



March 1, 2024

Re: Important Information Regarding Unrelated Business Taxable Income

Dear Valued Client,

Thank you for choosing Pacific Premier Trust. As you may know, investment income in an individual retirement account (IRA) or other qualified retirement account may become subject to taxation for its unrelated business taxable income (UBTI). If an IRA or other qualified retirement account has UBTI, including unrelated debt financed income (UDFI) of \$1,000 or more during the previous tax year, IRS regulations also require the filing of an IRS Form 990-T. In some cases, the filing of state and/or foreign returns may also be required.

The type of assets that generate UBTI/UDFI include the following:

- Partnerships, including limited partnerships, master limited partnerships, and publicly traded partnerships;
- Limited liability company interests when acting as an operating company and treated as a partnership for federal tax purposes; and
- Debt-financed real estate.

For partnership and limited liability company investments, the amount of income subject to UBTI tax is generally reported on IRS Schedule K-1 (Form 1065), which should be provided by the investment's asset sponsor. For debt-financed real estate investments held in an IRA, consultation with a tax adviser is recommended to determine the portion of any income that is considered UDFI.

Filing Deadlines

- The deadline for filing IRS Form 990-T and paying any associated UBTI tax for 2023 is April 15, 2024. State and foreign filing and their associated payment deadlines may vary.
- The IRS Form 990-T filing deadline may be extended to October 15, 2024 by filing IRS Form 8868 no later than April 15, 2024.

NOTE: If IRS Form 8868 is filed to extend the filing deadline to October 15, 2024, the extension DOES NOT extend the deadline for paying any associated UBTI tax. Interest and, in certain circumstances, penalties will be assessed for any tax not paid by the April 15, 2024 deadline. Rules for extensions of state and/or foreign filing and/or payment deadlines may vary.

Your Filing Options

Under the terms of our custodial agreement, you are responsible for ensuring the timely filing of any required IRS Form 990-T (including payment of any taxes due with funds from your IRA). To fulfill this obligation, you may prepare, or use your own tax professional to prepare, and electronically file any required IRS Form 990-T (the "Self-Service Option") or direct that Pacific Premier Trust arrange for the preparation and filing of any required IRS Form 990-T and associated state or foreign returns (the "Direct Service Option").

1801 California Street, Suite 800, Denver, CO 80202

If you desire the Self-Service Option, you must complete the enclosed UBTI 990-T Filing Election Form and IRS Form 990-T Self-Service Certification, and return both fully completed documents to us by no later than **April 1, 2024** and, if you elect to extend the filing deadline for the IRS Form 990-T by filing Form 8868, you must also provide the additional filing information to us no later than **October 1, 2024**. If you prefer the Direct Service Option, you must complete the enclosed UBTI 990-T Filing Election Form and return it to us with all required supporting documentation by no later than **March 15, 2024**. If you fail to provide us with any of the required items by the applicable deadline, we may (but will have no obligation to) prepare and file a Form 990-T for each of your retirement accounts with us. Regardless of which option you select, or whether you fail to timely select an option, you and/or your account will be responsible for all taxes and penalties (if any) associated with your account. NOTE: When UBTI tax is due, it is an expense of the account and must be paid with funds from the retirement account. As such, we encourage you to ensure there is sufficient cash in your account to pay any applicable UBTI tax or penalties.

Employer Identification Number (EIN)

The Internal Revenue Service (IRS) requires each retirement account that files Form 990-T use an account-specific EIN. This is different from Pacific Premier Trust's EIN that may be listed in Box E, Part II of the K-1 or your Social Security Number. Additionally, the IRS now requires the asset sponsor to list the EIN for your retirement account in box 20 of the K-1 using code AR, if they show UBTI in box 20. You may need to forward your EIN to your accountant (if your accountant will prepare and file the 990-T) and the asset sponsor generating the K-1.

You can direct your accountant to apply for an EIN for your retirement account or you can direct Pacific Premier Trust to apply for an EIN. If you choose to have Pacific Premier Trust apply for an EIN for your retirement account, you will need to complete a Form SS-4 and designate Pacific Premier Trust as the third-party designee, then sign and return the completed form.

We encourage you to consult with your tax adviser regarding the enclosed documents and any questions you may have about UBTI taxes. IRS Publication 598 also contains information about UBTI. This publication, along with IRS Form 990-T and filing instructions, can be found at www.irs.gov or by calling the IRS at 877.829.5500.

If you have any questions about this letter or its contents, please contact a member of our Client Services team at 800.962.4238, M–F 7:00 a.m. – 5:00 p.m. MT, or via email at clients@pacificpremiertrust.com.

We thank you for your attention to this important matter.

Sincerely,

Pacific Premier Trust

Enclosures

UBTI Election Form
UDFI Worksheet (for IRAs with debt-financed real estate)
IRS Form 990-T Self-Service Certification Form

Non-Deposit investment products are not insured by the FDIC; are not deposits or other obligations of, or guaranteed by the Bank, or any of its divisions; and are subject to investment risks, including possible loss of the principal amount invested.

1801 California Street, Suite 800, Denver, CO 80202

pacificpremiertrust.com

TAX-0101 Revised 06/2024

A Pacific Premier Bancorp, Inc. Company (NASDAQ: PPBI)

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UBTI 990-T Filing Election Form

This UBTI 990-T Filing Election Form applies to the following retirement account(s) held with Pacific Premier Trust ("PPT"):

Name: _____	Account No.: _____
Name: _____	Account No.: _____
Name: _____	Account No.: _____
Name: _____	Account No.: _____

If you list multiple accounts, your election will apply to all the accounts listed on this form. If you have accounts that need a different treatment, please complete a separate form for those accounts.

UBTI Filing Options

Under the terms of our custodial agreement, you are responsible for ensuring the timely filing of any required IRS Form 990-T (including payment of any taxes due with funds from your retirement account(s)). To fulfill this obligation, you may prepare, or use your own tax professional to prepare, and electronically file any required IRS Form 990-T ("Self-Service") or direct that Pacific Premier Trust arrange for the preparation and filing of any required IRS Form 990-T ("Direct Service"). Please indicate your desired filing option for the account(s) listed above:

Self-Service

Direct Service

Instructions and Requirements for Self-Service Option

If you select the Self-Service Option, you must provide the following item(s) to Pacific Premier Trust by no later than **April 1, 2024**:

- A fully completed IRS Form 990-T Self-Service Certification for each account listed above that is signed by you or your tax preparer certifying either:

That your account did not have UBTI of \$1,000 or more and that an IRS Form 990-T is not required to be filed with respect to that account for 2023; or

That IRS Form 990-T was filed with respect to your retirement account for 2023. NOTE: You must also provide us with a copy of the IRS Form 990-T that was filed for your account for 2023, as well as confirmation from the IRS that the IRS Form 990-T was filed electronically, including the filing number (with evidence of the date the return was filed).

OR

- A copy of Form 8868 extending the IRS Form 990-T filing deadline for your IRA to October 15, 2024, as well as proof of filing. If you file Form 8868, then by no later than October 15, 2024 you must also provide us with a copy of the IRS Form 990-T that was filed for your account for 2023, as well as confirmation from the IRS that the IRS Form 990-T was filed electronically, including the filing number (with evidence of the date the return was filed).

If you fail to provide us with any of the required items by the applicable deadline, we may (but will have no obligation to) prepare and file an IRS Form 990-T for each of your retirement accounts with us. If we do, you and/or your account will be responsible for all fees and expenses associated with that service (see Direct Service Option below), as well as any taxes or penalties associated with your account(s) or the filing(s).

Instructions and Requirements for Direct Service Option

If you select the Direct Service Option, you must provide the following item(s) to Pacific Premier Trust by no later than **March 15, 2024**:

- For UBTI other than UDFI (e.g., LP or LLC Interests): All relevant Schedule K-1's (with a copy of prior returns if you intend to use prior losses to offset income).
- For UDFI: Completed UDFI Worksheet for each debt-financed real estate property that generated income in your retirement account during the 2023 tax year. **We cannot prepare the 990-T or any state returns without a completed UDFI Worksheet.**

We will use the information you provide us to arrange for the preparation and filing of the IRS Form 990-T for each retirement account listed above. The following fees will be charged to your retirement account(s) for this service:

- IRS Form 990-T filing: \$350
- State Form Filing: \$150 per state
- Foreign Filing: \$150 per filing
- Schedule K-1 Review: \$25 each
- Filing Extension: \$150 each

If we receive all required items from you by March 15, 2024, we will notify you of the amount of any UBTI tax due by April 1, 2024, or as soon as practicable thereafter. You will be responsible for any delay or inaccuracy in any IRS Form 990-T filings and/or any applicable state or foreign UBTI filings (together with any associated penalties) that may arise as a result of your failure to timely provide us with accurate information needed to perform this service.

Delivery Information

Please return this Election Form and all other required or supporting documents to us by mail or email sent to the following address:

<u>Mail</u> Pacific Premier Trust Processing Center P.O. BOX 981012 Boston, MA 02298	<u>Email</u> regulatoryreporting@pacificpremiertrust.com
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Acknowledgement and Agreement

By signing below, you (a) confirm the option you have selected for preparation and filing of any required IRS Form 990-T for the 2023 tax year, and (b) agree to the requirements and other conditions outlined in this Election Form. Additionally, by signing this form, you are authorizing PPT to pay the amount of tax showing as due on the 990-T and any state returns. PPT will also pay any estimated taxes listed in the payment instructions received from your accountant or your tax preparer unless you check the box indicating you do not want PPT to pay the estimated taxes.

By checking this box, I am instructing PPT to not pay any estimated taxes.

SIGNATURE	PRINT NAME
DATE	

Non-Deposit investment products are not insured by the FDIC; are not deposits or other obligations of, or guaranteed by the Bank, or any of its divisions; and are subject to investment risks, including possible loss of the principal amount invested.



IRS Form 990-T Self-Service Certification

This IRS Form 990-T Self-Service Certification applies to the following retirement account(s) held with Pacific Premier Trust ("PPT"):

Name: _____	Account No.: _____
Name: _____	Account No.: _____
Name: _____	Account No.: _____
Name: _____	Account No.: _____

If you list multiple accounts, your election will apply to all the accounts listed on this form. If you have accounts that need a different treatment, please complete a separate form for those accounts.

By signing this IRS Form 990-T Self-Service Certification, the undersigned owner of the retirement account(s) identified above, or the undersigned tax preparer, on behalf of the owner of the retirement account(s), hereby certifies to PPT as follows:

Elect One of the Following:

The retirement account(s) identified above did not have UBTI of \$1,000 or more, and an IRS Form 990-T is not required to be filed with respect to such retirement account(s) for 2023.

IRS Form 990-T was filed with respect to the retirement account(s) for 2023. NOTE: You must also provide us with a copy of the IRS Forms 990-T that were filed for the retirement account(s) for 2023, as well as confirmation from the IRS that the IRS Forms 990-T were filed electronically, including the filing number for each filing (with evidence of the date the return was filed).

NOTE: It is the retirement account owner's obligation to ensure timely payment of any UBTI tax that may be owed. When UBTI tax is owed, it is an expense of the account and must be paid with funds from the retirement account. As such, the retirement account owner should ensure there are sufficient funds in the account to pay any applicable UBTI tax or penalties. Additionally, by signing this form, you are authorizing PPT to pay the amount of tax showing as due on the 990-T and any state returns. PPT will also pay any estimated taxes listed in the payment instructions received from your accountant or your tax preparer unless you check the box indicating you do not want PPT to pay the estimated taxes.

By checking this box, I am instructing PPT to not pay any estimated taxes.

Certification Completed By:

IRA OWNER (Print Name)	NAME OF TAX PREPARER (only if a Tax Preparer is signing below)	
SIGNATURE OF IRA OWNER OR TAX PREPARER	PHONE NUMBER OF TAX PREPARER	DATE

Please return this completed Certification and any accompanying documents to us by mail or email addressed to:

<u>Mail</u> Pacific Premier Trust Processing Center P.O. BOX 981012 Boston, MA 02298	<u>Email</u> regulatoryreporting@pacificpremiertrust.com
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UDFI Worksheet

Please make copies as needed if you are providing information for multiple properties or are providing information for different tax years.

TAX YEAR			
ACCOUNT NUMBER			
TAXPAYER (IRA) EIN ¹			
ACCOUNT NAME ASSOCIATED WITH EIN ABOVE (E.G., "John Doe Roth IRA")			
PROPERTY ADDRESS			
DATE PROPERTY ACQUIRED			
(If Applicable) DATE SOLD			
AVERAGE ADJUSTED BASIS FOR PROPERTY ²	\$		
		AMOUNT OF LOAN/MORTGAGE OUTSTANDING BALANCE	
		• Beginning of January	\$ -
Gross Income from Property	\$ -	• Beginning of February	\$ -
Straight Line Depreciation Amount	\$ -	• Beginning of March	\$ -
Deductions Directly Related to Property		• Beginning of April	\$ -
• Property Taxes	\$ -	• Beginning of May	\$ -
• Mortgage Interest	\$ -	• Beginning of June	\$ -
• Utilities	\$ -	• Beginning of July	\$ -
• Repairs and Maintenance	\$ -	• Beginning of August	\$ -
• Other—provide description	\$ -	• Beginning of September	\$ -
• Other—provide description	\$ -	• Beginning of October	\$ -
• Other—provide description	\$ -	• Beginning of November	\$ -
TOTAL DEDUCTIONS DIRECTLY RELATED TO PROPERTY	\$ -	• Beginning of December	\$ -
		AVERAGE ACQUISITION DEBT ON PROPERTY	\$ -

¹ This is not your SSN. Your IRA must obtain its own EIN for filings. Pacific Premier Trust can assist if you have not obtained an EIN for your IRA.

² If adjusted cost basis isn't provided we will use the original purchase price of the property to prepare the 990-T.

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