

|    | A  | B                 | C               | D                          | E                   |
|----|--|-------------------|-----------------|----------------------------|---------------------|
| 1  | <b>Global Real Estate Balance Sheet</b>  |                   |                 |                            |                     |
| 2  | <i>As of 2/29/08</i>                     |                   |                 |                            |                     |
| 3  |  |                   |                 |                            |                     |
| 4  | <i>(in millions)</i>                     | <i>BS at Risk</i> | <i>Gross Up</i> | <i>Gross Balance Sheet</i> | <i>Average Mark</i> |
| 5  | <b>US PTG</b>                            |                   |                 |                            |                     |
| 6  | Debt                                     | 6,663             | 154             | 6,818                      | 89                  |
| 7  | Equity/ REO                              | 2,880             | 2,215           | 5,096                      | 72                  |
| 8  | Bridge Equity                            | 3,409             | 1,928           | 5,337                      | 89                  |
| 9  |  | 12,952            | 4,298           | 17,250                     | 85                  |
| 10 | <b>US Commercial</b>                     |                   |                 |                            |                     |
| 11 | <b>Fixed Rate Loans</b>                  |                   |                 |                            |                     |
| 12 | Conduit / Large Loans (1st Lien)         | 946               | -               | 946                        | 94                  |
| 13 | B-Notes / mezz                           | 1,768             | -               | 1,768                      | 90                  |
| 14 |  | 2,714             | -               | 2,714                      |                     |
| 15 | <b>Floating Rate Loans</b>               |                   |                 |                            |                     |
| 16 | Large Loans (1st Lien)                   | 5,807             | -               | 5,807                      | 97                  |
| 17 | Suncal (Land Devt Term Loans)            | 1,011             | -               | 1,011                      | 91                  |
| 18 | Archstone Term Loan, Dev't Loan and Mezz | 2,827             | -               | 2,827                      | 99                  |
| 19 | B-Notes / Mezz                           | 3,698             | 983             | 4,681                      | 93                  |
| 20 | Other (LOC, Revolvers)                   | 275               | -               | 275                        | 74                  |
| 21 |  | 13,618            | 983             | 14,601                     |                     |
| 22 | <b>CMBS Securities (1)</b>               |                   |                 |                            |                     |
| 23 | AAA                                      | 1,683             | -               | 1,683                      | 92                  |
| 24 | AA                                       | 131               | -               | 131                        | 78                  |
| 25 | A  | 187               | -               | 187                        | 64                  |
| 26 | BBB                                      | 329               | -               | 329                        | 68                  |
| 27 | NIG                                      | 15                | -               | 15                         | 86                  |
| 28 |  | 2,344             | -               | 2,344                      |                     |
| 29 |  |                   |                 |                            |                     |
| 30 | <b>Total Real Estate Americas</b>        | <b>31,629</b>     | <b>5,281</b>    | <b>36,909</b>              |                     |

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| 4  | Price Verification Methodology  |
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| 6  | Positions marked based on DCF models; cash flow projections provided by third party servicers; discount rates obtained from market publications   |
| 7  |   |
| 8  | Marked at par less origination fees (usually at 96); historically, valuation based on original capitalization; started looking at major deals to price based on investor expected yields.   |
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| 12 | Price verified based on mock securitization modeled after the most recent Lehman deal using current market spreads and interest rates. Actively hedged for interest rate and spread movements using IRS and TRS   |
| 13 | Price verified using market spreads based on LTVs. Actively hedged for interest rate and to a lesser extent for spread movements using IRS and TRS.   |
| 14 |   |
| 15 |   |
| 16 | Generally, the investment grade tranches of the loan. Price verified using market spreads based on LTVs; pricing to full extension at spreads ranging from 200 ~ 400 bps over Libor. Where syndications have occurred, utilized those spreads to price comparable deals. Full price flex on approximately one-third of the portfolio. |
| 17 | Marked based on cash flow projections provided by a third party to a target yield of 15%.   |
| 18 | Full price flex.  |
| 19 | Price verified using market spreads based on LTVs; pricing to full extension at spreads ranging from 375 ~ 750 bps over Libor. Full price flex and/ or some form of sponsor guaranty on approximately one-third of the  |
| 20 |   |
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| 23 | Fixed Rate securities marked close to or wider than CMBX spreads; The most senior floating rate bonds (A1 class) marked to 225 bps over Libor to full extension (equates to 840 bps to initial maturity). 54% of portfolio is   |
| 24 | fixed and 46% floating.   |
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|    | A                        | B      | C     | D      | E |
|----|--------------------------|--------|-------|--------|---|
| 31 |                          |        |       |        |   |
| 32 | <u>Europe</u>            |        |       |        |   |
| 33 | PTG                      | 1,022  | 230   | 1,252  |   |
| 34 | CMBS Loans               | 6,819  | 3,621 | 10,440 |   |
| 35 | CMBS Securities          | 5,453  | -     | 5,453  |   |
| 36 | AAA                      | 3,996  | -     | 3,996  |   |
| 37 | AA                       | 475    | -     | 475    |   |
| 38 | A                        | 473    | -     | 473    |   |
| 39 | BBB                      | 273    | -     | 273    |   |
| 40 | NIG                      | 236    | -     | 236    |   |
| 41 | Total Europe Real Estate | 13,294 | 3,851 | 17,144 |   |
| 42 |                          |        |       |        |   |
| 43 | <u>Asia</u>              |        |       |        |   |
| 44 | PTG                      | 2,564  | 107   | 2,671  |   |
| 45 | NPL                      | 1,989  | 166   | 2,156  |   |
| 46 | Commercial Loans         | 4,774  | -     | 4,774  |   |
| 47 | Total Asia               | 9,328  | 273   | 9,601  |   |
| 48 |                          |        |       |        |   |
| 49 | Global Real Estate       | 54,250 | 9,405 | 63,655 |   |

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|    | A                                       | B          | C        | D                   | E            |
|----|---|------------|----------|---------------------|--------------|
| 1  | <b>Global Real Estate Balance Sheet</b> |            |          |                     |              |
| 2  | Valuation Issues / Challenges           |            |          |                     |              |
| 3  | <i>As of 2/29/08</i>                    |            |          |                     |              |
| 4  |   |            |          |                     |              |
| 5  | <i>(\$ millions)</i>                    | BS at Risk | Gross-Up | Gross Balance Sheet | Average Mark |
| 6  | <u>US PTG</u>                           |            |          |                     |              |
| 7  | Debt                                    | 6,663      | 154      | 6,818               | 89           |
| 8  | Equity/ REO                             | 2,880      | 2,215    | 5,096               | 72           |
| 9  | Bridge Equity                           | 3,409      | 1,928    | 5,337               | 89           |
| 10 |   | 12,952     | 4,298    | 17,250              | 85           |
| 11 | <u>US Commercial</u>                    |            |          |                     |              |
| 12 | Fixed Rate Loans                        |            |          |                     |              |
| 13 | Conduit / Large Loans (1st Lien)        | 946        | -        | 946                 | 94           |
| 14 | B-Notes / mezz                          | 1,768      | -        | 1,768               | 91           |
| 15 |   | 2,714      | -        | 2,714               |              |
| 16 | Floating Rate Loans                     |            |          |                     |              |
| 17 | Large Loans (1st Lien)                  | 5,807      | -        | 5,807               | 96           |
| 18 | Suncal (Land Devt Term Loans)           | 1,011      | -        | 1,011               | 94           |
| 19 | Archstone Term Loan                     | 2,827      | -        | 2,827               | 99           |
| 20 | B-Notes / Mezz                          | 3,698      | 983      | 4,681               | 93           |
| 21 | Other (LOC, Revolvers)                  | 275        | -        | 275                 | 85           |
| 22 |   | 13,618     | 983      | 14,601              |              |
| 23 | CMBS Securities (1)                     |            |          |                     |              |
| 24 | AAA                                     | 1,683      | -        | 1,683               | 92           |
| 25 | AA                                      | 131        | -        | 131                 | 78           |
| 26 | A                                       | 187        | -        | 187                 | 64           |
| 27 | BBB                                     | 329        | -        | 329                 | 68           |
| 28 | NIG                                     | 15         | -        | 15                  | 86           |
| 29 |   | 2,344      | -        | 2,344               |              |
| 30 |   |            |          |                     |              |
| 31 | Total Real Estate Americas              | 31,629     | 5,281    | 36,909              |              |
| 32 |   |            |          |                     |              |
| 33 | <u>Europe</u>                           |            |          |                     |              |
| 34 | PTG                                     | 1,022      | 230      | 1,252               |              |
| 35 | CMBS Loans                              | 6,819      | 3,621    | 10,440              |              |
| 36 | CMBS Securities                         | 5,453      | -        | 5,453               |              |
| 37 | AAA                                     | 3,996      | -        | 3,996               |              |
| 38 | AA                                      | 475        | -        | 475                 |              |
| 39 | A                                       | 473        | -        | 473                 |              |
| 40 | BBB                                     | 273        | -        | 273                 |              |
| 41 | NIG                                     | 236        | -        | 236                 |              |
| 42 | Total Europe Real Estate                | 13,294     | 3,851    | 17,144              |              |
| 43 |   |            |          |                     |              |
| 44 | <u>Asia</u>                             |            |          |                     |              |
| 45 | PTG                                     | 2,564      | 107      | 2,671               |              |
| 46 | NPL                                     | 1,989      | 166      | 2,156               |              |
| 47 | Commercial Loans                        | 4,774      | -        | 4,774               |              |
| 48 | Total Asia                              | 9,328      | 273      | 9,601               |              |
| 49 |   |            |          |                     |              |
| 50 | Global Real Estate                      | 54,250     | 9,405    | 63,655              |              |

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| 5  | Valuation Issues / Challenges   |
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| 7  | Rely on servicers' valuation of collateral; current methodology for the valuation of land and development type assets (105% Cap) not practical any more; working with front office asset management and servicers to fully      |
| 8  | move to DCF approach (IRR model); IRR's complete on significant exposures and resulting writedowns taken in 4Q07 and 1Q08; deterioration in the overall economy and continuing sluggishness of the residential market           |
| 9  | Typical exit strategy is through syndication which is currently very slow. Price flex on debt, where applicable, will eat into bridge equity yield; increases in cap rates also expected to reduce yields; continuous review of |
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| 13 | Exposure minimal, well-hedged; minimal risk of misstatement   |
| 14 | Exit strategy is through syndication; investor base different than CMBS; pricing model based on CMBS spreads since public data on syndication is not available; CMBS spreads are generally wider than syndication spreads;      |
| 15 |   |
| 16 |   |
| 17 | Exit mainly through syndication; minimal syndication activity; investor base different than CMBS, thus, difficult to use CMBS spreads;  |
| 18 | Lehman in the process of foreclosing on most of these loans; Valuation based on a DCF approach priced to a target yield of 15%; continued deterioration of the residential market will significantly reduce the value of these  |
| 19 | Full price flex   |
| 20 | Exit strategy is through syndication; investor base different than CMBS; pricing model based on CMBS spreads since public data on syndication is not available; CMBS spreads are generally wider than syndication spreads;      |
| 21 |   |
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| 24 | fixed rate cash pricing ok; lack of trading activity on floating rate bonds; use of fixed rate cash spreads or CMBX for floating rate bonds questionable  |
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|    | A                           | B                        | C                    | D             | E           | F            | G   |
|----|-----------------------------|--------------------------|----------------------|---------------|-------------|--------------|---|
| 1  | <b>Real Estate Americas</b> |                          |                      |               |             |              |   |
| 2  | Major Pricing Concerns      |                          |                      |               |             |              |   |
| 3  | <i>As of 2/29/08</i>        |                          |                      |               |             |              |   |
| 4  |                             |                          |                      |               |             |              |   |
| 5  |                             |                          |                      |               |             |              |   |
|    |                             | Portfolio Name           | Level                | Equity (\$mm) | Mezz (\$mm) | Debt (\$mm)  | Pricing Concerns  |
| 6  | 1                           | Archstone                | Bridge Equity        | 2,142         | 90          | 1,919        | Price flex on debt; increase in cap rates; liquidity  |
| 7  | 2                           | Hilton                   | Senior / Mezz        | 1,366         | 94          | 1,279        | Widening spreads, potential breakup of the syndicate group; potential weakness of the hotel sector  |
| 8  | 3                           | Suncal                   | Senior / Mezz        | 1,337         | 86          | 1,143        | Most loans in default; continued weakness of the residential market   |
| 9  | 4                           | Prologis                 | Bridge Equity        | 574           | 86          | 496          | Increase in cap rates; increase in investor expected yields; liquidity  |
| 10 | 5                           | Heritage Fields          | Senior               | 510           | 96          | 488          | Senior loan on a large development project (former air force base); loan originated at lower spread (Libor + 200 bps); low-levered loan with more than \$500mn cash equity; general weakness in the market to have a significant impact on the execution of business plan |
| 11 | 6                           | PTG Residential / Condo: |                      | 7,097         | 81          | 5,784        | Continued weakness of the residential market  |
| 12 |                             | <i>Debt:</i>             |                      |               |             |              |   |
| 13 |                             | <i>Residential Land</i>  | <i>Senior / Mezz</i> | <i>4,517</i>  | <i>93</i>   | <i>4,181</i> |   |
| 14 |                             | <i>Condo</i>             | <i>Senior / Mezz</i> | <i>392</i>    | <i>85</i>   | <i>333</i>   |   |
| 15 |                             | <i>Equity / REO:</i>     |                      |               |             |              |   |
| 16 |                             | <i>Residential Land</i>  | <i>Equity</i>        | <i>1,694</i>  | <i>65</i>   | <i>1,103</i> |   |
| 17 |                             | <i>Condo</i>             | <i>Equity</i>        | <i>493</i>    | <i>34</i>   | <i>167</i>   |   |

|    | A              | B               | C               | D               | E               | F               | G                     |
|----|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------------|
| 1  | <b>CMBX</b>    | <b>11/06/07</b> | <b>11/30/07</b> | <b>12/31/07</b> | <b>01/31/08</b> | <b>02/29/08</b> | <b>Chg from 11/30</b> |
| 2  | CMBX-NA-AAA 4  | 52              | 77              | 65              | 133             | 212             | 135                   |
| 3  | CMBX-NA-AJ 4   | 141             | 204             | 168             | 333             | 547             | 343                   |
| 4  | CMBX-NA-AA 4   | 227             | 304             | 269             | 413             | 676             | 371                   |
| 5  | CMBX-NA-A 4    | 409             | 432             | 432             | 680             | 912             | 480                   |
| 6  | CMBX-NA-BBB 4  | 818             | 928             | 842             | 1,245           | 1,515           | 587                   |
| 7  | CMBX-NA-BBB- 4 | 938             | 1,112           | 1,052           | 1,455           | 1,707           | 595                   |
| 8  | CMBX-NA-BB 4   | 1,331           | 1,492           | 1,400           | 1,793           | 2,000           | 508                   |
| 9  |                |                 |                 |                 |                 |                 |                       |
| 10 | CMBX-NA-AAA 3  | 43              | 69              | 61              | 123             | 208             | 139                   |
| 11 | CMBX-NA-AJ 3   |                 |                 |                 | 304             | 569             | 569                   |
| 12 | CMBX-NA-AA 3   | 224             | 289             | 256             | 391             | 672             | 383                   |
| 13 | CMBX-NA-A 3    | 396             | 372             | 427             | 626             | 873             | 501                   |
| 14 | CMBX-NA-BBB 3  | 692             | 746             | 735             | 1,133           | 1,499           | 753                   |
| 15 | CMBX-NA-BBB- 3 | 878             | 976             | 938             | 1,346           | 1,693           | 717                   |
| 16 | CMBX-NA-BB 3   | 1,232           | 1,384           | 1,286           | 1,679           | 1,942           | 557                   |
| 17 |                |                 |                 |                 |                 |                 |                       |
| 18 | CMBX-NA-AAA 2  | 41              | 69              | 51              | 106             | 182             | 113                   |
| 19 | CMBX-NA-AJ 2   |                 |                 |                 | 262             | 458             | 458                   |
| 20 | CMBX-NA-AA 2   | 169             | 175             | 169             | 292             | 579             | 404                   |
| 21 | CMBX-NA-A 2    | 283             | 289             | 307             | 453             | 677             | 388                   |
| 22 | CMBX-NA-BBB 2  | 607             | 569             | 522             | 807             | 1,079           | 510                   |
| 23 | CMBX-NA-BBB- 2 | 797             | 809             | 719             | 1,063           | 1,410           | 602                   |
| 24 | CMBX-NA-BB 2   | 1,201           | 1,236           | 1,143           | 1,559           | 1,815           | 579                   |
| 25 |                |                 |                 |                 |                 |                 |                       |
| 26 | CMBX-NA-AAA 1  | 39              | 65              | 50              | 95              | 167             | 167                   |
| 27 | CMBX-NA-AJ 1   |                 |                 |                 | 190             | 338             | 338                   |
| 28 | CMBX-NA-AA 1   | 127             | 161             | 123             | 256             | 440             | 440                   |
| 29 | CMBX-NA-A 1    | 152             | 198             | 166             | 322             | 490             | 490                   |
| 30 | CMBX-NA-BBB 1  | 384             | 389             | 350             | 559             | 756             | 756                   |
| 31 | CMBX-NA-BBB- 1 | 583             | 591             | 489             | 727             | 891             | 891                   |

|    | A                 | B              | C               | D               | E               | F               | G                            | H | I               | J              |
|----|-------------------|----------------|-----------------|-----------------|-----------------|-----------------|------------------------------|---|-----------------|----------------|
| 1  | <b>CASH-FIXED</b> | <b>11/6/07</b> | <b>11/30/07</b> | <b>12/31/07</b> | <b>1/31/08</b>  | <b>29-Feb</b>   | <b>CHG FROM<br/>11/30/07</b> |   |                 |                |
| 2  | AAA 30%           | 71             | 103             | 83              | 156             | 235             | 132                          |   |                 |                |
| 3  | AAA AM            | 91             | 159             | 133             | 245             | 380             | 135                          |   |                 |                |
| 4  | AAA AJ            | 115            | 205             | 180             | 335             | 540             | 205                          |   |                 |                |
| 5  | AA+               | 165            | 250             | 240             | 400             | 625             | 225                          |   |                 |                |
| 6  | AA                | 175            | 270             | 260             | 450             | 675             | 225                          |   |                 |                |
| 7  | AA-               | 195            | 300             | 290             | 525             | 765             | 240                          |   |                 |                |
| 8  | A+                | 240            | 405             | 390             | 600             | 855             | 255                          |   |                 |                |
| 9  | A                 | 270            | 425             | 410             | 675             | 950             | 275                          |   |                 |                |
| 10 | A-                | 305            | 465             | 450             | 775             | 1025            | 250                          |   |                 |                |
| 11 | BBB+              | 440            | 675             | 740             | 1125            | 1285            | 160                          |   |                 |                |
| 12 | BBB               | 550            | 800             | 860             | 1450            | 1525            | 75                           |   |                 |                |
| 13 | BBB-              | 650            | 925             | 975             | 1600            | 1700            | 100                          |   |                 |                |
| 14 |                   |                |                 |                 |                 |                 |                              |   |                 |                |
| 15 |                   |                |                 |                 |                 |                 |                              |   |                 |                |
| 16 |                   | <b>CSCM</b>    | <b>LBUBS</b>    | <b>BSCMS</b>    | <b>BACM</b>     | <b>MSC</b>      | <b>Change</b>                |   | <b>LBUBS</b>    | <b>GOFF</b>    |
| 17 |                   | <b>07-C5</b>   | <b>07-C7</b>    | <b>07-PW18</b>  | <b>07-5</b>     | <b>08-TOP29</b> | <b>from last</b>             |   | <b>07-C7</b>    | <b>SALE</b>    |
| 18 |                   | <b>11/1/07</b> | <b>11/20/07</b> | <b>12/13/07</b> | <b>12/20/07</b> | <b>2/13/08</b>  | <b>new issue</b>             |   | <b>BOT 1/11</b> | <b>1/23/08</b> |
| 19 | AAA 30%           | 68             | 102             | 87              | 88              | 235             | 147                          |   |                 |                |
| 20 | AAA AM            | 85             | 142             | 125             | 115             | 370             | 255                          |   |                 |                |
| 21 | AAA AJ            | 117            | 180             | 190             | 185             | 515             | 330                          |   |                 |                |
| 22 | AA+               | 150            | 205             | 245             | 240             | na              |                              |   |                 |                |
| 23 | AA                | 160            | 225             | 270             | 260             | 590             | 330                          |   |                 |                |
| 24 | AA-               | 170            | 245             | 300             | 290             | 700             | 410                          |   |                 |                |
| 25 | A+                | 205            | 300             | 340             | 340             | na              |                              |   |                 |                |
| 26 | A                 | 235            | 350             | 380             | 380             | 800             | 420                          |   |                 |                |
| 27 | A-                | 270            | 390             | 425             | 430             | 875             | 445                          |   |                 |                |
| 28 | BBB+              | 340            | 425             | 575             | 575             | 1150            | 575                          |   | 825             | 675            |
| 29 | BBB               | 425            | 525             | 675             | 675             | na              |                              |   | 950             | 775            |
| 30 | BBB-              | 535            | 650             | 850             | 850             | na              |                              |   | 1075            | 1025           |