments in this update cover such areas as the recognition of excess tax benefits and deficiencies, the classification of those excess tax benefits on the statement of cash flows, an accounting policy election for forfeitures, the amount an employer can withhold to cover income taxes and still qualify for equity classification and the classification of those taxes paid on the statement of cash flows. The amendments are effective for annual periods, and interim reporting periods within those annual periods, beginning after December 15, 2016 using either prospective, retrospective or modified retrospective transition method, depending on the area covered in this update. As permitted within the amendment, the Company elected to early adopt and prospectively apply the provisions of this amendment as of January 1, 2016.

In February 2016, FASB issued ASU 2016-02 related to leases. The new standard is intended to increase transparency and comparability among organizations and require lessees to record a right-to-use asset and liability representing the obligation to make lease payments for long-term leases. Accounting by lessors will remain largely unchanged. The amendments are effective for annual periods, and interim periods within those annual periods, beginning after

December 15, 2018. Early adoption is permitted. Adoption will require a modified retrospective transition where the lessees and lessors are required to recognize and measure leases at the beginning of the earliest period presented. The Company is currently evaluating the provisions of the amendment and the impact on its future consolidated financial statements.

In January 2016, FASB issued ASU 2016-01 related to financial instruments. This amendment requires that most equity investments be measured at fair value, with subsequent changes in fair value recognized in net income. The pronouncement also impacts financial liabilities under the Fair Value Option and the presentation and disclosure requirements for financial instruments. The amendment is effective for annual periods, and interim periods within those fiscal periods, beginning after December 15, 2017. Adoption of the amendment is not expected to have a significant effect on the Company's consolidated financial statements.

In July 2015, the FASB issued ASU 2015-14, which deferred the effective date of ASU 2014-09 by one year, to clarify the principles for recognizing revenue from contracts with customers. The amendment outlines a single comprehensive model for entities to depict the transfer of goods or services to customers in amounts that reflect the payment to which a company expects to be entitled in exchange for those goods or services. The amendment also requires additional disclosure about the nature, amount, timing and uncertainty of revenue and cash flows arising from customer contracts, including significant judgments and changes in judgments and assets recognized from costs incurred to obtain or fulfill a contract. The amendment is effective for annual periods, and interim reporting periods within those annual periods, beginning after December 15, 2017 and may be adopted using either a full retrospective transition method or a modified retrospective transition method. The Company is currently evaluating the provisions of the amendment, including

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

subsequently issued amendments that clarify the principles outlined in the original amendment, and the impact on its future consolidated financial statements.

In May 2015, the FASB issued ASU 2015-09 requiring enhanced disclosures for insurers relating to short-duration insurance contract claims and the unpaid claims liability rollforward for long and short-duration contracts. The amendment is effective for annual periods beginning after December 15, 2015 and interim reporting periods thereafter. The Company adopted the amendment as of January 1, 2016 and will include the enhanced disclosures beginning with its Annual Report on Form 10-K for the year ended December 31, 2016.

25. Subsequent Event

On October 27, 2016, the Company announced that its Board of Directors declared a quarterly cash dividend of \$0.06 per common share, payable on November 30, 2016, to all common stockholders of record as of the close of business on November 15, 2016.

Table of Contents

Item 2. Management’s Discussion and Analysis of Financial Condition and Results of Operations.

The following discussion should be read in conjunction with the consolidated historical financial statements and notes appearing elsewhere in this Quarterly Report on Form 10-Q (this “Quarterly Report”) and the financial information set forth in the tables herein.

Unless the context otherwise indicates, all references in this Management’s Discussion and Analysis of Financial Condition and Results of Operations, or MD&A, to the “Company,” “we,” “us,” “our” or “ours” or similar words are to Hilltop Holdings Inc. and its direct and indirect wholly owned subsidiaries, references to “Hilltop” refer solely to Hilltop Holdings Inc., references to “PlainsCapital” refer to PlainsCapital Corporation (a wholly owned subsidiary of Hilltop), references to “Securities Holdings” refer to Hilltop Securities Holdings LLC (a wholly owned subsidiary of Hilltop), references to “Hilltop Securities” refer to Hilltop Securities Inc. (a wholly owned subsidiary of Securities Holdings that was formerly known as Southwest Securities, Inc.), references to “HTS Independent Network” refer to Hilltop Securities Independent Network Inc. (a wholly owned subsidiary of Securities Holdings that was formerly known as SWS Financial Services, Inc.), references to the “Bank” refer to PlainsCapital Bank (a wholly owned subsidiary of PlainsCapital), references to “FNB” refer to First National Bank, references to “SWS” refer to the former SWS Group, Inc., references to “First Southwest” refer to First Southwest Holdings, LLC (a wholly owned subsidiary of Securities Holdings) and its subsidiaries as a whole, references to “FSC” refer to First Southwest Company, LLC (a former wholly owned subsidiary of First Southwest), references to “PrimeLending” refer to PrimeLending, a PlainsCapital Company (a wholly owned subsidiary of the Bank) and its subsidiaries as a whole, references to “NLC” refer to National Lloyds Corporation (a wholly owned subsidiary of Hilltop) and its subsidiaries as a whole, references to “NLIC” refer to National Lloyds Insurance Company (a wholly owned subsidiary of NLC) and references to “ASIC” refer to American Summit Insurance Company (a wholly owned subsidiary of NLC).

FORWARD-LOOKING STATEMENTS

This Quarterly Report includes “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933, as amended (the “Securities Act”), and Section 21E of the Securities Exchange Act of 1934 (the “Exchange Act”), as amended by the Private Securities Litigation Reform Act of 1995. All statements, other than statements of historical fact, included in this Quarterly Report that address results or developments that we expect or anticipate will or may occur in the future, and statements that are preceded by, followed by or include, words such as “anticipates,” “believes,” “could,” “estimates,” “expects,” “forecasts,” “goal,” “intends,” “may,” “might,” “plan,” “probable,” “projects,” “seeks,” “should,” “would” or the negative of these words and phrases or similar words or phrases, including such things as our business strategy, our financial condition, our efforts to make strategic acquisitions, the integration of the operations acquired in the SWS Merger (as defined below), our revenue, our liquidity and sources of funding, market trends, operations and business, stock repurchases, dividend payments, expectations concerning mortgage loan origination volume, expected losses on covered loans and related reimbursements from the Federal Deposit Insurance Corporation (“FDIC”), expected levels of refinancing as a percentage of total loan origination volume, projected losses on mortgage loans originated, anticipated changes in our revenues or earnings, the effects of government regulation applicable to our operations, the appropriateness of our allowance for loan losses and provision for loan losses, the collectability of loans and the outcome of litigation are forward-looking statements.

These forward-looking statements are based on our beliefs, assumptions and expectations of our future performance taking into account all information currently available to us. These beliefs, assumptions and expectations are subject to risks and uncertainties and can change as a result of many possible events or factors, not all of which are known to us. If an event occurs, our business, business plan, financial condition, liquidity and results of operations may vary materially from those expressed in our forward-looking statements. Certain factors that could cause actual results to differ include, among others:

our ability to estimate loan losses;

changes in the default rate of our loans;

changes in general economic, market and business conditions in areas or markets where we compete, including changes in the price of crude oil;

risks associated with concentration in real estate related loans;

Table of Contents

- risks associated with merger and acquisition integration, including our ability to promptly and effectively integrate our businesses with those acquired in the SWS Merger and achieve the anticipated synergies and cost savings in connection therewith, as well as the diversion of management time on acquisition- and integration-related issues;
- severe catastrophic events in Texas and other areas of the southern United States;
- changes in the interest rate environment;

- cost and availability of capital;
- effectiveness of our data security controls in the face of cyber attacks;

- changes in state and federal laws, regulations or policies affecting one or more of our business segments, including changes in regulatory fees, deposit insurance premiums, capital requirements and the Dodd-Frank Wall Street Reform and Consumer Protection Act;

- approval of new, or changes in, accounting policies and practices;

- changes in key management;

- competition in our banking, broker-dealer, mortgage origination and insurance segments from other banks and financial institutions as well as investment banking and financial advisory firms, mortgage bankers, asset-based non-bank lenders, government agencies and insurance companies;

- our ability to obtain reimbursements for losses on acquired loans under loss-share agreements with the FDIC to the extent the FDIC determines that we did not adequately manage the covered loan portfolio;

- failure of our insurance segment reinsurers to pay obligations under reinsurance contracts; and

- our ability to use excess cash in an effective manner, including the execution of successful acquisitions.

For a more detailed discussion of these and other factors that may affect our business and that could cause the actual results to differ materially from those anticipated in these forward-looking statements, see “Risk Factors” in Part I, Item 1A of our Annual Report on Form 10-K for the year ended December 31, 2015 (“2015 Form 10-K”), which was filed with the Securities and Exchange Commission (the “SEC”) on February 24, 2016, this Item 2, “Management’s Discussion and Analysis of Financial Condition and Results of Operations,” Part II, Item 1A, “Risk Factors” herein and other filings we have made with the SEC. We caution that the foregoing list of factors is not exhaustive, and new factors may emerge, or changes to the foregoing factors may occur, that could impact our business. All subsequent written and oral forward-looking statements concerning our business attributable to us or any person acting on our behalf are expressly qualified in their entirety by the cautionary statements above. We do not undertake any obligation to update any forward-looking statement, whether written or oral, relating to the matters discussed in this Quarterly Report except to the extent required by federal securities laws.

OVERVIEW

We are a financial holding company registered under the Bank Holding Company Act of 1956. Our primary line of business is to provide business and consumer banking services from offices located throughout Texas through the

Bank. We also provide an array of financial products and services through our broker-dealer, mortgage origination and insurance segments. The following includes additional details regarding the financial products and services provided by each of our primary business units.

PlainsCapital. PlainsCapital is a financial holding company headquartered in Dallas, Texas that provides, through its subsidiaries, traditional banking and wealth, investment management and treasury management services primarily in Texas and residential mortgage loans throughout the United States.

Securities Holdings. Securities Holdings is a holding company headquartered in Dallas, Texas that provides, through its subsidiaries, investment banking and other related financial services, including municipal advisory, sales, trading and underwriting of taxable and tax-exempt fixed income securities, equity trading, clearing, securities lending, structured finance and retail brokerage services throughout the United States.

Table of Contents

NLC. NLC is a property and casualty insurance holding company headquartered in Waco, Texas that provides, through its subsidiaries, fire and homeowners insurance to low value dwellings and manufactured homes primarily in Texas and other areas of the southern United States.

During the three and nine months ended September 30, 2016, our net income to common stockholders was \$51.9 million, or \$0.53 per diluted share, and \$110.6 million, or \$1.12 per diluted share, respectively.

We reported \$85.5 million and \$178.3 million of consolidated income before income taxes during the three and nine months ended September 30, 2016, respectively, including the following contributions from our four reportable operating segments.

- The banking segment contributed \$37.5 million and \$90.4 million of income before income taxes during the three and nine months ended September 30, 2016, respectively;
- The broker-dealer segment contributed \$17.4 million and \$39.5 million of income before income taxes during the three and nine months ended September 30, 2016, respectively;
- The mortgage origination segment contributed \$31.2 million and \$68.4 million of income before income taxes during the three and nine months ended September 30, 2016, respectively; and
- The insurance segment contributed \$11.5 million and \$8.1 million of income before income taxes during the three and nine months ended September 30, 2016, respectively.

During the three months ended June 30, 2016, the Bank discovered irregularities with respect to a non-covered loan that is currently in default, including the genuineness of certain underlying documents that supported the loan and the operations of the borrower's business. As a result of the payment default and other irregularities, the Bank increased its provision for loan losses and recorded a \$24.5 million charge-off during the second quarter of 2016, representing the entire outstanding principal balance of the loan. The banking segment's financial results for the nine months ended September 30, 2016 reflect this charge-off. The Bank continues to investigate the loan relationship and is pursuing legal remedies to recover losses arising from this isolated incident, including litigation against the borrower and guarantors. Given the preliminary nature of the investigation and related legal proceedings, the Bank cannot currently estimate the amount of any future recoveries or additional expenses related to this charged-off loan.

At September 30, 2016, on a consolidated basis, we had total assets of \$12.4 billion, total deposits of \$7.0 billion, total loans, including loans held for sale, of \$7.6 billion and stockholders' equity of \$1.8 billion.

On January 1, 2015, we completed our acquisition of SWS in a stock and cash transaction (the "SWS Merger"), whereby SWS's broker-dealer subsidiaries, Southwest Securities, Inc. and SWS Financial Services, Inc., became subsidiaries of Securities Holdings, and SWS's banking subsidiary, Southwest Securities, FSB ("SWS FSB"), was merged into the Bank, an indirect wholly owned subsidiary of Hilltop. On October 5, 2015, Southwest Securities, Inc. and SWS Financial Services, Inc. were renamed "Hilltop Securities Inc." and "Hilltop Securities Independent Network

Inc.”, respectively. The operations acquired in the SWS Merger were included in our operating results beginning January 1, 2015 and such operations included a bargain purchase gain of \$81.3 million.

On October 22, 2015, the Financial Industry Regulatory Authority (“FINRA”) granted approval to combine FSC and Hilltop Securities, subject to customary conditions. Following this approval, we integrated the back-office systems of FSC and Hilltop Securities and, on January 22, 2016, merged FSC and Hilltop Securities into a combined firm operating under the “Hilltop Securities” name. We use the term “Hilltop Broker-Dealers” to refer to FSC, Hilltop Securities and HTS Independent Network prior to such date and Hilltop Securities and HTS Independent Network after such date.

Segment Information

We have three primary business units, PlainsCapital (banking and mortgage origination), Securities Holdings (broker-dealer) and NLC (insurance). Under accounting principles generally accepted in the United States (“GAAP”), our business units are comprised of four reportable business segments organized primarily by the core products offered to the segments’ respective customers: banking, broker-dealer, mortgage origination and insurance. Consistent with our historical segment operating results, we anticipate that future revenues will be driven primarily from the banking segment, with the remainder being generated by our broker-dealer, mortgage origination and insurance segments.

Table of Contents

Operating results for the mortgage origination segment have historically been more volatile than operating results for the banking, broker-dealer and insurance segments.

The banking segment includes the operations of the Bank, which primarily provides business and consumer banking services from offices located throughout Texas and generates revenue from its portfolio of earning assets. The Bank's results of operations are primarily dependent on net interest income, while also deriving revenue from other sources, including service charges on customer deposit accounts and trust fees.

The broker-dealer segment includes the operations of Hilltop Securities and HTS Independent Network. From the date of the SWS Merger until January 22, 2016, when we merged FSC into Hilltop Securities to form a combined firm operating under the "Hilltop Securities" name, our broker-dealer segment was operated through FSC, Hilltop Securities and HTS Independent Network as separate broker-dealers under coordinated leadership. The broker-dealer segment generates a majority of its revenues from fees and commissions earned from investment advisory and securities brokerage services. Hilltop Securities is a broker-dealer registered with the SEC and FINRA and a member of the New York Stock Exchange ("NYSE"), HTS Independent Network is an introducing broker-dealer that is also registered with the SEC and FINRA, and First Southwest Asset Management, LLC is a registered investment advisor under the Investment Advisors Act of 1940.

The mortgage origination segment includes the operations of PrimeLending, which offers a variety of loan products and generates revenue predominantly from fees charged on the origination of loans and from selling these loans in the secondary market.

The insurance segment includes the operations of NLC, which operates through its wholly owned subsidiaries, NLIC and ASIC. Insurance segment income is primarily generated from revenue earned on net insurance premiums less loss and loss adjustment expenses ("LAE") and policy acquisition and other underwriting expenses in Texas and other areas of the southern United States.

Corporate includes certain activities not allocated to specific business segments. These activities include holding company financing and investing activities, and management and administrative services to support the overall operations of the Company including, but not limited to, certain executive management, corporate relations, legal, finance, and acquisition costs.

The elimination of intercompany transactions are included in "All Other and Eliminations." Additional information concerning our reportable segments is presented in Note 22, Segment and Related Information, in the notes to our consolidated financial statements. The following tables present certain information about the operating results of our reportable segments (in thousands).

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Three Months Ended September 30, 2016	Mortgage					All Other and Hilltop	
	Banking	Broker-Dealer	Origination	Insurance	Corporate	Eliminations	Consolidated
Net interest income (expense)	\$ 90,549	\$ 7,823	\$ (3,076)	\$ 716	\$ (1,854)	\$ 5,012	\$ 99,170
Provision for loan losses	4,179	(189)	—	—	—	—	3,990
Noninterest income	12,711	103,511	202,560	41,170	—	(5,494)	354,458
Noninterest expense	61,536	94,094	168,303	30,415	10,041	(256)	364,133
Income (loss) before income taxes	\$ 37,545	\$ 17,429	\$ 31,181	\$ 11,471	\$ (11,895)	\$ (226)	\$ 85,505

Nine Months Ended September 30, 2016	Mortgage					All Other and Hilltop	
	Banking	Broker-Dealer	Origination	Insurance	Corporate	Eliminations	Consolidated
Net interest income (expense)	\$ 268,682	\$ 22,314	\$ (7,941)	\$ 2,213	\$ (5,413)	\$ 13,552	\$ 293,407
Provision for loan losses	36,292	(19)	—	—	—	—	36,273
Noninterest income	39,012	287,293	541,779	124,366	2	(14,614)	977,838
Noninterest expense	181,016	270,135	465,463	118,506	22,373	(806)	1,056,687
Income (loss) before income taxes	\$ 90,386	\$ 39,491	\$ 68,375	\$ 8,073	\$ (27,784)	\$ (256)	\$ 178,285

Three Months Ended September 30,	Mortgage					All Other and Hilltop	
	Banking	Broker-Dealer	Origination	Insurance	Corporate	Eliminations	Consolidated

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2015							
Net interest income (expense)	\$ 105,758	\$ 8,301	\$ (2,538)	\$ 838	\$ (1,799)	\$ 4,651	\$ 115,211
Provision for loan losses	5,615	(22)	—	—	—	—	5,593
Noninterest income	13,935	83,817	159,794	43,534	—	(4,611)	296,469
Noninterest expense	60,518	90,683	145,113	32,366	6,028	(1,206)	333,502
Income (loss) before income taxes	\$ 53,560	\$ 1,457	\$ 12,143	\$ 12,006	\$ (7,827)	\$ 1,246	\$ 72,585

61

Table of Contents

Nine Months Ended September 30, 2015	Mortgage				All Other and		Hilltop Consolidated
	Banking	Broker-Dealer	Origination	Insurance	Corporate	Eliminations	
Net interest income (expense)	\$ 280,081	\$ 24,320	\$ (7,829)	\$ 2,294	\$ (3,289)	\$ 13,693	\$ 309,270
Provision for loan losses	8,405	33	—	—	—	—	8,438
Noninterest income	48,293	243,593	463,314	128,216	81,289	(13,990)	950,715
Noninterest expense	179,378	271,826	412,234	121,893	17,546	(1,582)	1,001,295
Income (loss) before income taxes	\$ 140,591	\$ (3,946)	\$ 43,251	\$ 8,617	\$ 60,454	\$ 1,285	\$ 250,252

How We Generate Revenue

We generate revenue from net interest income and from noninterest income. Net interest income represents the difference between the income earned on our assets, including our loans and investment securities, and our cost of funds, including the interest paid on the deposits and borrowings that are used to support our assets. Net interest income is a significant contributor to our operating results. Fluctuations in interest rates, as well as the amounts and types of interest-earning assets and interest-bearing liabilities we hold, affect net interest income. We generated \$293.4 million in net interest income during the nine months ended September 30, 2016, compared with net interest income of \$309.3 million during the same period in 2015. Changes in net interest income included decreases within our banking and broker-dealer segments, as well as interest expense incurred on our \$150.0 million aggregate principal amount of 5% senior notes due 2025 (“Senior Notes”) that were not issued until the second quarter of 2015.

The other component of our revenue is noninterest income, which is primarily comprised of the following:

- (i) Income from broker-dealer operations. Through the Hilltop Broker-Dealers, we provide investment banking and other related financial services. We generated \$202.8 million and \$205.5 million in securities brokerage commissions and fees and investment advisory fees and commissions, and \$81.0 million and \$37.7 million in gains from derivative and trading portfolio activities (included within other noninterest income) during the nine months

ended September 30, 2016 and 2015, respectively.

- (ii) Income from mortgage operations. Through PrimeLending, we generate noninterest income by originating and selling mortgage loans. During the nine months ended September 30, 2016 and 2015, we generated \$541.1 million and \$463.2 million, respectively, in net gains from the sale of loans, other mortgage production income (including income associated with retained mortgage servicing rights), and mortgage loan origination fees.
- (iii) Income from insurance operations. Through NLC, we provide fire and limited homeowners insurance for low value dwellings and manufactured homes. We generated \$117.2 million and \$121.1 million in net insurance premiums earned during the nine months ended September 30, 2016 and 2015, respectively.

In the aggregate, we generated \$977.8 million and \$950.7 million in noninterest income during the nine months ended September 30, 2016 and 2015, respectively. Excluding the bargain purchase gain of \$81.3 million related to the SWS Merger, our noninterest income during the nine months ended September 30, 2015 was \$869.4 million. We are presenting this financial measure because certain investors may use it to evaluate our business and financial results. This year-over-year increase in noninterest income, other than bargain purchase gain, is predominantly attributable to increases in noninterest income in our mortgage origination and broker-dealer segments.

We also incur noninterest expenses in the operation of our businesses. Our businesses engage in labor intensive activities and, consequently, employees' compensation and benefits represent the majority of our noninterest expenses.

Table of Contents

Consolidated Operating Results

Net income applicable to common stockholders during the three months ended September 30, 2016 was \$51.9 million, or \$0.53 per diluted share, compared with net income applicable to common stockholders of \$46.9 million, or \$0.47 per diluted share, during the three months ended September 30, 2015. Net income applicable to common stockholders during the nine months ended September 30, 2016 was \$110.6 million, or \$1.12 per diluted share, compared with net income applicable to common stockholders of \$188.4 million, or \$1.88 per diluted share, during the nine months ended September 30, 2015. The consolidated operating results during the nine months ended September 30, 2016 included the previously mentioned \$24.5 million charge-off of a single large loan by the Bank during the second quarter of 2016. The consolidated operating results during the nine months ended September 30, 2015 included the recognition of a bargain purchase gain related to the SWS Merger of \$81.3 million, or \$0.81 per diluted share. Included in the bargain purchase gain is a reversal of a \$33.4 million valuation allowance against SWS deferred tax assets. This amount is based on our expected ability to realize these acquired deferred tax assets through our consolidated core earnings, the implementation of certain tax planning strategies and reversal of timing differences. SWS's net operating loss carryforwards are subject to an annual limitation on their usage because of the ownership change effected in connection with the SWS Merger. In addition, the bargain purchase gain reflects our acquisition date fair value allocation to identifiable intangible assets of \$7.5 million.

Our consolidated operating results during the nine months ended September 30, 2016 also include transaction costs related to the SWS Merger, and integration-related costs associated with employee expenses (such as severance and retention), professional fees (such as consulting and legal) and contractual costs (such as vendor contract termination and lease), incurred as a result of the integration of the operations and systems acquired in the SWS Merger. During the nine months ended September 30, 2016, we incurred \$6.7 million in pre-tax transaction costs related to the SWS Merger, while pre-tax integration-related costs associated with employee, professional fee and contractual expenses during this same period were \$2.9 million, \$2.8 million, and \$0.1 million, respectively. During the nine months ended September 30, 2015, we incurred \$4.3 million in pre-tax transaction costs related to the SWS Merger, while pre-tax integration-related costs associated with employee, professional fee and contractual expenses during this same period were \$7.3 million, \$3.3 million and \$2.4 million, respectively. On October 22, 2015, FINRA granted approval to combine FSC and Hilltop Securities, subject to customary conditions. Since this approval, we have integrated the back-office systems of FSC and Hilltop Securities and, effective as of the close of business on January 22, 2016, we merged FSC and Hilltop Securities into a combined firm operating under the "Hilltop Securities" name. As a result, we began realizing cost savings in 2016, although these cost savings have been partially offset by additional integration costs that we incurred during the first nine months of 2016.

Certain items included in net income for 2016 and 2015 resulted from purchase accounting associated with the merger of PlainsCapital Corporation with and into a wholly owned subsidiary of Hilltop on November 30, 2012 (the "PlainsCapital Merger"), the FDIC-assisted transaction (the "FNB Transaction") whereby the Bank acquired certain assets and assumed certain liabilities of FNB, and the SWS Merger (collectively, the "Bank Transactions"). Income before taxes during the three months ended September 30, 2016 included net accretion of \$1.9 million, \$12.2 million and \$1.1 million on earning assets and liabilities acquired in the PlainsCapital Merger, FNB Transaction and SWS Merger, respectively, offset by amortization of identifiable intangibles of \$2.0 million, \$0.2 million and \$0.2 million, respectively. During the three months ended September 30, 2015, income before taxes included net accretion of \$1.4 million, \$25.7 million and \$8.2 million on earning assets and liabilities acquired in the PlainsCapital Merger, FNB

Transaction and SWS Merger, respectively, offset by amortization of identifiable intangibles of \$2.2 million, \$0.2 million and \$0.3 million, respectively. Income before taxes during the nine months ended September 30, 2016 included net accretion of \$7.8 million, \$36.2 million and \$3.5 million on earning assets and liabilities acquired in the PlainsCapital Merger, FNB Transaction and SWS Merger, respectively, offset by amortization of identifiable intangibles of \$6.0 million, \$0.6 million and \$0.7 million, respectively. During the nine months ended September 30, 2015, income before taxes included net accretion of \$11.4 million, \$47.3 million and \$15.6 million on earning assets and liabilities acquired in the PlainsCapital Merger, FNB Transaction and SWS Merger, respectively, offset by amortization of identifiable intangibles of \$6.5 million, \$0.7 million and \$0.8 million, respectively.

Table of Contents

We consider the ratios shown in the table below to be key indicators of our performance.

	Three Months		Nine Months Ended	
	Ended September 30, 2016	2015	September 30, 2016	2015
Performance Ratios:				
Return on average stockholder's equity	11.41 %	10.97 %	8.32 %	14.95 %
Return on average assets	1.69 %	1.49 %	1.24 %	2.04 %
Net interest margin (1) (3)	3.65 %	4.18 %	3.71 %	3.81 %
Net interest margin (taxable equivalent) (2) (3)	3.67 %	4.20 %	3.74 %	3.84 %

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- (1) Net interest margin is defined as net interest income divided by average interest-earning assets.
- (2) Net interest margin (taxable equivalent), a non-GAAP measure, is defined as taxable equivalent net interest income divided by average interest-earning assets. Annualized taxable equivalent adjustments are based on a 35% federal income tax rate. See footnote 2 to the following tables for the taxable equivalent adjustments to interest income.
- (3) The securities financing operations within our broker-dealer segment had the effect of lowering both the net interest margin and taxable equivalent net interest margin by 50 basis points and 99 basis points during the three months ended September 30, 2016 and 2015, respectively, and 59 basis points and 83 basis points during the nine months ended September 30, 2016 and 2015, respectively.

We present net interest margin in the previous table, and net interest margin and net interest income in the following discussion and tables, on a taxable equivalent basis. The interest income earned on certain earning assets is completely or partially exempt from federal income tax. As such, these tax-exempt instruments typically yield lower returns than taxable investments. To provide more meaningful comparisons of net interest margins for all earning assets, we use net interest income on a taxable-equivalent basis in calculating net interest margin by increasing the interest income earned on tax-exempt assets to make it fully equivalent to interest income earned on taxable investments.

During the three months ended September 30, 2016, the consolidated taxable equivalent net interest margin of 3.67% was 64 basis points greater due to the impact of purchase accounting and primarily related to accretion of discount on loans of \$2.7 million, \$12.2 million and \$1.1 million associated with the PlainsCapital Merger, FNB Transaction and SWS Merger, respectively, and PlainsCapital Merger-related amortization of premium on acquired securities of \$0.8 million. The consolidated taxable equivalent net interest margin during the three months ended September 30, 2015 of 4.20% was 137 basis points greater due to the impact of purchase accounting and primarily related to accretion of discount on loans of \$2.2 million, \$25.7 million and \$8.1 million associated with the PlainsCapital Merger, FNB Transaction and SWS Merger, respectively, and PlainsCapital Merger-related amortization of premium on acquired securities of \$0.7 million.

During the nine months ended September 30, 2016, the consolidated taxable equivalent net interest margin of 3.74% was 70 basis points greater due to the impact of purchase accounting and primarily related to accretion of discount on

loans of \$10.5 million, \$36.2 million and \$3.2 million million associated with the PlainsCapital Merger, FNB Transaction and SWS Merger, respectively, and PlainsCapital Merger-related amortization of premium on acquired securities of \$2.5 million. The consolidated taxable equivalent net interest margin during the nine months ended September 30, 2015 of 3.84% was 106 basis points greater due to the impact of purchase accounting and primarily related to accretion of discount on loans of \$14.3 million, \$47.3 million and \$15.0 million associated with the PlainsCapital Merger, FNB Transaction and SWS Merger, respectively, and PlainsCapital Merger-related amortization of premium on acquired securities of \$2.6 million.

The FNB Transaction-related accretion of discount on loans of \$36.2 million and \$47.3 million during the nine months ended September 30, 2016 and 2015, respectively, included accretion of approximately \$11 million and \$28 million, respectively, due to better-than-expected resolution of covered purchased credit impaired (“PCI”) loans during the respective periods. The better-than-expected performance of the covered PCI loan portfolio since 2014 has led to higher yields calculated as a result of the Bank’s quarterly cash flow recast process. The recast process performed during the nine months ended September 30, 2016 and 2015 resulted in the reclassification of \$25.4 million and \$61.3 million, respectively, from nonaccretable difference to accretable yield.

Table of Contents

The tables below provide additional details regarding our consolidated net interest income (dollars in thousands).

	Three Months Ended September 30, 2016				2015			
	Average Outstanding Balance	Interest Earned or Paid	Annualized Yield or Rate		Average Outstanding Balance	Interest Earned or Paid	Annualized Yield or Rate	
Assets								
Interest-earning assets								
Loans, gross (1)	\$ 7,315,433	\$ 97,590	5.26	%	\$ 6,636,328	\$ 111,315	6.64	%
Investment securities - taxable	999,394	5,915	2.36	%	1,110,813	6,243	2.24	%
Investment securities - non-taxable (2)	296,013	2,052	2.77	%	253,170	2,439	3.85	%
Federal funds sold and securities purchased under agreements to resell	185,533	52	0.11	%	122,826	20	0.07	%
Interest-bearing deposits in other financial institutions	478,560	567	0.47	%	442,689	237	0.21	%
Other	1,542,155	9,622	2.44	%	2,381,905	11,047	1.82	%
Interest-earning assets, gross	10,817,088	115,798	4.22	%	10,947,731	131,301	4.74	%
Allowance for loan losses	(53,470)				(43,446)			
Interest-earning assets, net	10,763,618				10,904,285			
Noninterest-earning assets	1,588,921				1,706,720			
Total assets	\$ 12,352,539				\$ 12,611,005			
Liabilities and Stockholders' Equity								
Interest-bearing liabilities								
Interest-bearing deposits	\$ 4,851,952	\$ 3,996	0.33	%	\$ 4,709,244	\$ 3,719	0.31	%
Notes payable and other borrowings	2,729,466	12,097	1.76	%	3,385,804	11,615	1.36	%
Total interest-bearing	7,581,418	16,093	0.84	%	8,095,048	15,334	0.75	%

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liabilities		
Noninterest-bearing liabilities		
Noninterest-bearing deposits	2,251,744	2,177,319
Other liabilities	705,985	641,456
Total liabilities	10,539,147	10,913,823
Stockholders' equity	1,810,266	1,696,396
Noncontrolling interest	3,126	786
Total liabilities and stockholders' equity	\$ 12,352,539	\$ 12,611,005

Net interest income (2)	\$ 99,705			\$ 115,967		
Net interest spread (2)		3.38	%		3.99	%
Net interest margin (2)		3.67	%		4.20	%

	Nine Months Ended September 30, 2016				2015			
	Average Outstanding Balance	Interest Earned or Paid	Annualized Yield or Rate		Average Outstanding Balance	Interest Earned or Paid	Annualized Yield or Rate	
Assets								
Interest-earning assets								
Loans, gross (1)	\$ 7,007,669	\$ 287,591	5.41	%	\$ 6,519,422	\$ 295,670	6.01	%
Investment securities - taxable	1,041,245	19,075	2.44	%	1,120,185	19,484	2.32	%
Investment securities - non-taxable (2)	283,033	6,532	3.08	%	250,580	7,258	3.86	%
Federal funds sold and securities purchased under agreements to resell	152,010	115	0.10	%	95,557	52	0.07	%
Interest-bearing deposits in other financial institutions	431,056	1,524	0.47	%	630,205	1,139	0.24	%
Other	1,637,319	24,623	1.98	%	2,220,400	32,550	1.94	%
Interest-earning assets, gross	10,552,332	339,460	4.25	%	10,836,349	356,153	4.36	%
Allowance for loan losses	(51,198)				(42,226)			

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Interest-earning assets, net	10,501,134				10,794,123				
Noninterest-earning assets	1,593,065				1,750,987				
Total assets	\$ 12,094,199				\$ 12,545,110				
Liabilities and Stockholders' Equity									
Interest-bearing liabilities									
Interest-bearing deposits	\$ 4,819,336	\$ 11,872	0.33	%	\$ 4,853,600	\$ 11,934	0.33	%	
Notes payable and other borrowings	2,632,456	32,340	1.63	%	3,171,511	32,672	1.37	%	
Total interest-bearing liabilities	7,451,792	44,212	0.79	%	8,025,111	44,606	0.74	%	
Noninterest-bearing liabilities									
Noninterest-bearing deposits	2,203,011				2,166,607				
Other liabilities	663,043				651,725				
Total liabilities	10,317,846				10,843,443				
Stockholders' equity	1,774,196				1,701,032				
Noncontrolling interest	2,157				635				
Total liabilities and stockholders' equity	\$ 12,094,199				\$ 12,545,110				
Net interest income									
(2)		\$ 295,248				\$ 311,547			
Net interest spread									
(2)			3.46	%			3.62	%	
Net interest margin									
(2)			3.74	%			3.84	%	

(1) Average balance includes non-accrual loans.

(2) Presented on a taxable equivalent basis with annualized taxable equivalent adjustments based on a 35% federal income tax rate. The adjustment to interest income was \$0.5 million and \$0.8 million for the three months ended September 30, 2016 and 2015, respectively, and \$1.8 million and \$2.3 million for the nine months ended September 30, 2016 and 2015, respectively.

Table of Contents

The banking segment's net interest margin exceeds our consolidated net interest margin shown above. Our consolidated net interest margin includes certain items that are not reflected in the calculation of our net interest margin within our banking segment and reduce our consolidated net interest margin, such as the borrowing costs of Hilltop and the yields and costs associated with certain items within interest-earning assets and interest-bearing liabilities in the broker-dealer segment, including items related to securities financing operations that particularly decrease net interest margin. In addition, yields and costs on certain interest-earning assets, such as warehouse lines of credit extended to subsidiaries by the banking segment, are eliminated from the consolidated financial statements.

On a consolidated basis, net interest income decreased \$16.0 million and \$15.9 million, respectively, during the three and nine months ended September 30, 2016, compared with the same periods in 2015. Changes in net interest income were primarily related to lower yields on the loan portfolio within our banking segment and decreases in average stock borrow/loan program balances in our broker-dealer segment. The change in net interest income for the nine months ended September 30, 2016 also included an increase in interest expense at corporate on our outstanding Senior Notes, the offering of which was completed during the second quarter of 2015.

The provision for loan losses is determined by management as the amount to be added to the allowance for loan losses after net charge-offs have been deducted to bring the allowance to a level which, in management's best estimate, is necessary to absorb probable losses within the existing loan portfolio. The consolidated provision for loan losses, substantially all of which related to the banking segment, was \$4.0 million and \$5.6 million during the three months ended September 30, 2016 and 2015, respectively. During the three months ended September 30, 2016, the provision for loan losses was comprised of charges relating to newly originated loans and acquired loans without credit impairment at acquisition of \$6.4 million, partially offset by the recapture of charges on PCI loans of \$2.4 million, compared to charges relating to newly originated loans and acquired loans without credit impairment at acquisition of \$5.1 million, and PCI loans of \$0.5 million during the three months ended September 30, 2015. During the nine months ended September 30, 2016 and 2015, the consolidated provision for loan losses, substantially all of which related to the banking segment, was \$36.3 million and \$8.4 million, respectively. The provision for loan losses during the nine months ended September 30, 2016 was comprised of charges relating to newly originated loans and acquired loans without credit impairment at acquisition of \$37.5 million, partially offset by the recapture of charges on PCI loans of \$1.2 million, compared to charges relating to newly originated loans and acquired loans without credit impairment at acquisition of \$9.3 million, partially offset by the recapture of charges on PCI loans of \$0.9 million during the nine months ended September 30, 2015. In addition, as previously mentioned, the consolidated provision for loan losses during the nine months ended September 30, 2016 included a \$24.5 million charge-off of a single large loan by the Bank during the second quarter of 2016.

Consolidated noninterest income increased \$58.0 million and \$27.1 million, respectively, during the three and nine months ended September 30, 2016, compared with the same periods in 2015. Consolidated noninterest income during the nine months ended September 30, 2015 included the recognition of a bargain purchase gain related to the SWS Merger of \$81.3 million. The year-over-year increases in noninterest income, other than bargain purchase gain, during the three and nine months ended September 30, 2016, compared with the same periods in 2015, of \$58.0 million and \$108.4 million, respectively, were primarily driven by increases in noninterest income within our mortgage origination segment of \$42.3 million and \$77.9 million, respectively, and increases in income earned on derivative and trading portfolio activities within our broker-dealer segment of \$14.0 million and \$43.3 million, respectively, partially offset by decreases in noninterest income in our banking and insurance segments.

Consolidated noninterest expense during the three and nine months ended September 30, 2016 increased \$30.6 million and \$55.4 million, respectively, compared with the same periods in 2015. The year-over-year increase in noninterest expense during the three months ended September 30, 2016, compared with the same period in 2015, primarily included an increase in noninterest expense within our mortgage origination segment, as well as increases within our broker-dealer segment and corporate. The year-over-year increase in noninterest expense during the nine months ended September 30, 2016, compared with the same period in 2015, primarily included an increase in noninterest expense within our mortgage origination segment, as well as an increase within corporate, partially offset by decreases within our broker-dealer and insurance segments. During the nine months ended September 30, 2016, we incurred pre-tax transaction and integration costs related to the SWS Merger of \$12.5 million, compared with \$17.3 million during the same period in 2015. Changes between the three and nine months ended September 30, 2016 and the comparable periods in 2015 within the major components of consolidated noninterest expense included increases of \$24.6 million and \$41.9 million, respectively, in employees' compensation and benefits, and \$9.9 million and \$24.3 million, respectively, in other expenses primarily attributable to increases in our mortgage origination and banking segments and corporate,

Table of Contents

partially offset by decreases of \$1.9 million and \$7.1 million, respectively, in occupancy and equipment, net, primarily related to our broker-dealer segment.

Consolidated income tax expense during the three months ended September 30, 2016 and 2015 was \$33.0 million and \$25.3 million, respectively, reflecting effective tax rates of 38.6% and 34.9%, respectively. During the nine months ended September 30, 2016 and 2015, consolidated income tax expense was \$65.9 million and \$58.9 million, respectively, reflecting effective tax rates of 37.0% and 23.5%, respectively. Our effective tax rate during the three and nine months ended September 30, 2016 was slightly higher than the statutory rate primarily due to higher than expected non-deductible transaction costs associated with the SWS Merger, offset by the recognition of excess tax benefits on share-based payment awards as a result of our adoption of the provisions of Accounting Standards Update 2016-09 as of January 1, 2016 as discussed in Note 24 to the consolidated financial statements. The lower effective tax rate during the nine months ended September 30, 2015 was primarily due to no income taxes being recorded during 2015 in connection with the bargain purchase gain of \$81.3 million associated with the SWS Merger because the acquisition was a tax-free reorganization under Section 368(a) of the Internal Revenue Code. In addition, during the quarter ended March 31, 2015, we recorded an income tax benefit of \$2.1 million as a result of the SWS Merger to reverse the deferred tax liability for the difference between book and tax basis on Hilltop's investment in SWS common stock. Therefore, the effective income tax rate during each of the nine months ended September 30, 2016 and 2015 is not necessarily indicative of anticipated future effective tax rates.

Segment Results

Banking Segment

Income before income taxes in our banking segment during the three months ended September 30, 2016 and 2015 was \$37.5 million and \$53.6 million, respectively, while income before income taxes in our banking segment during the nine months ended September 30, 2016 and 2015 was \$90.4 million and \$140.6 million, respectively. The decline in income before income taxes during the three months ended September 30, 2016, compared with the same period in 2015, was primarily due to a decrease in net interest income associated with the decline in accretion of discount on loans. The decrease in income before income taxes during the nine months ended September 30, 2016, compared with the same period in 2015, was primarily due to the increase in the provision for loan losses associated with the previously mentioned \$24.5 million charge-off of a single large loan by the Bank during the second quarter of 2016, a decrease in net interest income associated with the decline in accretion of discount on loans, and a decrease in noninterest income associated with the prior year recognition of gains on securities acquired in the SWS Merger and subsequently sold. In addition, during the third quarter of 2016, the Bank conducted a core system conversion to enhance its operating platform and increase capacity to support future growth and new products and services.

We consider the ratios shown in the table below to be key indicators of the performance of our banking segment.

	Three Months		Nine Months	
	Ended		Ended September	
	September 30,		30,	
	2016	2015	2016	2015
Performance Ratios:				
Efficiency ratio (1)	59.59 %	50.56 %	58.83 %	54.63 %
Return on average assets	1.09 %	1.64 %	0.91 %	1.45 %
Net interest margin (2)	4.50 %	5.77 %	4.69 %	5.10 %
Net interest margin (taxable equivalent) (3)	4.53 %	5.79 %	4.71 %	5.13 %

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- (1) Efficiency ratio is defined as noninterest expenses divided by the sum of total noninterest income and net interest income for the period.
- (2) Net interest margin is defined as net interest income divided by average interest-earning assets.
- (3) Net interest margin (taxable equivalent), a non-GAAP measure, is defined as taxable equivalent net interest income divided by average interest-earning assets. Annualized taxable equivalent adjustments are based on a 35% federal income tax rate. See footnote 2 to the following tables for the taxable equivalent adjustments to interest income.

The banking segment presents net interest margin in the previous table, and net interest margin and net interest income in the following discussion and tables, on a taxable equivalent basis. The interest income earned on certain earning assets is completely or partially exempt from federal income tax. As such, these tax-exempt instruments typically yield lower returns than taxable investments. To provide more meaningful comparisons of net interest margins for all earning assets, we use net interest income on a taxable-equivalent basis in calculating net interest margin by increasing the interest income earned on tax-exempt assets to make it fully equivalent to interest income earned on taxable investments.

Table of Contents

During the three months ended September 30, 2016, the banking segment's taxable equivalent net interest margin of 4.53% was 90 basis points greater due to the impact of purchase accounting and primarily related to accretion of discount on loans of \$2.7 million, \$12.2 million and \$1.1 million associated with the PlainsCapital Merger, FNB Transaction and SWS Merger, respectively, and PlainsCapital Merger-related amortization of premium on acquired securities of \$0.8 million. The banking segment's taxable equivalent net interest margin during the three months ended September 30, 2015 of 5.79% was 210 basis points greater due to the impact of purchase accounting and primarily related to accretion of discount on loans of \$2.2 million, \$25.7 million and \$8.1 million associated with the PlainsCapital Merger, FNB Transaction and SWS Merger, respectively, and PlainsCapital Merger-related amortization of premium on acquired securities of \$0.7 million.

During the nine months ended September 30, 2016, the banking segment's taxable equivalent net interest margin of 4.71% was 99 basis points greater due to the impact of purchase accounting and primarily related to accretion of discount on loans of \$10.5 million, \$36.2 million and \$3.2 million million associated with the PlainsCapital Merger, FNB Transaction and SWS Merger, respectively, and PlainsCapital Merger-related amortization of premium on acquired securities of \$2.5 million. The banking segment's taxable equivalent net interest margin during the nine months ended September 30, 2015 of 5.13% was 159 basis points greater due to the impact of purchase accounting and primarily related to accretion of discount on loans of \$14.3 million, \$47.3 million and \$15.0 million associated with the PlainsCapital Merger, FNB Transaction and SWS Merger, respectively, and PlainsCapital Merger-related amortization of premium on acquired securities of \$2.6 million.

The FNB Transaction-related accretion of discount on loans of \$36.2 million and \$47.3 million during the nine months ended September 30, 2016 and 2015, respectively, included accretion of approximately \$11 million and \$28 million, respectively, due to better-than-expected resolution of covered PCI loans during the respective periods. The better-than-expected performance of the covered PCI loan portfolio since 2014 has led to higher yields calculated as a result of the Bank's quarterly cash flow recast process. The recast process performed during the nine months ended September 30, 2016 and 2015 resulted in the reclassification of \$25.4 million and \$61.3 million, respectively, from nonaccretable difference to accretable yield.

The tables below provide additional details regarding our banking segment's net interest income (dollars in thousands).

	Three Months Ended September 30, 2016			2015				
	Average Outstanding Balance	Interest Earned or Paid	Annualized Yield or Rate	Average Outstanding Balance	Interest Earned or Paid	Annualized Yield or Rate		
Assets								
Interest-earning assets								
Loans, gross (1)	\$ 5,363,523	\$ 78,749	5.78	% \$ 4,800,658	\$ 94,990	7.82	%	
Subsidiary warehouse lines of credit	1,363,413	13,235	3.80	% 1,128,373	10,162	3.52	%	

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Investment securities - taxable	680,587	3,121	1.83	%	802,098	4,162	2.08	%
Investment securities - non-taxable (2)	137,009	1,245	3.63	%	140,150	1,293	3.69	%
Federal funds sold and securities purchased under agreements to resell	38,246	52	0.54	%	26,254	20	0.31	%
Interest-bearing deposits in other financial institutions	389,713	516	0.53	%	345,746	210	0.24	%
Other	57,839	527	3.65	%	57,220	446	3.12	%
Interest-earning assets, gross	8,030,330	97,445	4.77	%	7,300,499	111,283	6.02	%
Allowance for loan losses	(53,279)				(43,019)			
Interest-earning assets, net	7,977,051				7,257,480			
Noninterest-earning assets	1,031,002				1,111,559			
Total assets	\$ 9,008,053				\$ 8,369,039			
Liabilities and Stockholders' Equity								
Interest-bearing liabilities								
Interest-bearing deposits	\$ 4,558,000	\$ 5,075	0.44	%	\$ 4,330,690	\$ 4,116	0.38	%
Notes payable and other borrowings	775,175	1,024	0.52	%	613,884	613	0.39	%
Total interest-bearing liabilities (3)	5,333,175	6,099	0.45	%	4,944,574	4,729	0.38	%
Noninterest-bearing liabilities								
Noninterest-bearing deposits	2,280,750				2,145,372			
Other liabilities	70,971				31,875			
Total liabilities	7,684,896				7,121,821			
Stockholders' equity	1,323,157				1,247,218			
Total liabilities and stockholders' equity	\$ 9,008,053				\$ 8,369,039			
Net interest income (2)								
		\$ 91,346				\$ 106,554		
Net interest spread (2)								
			4.33	%			5.64	%
Net interest margin (2)								
			4.53	%			5.79	%

Table of Contents

	Nine Months Ended September 30, 2016				2015			
	Average Outstanding Balance	Interest Earned or Paid	Annualized Yield or Rate		Average Outstanding Balance	Interest Earned or Paid	Annualized Yield or Rate	
Assets								
Interest-earning assets								
Loans, gross (1)	\$ 5,242,000	\$ 236,436	5.93	%	\$ 4,762,223	\$ 249,617	6.94	%
Subsidiary warehouse lines of credit	1,169,400	34,226	3.85	%	1,050,123	28,113	3.53	%
Investment securities - taxable	717,097	10,788	2.01	%	802,639	12,943	2.15	%
Investment securities - non-taxable (2)	138,377	3,798	3.66	%	141,470	3,996	3.77	%
Federal funds sold and securities purchased under agreements to resell	28,266	115	0.54	%	24,142	52	0.29	%
Interest-bearing deposits in other financial institutions	341,372	1,371	0.54	%	526,162	1,054	0.27	%
Other	53,631	1,525	3.79	%	50,210	1,295	3.44	%
Interest-earning assets, gross	7,690,143	288,259	4.94	%	7,356,969	297,070	5.35	%
Allowance for loan losses	(50,982)				(41,867)			
Interest-earning assets, net	7,639,161				7,315,102			
Noninterest-earning assets	1,046,027				1,140,995			
Total assets	\$ 8,685,188				\$ 8,456,097			
Liabilities and Stockholders' Equity								
Interest-bearing liabilities								
Interest-bearing deposits	\$ 4,515,661	\$ 14,764	0.44	%	\$ 4,456,485	\$ 12,994	0.39	%
Notes payable and other borrowings	600,720	2,423	0.53	%	618,270	1,548	0.33	%
Total interest-bearing liabilities (3)	5,116,381	17,187	0.45	%	5,074,755	14,542	0.38	%

Noninterest-bearing liabilities					
Noninterest-bearing deposits	2,220,755		2,123,655		
Other liabilities	55,315		52,190		
Total liabilities	7,392,451		7,250,600		
Stockholders' equity	1,292,737		1,205,497		
Total liabilities and stockholders' equity	\$ 8,685,188		\$ 8,456,097		
Net interest income					
(2)	\$ 271,072		\$ 282,528		
Net interest spread					
(2)	4.49	%	4.97	%	
Net interest margin					
(2)	4.71	%	5.13	%	

(1) Average balance includes non-accrual loans.

(2) Presented on a taxable basis with annualized taxable equivalent adjustments based on a 35% federal income tax rate. The adjustment to interest income was \$0.4 million for both the three months ended September 30, 2016 and 2015, and \$1.3 million and \$1.4 million for the nine months ended September 30, 2016 and 2015, respectively.

(3) Excludes the allocation of interest expense on PlainsCapital debt of \$0.4 million for both the three months ended September 30, 2016 and 2015, and \$1.1 million for both the nine months ended September 30, 2016 and 2015.

The banking segment's net interest margin exceeds our consolidated net interest margin. Our consolidated net interest margin includes certain items that are not reflected in the calculation of our net interest margin within our banking segment and reduce our consolidated net interest margin, such as the borrowing costs of Hilltop and the yields and costs associated with certain items within interest-earning assets and interest-bearing liabilities in the broker-dealer segment, including items related to securities financing operations that particularly decrease net interest margin. In addition, the banking segment's interest-earning assets include warehouse lines of credit extended to other subsidiaries, which are eliminated from the consolidated financial statements.

Table of Contents

The following table summarizes the changes in the banking segment's net interest income for the periods indicated below, including the component changes in the volume of average interest-earning assets and interest-bearing liabilities and changes in the rates earned or paid on those items (in thousands).

	Three Months Ended September 30, 2016 vs. 2015			Nine Months Ended September 30, 2016 vs. 2015		
	Change Due To (1)			Change Due To (1)		
	Volume	Yield/Rate	Change	Volume	Yield/Rate	Change
Interest income						
Loans, gross	\$ 11,060	\$ (27,301)	\$ (16,241)	\$ 24,937	\$ (38,118)	\$ (13,181)
Subsidiary warehouse lines of credit	2,082	991	3,073	3,152	2,961	6,113
Investment securities - taxable	(634)	(407)	(1,041)	(1,377)	(778)	(2,155)
Investment securities - non-taxable (2)	(29)	(19)	(48)	(87)	(111)	(198)
Federal funds sold and securities purchased under agreements to resell	9	23	32	9	54	63
Interest-bearing deposits in other financial institutions	27	279	306	(370)	687	317
Other	5	76	81	88	142	230
Total interest income (2)	12,520	(26,358)	(13,838)	26,352	(35,163)	(8,811)
Interest expense						
Deposits	\$ 215	\$ 744	\$ 959	\$ 173	\$ 1,597	\$ 1,770
Notes payable and other borrowings	159	252	411	(44)	919	875
Total interest expense	374	996	1,370	129	2,516	2,645
Net interest income (2)	\$ 12,146	\$ (27,354)	\$ (15,208)	\$ 26,223	\$ (37,679)	\$ (11,456)

(1) Changes attributable to both volume and yield/rate are included in yield/rate column.

(2) Annualized taxable equivalent.

Taxable equivalent net interest income decreased \$15.2 million and \$11.5 million during the three and nine months ended September 30, 2016, respectively, compared with the same periods in 2015. Changes in the yields earned on interest-earning assets decreased taxable equivalent net interest income by \$26.4 million and \$35.2 million during the three and nine months ended September 30, 2016, respectively, compared to the same periods in 2015, primarily due to the net effects of lower yields on the loan portfolio as a result of the decline in accretion of discount on loans, partially offset by the favorable change in yields on warehouse lines of credit extended to other subsidiaries. Accretion of discount on loans is expected to decrease in future periods as loans acquired in the Bank Transactions are repaid, refinanced or renewed. Increases in the volume of interest-earning assets, primarily on the loan portfolio and additional amounts drawn on the subsidiary warehouse lines of credit, increased taxable equivalent net interest income by \$12.5 million and \$26.4 million during the three and nine months ended September 30, 2016, respectively, compared with the same periods in 2015. Changes in rates paid on interest-bearing liabilities decreased taxable

equivalent net interest income by \$1.0 million and \$2.5 million during the three and nine months ended September 30, 2016, respectively, compared with the same periods in 2015.

The banking segment's noninterest income was \$12.7 million and \$13.9 million during the three months ended September 30, 2016 and 2015, respectively, and \$39.0 million and \$48.3 million during the nine months ended September 30, 2016 and 2015, respectively. The decrease in noninterest income during the three months ended September 30, 2016, compared to the same period in 2015, was primarily due to year-over-year decreases in exchange fee income due to the impact of the Durbin Act and OREO income. The year-over-year decrease during the nine months ended September 30, 2016 was primarily due to \$4.4 million of realized gains on securities acquired in the SWS Merger and subsequently sold during the three months ended March 31, 2015, that did not recur during the same period in 2016, as well as decreases in subsidiary management fees and items during the third quarter of 2016 previously discussed.

The banking segment's noninterest expenses were \$61.5 million and \$60.5 million during the three months ended September 30, 2016 and 2015, respectively, and \$181.0 million and \$179.4 million during the nine months ended September 30, 2016 and 2015, respectively. Noninterest expenses were primarily comprised of employees' compensation and benefits, and occupancy expenses. The change in noninterest expenses during the three months ended September 30, 2016, compared to the same period in 2015, included an increase in compensation and benefits costs, partially offset by a year-over-year decrease in the "true-up" payment accrual associated with covered assets of \$2.4 million. The change in

Table of Contents

noninterest expenses during the nine months ended September 30, 2016, compared to the same period in 2015, primarily included a net increase in repossession and foreclosure expenses of \$7.5 million and a year-over-year increase in the “true-up” payment accrual associated with covered assets of \$1.6 million, offset by a reduction of \$3.0 million in pre-tax integration-related costs directly attributable to the integration of the former SWS FSB related to employee expenses, as well as decreases in compensation and benefits costs, and occupancy expenses associated with closed branches and related costs.

Broker-Dealer Segment

Income before income taxes in our broker-dealer segment during the three and nine months ended September 30, 2016 was \$17.4 million and \$39.5 million, respectively, compared with income before income taxes during the three months ended September 30, 2015 of \$1.5 million and a loss before income taxes of \$3.9 million during the nine months ended September 30, 2015. The changes in income (loss) before income taxes during the three and nine months ended September 30, 2016, compared with the same periods in 2015, were primarily the result of increases in trading gains associated with the structured finance business, offset by increases in compensation and benefits expenses related to the integration and merger of FSC and Hilltop Securities, as well as increased incentive compensation for producers.

The following table provides additional details regarding our broker-dealer operating results (in thousands).

	Three Months Ended September 30,			Nine Months Ended September 30,		
	2016	2015	Variance 2016 vs 2015	2016	2015	Variance 2016 vs 2015
Net interest income:						
Securities lending	\$ 2,083	\$ 3,006	\$ (923)	\$ 5,095	\$ 8,304	\$ (3,209)
Other	5,740	5,295	445	17,219	16,016	1,203
Total net interest income	7,823	8,301	(478)	22,314	24,320	(2,006)
Noninterest income:						
Securities commissions and fees by business line (1):						
Capital markets	13,854	13,030	824	42,435	43,130	(695)
Retail	19,095	20,225	(1,130)	55,314	60,623	(5,309)
Clearing	6,999	4,791	2,208	20,752	15,279	5,473
Other	825	1,405	(580)	2,832	5,120	(2,288)
	40,773	39,451	1,322	121,333	124,152	(2,819)
Investment banking and advisory fees by business line:						
Public finance	24,599	21,507	3,092	64,727	64,339	388
Capital markets	1,366	716	650	4,684	1,544	3,140

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Retail	3,637	3,731	(94)	10,864	11,701	(837)
Structured finance	1,292	1,627	(335)	3,763	4,428	(665)
Clearing	234	12	222	265	36	229
Other	1	74	(73)	(1)	206	(207)
	31,129	27,667	3,462	84,302	82,254	2,048
Other:						
Structured finance	24,998	11,477	13,521	61,502	26,618	34,884
Capital markets	6,260	5,782	478	19,516	11,143	8,373
Other	351	(560)	911	640	(574)	1,214
	31,609	16,699	14,910	81,658	37,187	44,471
Total noninterest income	103,511	83,817	19,694	287,293	243,593	43,700
Noninterest expense:						
Compensation and benefits expenses	68,051	64,099	3,952	189,843	192,761	(2,918)
Other	25,854	26,562	(708)	80,273	79,098	1,175
Total noninterest expense	93,905	90,661	3,244	270,116	271,859	(1,743)
Income (loss) before income taxes	\$ 17,429	\$ 1,457	\$ 15,972	\$ 39,491	\$ (3,946)	\$ 43,437

(1) Securities commissions and fees includes income of \$1.1 million and \$0.4 million during the three months ended September 30, 2016 and 2015, respectively, and \$2.9 million and \$1.0 million during the nine months ended September 30, 2016 and 2015, respectively, that is eliminated in consolidation.

The broker-dealer segment had net interest income of \$7.8 million and \$8.3 million during the three months ended September 30, 2016 and 2015, respectively, and net interest income of \$22.3 million and \$24.3 million during the nine months ended September 30, 2016 and 2015, respectively. In the broker-dealer segment, interest is earned from securities lending activities, interest charged on customer margin loan balances and interest earned on investment securities used to support sales, underwriting and other customer activities. The year-over-year decreases between the three and nine months ended September 30, 2016 and the comparable periods in 2015 were primarily due to decreases of 25% and 21%, respectively, in the broker-dealer segment's average stock borrow/loan program balances.

Table of Contents

Noninterest income was \$103.5 million and \$83.8 million during the three months ended September 30, 2016 and 2015, respectively, and \$287.3 million and \$243.6 million during the nine months ended September 30, 2016 and 2015, respectively. The increase in noninterest income of \$19.7 million during the three months ended September 30, 2016, compared with the same period in 2015, was primarily due to a \$14.0 million increase in income earned from trading gains associated with the structured finance business and a \$3.5 million increase in investment banking and advisory fees was primarily due to an increase in the aggregate dollar amount of public finance issuances. The increase in noninterest income of \$43.7 million during the nine months ended September 30, 2016, compared with the same period in 2015, was primarily due to a \$43.3 million increase in the income earned from trading gains associated with the structured finance and capital markets businesses and a \$2.0 million increase in investment banking and advisory fees primarily due to an increase in the aggregate dollar amount of public finance issuances, offset by a decrease of \$2.8 million in securities commissions and fees primarily due to a decrease in the commissions earned on municipal bond transactions.

Noninterest expenses, including provision for loan losses, were \$93.9 million and \$90.7 million during the three months ended September 30, 2016 and 2015, respectively, and \$270.1 million and \$271.9 million during the nine months ended September 30, 2016 and 2015, respectively. The increase in noninterest expenses, including provision for loan losses, of \$3.2 million during the three months ended September 30, 2016, compared to the same period in 2015, was primarily due to an increase in compensation and benefits expenses primarily as a result of an increase in incentive pay given the improvement in year-over-year operating performance, partially offset by a decrease in salaries and benefits expenses, which was in part a product of the integration and merger of FSC and Hilltop Securities. The decrease in noninterest expenses, including provision for loan losses, of \$1.7 million during the nine months ended September 30, 2016, compared to the same period in 2015, was primarily due to a decrease of \$2.9 million in compensation and benefits expenses, primarily as a result of a decrease in salaries and benefits, which was in part a product of the integration and merger of FSC and Hilltop Securities, partially offset by an increase in incentive pay as discussed above. This decrease in compensation and benefits expenses was partially offset by an increase in legal expenses associated with ongoing litigation matters. During the three months ended September 30, 2016, the broker-dealer segment incurred pre-tax integration-related costs resulting from employee expenses and professional fees directly attributable to the integration of SWS of \$0.8 million and \$0.2 million, respectively, compared with employee expenses, professional fees and contractual expenses of \$0.4 million, \$1.7 million and \$0.1 million, respectively, during the three months ended September 30, 2015. During the nine months ended September 30, 2016, the broker-dealer segment incurred pre-tax integration-related costs resulting from employee expenses, professional fees and contractual expenses directly attributable to the integration of SWS of \$2.9 million, \$2.8 million and \$0.1 million, respectively, compared with pre-tax transaction costs of \$0.8 million, and employee expenses, professional fees and contractual expenses of \$5.5 million, \$2.5 million and \$1.6 million, respectively, during the nine months ended September 30, 2015.

On October 22, 2015, FINRA granted approval to combine FSC and Hilltop Securities, subject to customary conditions. Since this approval, we have integrated the back-office systems of FSC and Hilltop Securities and, effective as of January 22, 2016, we merged FSC and Hilltop Securities into a combined firm operating under the "Hilltop Securities" name. As a result, we began realizing cost savings in 2016, although these cost savings have been partially offset by integration costs that we incurred during the first nine months of 2016.

Table of Contents

Selected information concerning the broker-dealer segment follows (dollars in thousands).

	Three Months Ended		Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
Compensation as a % of net revenue	61.1%	69.6%	61.3%	71.9%
FDIC insured program balances at PlainsCapital Bank (end of period)			\$ 950,501	\$ 804,688
Other FDIC insured program balances (end of period)			\$ 1,420,496	\$ 1,457,188
Customer margin balances (end of period)			\$ 337,751	\$ 424,234
Customer funds on deposit, including short credits (end of period)			\$ 403,883	\$ 516,722
Public finance:				
Number of issues	445	363	1,353	1,233
Aggregate amount of offerings	\$ 22,663,624	\$ 13,822,260	\$ 65,650,303	\$ 57,698,144
Capital markets:				
Total volumes	\$ 18,196,667	\$ 19,391,338	\$ 61,149,636	\$ 55,674,648
Net inventory (end of period)			\$ 221,263	\$ 98,635
Retail:				
Retail employee representatives (end of period)			119	119
Independent registered representatives (end of period)			231	245
Structured finance:				
Lock production/TBA volume	\$ 1,663,926	\$ 1,175,951	\$ 4,536,631	\$ 2,881,454
Clearing:				
Total tickets	\$ 348,877	\$ 664,051	\$ 1,308,929	\$ 1,728,023
Correspondents (end of period)			179	204
Securities lending:				
Interest-earning assets - stock borrowed (end of period)			\$ 1,266,145	\$ 2,036,392
Interest-bearing liabilities - stock loaned (end of period)			\$ 1,150,826	\$ 1,929,588

Mortgage Origination Segment

Income before income taxes in our mortgage origination segment during the three months ended September 30, 2016 and 2015 was \$31.2 million and \$12.1 million, respectively, and \$68.4 million and \$43.3 million during the nine months ended September 30, 2016 and 2015, respectively. The increases in income before income taxes during the three and nine months ended September 30, 2016, compared to the same periods in 2015, were primarily due to increases in noninterest income, partially offset by increases in segment operating costs and compensation that varies with the volume of mortgage loan originations (“variable compensation”). Net interest expense of \$3.1 million and \$2.5 million during the three months ended September 30, 2016 and 2015, respectively, and net interest expense of \$7.9 million and \$7.8 million during the nine months ended September 30, 2016 and 2015, respectively, resulted from interest incurred on a warehouse line of credit held with the Bank as well as related intercompany financing costs, partially offset by interest income earned on loans held for sale.

The mortgage lending business is subject to variables that can impact loan origination volume, including seasonal and interest rate fluctuations. Historically, the mortgage origination segment has typically experienced increased loan origination volume from purchases of homes during the spring and summer, when more people tend to move and buy or sell homes. An increase in mortgage interest rates tends to result in decreased loan origination volume from refinancings, while a decrease in mortgage interest rates tends to result in increased loan origination volume from refinancings. Changes in mortgage interest rates have historically had a lesser impact on home purchases volume than on refinancing volume. On October 3, 2015, lender compliance changes associated with TILA-RESPA Integrated Disclosures (“TRID”) became effective and significantly modified required disclosure documents and settlement procedures associated with home mortgage loans. PrimeLending has not experienced significant delays in loan closings due to the implementation of TRID. While PrimeLending believes the majority of infrastructure changes have been made to address additional fulfillment processes resulting from TRID, it continues to evaluate TRID requirements to determine if further fulfillment process changes are needed, which could result in additional costs.

Table of Contents

The mortgage origination segment originates all of its mortgage loans through a retail channel. The following table provides certain details regarding our mortgage loan originations and selected information for the periods indicated below (dollars in thousands).

	Three Months Ended September 30,				Nine Months Ended September 30,			
	2016	% of Total	2015	% of Total	2016	% of Total	2015	% of Total
Mortgage loan originations - units	19,330		16,672		50,441		46,045	
Mortgage loan originations - volume	\$ 4,492,553		\$ 3,639,198		\$ 11,572,132		\$ 10,286,484	
Mortgage loan originations:								
Conventional	\$ 3,003,506	66.86 %	\$ 2,244,391	61.67 %	\$ 7,431,755	64.22 %	\$ 6,514,178	63.33 %
Government	1,010,682	22.50 %	987,446	27.13 %	2,731,967	23.61 %	2,654,708	25.81 %
Combo	308,800	6.87 %	218,500	6.00 %	924,194	7.99 %	691,366	6.72 %
Other	169,565	3.77 %	188,861	5.20 %	484,216	4.18 %	426,232	4.14 %
	\$ 4,492,553	100.00%	\$ 3,639,198	100.00%	\$ 11,572,132	100.00%	\$ 10,286,484	100.00%
Home purchases	\$ 3,191,851	71.05 %	\$ 2,945,626	80.94 %	\$ 8,504,061	73.49 %	\$ 7,547,464	73.37 %
Refinancings	1,300,702	28.95 %	693,572	19.06 %	3,068,071	26.51 %	2,739,020	26.63 %
	\$ 4,492,553	100.00%	\$ 3,639,198	100.00%	\$ 11,572,132	100.00%	\$ 10,286,484	100.00%
Texas	\$ 984,974	21.91 %	\$ 818,767	22.50 %	\$ 2,516,881	21.75 %	\$ 2,235,394	21.73 %
California	658,074	14.65 %	474,545	13.04 %	1,654,059	14.30 %	1,526,958	14.84 %
Florida	219,544	4.89 %	190,301	5.23 %	584,541	5.05 %	494,371	4.81 %
Illinois	192,950	4.29 %	166,891	4.59 %	493,733	4.27 %	434,166	4.22 %
Arizona	160,766	3.58 %	108,409	2.98 %	407,736	3.52 %	322,921	3.14 %
Washington	155,257	3.46 %	133,173	3.66 %	401,879	3.47 %	350,619	3.41 %
North Carolina	142,315	3.17 %	127,365	3.50 %	392,637	3.39 %	373,196	3.63 %
Maryland	155,246	3.46 %	121,966	3.35 %	384,273	3.32 %	346,077	3.36 %
Missouri	130,325	2.90 %	106,097	2.92 %	341,770	2.95 %	305,418	2.97 %
South Carolina	118,550	2.64 %	104,065	2.86 %	327,050	2.83 %	298,083	2.90 %
All other states	1,574,552	35.05 %	1,287,619	35.37 %	4,067,573	35.15 %	3,599,281	34.99 %
	\$ 4,492,553	100.00%	\$ 3,639,198	100.00%	\$ 11,572,132	100.00%	\$ 10,286,484	100.00%

Mortgage Loan Sales - Volume	\$ 4,349,794	\$ 3,699,047	\$ 11,431,589	\$ 10,240,166
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Refinancing volume increased to \$1.3 billion during the three months ended September 30, 2016 from \$693.6 million from the three months ended September 30, 2015 (representing 29.0% and 19.1%, respectively, of total loan origination volume), while refinancing volume increased to \$3.1 billion during the nine months ended September 30, 2016 from \$2.7 billion during the nine months ended September 30, 2015 (representing 26.5% and 26.6%, respectively, of total loan origination volume). Home purchases volume increased 8.4% to \$3.2 billion during the three months ended September 30, 2016 from \$2.9 billion during the three months ended September 30, 2015, while home purchases volume increased 12.7% to \$8.5 billion during the nine months ended September 30, 2016 from \$7.5 billion during the nine months ended September 30, 2015.

The mortgage origination segment's total loan origination volume during the three and nine months ended September 30, 2016 increased 23.4% and 12.5%, respectively, compared to the same periods in 2015, while income before income taxes during the three and nine months ended September 30, 2016 increased 156.8% and 58.1%, respectively, compared to the same periods in 2015. The increase in income before taxes during the three months ended September 30, 2016 was primarily due to noninterest income increasing by 26.8%, while noninterest expense increased at a lower rate of 16.0%, and the increase in income before taxes during the nine months ended September 30, 2016 was primarily due to noninterest income increasing by 16.9%, while noninterest expense increased at a slightly lower rate of 12.9%.

Table of Contents

Noninterest income was \$202.6 million and \$159.8 million during the three months ended September 30, 2016 and 2015, respectively, and \$541.8 million and \$463.3 million during the nine months ended September 30, 2016 and 2015, respectively, and was comprised of the following (in thousands).

	Three Months Ended September 30,			Nine Months Ended September 30,		
	2016	2015	Variance 2016 vs 2015	2016	2015	Variance 2016 vs 2015
Net gains from sale of loans	\$ 167,238	\$ 139,703	\$ 27,535	\$ 432,488	\$ 382,416	\$ 50,072
Mortgage loan origination fees	26,807	22,647	4,160	71,417	58,194	13,223
Other mortgage production income:						
Change in net fair value and related derivative activity:						
Interest rate lock commitments and loans held for sale	5,147	(4,845)	9,992	26,641	14,828	11,813
Mortgage servicing rights asset	(2,308)	(2,946)	638	(6,111)	(5,820)	(291)
Servicing fees	5,676					