

# Global Real Estate Group

## Americas Portfolio Summary – 2Q07



*Carillon North Tower*



*Bachelor Gulch*



*Portland: Block 30, 34 & 38*



*237 Park Avenue*

# LEHMAN BROTHERS

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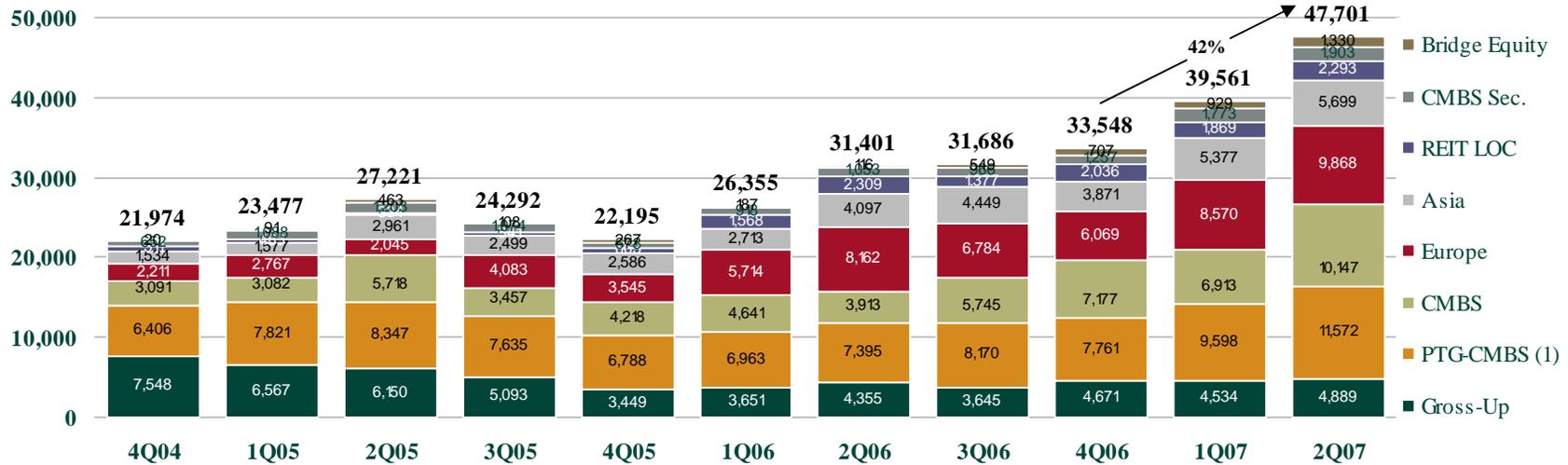
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## **I. Global Balance Sheet Trends**

# Global Balance Sheet Trends

GREG's balance sheet has grown 42% from the 4Q06 and at a CAGR of 36% since 4Q04

GREG Balance Sheet Trend: Cash at Risk vs. Gross-up (\$MM) – As of 5/31/07



|      | CMBS SECURITIES <sup>(2)</sup> | REIT LOC | CMBS AMERICAS |                           |                | PRINCIPAL TRANSACTIONS AMERICAS |       |        |               | EUROPE |       |        | ASIA   |      |        | TOTAL GLOBAL REAL ESTATE | GROSS-UP | TOTAL GLOBAL REAL ESTATE GROSS BS | GROSS UP BREAKOUT BY REGION |        |      |
|------|--------------------------------|----------|---------------|---------------------------|----------------|---------------------------------|-------|--------|---------------|--------|-------|--------|--------|------|--------|--------------------------|----------|-----------------------------------|-----------------------------|--------|------|
|      |                                |          | CONDUIT       | LARGE LOAN <sup>(3)</sup> | Mezz & B-Notes | SENIOR                          | MEZZ  | EQUITY | Bridge Equity | SENIOR | MEZZ  | EQUITY | SENIOR | MEZZ | EQUITY |                          |          |                                   | AMERICAS                    | EUROPE | ASIA |
|      |                                |          |               |                           |                |                                 |       |        |               |        |       |        |        |      |        |                          |          |                                   |                             |        |      |
| 4Q04 | 652                            | 511      | 595           | 2,496                     | 218            | 2,485                           | 1,445 | 2,259  | 20            | 1,557  | 426   | 228    | 1,248  | 221  | 65     | 14,425                   | 7,548    | 21,974                            | 4,880                       | 2,207  | 461  |
| 1Q05 | 1,088                          | 483      | 431           | 2,651                     | 458            | 2,854                           | 1,611 | 2,898  | 91            | 1,835  | 401   | 531    | 1,461  | 53   | 63     | 16,909                   | 6,567    | 23,477                            | 4,831                       | 1,325  | 411  |
| 2Q05 | 1,203                          | 334      | 1,029         | 4,689                     | 856            | 2,739                           | 1,671 | 3,081  | 463           | 1,041  | 361   | 643    | 2,824  | 26   | 111    | 21,071                   | 6,150    | 27,221                            | 4,475                       | 1,259  | 416  |
| 3Q05 | 1,074                          | 341      | 430           | 3,028                     | 820            | 2,300                           | 1,513 | 3,002  | 108           | 3,061  | 368   | 654    | 2,209  | 140  | 151    | 19,198                   | 5,093    | 24,292                            | 3,465                       | 1,009  | 620  |
| 4Q05 | 678                            | 663      | 550           | 3,668                     | 924            | 2,041                           | 1,494 | 2,330  | 267           | 3,053  | 162   | 331    | 2,167  | 137  | 282    | 18,746                   | 3,449    | 22,195                            | 2,612                       | 505    | 333  |
| 1Q06 | 918                            | 1,568    | 747           | 3,894                     | 1,074          | 2,007                           | 1,467 | 2,415  | 187           | 4,554  | 849   | 311    | 2,420  | 128  | 164    | 22,704                   | 3,651    | 26,355                            | 2,569                       | 494    | 588  |
| 2Q06 | 1,053                          | 2,309    | 1,125         | 2,788                     | 1,087          | 2,360                           | 1,492 | 2,456  | 116           | 6,598  | 1,032 | 532    | 3,831  | 97   | 169    | 27,046                   | 4,355    | 31,401                            | 2,462                       | 1,373  | 520  |
| 3Q06 | 966                            | 1,377    | 1,326         | 4,419                     | 1,839          | 2,768                           | 1,493 | 2,069  | 549           | 6,005  | 455   | 324    | 4,152  | 138  | 159    | 28,041                   | 3,645    | 31,686                            | 2,446                       | 513    | 686  |
| 4Q06 | 1,257                          | 2,036    | 1,164         | 6,013                     | 1,458          | 3,094                           | 1,502 | 1,707  | 707           | 5,386  | 262   | 421    | 3,618  | 81   | 171    | 28,877                   | 4,671    | 33,548                            | 3,140                       | 1,137  | 394  |
| 1Q07 | 1,773                          | 1,869    | 1,210         | 5,703                     | 1,831          | 3,751                           | 1,477 | 2,539  | 929           | 7,859  | 210   | 500    | 5,136  | 63   | 177    | 35,028                   | 4,534    | 39,561                            | 2,881                       | 1,359  | 293  |
| 2Q07 | 1,903                          | 2,293    | 1,500         | 8,647                     | 3,492          | 4,250                           | 1,178 | 2,652  | 1,330         | 9,192  | 221   | 455    | 5,387  | 77   | 235    | 42,812                   | 4,889    | 47,701                            | 3,172                       | 1,385  | 332  |
| CAGR | 53%                            | 82%      | 45%           | 64%                       | 203%           | 24%                             | -8%   | 7%     | 440%          | 103%   | -23%  | 32%    | 79%    | -34% | 67%    | 55%                      | -16%     | 36%                               | -16%                        | -17%   | -12% |

Note: Balances are as of the last business day in each respective quarter

1. Includes CMBS Mezz and B-Notes. 2. CMBS securities is global. 3. \$1.2Bn of the 2Q07 Large Loan balance sheet are 1<sup>st</sup> mortgages that will not be securitized

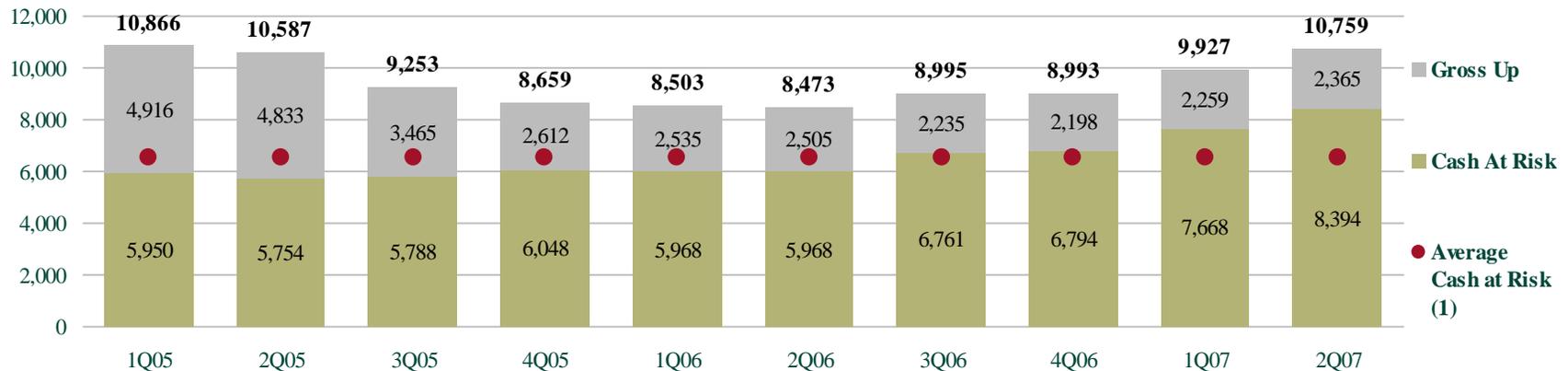
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## II. PTG Portfolio Summary

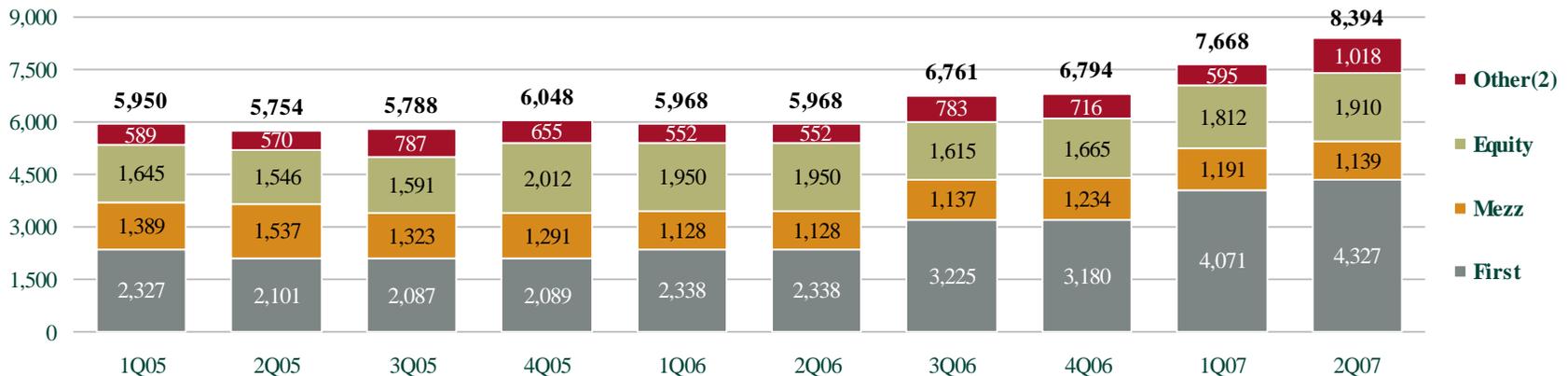
# Balance Sheet History (PTG)

PTG balance sheet basis has grown at a CAGR of 17% since the 1Q05

Quarterly PTG Balance Sheet by Cash at Risk and Gross Up (\$MM) – 12/1/04 to 5/31/07



Quarterly PTG Balance Sheet Cash at Risk by Lien Status (\$MM) – 12/1/04 to 5/31/07

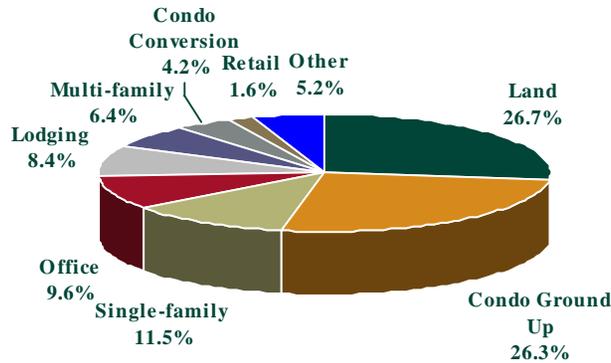


1. Average quarterly PTG Cash at Risk (12/1/04 to 5/31/07)  
 2. Other Liens include REO, Deposits and Lines of Credit

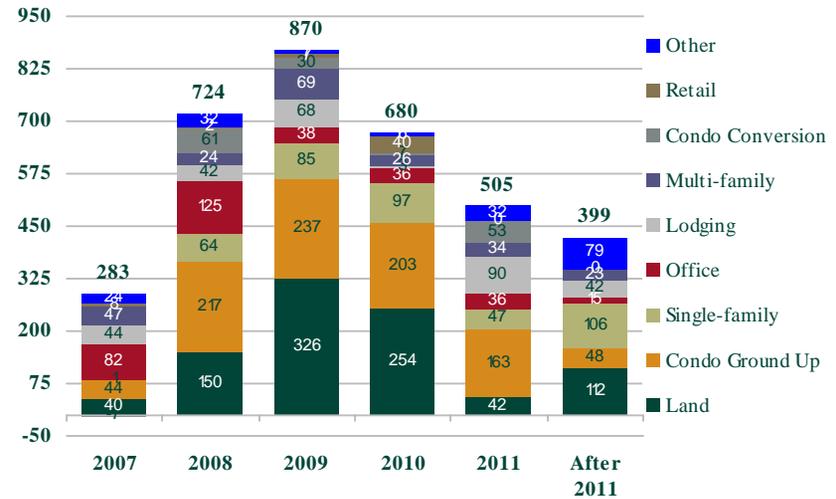
# Residual Profit Characteristics (PTG)

38% of the residual profit estimated in 2008 is expected from condo deals

Residual Profit by Property Type – As of 4/30/07



Residual Profit by Exit Year (\$MM) – As of 4/30/07



| Future Property Type | LB Balance (Basis)     | LB Residual Profit     | % of Total LB Residual Profit |
|----------------------|------------------------|------------------------|-------------------------------|
| Land                 | \$2,079,877,137        | \$924,508,295          | 26.7%                         |
| Condo Ground Up      | \$1,755,139,164        | \$911,798,976          | 26.3%                         |
| Single-family        | \$316,299,669          | \$399,149,021          | 11.5%                         |
| Office               | \$879,433,978          | \$332,817,449          | 9.6%                          |
| Lodging              | \$1,499,163,902        | \$289,264,822          | 8.4%                          |
| Multi-family         | \$545,002,507          | \$222,495,599          | 6.4%                          |
| Condo Conversion     | \$558,470,830          | \$144,534,551          | 4.2%                          |
| Retail               | \$100,952,835          | \$56,270,138           | 1.6%                          |
| Other                | \$265,549,789          | \$179,855,447          | 5.2%                          |
| <b>Total</b>         | <b>\$7,999,889,811</b> | <b>\$3,460,694,296</b> | <b>100.0%</b>                 |

| Exit Year    | LB Balance (Basis)     | LB Residual Profit     | % of Total LB Residual Profit |
|--------------|------------------------|------------------------|-------------------------------|
| 2007         | \$1,252,421,789        | \$283,052,682          | 8.2%                          |
| 2008         | \$2,453,040,214        | \$723,951,286          | 20.9%                         |
| 2009         | \$1,766,433,335        | \$869,770,856          | 25.1%                         |
| 2010         | \$1,338,029,709        | \$680,006,981          | 19.6%                         |
| 2011         | \$780,154,901          | \$504,726,838          | 14.6%                         |
| After 2011   | \$409,809,863          | \$399,185,653          | 11.5%                         |
| <b>Total</b> | <b>\$7,999,889,811</b> | <b>\$3,460,694,296</b> | <b>100.0%</b>                 |

Note: Residual profit represents gross revenues (excludes carry). 2007 represents the estimated remaining P&L for FY2007 as of 4/30/07 excluding marks. Land includes both commercial and residential property

# 2007 Payoff Summary – Debt (PTG)

Debt positions that paid off in the 2Q07 averaged an IRR of 11%

## Paid Off Debt Deals – 12/1/06 to 5/31/07

| Deal Name                                | Deal Manager    | State   | Property Type        | Actual Performance Over the Life of the Deal |               |           |                           |                       |       |
|--|-----------------|---------|----------------------|--|---------------|-----------|---------------------------|-----------------------|-------|
|  |                 |         |                      | Orig Date                                    | LB Investment | Exit Date | Total Profit (Nominal \$) | Holding Period (Yrs.) | IRR   |
| SunCal 5                                 | Bruni/Moshtaghi | CA      | Land                 | Dec-05                                       | \$170,593,026 | Feb-07    | \$16,775,899              | 1.13                  | 14.9% |
| Gramercy Park Hotel                      | Turner          | NY      | Condo Conversion     | Apr-04                                       | \$27,000,000  | Dec-06    | \$14,389,374              | 2.68                  | 18.6% |
| Treasures on the Bay                     | Bruni           | FL      | Condo Conversion     | Jan-05                                       | \$24,358,245  | Feb-07    | \$14,169,438              | 2.01                  | 25.1% |
| Inn at Lost Creek                        | Brogan          | CO      | Lodging              | Nov-97                                       | \$14,447,398  | Jan-07    | \$13,642,659              | 9.18                  | 9.5%  |
| Ritz Carlton Kapalua                     | Flannery        | HI      | Lodging              | Mar-06                                       | \$160,411,458 | Mar-07    | \$13,377,695              | 1.05                  | 8.7%  |
| Waterfront Sq Philadelphia               | Visone/McKenna  | PA      | Condo Ground Up      | Jul-04                                       | \$23,119,500  | Jan-07    | \$12,168,919              | 2.44                  | 22.5% |
| S2 Mezz Holding LLC                      | Cho             | IL      | Office               | Apr-04                                       | \$36,500,000  | Feb-07    | \$8,233,391               | 2.75                  | 15.0% |
| 25 Broad Street Mezz Loan                | Schoenherr      | NY      | For-Sale Residential | Mar-06                                       | \$27,032,238  | Mar-07    | \$6,708,217               | 1.01                  | 15.3% |
| Ballpark Assemblage                      | Ridini          | DC      | Mixed Use            | Apr-05                                       | \$10,980,279  | Apr-07    | \$6,086,098               | 2.04                  | 27.6% |
| Bradford Homesuites Portfolio            | Flannery        | TX      | Lodging              | Mar-06                                       | \$74,072,477  | Mar-07    | \$5,835,443               | 1.08                  | 9.7%  |
| 20600 Ventura Blvd (Chalk Hill Ventures) | Varni           | CA      | Land                 | Feb-06                                       | \$22,744,444  | May-07    | \$4,012,781               | 1.26                  | 15.2% |
| Dial Corporation                         | Westfahl        | AZ      | Land                 | May-05                                       | \$17,991,713  | Jan-07    | \$3,801,255               | 1.63                  | 16.1% |
| 22 Mercer                                | Flannery        | NY      | For-Sale Residential | Aug-04                                       | \$4,000,000   | Mar-07    | \$3,536,439               | 2.57                  | 28.8% |
| Portland Center Mezz                     | Varni           | OR      | Condo Ground Up      | Sep-05                                       | \$13,600,000  | Feb-07    | \$3,403,678               | 1.42                  | 19.7% |
| Europa                                   | Visone/McKenna  | FL      | For-Sale Residential | Dec-04                                       | \$6,000,000   | Mar-07    | \$3,373,335               | 2.19                  | 26.1% |
| 50-51 Mtn Village - Telluride            | Brogan          | CO      | Land                 | Nov-05                                       | \$19,863,409  | Jan-07    | \$3,162,726               | 1.18                  | 22.7% |
| 565 Mtn Village- Telluride               | Brogan          | CO      | Land                 | Jun-03                                       | \$4,600,000   | Jan-07    | \$2,767,366               | 3.58                  | 16.7% |
| Russell Ranch II                         | Varni           | CA      | Land                 | Jan-05                                       | \$7,500,000   | Feb-07    | \$2,727,300               | 2.11                  | 17.9% |
| Ballpark Assemblage 5                    | Ridini          | DC      | For-Sale Residential | Aug-05                                       | \$5,688,750   | Apr-07    | \$2,722,165               | 1.69                  | 34.3% |
| Ballpark Assemblage 2 Mezz               | Ridini          | DC      | For-Sale Residential | Jun-05                                       | \$4,300,000   | Apr-07    | \$2,644,959               | 1.83                  | 36.1% |
| Solaris at Brickell Bay                  | Bruni           | FL      | Condo Ground Up      | Oct-04                                       | \$3,940,014   | Dec-06    | \$2,424,447               | 2.20                  | 24.8% |
| Ashford Creek                            | Bruni           | GA      | Condo Ground Up      | Jan-05                                       | \$5,000,000   | Jan-07    | \$2,275,390               | 1.99                  | 26.5% |
| Carlyle Apartments                       | Cho             | LA      | Multifamily          | Nov-06                                       | \$12,944,479  | Apr-07    | \$2,190,119               | 0.43                  | 60.7% |
| Kojaian Consolidated Mezz 04             | Cho/ McKenna    | MI      | Other                | Dec-03                                       | \$13,969,265  | Mar-07    | \$2,085,441               | 3.17                  | 5.3%  |
| Botham Road                              | Bruni           | Ontario | Land                 | Jul-03                                       | \$2,140,411   | Jan-07    | \$1,682,082               | 3.50                  | 24.2% |
| Ballpark Assemblage 3                    | Ridini          | DC      | Mixed Use            | Sep-05                                       | \$3,675,000   | Apr-07    | \$1,411,509               | 1.58                  | 30.2% |
| Grand Plaza Mezz                         | Bhatti          | IL      | For-Sale Residential | Jul-05                                       | \$9,800,183   | Apr-07    | \$1,403,419               | 1.72                  | 8.5%  |
| Crystal Tree                             | Bruni           | FL      | Mixed Use            | Jan-05                                       | \$3,000,000   | Mar-07    | \$1,363,214               | 2.16                  | 21.2% |
| Ballpark Assemblage 4                    | Ridini          | DC      | For-Sale Residential | Aug-05                                       | \$2,775,000   | Apr-07    | \$1,323,663               | 1.71                  | 26.3% |
| AZ Land 141                              | Bruni/Moshtaghi | AZ      | Land and Lots        | Apr-06                                       | \$8,944,401   | May-07    | \$1,153,209               | 1.08                  | 12.0% |

Note: IRR is calculated based on the gross profit of the deal, which does not account for Lehman's carry costs and servicing fees. Represents all deals that have been fully reconciled and closed out with servicer.

# 2007 Payoff Summary – Debt (PTG) Continued

Debt positions that paid off in the 2Q07 averaged an IRR of 11%

## Paid Off Debt Deals – 12/1/06 to 5/31/07

| Deal Name                            | Deal Manager    | State                    | Property Type | Actual Performance Over the Life of the Deal |                      |           |                              |                          |              |
|--------------------------------------|-----------------|--------------------------|---------------|--|----------------------|-----------|------------------------------|--------------------------|--------------|
|                                      |                 |                          |               | Orig Date                                    | LB Investment        | Exit Date | Total Profit<br>(Nominal \$) | Holding<br>Period (Yrs.) | IRR          |
| Fairfield                            | Bruni/Moshtaghi | CA                       | Office        | Jun-05                                       | \$10,131,607         | Mar-07    | \$959,609                    | 1.72                     | 12.1%        |
| Ballpark 5 Assemblage WMATA Senior   | Ridini          | DC                       | Mixed Use     | Dec-06                                       | \$22,151,569         | Apr-07    | \$952,342                    | 0.35                     | 13.6%        |
| Berkley Multi-Family Toronto Project | Bruni           | Ontario                  | Multifamily   | Oct-01                                       | \$3,646,465          | Apr-07    | \$770,528                    | 5.44                     | 6.4%         |
| Novare Group Holdings Bridge Loan    | Cho             | GA                       | Land          | Dec-06                                       | \$10,000,000         | Feb-07    | \$343,553                    | 0.18                     | 22.5%        |
| Augusta Apartments Junior Mezz       | Osgood          | NV                       | Multifamily   | Nov-06                                       | \$1,947,818          | Feb-07    | \$140,518                    | 0.30                     | 32.4%        |
| Playa Pelicano Loan                  | Barsanti        | Costa Rica               | Land          | Nov-06                                       | \$1,550,000          | Feb-07    | \$22,111                     | 0.19                     | 18.5%        |
| 225 Virginia Ave-Senior Loan         | Flannery        | DC                       | Office        | Apr-00                                       | \$46,505,901         | Dec-06    | -\$5,995,074                 | 6.64                     | -2.2%        |
| <b>Totals</b>                        |                 | <b># of Positions 37</b> |               |  | <b>\$836,925,048</b> |           | <b>\$158,045,216</b>         | <b>1.85</b>              | <b>10.9%</b> |

*Note: IRR is calculated based on the gross profit of the deal, which does not account for Lehman's carry costs and servicing fees. Represents all deals that have been fully reconciled and closed out with servicer.*

# 2007 Payoff Summary – Equity (PTG)

PTG Portfolio Summary

Equity positions that paid of in the 2Q07 had a combined IRR of 12%

## Paid Off Equity Deals – 12/1/06 to 5/31/07

| Deal Name                                    | Deal Manager             | State   | Property Type        | Actual Performance Over the Life of the Deal |                      |           |                           |                       |               |
|--|--------------------------|---------|----------------------|--|----------------------|-----------|---------------------------|-----------------------|---------------|
|  |                          |         |                      | Orig Date                                    | LB Investment        | Exit Date | Total Profit (Nominal \$) | Holding Period (Yrs.) | IRR           |
| Manhattan Mall LLC                           | Bruni                    | NY      | Retail               | Mar-97                                       | \$312,711,816        | Dec-06    | \$123,481,411             | 9.72                  | 16.0%         |
| LB Capstone -Murrietta Oaks                  | Bruni                    | CA      | For-Sale Residential | Feb-02                                       | \$8,062,250          | Apr-07    | \$19,729,850              | 5.10                  | 46.9%         |
| LB Jacksonville LLC                          | Turner                   | FL      | Office               | Jun-00                                       | \$26,207,443         | Jan-07    | \$16,848,486              | 6.58                  | 12.0%         |
| LB Rancho Mirage LLC(CRV III-CRV)            | Bruni                    | CA      | For-Sale Residential | Feb-01                                       | \$6,383,587          | Apr-07    | \$11,295,220              | 6.10                  | 29.5%         |
| LB Troxler Residential Ventures 26           | Varni                    | CA      | Land                 | Apr-04                                       | \$8,846,485          | Apr-07    | \$8,283,474               | 3.02                  | 30.0%         |
| LB El Centro LLC- CRV IX                     | Bruni                    | CA      | For-Sale Residential | May-03                                       | \$5,878,074          | May-07    | \$5,296,125               | 4.01                  | 51.5%         |
| LB 1935 Buena Vista LLC                      | Bruni                    | CA      | Office               | Apr-03                                       | \$3,618,863          | Dec-06    | \$5,251,523               | 3.68                  | 44.5%         |
| LB Elms LLC- CRV XII                         | Bruni                    | CA      | For-Sale Residential | Sep-03                                       | \$1,235,124          | Mar-07    | \$3,617,847               | 3.53                  | 124.7%        |
| LB Willows LLC- CRV XIII                     | Bruni                    | CA      | For-Sale Residential | Sep-03                                       | \$1,022,236          | Mar-07    | \$3,449,426               | 3.53                  | 138.1%        |
| LB West Lancaster LLC- CRV XVII              | Bruni                    | CA      | For-Sale Residential | Oct-03                                       | \$1,608,451          | May-07    | \$1,848,051               | 3.53                  | 42.2%         |
| LB Kulamalu LLC                              | Varni                    | HI      | Land                 | Jun-06                                       | \$1,600,000          | Jan-07    | \$1,522,793               | 0.51                  | 214.7%        |
| LB Mountain View II LLC                      | Visone                   | NV      | Land                 | Jun-03                                       | \$1,520,620          | Apr-07    | \$1,428,094               | 3.81                  | 31.3%         |
| LB 3434 South Grand Ave LLC                  | Bruni                    | CA      | Industrial           | Oct-00                                       | \$34,649,557         | Dec-06    | \$1,355,544               | 6.11                  | 1.4%          |
| LB Acapulco Inc                              | Flannery                 | Mexico  | Other                | Jun-98                                       | \$1,094,816          | Jan-07    | \$902,211                 | 8.55                  | 9.5%          |
| LB Driftwood Bahamas Management Limited      | Flannery                 | Bahamas | Line of Credit/Loan  | Apr-02                                       | \$600,000            | May-07    | \$0                       | 5.13                  | 0.0%          |
| LB La Costa Greens 61 LLC- CRV 33            | Bruni                    | CA      | Land                 | Jun-04                                       | \$8,313,413          | Dec-06    | -\$610,834                | 2.51                  | -3.6%         |
| LB Mesa Inc. & Direct                        | Westfahl                 | AZ      | Multifamily          | Dec-99                                       | \$11,844,348         | Apr-07    | -\$628,407                | 7.37                  | -0.9%         |
| LB Quorum- CRV XXII                          | Bruni                    | CA      | For-Sale Residential | Mar-04                                       | \$5,000,555          | Mar-07    | -\$3,632,492              | 3.01                  | -72.6%        |
| LB 180 Euclid Ave. LLC                       | Bruni                    | OH      | Office               | Feb-00                                       | \$33,354,455         | Jan-07    | -\$18,877,202             | 6.99                  | -11.9%        |
| <b>Totals</b>                                | <b># of Positions 19</b> |         |                      |  | <b>\$473,552,094</b> |           | <b>\$180,561,119</b>      | <b>8.35</b>           | <b>12.9%</b>  |
| <b>Restructured Deals</b>                    |                          |         |                      |  |                      |           |                           |                       |               |
| LB Euclid Acquisition LLC                    | Bruni                    | OH      | Office               | Jan-07                                       | \$402,588            | Jan-07    | -\$402,588                | 0.06                  | -100.0%       |
| LB Broadway LLC                              | Visone/McKenna           | CA      | For-Sale Residential | Nov-04                                       | \$962,100            | Jan-07    | -\$962,100                | 2.21                  | -100.0%       |
| LB Parkside Apartments LLC                   | Bruni                    | Ontario | Multifamily          | Sep-03                                       | \$2,403,554          | Mar-07    | -\$2,403,552              | 3.46                  | -100.0%       |
| KKP-LB Pacific II                            | Barsanti                 | HI      | Retail               | Nov-96                                       | \$16,824,203         | Jan-07    | -\$16,524,203             | 10.19                 | -98.2%        |
| <b>Totals</b>                                | <b># of Positions 4</b>  |         |                      |  | <b>\$20,592,444</b>  |           | <b>-\$20,292,442</b>      | <b>8.83</b>           | <b>-98.5%</b> |
| <b>Bridge Equity Deals</b>                   |                          |         |                      |  |                      |           |                           |                       |               |
| LB Boston Principle LP                       | Ashmun                   | MA      | Office               | Jun-06                                       | \$87,148,750         | Mar-07    | \$11,060,406              | 0.82                  | 19.1%         |
| 340 Madison Avenue LB Syndication Partner LP |                          | NY      | Office               | Nov-06                                       | \$70,703,125         | Apr-07    | \$6,245,120               | 0.41                  | 23.3%         |
| LB Liberty Square LLC                        | Schoenherr               | SC      | Office               | Jun-06                                       | \$10,670,000         | Jan-07    | \$1,347,100               | 0.58                  | 24.5%         |
| <b>Totals</b>                                | <b># of Positions 3</b>  |         |                      |  | <b>\$168,521,875</b> |           | <b>\$18,652,626</b>       | <b>0.63</b>           | <b>20.7%</b>  |
| <b>Total Equity</b>                          | <b># of Positions 26</b> |         |                      |  | <b>\$662,666,412</b> |           | <b>\$178,921,303</b>      | <b>6.40</b>           | <b>11.5%</b>  |

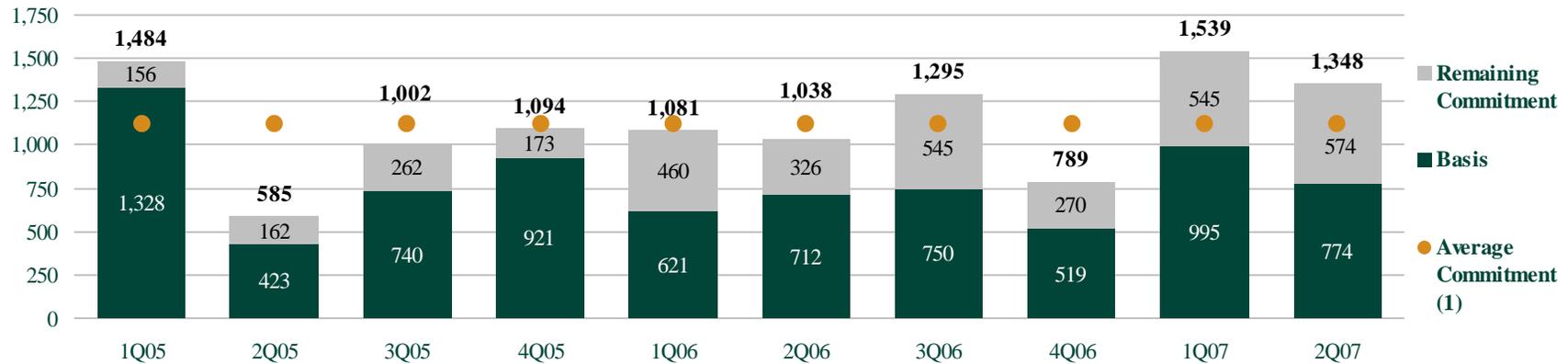
Note: IRR is calculated based on the gross profit of the deal, which does not account for Lehman's carry costs and servicing fees. Represents all deals that have been fully reconciled and closed out with servicer.

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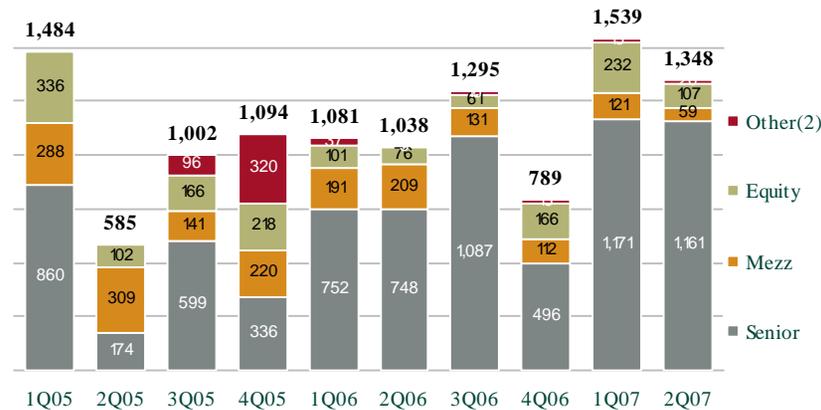
# Origination Summary (PTG)

PTG has originated an average of \$1.1Bn in commitments over the last 10 quarters

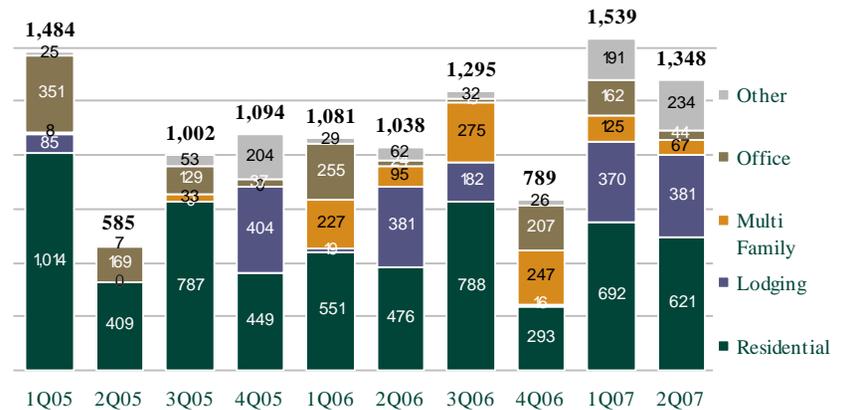
## Quarterly PTG Origination by Basis and Commitment (\$MM) – 12/1/04 to 5/31/07



## Origination Commitments by Lien Status (\$MM)



## Origination Commitments by Property Type (\$MM)<sup>(3)</sup>



1. Average quarterly PTG origination commitments (12/1/04 to 5/31/07)

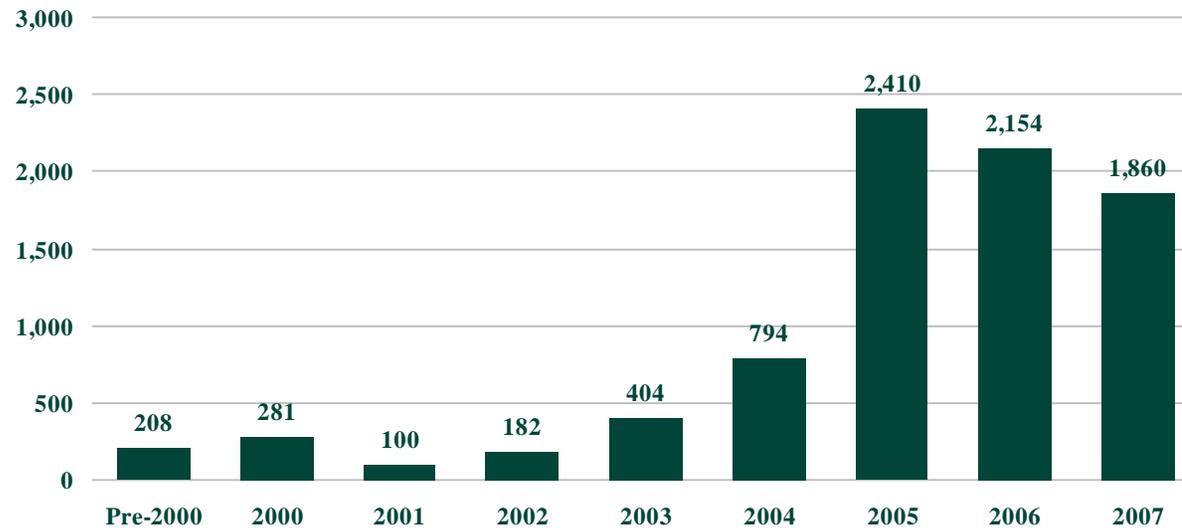
2. Other Liens include REO, Deposits and Lines of Credit

3. Residential property types include Condos, Single-family, Multi-family and residential land. Other property types include industrial, self-storage, retail, commercial land and all other types

# Portfolio Aging Summary (PTG)

86% of the portfolio was originated between 1Q04 and the 2Q07

**Aged Portfolio Basis Distribution (\$MM) – As of 5/31/07**

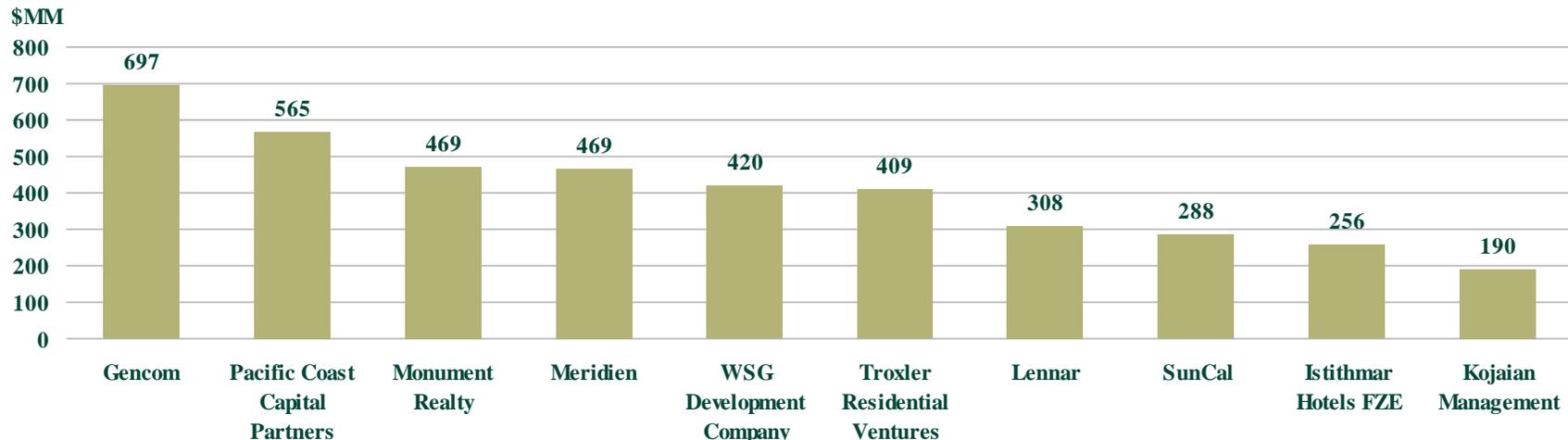


| Origination Date | # of Positions | LB Basis               | % of Total LB Basis |
|------------------|----------------|------------------------|---------------------|
| Pre-2000         | 60             | \$208,221,047          | 2.5%                |
| 2000             | 64             | \$281,465,962          | 3.4%                |
| 2001             | 34             | \$99,866,407           | 1.2%                |
| 2002             | 38             | \$181,593,037          | 2.2%                |
| 2003             | 67             | \$404,370,211          | 4.8%                |
| 2004             | 103            | \$794,348,305          | 9.5%                |
| 2005             | 144            | \$2,409,720,174        | 28.7%               |
| 2006             | 162            | \$2,154,394,413        | 25.7%               |
| 2007             | 117            | \$1,859,579,043        | 22.2%               |
| <b>Total:</b>    | <b>789</b>     | <b>\$8,393,558,600</b> | <b>100.0%</b>       |

# Portfolio Characteristics – Sponsor Exposure (PTG)

The Top 10 Sponsors account for 49% of PTG’s balance sheet

**Top 10 Sponsor Exposure by Basis – As of 5/31/07**

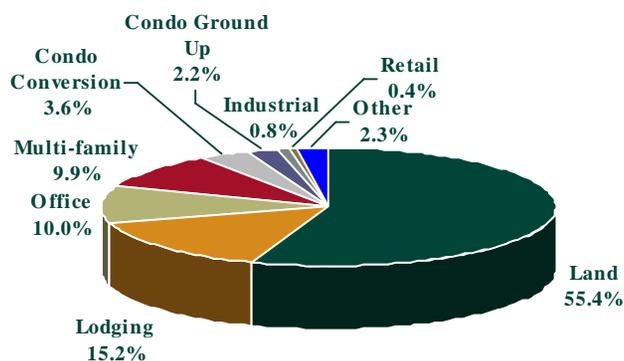


| Rank | Sponsor                        | # of positions | LB Basis               | % of Total LB Basis |
|------|--------------------------------|----------------|------------------------|---------------------|
| 1    | Gencom                         | 23             | \$696,708,268          | 8.3%                |
| 2    | Pacific Coast Capital Partners | 91             | \$564,625,023          | 6.7%                |
| 3    | Monument Realty                | 32             | \$469,118,462          | 5.6%                |
| 4    | Meridien                       | 3              | \$468,744,274          | 5.6%                |
| 5    | WSG Development Company        | 14             | \$419,848,858          | 5.0%                |
| 6    | Troxler Residential Ventures   | 44             | \$409,319,743          | 4.9%                |
| 7    | Lennar                         | 1              | \$308,288,159          | 3.7%                |
| 8    | SunCal                         | 8              | \$287,892,367          | 3.4%                |
| 9    | Istithmar Hotels FZE           | 2              | \$256,418,438          | 3.1%                |
| 10   | Kojaian Management             | 57             | \$190,471,972          | 2.3%                |
|      | Other Sponsors                 | 514            | \$4,322,123,036        | 51.5%               |
|      | <b>Grand Total</b>             | <b>789</b>     | <b>\$8,393,558,600</b> | <b>100.0%</b>       |

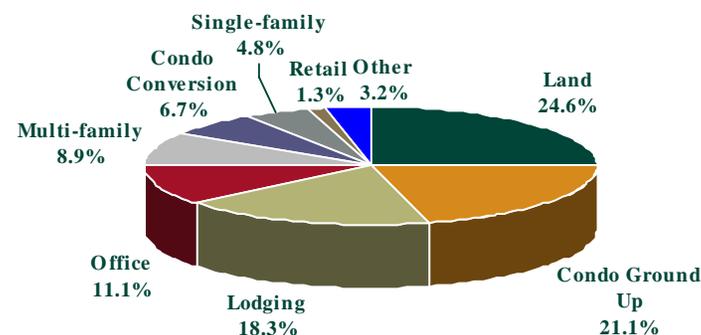
# Portfolio Characteristics (PTG)

PTG's largest exposure is in land with 55% (\$4.7Bn) of the portfolio

## Current Property Type<sup>(1)</sup> – As of 5/31/07



## Future Property Type – As of 5/31/07



| Current Property Type | # of Positions | LB Basis               | % of Total LB Basis |
|-----------------------|----------------|------------------------|---------------------|
| Land                  | 382            | \$4,651,544,425        | 55.4%               |
| Lodging               | 34             | \$1,279,428,208        | 15.2%               |
| Office                | 97             | \$840,882,746          | 10.0%               |
| Multi-family          | 90             | \$831,081,672          | 9.9%                |
| Condo Conversion      | 41             | \$304,830,336          | 3.6%                |
| Condo Ground Up       | 29             | \$188,579,562          | 2.2%                |
| Industrial            | 27             | \$67,716,329           | 0.8%                |
| Retail                | 12             | \$33,263,912           | 0.4%                |
| Other                 | 77             | \$196,231,410          | 2.3%                |
| <b>Total:</b>         | <b>789</b>     | <b>\$8,393,558,600</b> | <b>100.0%</b>       |

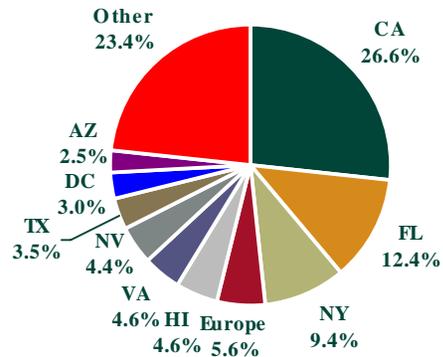
| Future Property Type | # of Positions | LB Basis               | % of Total LB Basis |
|----------------------|----------------|------------------------|---------------------|
| Land                 | 155            | \$2,068,029,604        | 24.6%               |
| Condo Ground Up      | 115            | \$1,771,246,933        | 21.1%               |
| Lodging              | 39             | \$1,534,908,817        | 18.3%               |
| Office               | 150            | \$930,988,000          | 11.1%               |
| Multi-family         | 92             | \$749,169,957          | 8.9%                |
| Condo Conversion     | 57             | \$559,501,491          | 6.7%                |
| Single-family        | 57             | \$403,203,225          | 4.8%                |
| Retail               | 21             | \$107,017,942          | 1.3%                |
| Other                | 103            | \$269,492,632          | 3.2%                |
| <b>Total:</b>        | <b>789</b>     | <b>\$8,393,558,600</b> | <b>100.0%</b>       |

Note: The change in concentration from current to future property type reflects land development and the rehabilitation or redevelopment of properties to an alternative use  
 1. Land includes both commercial and residential properties. Multi-family includes multi-family to condominium conversion deals

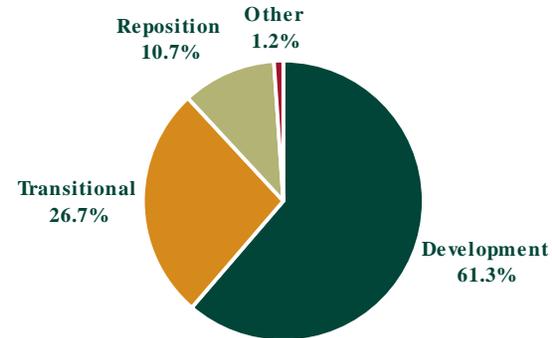
# Portfolio Characteristics (PTG)

PTG Basis as of 5/31/07: \$8.4Bn

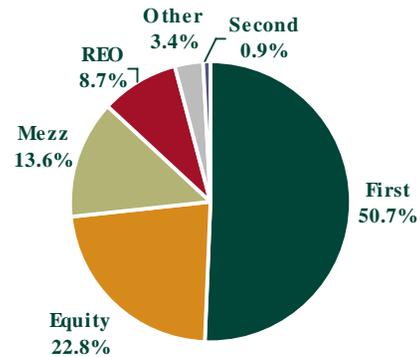
## Geographic Concentration – As of 5/31/07



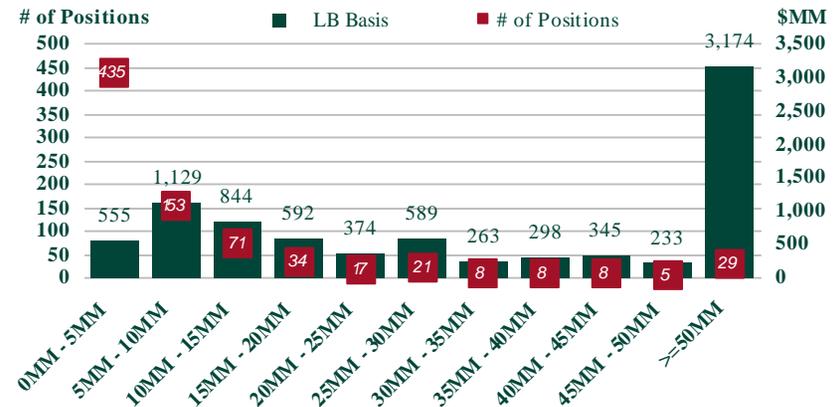
## Deal Type<sup>(1)</sup> – As of 5/31/07



## Lien Status<sup>(2)</sup> – As of 5/31/07



## Distribution of Basis (\$MM) – As of 5/31/07



1. Deal Type Definitions: Transitional - operating properties with upside. Reposition - rehabilitation or redevelopment to an alternative use. Development - land play, subdivision or ground-up construction. Other - deposits, working capital lines, letters of credit and cash collateral accounts.  
 2. Other includes deposits, working capital lines, letters of credit and cash collateral accounts

# Positions Over \$50MM (PTG)

PTG Portfolio Summary

Total positions with a basis over \$50MM grew 17% (\$2.7Bn to \$3.2Bn) from 1Q07 to 2Q07

## Positions Over \$50MM – As of 5/31/07

| Position Name                             | Balance (Basis)        | Sponsor                   | Lien Position | Location | Current Property Type | Future Property Type | Deal Type    |
|---|------------------------|---------------------------|---------------|----------|-----------------------|----------------------|--------------|
| Heritage Fields                           | 308,288,159            | Lennar                    | First         | CA       | Land                  | Land                 | Development  |
| Knickerbocker Hotel Senior                | 197,100,638            | Istithmar Hotels FZE      | First         | NY       | Office                | Lodging              | Reposition   |
| Commons of McLean                         | 173,160,995            | Monument Realty           | First         | VA       | Land                  | Condo Ground Up      | Development  |
| LB FV LLC                                 | 165,611,178            | Meridien                  | REO           | Europe   | Lodging               | Lodging              | Transitional |
| Ritz Carlton Kapalua Senior               | 163,757,399            | Gencom                    | First         | HI       | Lodging               | Lodging              | Transitional |
| Orlando Assets Acquisition                | 162,359,294            | Zohouri                   | REO           | FL       | Multi-family          | Multi-family         | Transitional |
| LBS Holdings SARL                         | 155,389,539            | Meridien                  | Equity        | Europe   | Lodging               | Lodging              | Transitional |
| Carillon South Tower                      | 152,133,042            | WSG Development Company   | First         | FL       | Land                  | Condo Ground Up      | Development  |
| Forte Village                             | 147,743,557            | Meridien                  | Other         | Europe   | Lodging               | Lodging              | Transitional |
| Oak Knoll & Del Amo                       | 123,730,000            | SunCal                    | First         | CA       | Land                  | Land                 | Development  |
| Carillon North Tower                      | 117,983,293            | WSG Development Company   | First         | FL       | Land                  | Condo Ground Up      | Development  |
| Exhibition City Senior                    | 113,612,814            | Atlantic Gulf Communities | First         | NV       | Land                  | Land                 | Development  |
| 610 Lexington Acquisition                 | 97,202,554             | RFR Holdings              | First         | NY       | Land                  | Land                 | Development  |
| 10000 Santa Monica                        | 94,923,365             | SunCal                    | First         | CA       | Land                  | Condo Ground Up      | Development  |
| Lodge at Rancho Mirage                    | 89,554,130             | Gencom                    | First         | CA       | Lodging               | Condo Ground Up      | Development  |
| Cabo San Lucas Land                       | 85,478,588             | Diamante                  | First         | Mexico   | Land                  | Lodging              | Development  |
| Delta Coves Senior                        | 77,476,068             | Lakeside Capital Partners | First         | CA       | Land                  | Single-family        | Development  |
| Lehman 7 Portfolio                        | 73,870,558             | Gencom                    | First         | Various  | Lodging               | Lodging              | Transitional |
| LB South Beach LLC                        | 72,109,949             | MDG                       | Equity        | FL       | Lodging               | Lodging              | Development  |
| LCOR ALEXANDRIA                           | 68,620,966             | LCOR                      | Other         | VA       | Office                | Office               | Transitional |
| Washington Post - Columbia                | 66,281,000             | Monument Realty           | First         | DC       | Land                  | Office               | Development  |
| Carillon                                  | 65,243,950             | WSG Development Company   | Mezz          | FL       | Land                  | Condo Ground Up      | Development  |
| One Kansas City Place                     | 64,632,647             | TIAA                      | First         | MO       | Office                | Office               | Transitional |
| Ritz Carlton Philadelphia (note purchase) | 64,350,000             | Gencom                    | First         | PA       | Lodging               | Lodging              | Transitional |
| Knickerbocker Hotel Senior LBCB           | 59,317,800             | Istithmar Hotels FZE      | First         | NY       | Office                | Lodging              | Reposition   |
| Concordia Senior                          | 56,279,962             | East Avenue Development   | First         | TX       | Land                  | Land                 | Development  |
| Greenwich Apts Mezz                       | 54,296,195             | Antares                   | Mezz          | CT       | Multi-family          | Multi-family         | Reposition   |
| 1200 Main Loan                            | 52,128,585             | Other                     | First         | TX       | Condo Conversion      | Condo Conversion     | Reposition   |
| Flamingo Land LLC                         | 51,068,203             | Del American Inc          | REO           | NV       | Land                  | Multi-family         | Development  |
| <b>Total PTG Positions</b>                | <b>\$3,173,704,427</b> |                           |               |          |                       |                      |              |

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### **III. Residential Portfolio**

# Residential Portfolio Dashboard (PTG)

**51% (\$4.3Bn) of the \$8.4Bn PTG balance sheet comprises of residential deals**

## Returns on Paid Off Positions (11/30/03 - 5/31/07)(1)

|                           | Single-Family Land <sup>(2)</sup> | Condos (Ground Up and Conversions) | Total             |
|---------------------------|-----------------------------------|------------------------------------|-------------------|
| # of Debt Positions       | 25                                | 83                                 | <b>108</b>        |
| Debt Investment (\$MM)    | \$525                             | \$1,209                            | <b>\$1,734</b>    |
| Debt Profit (\$MM)        | \$74                              | \$285                              | <b>\$360</b>      |
| Weighted Average Life     | 1.70 Years                        | 1.54 Years                         | <b>1.58 Years</b> |
| IRR                       | 11.8%                             | 18.5%                              | <b>16.5%</b>      |
| # of Equity Positions     | 38                                | 20                                 | <b>58</b>         |
| Equity Investments (\$MM) | \$210                             | \$254                              | <b>\$463</b>      |
| Equity Profit (\$MM)      | \$140                             | \$158                              | <b>\$297</b>      |
| Weighted Average Life     | 2.93 Years                        | 4.18 Years                         | <b>3.33 Years</b> |
| IRR                       | 27.6%                             | 15.8%                              | <b>19.4%</b>      |

## Residential Exposure by Lien Position as of 5/31/07

| Lien Position |             | Single-Family Land <sup>(2)</sup> | Condo Ground Up | Condo Conversions | Total Outstanding Basis | % of Total  | Total Commitment | % of Total  |
|---------------|-------------|-----------------------------------|-----------------|-------------------|-------------------------|-------------|------------------|-------------|
| First         | \$MM        | \$1,048                           | \$913           | \$273             | <b>\$2,234</b>          | 52%         | <b>\$3,470</b>   | 61%         |
|               | #           | 32                                | 24              | 11                | <b>67</b>               |             |                  |             |
| Mezz          | \$MM        | \$233                             | \$463           | \$172             | <b>\$867</b>            | 20%         | <b>\$900</b>     | 16%         |
|               | #           | 24                                | 33              | 18                | <b>75</b>               |             |                  |             |
| Equity        | \$MM        | \$644                             | \$331           | \$90              | <b>\$1,065</b>          | 25%         | <b>\$1,210</b>   | 21%         |
|               | #           | 120                               | 51              | 25                | <b>196</b>              |             |                  |             |
| REO           | \$MM        | \$59                              | \$64            | \$24              | <b>\$148</b>            | 3%          | <b>\$149</b>     | 3%          |
|               | #           | 3                                 | 7               | 3                 | <b>13</b>               |             |                  |             |
| <b>Total</b>  | <b>\$MM</b> | <b>\$1,984</b>                    | <b>\$1,771</b>  | <b>\$560</b>      | <b>\$4,314</b>          | <b>100%</b> | <b>\$5,728</b>   | <b>100%</b> |
|               | <b>#</b>    | <b>179</b>                        | <b>115</b>      | <b>57</b>         | <b>351</b>              |             |                  |             |

## Originations by Year (11/30/03 - 5/31/07)

|                             | Single-Family Land <sup>(2)</sup> | Condos (Ground Up and Conversions) | Total Commitment |
|-----------------------------|-----------------------------------|------------------------------------|------------------|
| 2004 - Balance (\$MM)       | \$341                             | \$1,063                            | <b>\$1,404</b>   |
| 2004 - # of Positions       | 39                                | 87                                 | <b>126</b>       |
| 2005 - Balance (\$MM)       | \$787                             | \$1,446                            | <b>\$2,233</b>   |
| 2005 - # of Positions       | 48                                | 95                                 | <b>143</b>       |
| 2006 - Balance (\$MM)       | \$1,003                           | \$1,267                            | <b>\$2,270</b>   |
| 2006 - # of Positions       | 35                                | 67                                 | <b>102</b>       |
| 2007 - Balance (\$MM)       | \$554                             | \$524                              | <b>\$1,077</b>   |
| 2007 - # of Positions       | 14                                | 14                                 | <b>28</b>        |
| <b>Total (\$MM)</b>         | <b>\$2,684</b>                    | <b>\$4,300</b>                     | <b>\$6,984</b>   |
| <b>Total # of Positions</b> | <b>136</b>                        | <b>263</b>                         | <b>399</b>       |

## Residential Exposure by Geographic Concentration as of 5/31/07 (\$MM)

| State        | Single-Family Land <sup>(2)</sup> | Condo Ground Up | Condo Conversions | Total Outstanding Basis | % of Total  | Total Commitment | % of Total  |
|--------------|-----------------------------------|-----------------|-------------------|-------------------------|-------------|------------------|-------------|
| CA           | 1,307                             | 406             | 149               | 1,862                   | 43%         | 2,334            | 41%         |
| FL           | 113                               | 478             | 66                | 657                     | 15%         | 836              | 15%         |
| NY           | 33                                | 164             | 87                | 283                     | 7%          | 312              | 5%          |
| VA           |                                   | 183             | 37                | 220                     | 5%          | 222              | 4%          |
| HI           | 114                               | 72              |                   | 186                     | 4%          | 305              | 5%          |
| CO           | 44                                | 72              | 49                | 165                     | 4%          | 297              | 5%          |
| AZ           | 83                                | 58              |                   | 141                     | 3%          | 161              | 3%          |
| NV           | 116                               | 10              |                   | 126                     | 3%          | 158              | 3%          |
| TX           | 15                                | 24              | 57                | 96                      | 2%          | 115              | 2%          |
| PA           |                                   | 91              |                   | 91                      | 2%          | 246              | 4%          |
| Other        | 158                               | 215             | 114               | 487                     | 11%         | 740              | 13%         |
| <b>Total</b> | <b>\$1,984</b>                    | <b>\$1,771</b>  | <b>\$560</b>      | <b>\$4,314</b>          | <b>100%</b> | <b>\$5,728</b>   | <b>100%</b> |

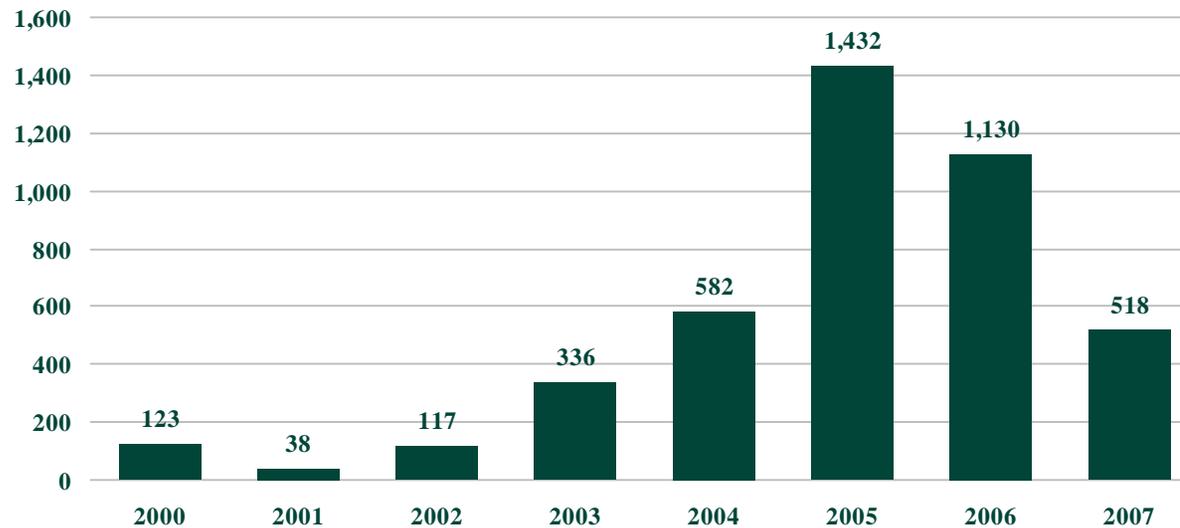
1. Includes all positions fully resolved and paid off between 12/1/03 and 5/31/07 in Servicer's database  
 2. Includes single-family vertical construction

# Portfolio Aging Summary – Residential Portfolio (PTG)

Residential Portfolio

71% of the portfolio was originated from 2005 to 2007

**Aged Portfolio Basis Distribution (\$MM) – As of 5/31/07**



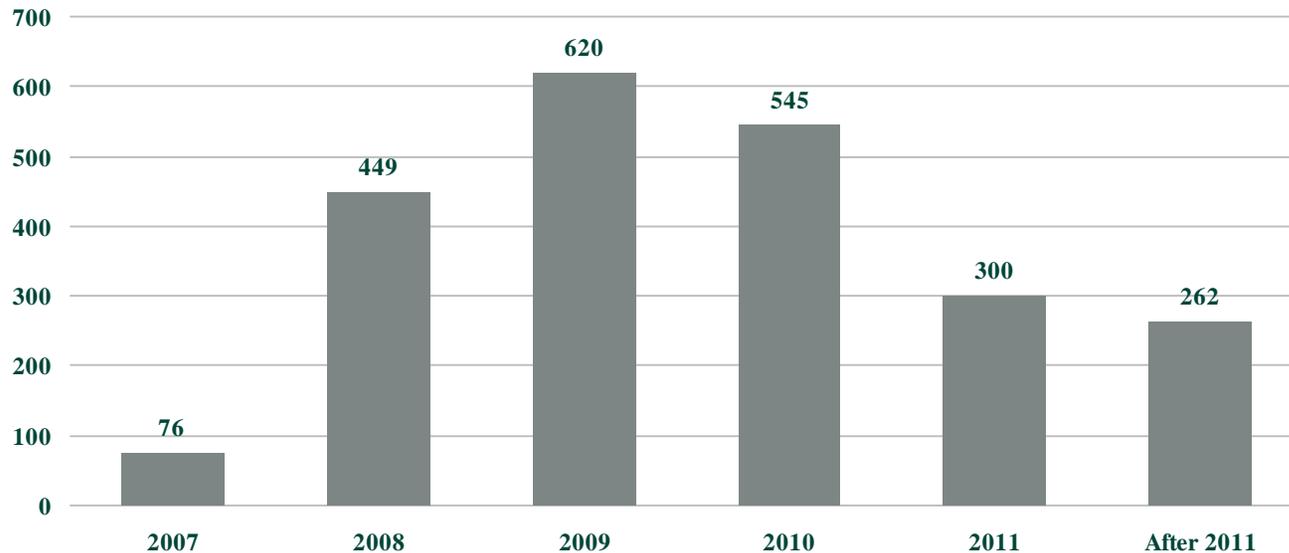
| Origination Date | # of Positions | LB Basis               | % of Total LB Basis |
|------------------|----------------|------------------------|---------------------|
| Pre-2000         | 22             | \$39,078,229           | 0.9%                |
| 2000             | 24             | \$122,611,063          | 2.8%                |
| 2001             | 9              | \$38,056,256           | 0.9%                |
| 2002             | 14             | \$116,789,142          | 2.7%                |
| 2003             | 33             | \$335,555,722          | 7.8%                |
| 2004             | 62             | \$582,069,024          | 13.5%               |
| 2005             | 86             | \$1,431,582,394        | 33.2%               |
| 2006             | 73             | \$1,130,252,062        | 26.2%               |
| 2007             | 28             | \$518,321,834          | 12.0%               |
| <b>Total:</b>    | <b>351</b>     | <b>\$4,314,315,727</b> | <b>100.0%</b>       |

# Residual Profit Characteristics – Residential Portfolio (PTG)

Residential Portfolio

48% (\$1.1Bn) of the portfolio's residual profit is expected in 2008 and 2009

Residual Profit by Exit Year (\$MM) – As of 4/30/07



| Exit Year    | # of Assets | LB Basis               | LB Residual Profit     | % of Total LB Residual Profit |
|--------------|-------------|------------------------|------------------------|-------------------------------|
| 2007         | 72          | \$495,565,145          | \$75,536,692           | 3.4%                          |
| 2008         | 110         | \$1,238,995,171        | \$448,746,351          | 19.9%                         |
| 2009         | 80          | \$1,082,899,850        | \$620,197,151          | 27.5%                         |
| 2010         | 45          | \$1,020,768,793        | \$545,123,653          | 24.2%                         |
| 2011         | 20          | \$252,229,767          | \$300,231,975          | 13.3%                         |
| After 2011   | 16          | \$214,315,821          | \$262,175,674          | 11.6%                         |
| <b>Total</b> | <b>343</b>  | <b>\$4,304,774,547</b> | <b>\$2,252,011,496</b> | <b>100.0%</b>                 |

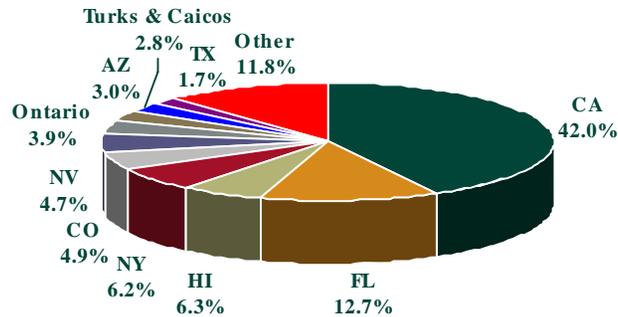
Note: Data provided by servicer as of 4/30/07. 2007 data represents the estimated remaining Gross Profit for fiscal 2007 as of 4/30/07 excluding marks.

# Residual Profit Characteristics – Residential Portfolio (PTG)

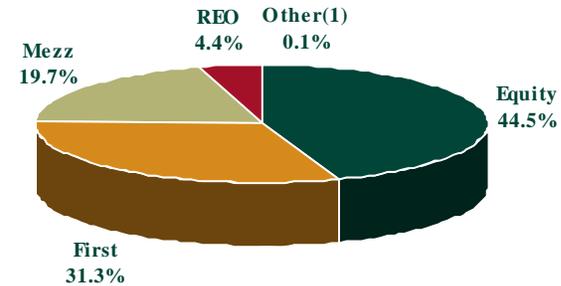
Residential Portfolio

42% of the profit expected from the residential portfolio is in California

## Geographic Concentration – As of 4/30/07



## Lien Status – As of 4/30/07



| State          | # of Assets | LB Basis               | LB Residual Profit     | % of Total LB Residual Profit |
|----------------|-------------|------------------------|------------------------|-------------------------------|
| CA             | 154         | \$1,880,959,915        | \$945,070,371          | 42.0%                         |
| FL             | 29          | 624,785,270            | 286,438,353            | 12.7%                         |
| HI             | 19          | 178,087,881            | 141,377,847            | 6.3%                          |
| NY             | 26          | 279,609,898            | 139,522,513            | 6.2%                          |
| CO             | 14          | 159,088,957            | 111,153,693            | 4.9%                          |
| NV             | 12          | 178,323,338            | 106,256,234            | 4.7%                          |
| Ontario        | 8           | 60,038,713             | 87,583,704             | 3.9%                          |
| AZ             | 10          | 149,795,610            | 68,187,797             | 3.0%                          |
| Turks & Caicos | 2           | 58,034,362             | 62,316,340             | 2.8%                          |
| TX             | 6           | 95,970,596             | 37,643,964             | 1.7%                          |
| Other          | 63          | 640,080,006            | 266,460,680            | 11.8%                         |
| <b>Total</b>   | <b>343</b>  | <b>\$4,304,774,547</b> | <b>\$2,252,011,496</b> | <b>100.0%</b>                 |

| Lien Status          | # of Assets | LB Basis               | LB Residual Profit     | % of Total LB Residual Profit |
|----------------------|-------------|------------------------|------------------------|-------------------------------|
| Equity               | 189         | \$1,098,492,611        | \$1,001,390,054        | 44.5%                         |
| First                | 71          | 2,241,290,811          | 705,717,417            | 31.3%                         |
| Mezz                 | 67          | 815,177,107            | 443,492,318            | 19.7%                         |
| REO                  | 13          | 149,002,317            | 99,429,913             | 4.4%                          |
| Other <sup>(1)</sup> | 3           | 811,701                | 1,981,793              | 0.1%                          |
| <b>Total</b>         | <b>343</b>  | <b>\$4,304,774,547</b> | <b>\$2,252,011,496</b> | <b>100.0%</b>                 |

Note: Data provided by servicer as of 4/30/07

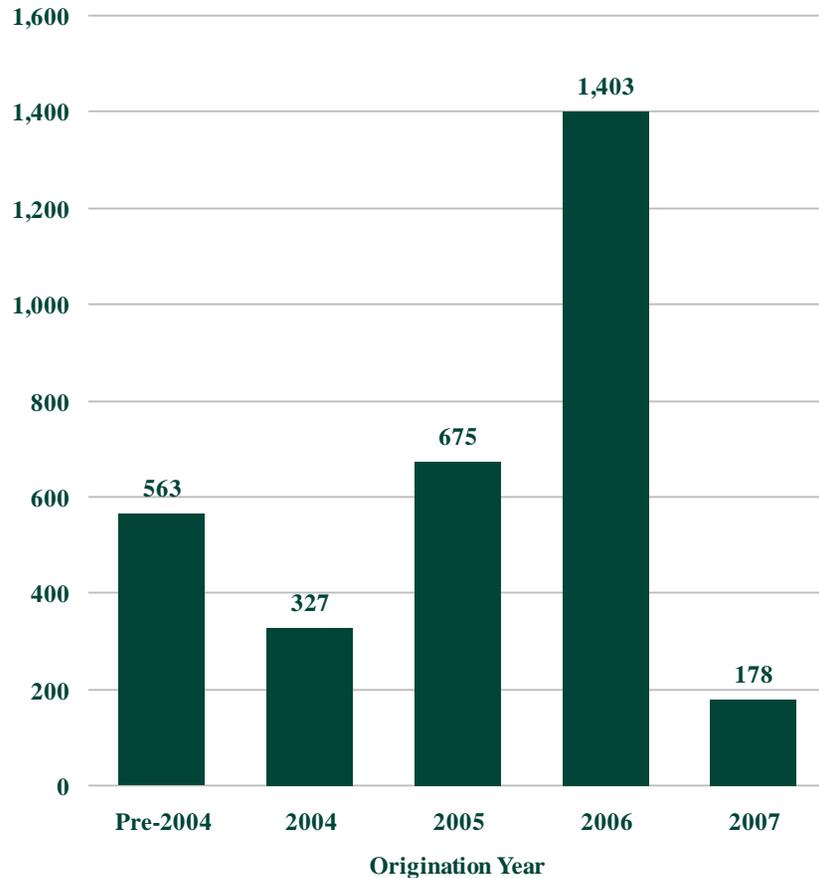
1. Other includes deposits, working capital lines, letters of credit and cash collateral accounts.

LEHMAN BROTHERS

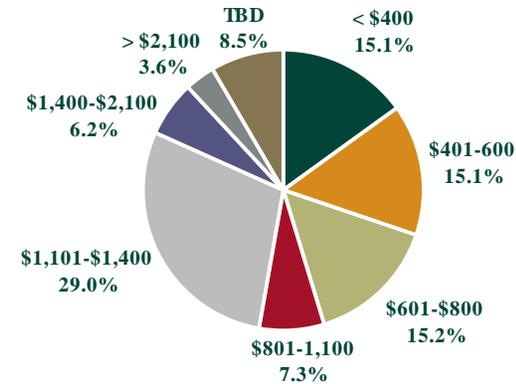
# Condominium Portfolio Characteristics (PTG and CMBS)

Condo portfolio basis as of 5/31/07: \$3.1Bn

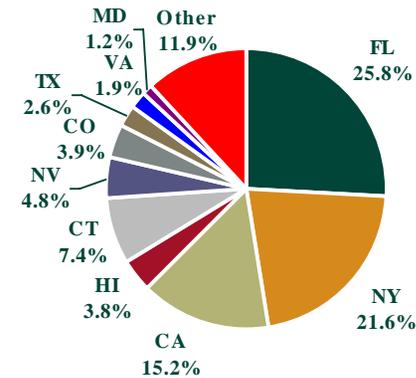
**Aged Portfolio Basis Distribution (\$MM)**



**Sale Price per Square Foot (\$)**



**Geographic Concentration**



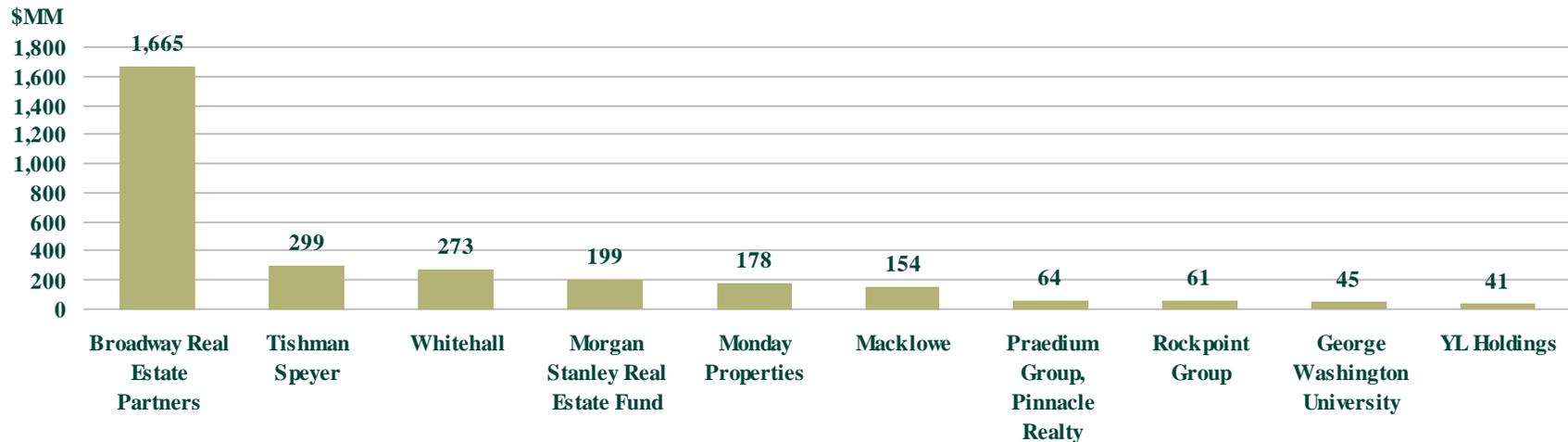
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## **IV. CMBS Portfolio Summary**

# Portfolio Characteristics – Sponsor Exposure (CMBS)

48% of the CMBS balance sheet is committed to Broadway Real Estate Partners deals

Top 10 Sponsor Exposure by Basis – As of 5/31/07



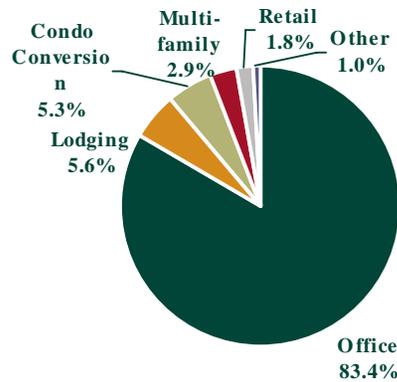
| Rank | Sponsor                         | # of positions | LB Basis               | % of Total LB Basis |
|------|---------------------------------|----------------|------------------------|---------------------|
| 1    | Broadway Real Estate Partners   | 19             | \$1,664,744,176        | 47.7%               |
| 2    | Tishman Speyer                  | 9              | \$298,784,387          | 8.6%                |
| 3    | Whitehall                       | 9              | \$273,313,282          | 7.8%                |
| 4    | Morgan Stanley Real Estate Fund | 3              | \$199,323,979          | 5.7%                |
| 5    | Monday Properties               | 1              | \$178,163,236          | 5.1%                |
| 6    | Macklowe                        | 1              | \$153,835,551          | 4.4%                |
| 7    | Praedium Group, Pinnacle Realty | 4              | \$63,702,416           | 1.8%                |
| 8    | Rockpoint Group                 | 7              | \$60,870,053           | 1.7%                |
| 9    | George Washington University    | 2              | \$45,261,237           | 1.3%                |
| 10   | YL Holdings                     | 3              | \$40,895,289           | 1.2%                |
|      | Other Sponsors                  | 102            | \$513,695,131          | 14.7%               |
|      | <b>Grand Total</b>              | <b>160</b>     | <b>\$3,492,588,736</b> | <b>100.0%</b>       |

Note: The majority of the exposure to Broadway Real Estate Partners is concentrated in the following three deals: Project Deuce, Project Trois and 237 Park Ave.

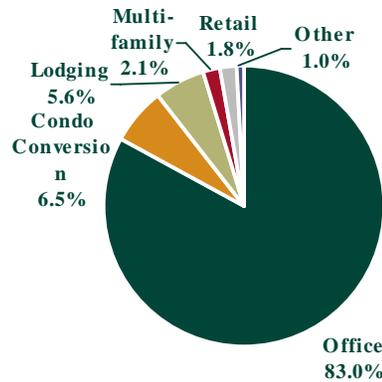
# Portfolio Characteristics (CMBS)

CMBS Basis as of 5/31/07: \$3.5Bn

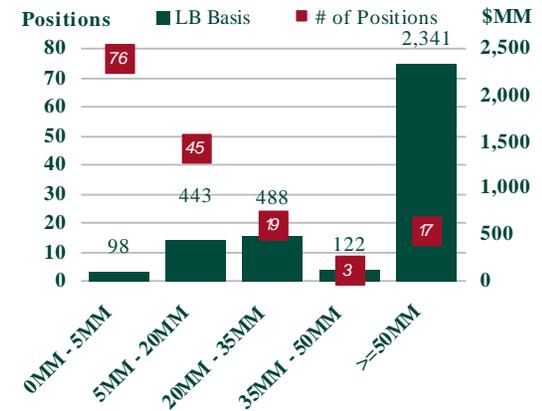
## Current Property Type<sup>(1)</sup>



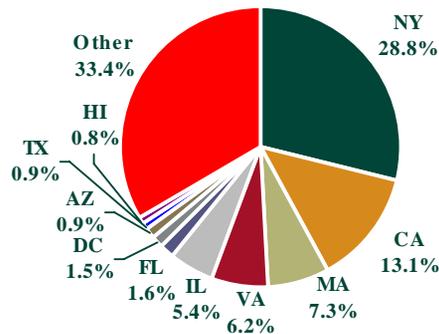
## Future Property Type



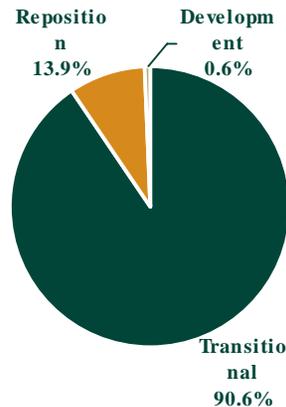
## Distribution of Basis (\$MM)



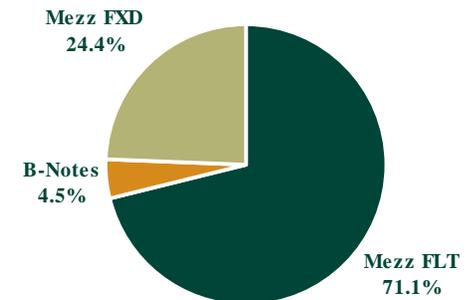
## Geographic Concentration



## Deal Type



## Lien Status



Note: The change in concentration from current to future property type reflects land development and the rehabilitation or redevelopment of properties to an alternative use  
 1. Multi-family includes multi-family to condominium conversion deals

# Positions Over \$50MM (CMBS)

**Total positions with a basis over \$50MM grew 186% (\$0.8 to \$2.3Bn) from 1Q07 to 2Q07**

## Positions Over \$50MM – As of 5/31/07

| Position Name                       | Balance (Basis)        | Sponsor                         | Lien Position | Location | Current Property Type | Future Property Type | Deal Type    |
|-------------------------------------|------------------------|---------------------------------|---------------|----------|-----------------------|----------------------|--------------|
| PROJECT TROIS BRIDGE MEZZ I WH      | 318,765,073            | Broadway Real Estate Partners   | MEZZ FLT      | Various  | Office                | Office               | Transitional |
| PROJECT DEUCE MEZZ WHOLE LOAN       | 273,907,390            | Broadway Real Estate Partners   | MEZZ FLT      | Various  | Office                | Office               | Transitional |
| 237 PARK SR MEZZ WHOLE LOAN         | 222,694,199            | Broadway Real Estate Partners   | MEZZ FLT      | NY       | Office                | Office               | Transitional |
| 237 PARK AVE ATRIUM MEZZ WHOLE      | 222,001,134            | Broadway Real Estate Partners   | MEZZ FXD      | NY       | Office                | Office               | Transitional |
| PROJECT TROIS 1000 & 1001 B NO      | 178,163,236            | Monday Properties               | MEZZ FXD      | VA       | Office                | Office               | Transitional |
| CWL GM BUILDING FIFTH AVE/TERM      | 153,835,551            | Macklowe                        | MEZZ FLT      | NY       | Office                | Office               | Transitional |
| PROJ MOTO 10YR B NOTE WHOLE LO      | 140,052,733            | Tishman Speyer                  | MEZZ FXD      | Various  | Office                | Office               | Transitional |
| PROJECT TROIS BRIDGE MEZZ II W      | 137,316,458            | Broadway Real Estate Partners   | MEZZ FLT      | Various  | Office                | Office               | Transitional |
| PROJECT ELEVATION MEZZ WHOLE L      | 117,086,375            | Morgan Stanley Real Estate Fund | MEZZ FLT      | CA       | Office                | Office               | Transitional |
| 237 PARK JR MEZZ WHOLE LOAN         | 100,471,443            | Broadway Real Estate Partners   | MEZZ FLT      | NY       | Office                | Office               | Transitional |
| PROJECT TROIS COLONY MEZZ WHOL      | 84,693,410             | Broadway Real Estate Partners   | MEZZ FXD      | MA       | Office                | Office               | Transitional |
| ONE POST MEZZ WHOLE LOAN            | 76,615,000             | Morgan Stanley Real Estate Fund | MEZZ FLT      | CA       | Office                | Office               | Transitional |
| PROJECT TROIS 50 BEALE STREET       | 72,473,848             | Broadway Real Estate Partners   | MEZZ FLT      | CA       | Office                | Office               | Transitional |
| JOHN HANCOCK CENTER MEZZ B WHO      | 65,934,000             | Whitehall                       | MEZZ FLT      | IL       | Office                | Office               | Transitional |
| JOHN HANCOCK CENTER MEZZ C WHO      | 65,934,000             | Whitehall                       | MEZZ FLT      | IL       | Office                | Office               | Transitional |
| WYNDHAM PORTFOLIO MEZZ 2 WHOLE      | 57,898,026             | Whitehall                       | MEZZ FLT      | Various  | Lodging               | Lodging              | Transitional |
| 125 HIGH STREET MEZZ 3 WHOLE L      | 53,611,820             | Tishman Speyer                  | MEZZ FXD      | MA       | Office                | Office               | Transitional |
| <b>Total LLG Retained Positions</b> | <b>\$2,341,453,698</b> |                                 |               |          |                       |                      |              |

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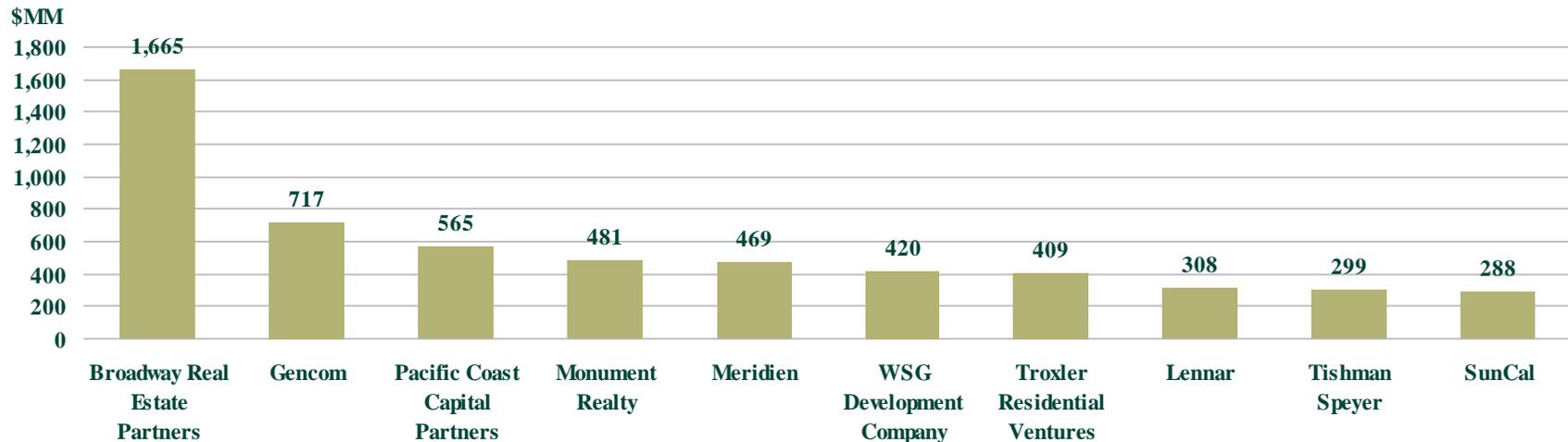
## **V. PTG and CMBS Portfolio Summary**

# Portfolio Characteristics – Sponsor Exposure (PTG / CMBS)

PTG and CMBS Portfolio Summary

The top 5 sponsors account for 33% of the balance sheet

**Top 10 Sponsor Exposure by Basis – As of 5/31/07**



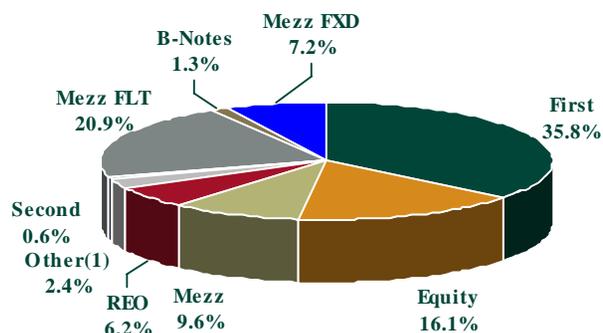
| Rank | Sponsor                        | # of positions | LB Basis                | % of Total LB Basis |
|------|--------------------------------|----------------|-------------------------|---------------------|
| 1    | Broadway Real Estate Partners  | 19             | \$1,664,744,176         | 14.0%               |
| 2    | Gencom                         | 24             | \$717,089,318           | 6.0%                |
| 3    | Pacific Coast Capital Partners | 91             | \$564,625,023           | 4.8%                |
| 4    | Monument Realty                | 34             | \$480,683,157           | 4.0%                |
| 5    | Meridien                       | 3              | \$468,744,274           | 3.9%                |
| 6    | WSG Development Company        | 14             | \$419,848,858           | 3.5%                |
| 7    | Troxler Residential Ventures   | 44             | \$409,319,743           | 3.4%                |
| 8    | Lennar                         | 1              | \$308,288,159           | 2.6%                |
| 9    | Tishman Speyer                 | 9              | \$298,784,387           | 2.5%                |
| 10   | SunCal                         | 8              | \$287,892,367           | 2.4%                |
|      | Other Sponsors                 | 702            | \$6,266,127,874         | 52.7%               |
|      | <b>Grand Total</b>             | <b>949</b>     | <b>\$11,886,147,336</b> | <b>100.0%</b>       |

Note: The majority of the exposure to Broadway Real Estate Partners is concentrated in the following three deals: Project Deuce, Project Trois and 237 Park Ave.

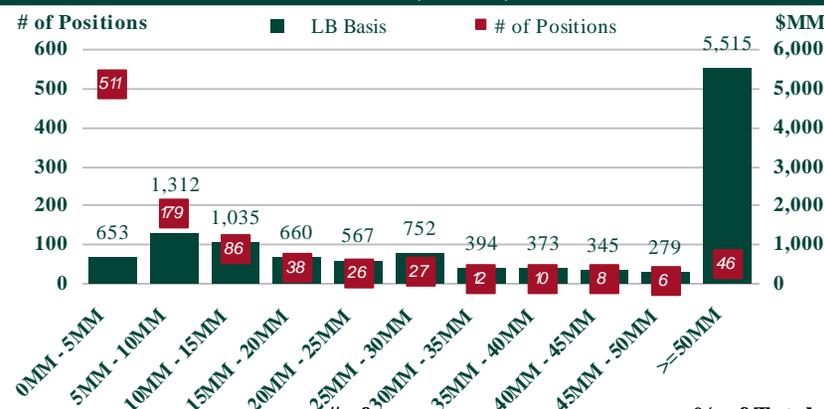
# Portfolio Characteristics (PTG and CMBS)

46 positions have a basis over \$50MM and account for 46% of the portfolio (\$5.5Bn)

Lien Status – As of 5/31/07



Distribution of Basis (\$MM) – As of 5/31/07



| Lien Status          | # of Positions | LB Basis                | % of Total LB Basis |
|----------------------|----------------|-------------------------|---------------------|
| First                | 174            | \$4,253,590,861         | 35.8%               |
| Equity               | 410            | \$1,909,742,729         | 16.1%               |
| Mezz                 | 103            | \$1,139,008,430         | 9.6%                |
| REO                  | 49             | \$732,669,941           | 6.2%                |
| Other <sup>(1)</sup> | 35             | \$285,482,290           | 2.4%                |
| Second               | 18             | \$73,064,349            | 0.6%                |
| <b>PTG Total</b>     | <b>789</b>     | <b>\$8,393,558,600</b>  | <b>70.6%</b>        |
| Mezz FLT             | 79             | \$2,483,469,894         | 20.9%               |
| B-Notes              | 57             | \$157,189,037           | 1.3%                |
| Mezz FXD             | 24             | \$851,929,805           | 7.2%                |
| <b>CMBS Total</b>    | <b>160</b>     | <b>\$3,492,588,736</b>  | <b>29.4%</b>        |
| <b>Total:</b>        | <b>949</b>     | <b>\$11,886,147,336</b> | <b>100.0%</b>       |

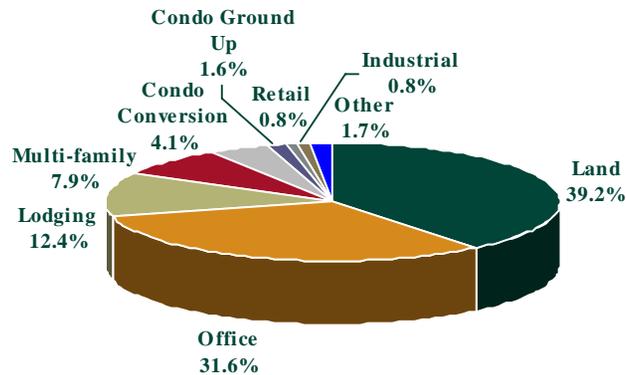
| Category      | Positions  | LB Basis                | % of Total LB Basis |
|---------------|------------|-------------------------|---------------------|
| 0MM - 5MM     | 511        | \$652,527,106           | 5.5%                |
| 5MM - 10MM    | 179        | \$1,312,154,522         | 11.0%               |
| 10MM - 15MM   | 86         | \$1,035,227,855         | 8.7%                |
| 15MM - 20MM   | 38         | \$660,164,161           | 5.6%                |
| 20MM - 25MM   | 26         | \$567,210,435           | 4.8%                |
| 25MM - 30MM   | 27         | \$751,800,167           | 6.3%                |
| 30MM - 35MM   | 12         | \$394,323,532           | 3.3%                |
| 35MM - 40MM   | 10         | \$373,315,470           | 3.1%                |
| 40MM - 45MM   | 8          | \$345,037,173           | 2.9%                |
| 45MM - 50MM   | 6          | \$279,228,791           | 2.3%                |
| >=50MM        | 46         | \$5,515,158,125         | 46.4%               |
| <b>Total:</b> | <b>949</b> | <b>\$11,886,147,336</b> | <b>100.0%</b>       |

1. Other includes deposits, working capital lines, letters of credit and cash collateral accounts

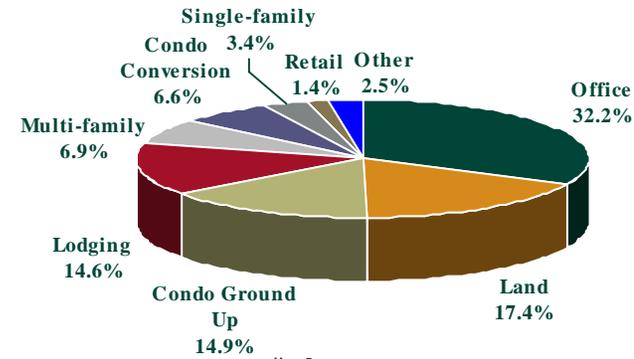
# Portfolio Characteristics (PTG and CMBS)

71% of the exposure in the portfolio is in land (39%) and office (32%)

## Current Property Type<sup>(1)</sup> – As of 5/31/07



## Future Property Type – As of 5/31/07



| Current Property Type | # of Positions | LB Basis                | % of Total LB Basis |
|-----------------------|----------------|-------------------------|---------------------|
| Land                  | 383            | \$4,656,567,855         | 39.2%               |
| Office                | 156            | \$3,752,260,419         | 31.6%               |
| Lodging               | 47             | \$1,476,501,778         | 12.4%               |
| Multi-family          | 110            | \$933,820,387           | 7.9%                |
| Condo Conversion      | 65             | \$489,786,655           | 4.1%                |
| Condo Ground Up       | 30             | \$192,009,605           | 1.6%                |
| Retail                | 48             | \$96,019,582            | 0.8%                |
| Industrial            | 32             | \$90,997,500            | 0.8%                |
| Other                 | 78             | \$198,183,556           | 1.7%                |
| <b>Total:</b>         | <b>949</b>     | <b>\$11,886,147,336</b> | <b>100.0%</b>       |

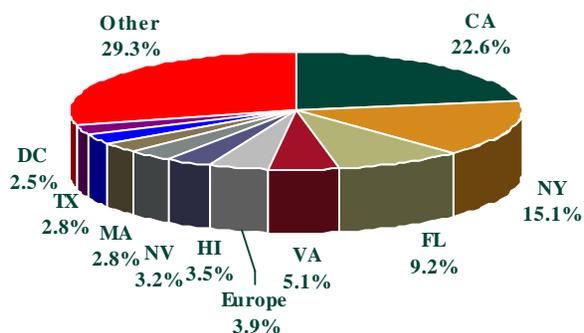
| Future Property Type | # of Positions | LB Basis                | % of Total LB Basis |
|----------------------|----------------|-------------------------|---------------------|
| Office               | 208            | \$3,829,045,666         | 32.2%               |
| Land                 | 156            | \$2,073,053,033         | 17.4%               |
| Condo Ground Up      | 116            | \$1,774,676,975         | 14.9%               |
| Lodging              | 52             | \$1,731,982,387         | 14.6%               |
| Multi-family         | 109            | \$821,433,127           | 6.9%                |
| Condo Conversion     | 85             | \$788,253,362           | 6.6%                |
| Single-family        | 57             | \$403,203,225           | 3.4%                |
| Retail               | 57             | \$169,773,612           | 1.4%                |
| Other                | 109            | \$294,725,950           | 2.5%                |
| <b>Total:</b>        | <b>949</b>     | <b>\$11,886,147,336</b> | <b>100.0%</b>       |

Note: The change in concentration from current to future property type reflects land development and the rehabilitation or redevelopment of properties to an alternative use  
 1. Land includes both commercial and residential properties. Multi-family includes multi-family to condominium conversion deals

# Portfolio Characteristics (PTG and CMBS)

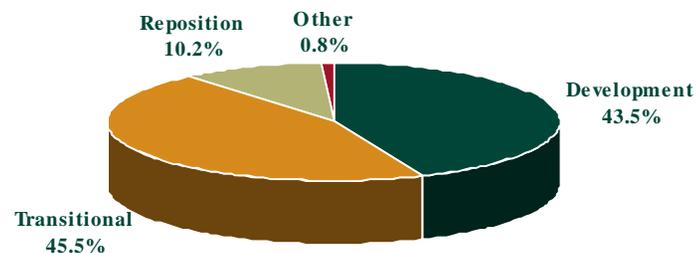
## PTG and CMBS Basis as of 5/31/07: \$11.9Bn

### Geographic Concentration – As of 5/31/07



| State         | # of Positions | LB Basis                | % of Total LB Basis |
|---------------|----------------|-------------------------|---------------------|
| CA            | 265            | \$2,689,732,510         | 22.6%               |
| NY            | 80             | \$1,795,160,594         | 15.1%               |
| FL            | 76             | \$1,095,344,478         | 9.2%                |
| VA            | 31             | \$604,042,333           | 5.1%                |
| Europe        | 3              | \$468,744,274           | 3.9%                |
| HI            | 25             | \$417,148,023           | 3.5%                |
| NV            | 23             | \$375,858,600           | 3.2%                |
| MA            | 20             | \$332,130,324           | 2.8%                |
| TX            | 48             | \$329,057,758           | 2.8%                |
| DC            | 33             | \$300,089,912           | 2.5%                |
| Other         | 345            | \$3,478,838,530         | 29.3%               |
| <b>Total:</b> | <b>949</b>     | <b>\$11,886,147,336</b> | <b>100.0%</b>       |

### Deal Type<sup>(1)</sup> – As of 5/31/07



| Deal Type     | # of Positions | LB Basis                | % of Total LB Basis |
|---------------|----------------|-------------------------|---------------------|
| Development   | 464            | \$5,169,815,753         | 43.5%               |
| Transitional  | 339            | \$5,409,843,462         | 45.5%               |
| Reposition    | 99             | \$1,209,117,104         | 10.2%               |
| Other         | 47             | \$97,371,018            | 0.8%                |
| <b>Total:</b> | <b>949</b>     | <b>\$11,886,147,336</b> | <b>100.0%</b>       |

1. Deal Type Definitions: Transitional - operating properties with upside. Reposition - rehabilitation or redevelopment to an alternative use. Development - land play, subdivision or ground-up construction. Other - deposits, working capital lines, letters of credit and cash collateral accounts.

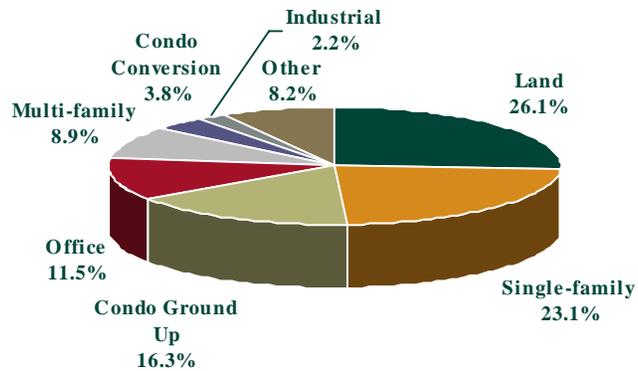
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## **VI. Other Portfolio Reports**

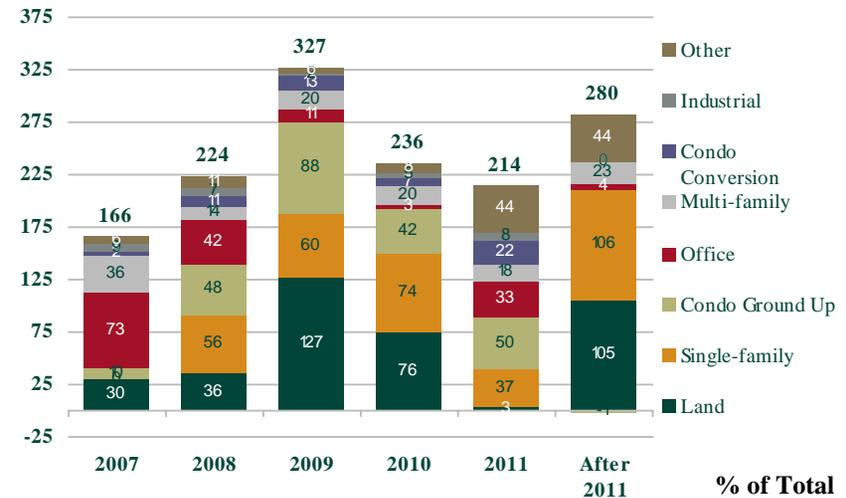
# Residual Profit Characteristics – Equity (PTG)

**\$224MM (16%) of profit estimated in equity positions is expected to be booked in 2008**

**Residual Profit by Property Type – As of 4/30/07**



**Residual Profit by Exit Year (\$MM) – As of 4/30/07**



| Future Property Type | # of Assets | Current LB Equity Balance (Basis) | LB Residual Profit     | % of Total LB Residual Profit |
|----------------------|-------------|-----------------------------------|------------------------|-------------------------------|
| Land                 | 79          | \$428,497,549                     | \$376,866,981          | 26.1%                         |
| Single-family        | 47          | \$246,654,633                     | \$333,632,351          | 23.1%                         |
| Condo Ground Up      | 48          | \$347,901,408                     | \$236,470,503          | 16.3%                         |
| Office               | 83          | \$194,517,649                     | \$166,201,484          | 11.5%                         |
| Multi-family         | 42          | \$180,398,656                     | \$129,048,149          | 8.9%                          |
| Condo Conversion     | 24          | \$93,557,471                      | \$54,702,972           | 3.8%                          |
| Industrial           | 21          | \$45,557,642                      | \$31,119,035           | 2.2%                          |
| Other                | 40          | \$357,367,583                     | \$118,493,070          | 8.2%                          |
| <b>Total</b>         | <b>384</b>  | <b>\$1,894,452,590</b>            | <b>\$1,446,534,545</b> | <b>100.0%</b>                 |

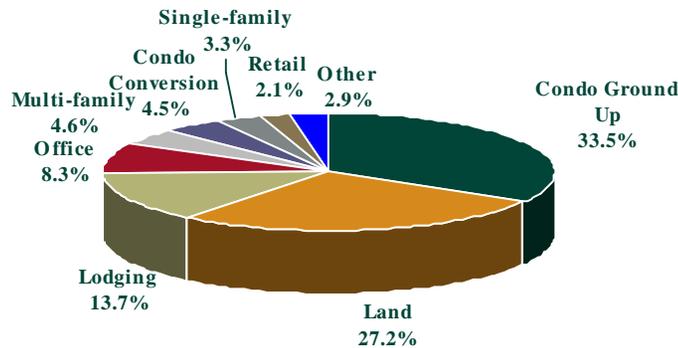
| Exit Year    | # of Assets | Current LB Equity Balance (Basis) | LB Residual Profit     | % of Total LB Residual Profit |
|--------------|-------------|-----------------------------------|------------------------|-------------------------------|
| 2007         | 78          | \$195,690,961                     | \$166,123,164          | 11.5%                         |
| 2008         | 114         | \$485,626,535                     | \$223,647,720          | 15.5%                         |
| 2009         | 71          | \$374,855,298                     | \$327,122,050          | 22.6%                         |
| 2010         | 54          | \$293,938,944                     | \$235,609,956          | 16.3%                         |
| 2011         | 40          | \$319,481,298                     | \$213,842,597          | 14.8%                         |
| After 2011   | 27          | \$224,859,554                     | \$280,189,058          | 19.4%                         |
| <b>Total</b> | <b>384</b>  | <b>\$1,894,452,590</b>            | <b>\$1,446,534,545</b> | <b>100.0%</b>                 |

Note: Data provided by servicer as of 4/30/07. 2007 data represents the estimated remaining P&L for fiscal 2007 as of 4/30/07 excluding marks. Land includes both commercial and residential properties.

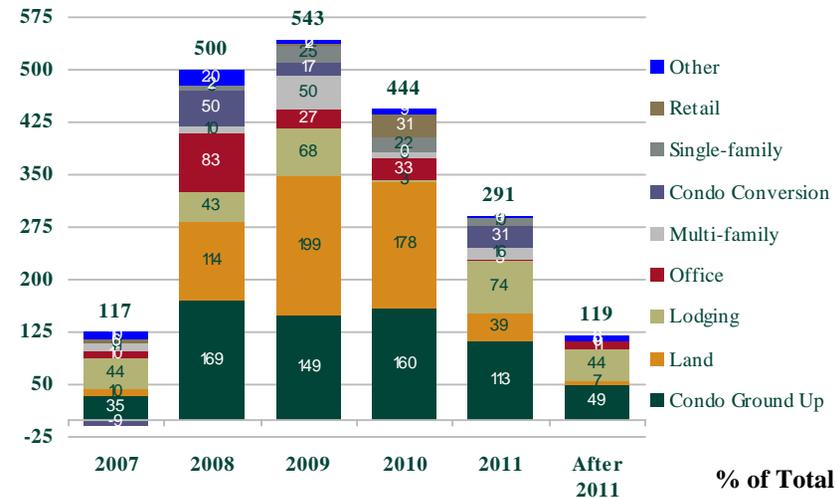
# Residual Profit Characteristics – Debt (PTG)

65% of the profit estimated in the debt portfolio is expected from condo sales and land

**Residual Profit by Property Type – As of 4/30/07**



**Residual Profit by Exit Year (\$MM) – As of 4/30/07**



| Future Property Type | # of Assets | LB Debt Balance (Basis) | LB Residual Profit     | % of Total LB Residual Profit |
|----------------------|-------------|-------------------------|------------------------|-------------------------------|
| Condo Ground Up      | 64          | \$1,407,237,756         | \$675,328,474          | 33.5%                         |
| Land                 | 66          | \$1,651,379,588         | \$547,641,314          | 27.2%                         |
| Lodging              | 27          | \$1,235,181,455         | \$276,605,833          | 13.7%                         |
| Office               | 56          | \$684,916,329           | \$166,615,964          | 8.3%                          |
| Multi-family         | 47          | \$364,603,852           | \$93,447,450           | 4.6%                          |
| Condo Conversion     | 32          | \$464,913,359           | \$89,831,579           | 4.5%                          |
| Single-family        | 8           | \$69,645,036            | \$65,516,670           | 3.3%                          |
| Retail               | 8           | \$81,274,025            | \$41,524,588           | 2.1%                          |
| Other                | 56          | \$146,285,821           | \$57,647,881           | 2.9%                          |
| <b>Total</b>         | <b>364</b>  | <b>\$6,105,437,221</b>  | <b>\$2,014,159,752</b> | <b>100.0%</b>                 |

| Exit Year    | # of Assets | LB Debt Balance (Basis) | LB Residual Profit     | % of Total LB Residual Profit |
|--------------|-------------|-------------------------|------------------------|-------------------------------|
| 2007         | 104         | \$1,056,730,828         | \$116,929,518          | 5.8%                          |
| 2008         | 127         | \$1,967,413,679         | \$500,303,565          | 24.8%                         |
| 2009         | 68          | \$1,391,578,036         | \$542,648,806          | 26.9%                         |
| 2010         | 39          | \$1,044,090,765         | \$444,397,025          | 22.1%                         |
| 2011         | 19          | \$460,673,603           | \$290,884,242          | 14.4%                         |
| After 2011   | 7           | \$184,950,309           | \$118,996,596          | 5.9%                          |
| <b>Total</b> | <b>364</b>  | <b>\$6,105,437,221</b>  | <b>\$2,014,159,752</b> | <b>100.0%</b>                 |

Note: Data provided by servicer as of 4/30/07. 2007 data represents the estimated remaining P&L for fiscal 2007 as of 4/30/07 excluding marks. Land includes both commercial and residential properties.

# Top 25 Positions Americas: Year End 2006 (PTG)

Other Portfolio Reports

## Top 25 Positions as of 11/30/06

| Position                                   | Deal Manager | Origination Date | Balance (Basis)        | Status           | Comment  |
|--|--------------|------------------|------------------------|------------------|--|
| Heritage Fields                            | Bruni        | Jul-05           | \$262,296,763          | Held beyond 2007 | Predevelopment loan for the redevelopment of El Toro base in Irvine, CA    |
| Commons of McLean                          | Ridini       | Feb-05           | \$173,160,995          | Held beyond 2007 | To be divided into two separate deals for conversion and development       |
| Ritz Carlton Kapalua                       | Flannery     | Mar-06           | \$159,146,250          | Paid off         | LB position refinanced out by LB construction loan                         |
| Forte Village                              | Kanders      | Nov-05           | \$143,053,732          | Paid off         |  |
| LB FV LLC                                  | Kanders      | Nov-05           | \$129,741,077          | Paid off         |  |
| LBS Holdings SARL                          | Kanders      | Nov-05           | \$126,370,630          | Held beyond 2007 | 10 properties are being marketed for sale. Portfolio exit expected in 4Q10 |
| Carillon South Tower                       | Ridini       | Aug-03           | \$125,563,205          | Held beyond 2007 | Complete construction in 3Q07 and sell out South Tower by 1Q08             |
| Exhibition City Senior                     | Bhatti       | Nov-06           | \$107,439,305          | Held beyond 2007 | Predevelopment loan for the development of a convention center in NV       |
| Oak Knoll & Del Amo                        | Bruni        | Nov-06           | \$92,950,000           | Held beyond 2007 | Predevelopment loan for the development of residential lots in CA          |
| 10000 Santa Monica                         | Bruni        | Aug-06           | \$83,213,987           | Held beyond 2007 | Land to be converted to condos in Beverly Hills, CA                        |
| Cabo San Lucas Land                        | Bhatti       | Mar-06           | \$75,549,000           | Held beyond 2007 | Predevelopment loan for an ocean front residential community in Mexico     |
| Lehman 7 Portfolio                         | Flannery     | Aug-06           | \$73,870,558           | Held beyond 2007 | Portfolio of hotels to be sold and / or refinanced by 2Q09                 |
| Carillon Senior                            | Ridini       | Jun-06           | \$70,080,425           | Held beyond 2007 | Complete construction in 3Q07 and sell out South Tower by 1Q08             |
| LB South Beach LLC                         | Schoenherr   | Jun-00           | \$68,444,825           | Held beyond 2007 | Hotel management and LB are negotiating buyout of the property             |
| LCOR ALEXANDRIA                            | Bruni        | Jul-06           | \$65,620,962           | Held beyond 2007 | Equity security in US PTO  |
| Carillon                                   | Ridini       | Aug-03           | \$65,243,950           | Held beyond 2007 | Complete construction in 3Q07 and sell out South Tower by 1Q08             |
| Lodge at Rancho Mirage                     | Flannery     | Jul-05           | \$63,720,489           | 2007 Payoff      | Loan is expected to be refinanced out by LB construction loan in 3Q07      |
| LB Williamsburg 200 West Galbraith F       | Brogan       | May-05           | \$58,916,800           | 2007 Payoff      | Remaining collateral expected to be sold in the 3Q07                       |
| Bradford Homesuites Portfolio              | Flannery     | Mar-06           | \$56,863,999           | Paid off         | Hotel portfolio re-financed by LB large loan group on 3/31/07              |
| Monument Realty Line                       | Ridini       | Dec-03           | \$55,223,949           | Held beyond 2007 | Line collateralized by various properties with exit dates through 2009     |
| Teachers Senior Loan                       | Cho/ McKen   | Feb-05           | \$54,639,133           | Held beyond 2007 | Expected to sell the properties in 2008                                    |
| Greenwich Apts Mezz                        | Schoenherr   | Feb-06           | \$53,853,707           | Held beyond 2007 | Condo conversion in Greenwich, CT. Potential default in 3Q07               |
| Washington Post - Columbia                 | Ridini       | Dec-05           | \$53,063,000           | Paid off         |  |
| Flamingo Land                              | Ridini       | Dec-04           | \$48,999,705           | Held beyond 2007 | REO property in Las Vegas land to be re-zoned for gaming                   |
| Petrini Bakersfield                        | Varni        | Jul-05           | \$47,948,846           | Held beyond 2007 | Predevelopment loan for residential lots in CA                             |
| <b>Totals</b>                              |              |                  | <b>\$2,314,975,295</b> |                  |  |
| <b>Paid Off</b>                            |              |                  | <b>\$541,868,057</b>   | <b>23%</b>       |  |
| <b>Expected to pay-off by 11/30/07</b>     |              |                  | <b>\$122,637,289</b>   | <b>5%</b>        |  |
| <b>Expected to pay-off beyond 11/30/07</b> |              |                  | <b>\$1,650,469,948</b> | <b>71%</b>       |  |

# Top 25 Positions Americas: Year End 2005 (PTG)

Other Portfolio Reports

## Top 25 Positions as of 11/30/05

| Position                                   | Deal Manager | Origination Date | Balance (Basis)        | Status           | Comment  |
|--|--------------|------------------|------------------------|------------------|--|
| LBS Holdings SARL                          | Kanders      | Nov-05           | \$367,755,712          | Held beyond 2007 | 10 properties are being marketed for sale. Portfolio exit expected in 4Q10     |
| Heritage Fields                            | Bruni        | Jul-05           | \$174,112,596          | Held beyond 2007 | Predevelopment loan for the redevelopment of El Toro base in Irvine, CA        |
| Commons of McLean                          | Ridini       | Feb-05           | \$168,124,670          | Held beyond 2007 | Divide into two separate deals for conversion and development                  |
| LB TERTT Inc (Teachers)                    | Cho          | Oct-99           | \$132,967,167          | Held beyond 2007 | Expected to sell the properties in 2008  |
| Alliance-LHMD Mezz II                      | Cho          | Jul-02           | \$93,438,367           | Paid off         |  |
| Hall Portfolio                             | Cho          | Mar-98           | \$76,000,000           | Paid off         |  |
| Hampshire Portfolio                        | Flannery     | Jul-03           | \$68,893,001           | Paid off         |  |
| Boulder Springs Mezzanine                  | Varni        | Jun-04           | \$66,645,000           | Held beyond 2007 | Entitlements / lot improvements continue with land sales expected through 1Q09 |
| PAMI Public Private II                     | Bruni        | Jan-99           | \$65,684,502           | Held beyond 2007 | Significant pay down in 2006 from sale of USPTO                                |
| Carillon                                   | Ridini       | Aug-03           | \$65,243,917           | Held beyond 2007 | Complete construction in 3Q07 and sell out South Tower by 1Q08                 |
| LB Freeport LLC                            | Flannery     | May-00           | \$64,916,606           | 2007 Payoff      | Under contract to be sold with projected closing in 10/07                      |
| 400 Fifth Ave                              | Visone/McK   | Jun-05           | \$62,919,000           | Paid off         |  |
| Williamsburg and Common                    | Brogan       | May-05           | \$59,096,193           | 2007 Payoff      | Remaining collateral expected to be sold in the 3Q07                           |
| East Point Mall Mezz                       | Visone       | Dec-97           | \$58,702,267           | Paid off         |  |
| LB Mid-Atlantic Holding LLC                | Cho          | Feb-05           | \$58,520,560           | Paid off         |  |
| Washington Post                            | Ridini       | Dec-03           | \$55,438,909           | Paid off         |  |
| LB Lytle Creek LLC                         | Turner       | Aug-05           | \$53,279,000           | Paid off         |  |
| Flamingo Land                              | Ridini       | Dec-04           | \$48,999,705           | Held beyond 2007 | REO property in Las Vegas land to be re-zoned for gaming                       |
| PAMI Apartments LLC                        | Brogan       | Jul-05           | \$45,541,303           | Held beyond 2007 | Selling majority of portfolio in 2007  |
| LB Hammer Laurel Bay LLC                   | Varni        | Jul-04           | \$45,157,513           | Held beyond 2007 | Slow selling condo conversion in San Diego with expected exit in the 1Q09      |
| The Martha Washington Mezz                 | Flannery     | Sep-98           | \$44,443,586           | Paid off         |  |
| Carematrix Portfolio                       | Barsanti     | Aug-00           | \$43,728,107           | Paid off         |  |
| Waterfront Sq Philadelphia                 | Visone/McK   | Aug-04           | \$43,092,350           | Paid off         |  |
| Pacific Point                              | Turner       | Feb-04           | \$42,390,099           | Held beyond 2007 | Exit date pushed to 1Q10 due to slow down in CA land sales                     |
| PCCF Lakeview and Meridien                 | Cho          | Jul-05           | \$41,870,965           | Held beyond 2007 | Condo conversion that was restructured due to slow sales                       |
| <b>Totals</b>                              |              |                  | <b>\$2,046,961,094</b> |                  |  |
| <b>Paid Off</b>                            |              |                  | <b>\$658,455,147</b>   | <b>32%</b>       |  |
| <b>Expected to pay-off by 11/30/07</b>     |              |                  | <b>\$124,012,799</b>   | <b>6%</b>        |  |
| <b>Expected to pay-off beyond 11/30/07</b> |              |                  | <b>\$1,264,493,149</b> | <b>62%</b>       |  |

LEHMAN BROTHERS

# Top 25 Positions Americas: Year End 2004 (PTG)

Other Portfolio Reports

## Top 25 Positions as of 11/30/04

| Position                           | Deal Manager | Origination Date | Balance (Basis)        | Status           | Comment  |
|------------------------------------|--------------|------------------|------------------------|------------------|--|
| International Place                | Walsh        | Apr-04           | \$271,213,474          | Paid off         |  |
| Boulevard Towers South             | Schoenherr   | Jun-98           | \$141,473,010          | Paid off         |  |
| Rihga Royal Hotel                  | Flannery     | Sep-04           | \$136,764,938          | Paid off         |  |
| 225 North Michigan                 | Cho          | Sep-98           | \$129,103,619          | Paid off         |  |
| Park Central                       | Flannery     | Dec-97           | \$121,106,571          | Paid off         |  |
| 623 Fifth Avenue                   | Flannery     | Apr-02           | \$95,171,881           | Paid off         |  |
| Carematrix Portfolio               | Blakely      | Aug-00           | \$92,189,229           | Paid off         |  |
| LB Freeport LLC                    | Flannery     | May-00           | \$81,667,011           | 2007 Payoff      | Under contract to be sold with projected closing in 10/07                      |
| 18311 Jamboree Ave                 | Flannery     | Sep-00           | \$68,876,415           | Paid off         |  |
| One Main Place                     | Schoenherr   | May-98           | \$67,763,380           | Paid off         |  |
| Boulder Springs Mezzanine          | Bruni/ Varni | Jun-04           | \$66,645,000           | Held beyond 2007 | Entitlements / lot improvements continue with land sales expected through 1Q09 |
| Hampshire Portfolio                | Flannery     | Jul-03           | \$66,343,000           | Paid off         |  |
| Laurel Bay                         | Bruni        | Jul-04           | \$66,285,000           | Held beyond 2007 | Slow selling condo conversion in San Diego with expected exit in the 1Q09      |
| Hall Portfolio                     | Cho          | Mar-98           | \$66,058,797           | Paid off         |  |
| LB Bachelor Gulch LLC              | Flannery     | Dec-00           | \$64,099,647           | Held beyond 2007 | Repositioning as condo hotel (68% unsold). Exit expected in 3Q08               |
| Carillon                           | Ridini       | Aug-03           | \$58,529,955           | Held beyond 2007 | Complete construction in 3Q07 and sell out South Tower by 1Q08                 |
| Boss Lakeside                      | Cho          | Mar-98           | \$58,161,878           | Paid off         |  |
| Sunnyvale                          | Cho          | May-00           | \$54,013,248           | Paid off         |  |
| Dupont Fabros California Portfolio | Bhatti       | Feb-04           | \$52,626,402           | Paid off         |  |
| Spring Mountain Ranch              | Bruni/Varni  | Jan-04           | \$52,080,000           | Held beyond 2007 | Business plan has changed to sell blue top lots to developers                  |
| LB Streeterville LLC               | Visone       | Nov-99           | \$43,879,036           | Paid off         |  |
| LB TTERTT Inc (Teachers)           | Cho          | Oct-99           | \$39,636,081           | Held beyond 2007 | Expected to sell the properties in 2008  |
| Alliance RT                        | Cho          | Aug-03           | \$39,140,010           | Paid off         |  |
| USPTO Headquarters                 | Bruni        | Aug-01           | \$38,608,720           | Paid off         |  |
| Kojaian Oliver                     | Cho          | Sep-98           | \$37,763,213           | Paid off         |  |
| <b>Totals</b>                      |              |                  | <b>\$2,009,199,514</b> |                  |  |

|  |                        |            |
|--|------------------------|------------|
| <b>Paid Off</b>                            | <b>\$1,580,256,820</b> | <b>79%</b> |
| <b>Expected to pay-off by 11/30/07</b>     | <b>\$81,667,011</b>    | <b>4%</b>  |
| <b>Expected to pay-off beyond 11/30/07</b> | <b>\$347,275,683</b>   | <b>17%</b> |

# 2007 Payoff list (PTG)

## Positions Expected to Payoff Prior to 11/30/07

| LB Position Name             | Sponsor/ Borrower                                 | Deal Manager    | Servicer Asset Manager | LB Balance (Basis) as of 6/30/07 | Total Gross-up | Lien Position   | Suggested Exit Date | Comments (Justification and Possible Exit Strategy)   |
|------------------------------|---|-----------------|------------------------|----------------------------------|----------------|-----------------|---------------------|---|
| PCCP LB Wailea LLC           |   | Cho             |                        | \$ 8,759,559                     | \$ -           | Equity          | 07/31/07            | Sale to DE Shaw   |
| LB 270 Broadway LLC & Direct | LB 270 Broadway LLC & Direct                      | Brogan          | Andrew Bezila          | \$ 1                             | \$ -           | Equity          | 07/31/07            | The project is complete, with 38 of the 39 condo units sold and closed (\$741/sf vs UW of \$601/sf). The condo and rental loans were refinanced by Corus and has been repaid and the subordinate Lehman condo and rental loans were repaid. Lehman now has a zero basis in the project with a 68% back-end split. RAL just got the signed contract for the sale of the penthouse unit at \$6,500,000. Closing is targeted for June 14th   |
| Westbury                     | 1221224 Ontario Ltd                               | Flannery        | Nancy Wilson           | \$ 18,004,938                    | \$ -           | Equity and Debt | 07/31/07            |   |
| LB Fairfield                 | VCC   | Bruni/Moshtaghi | Bernardo Ocampo        | \$ 500,429                       | \$ -           | Equity and Debt | 07/31/07            | Based on October 2006 IRR, pushed out to adjust for the slower rate of sales.   |
| WDH Howell LLC               | WDH Howell, LLC                                   | Herman          | David Wahl             | \$ 488,084                       | \$ -           | Debt            | 07/31/07            | Prior to bankruptcy auction sale on 2/14/2006, Lehman entity made attempts to sell its note and mortgage to three different parties. A note sale was unable to be consummated and the bankruptcy auction sale went through on 2/14/2006. The winning bid was a price of \$1,000,000. The liquidating plan calls for a closing within 30 days of the auction, so the sale should have occurred in mid-March. Lehman tried to reach a settlement with Township on a lawsuit over past due property taxes that are a lien in front of the mortgage claim, so that some portion of the \$1,000,000 purchase price can come to Lehman. The township initially raised objection to the sale, but the objection was waived at the 4/18/06 hearing and the sale process can move forward. The deal is still in the hands of the attorney. |
| LB Park Center               | MR Park Center Capital LLC                        | Ridini          | David Sullivan         | \$ 3,277,385                     | \$ -           | Equity          | 07/31/07            | The post-closing escrow of \$1.5MM will be release in June 07 (9 months from closing). These funds will be applied to Lehman's outstanding equity amount. This will be the final source of proceeds for this deal. Any outstanding equity that remains will be written off  |
| PCCP LB Nordhoff LLC         |   | Cho             | Matt Stewart           | \$ 6,881,000                     | \$ 12,408,594  | Equity          | 08/01/07            | Sales proceeds from Condo Unit Sales  |
| Kojaian Seagate Unrated      | Kojaian   | Cho/ McKenna    | Bradley Keebler        | \$ 8,047,185                     | \$ -           | Debt            | 08/08/07            | Marketed by Marcus & Millichap - under contract to sell for \$13.5MM, \$58.13 psf.  |
| PAMI Kalamazo LLC            | TVO Candlewyk LLC                                 | Brogan          | Georganne Campbell     | \$ 17,237,792                    | \$ -           | Debt            | 08/22/07            | Candlewyk Apartments has been taken off the market. It will be bundled with other Lehman assets in Spring 2007 and be marketed for sale.  |
| Tessler Personal Loan        | Yitzchak Tessler                                  | Visone/McKenna  | Matt Stewart           | \$ 500,000                       | \$ -           | Debt            | 08/23/07            | Not setup in database. Personal loan to Yitzchak Tessler. Anticipated Payments to Lehman represent repayment of principal and interest as shown in the export.  |
| TROON/ LEGACY GOLF CLUB      | Troon Legacy LLC                                  | Turner          | Al Battle              | \$ 830,928                       | \$ 5,208,643   | Debt            | 08/30/07            | Prior sale was lost just prior to closing date because PUD Developer would not approve redevelopment plan of purchaser. Re-marketing will be undertaken. Borrower wants Lehman to stay in, but Lehman is unsure. Lehman may foreclose on this property.   |
| LB Cityfront LLC             |   | Visone/McKenna  | Matt Stewart           | \$ 29,078,795                    | \$ 114,257,201 | Equity          | 08/31/07            |   |
| Town Center                  |   | Visone/McKenna  | Matt Stewart           | \$ 5,731,800                     | \$ -           | REO             | 08/31/07            | Working on a contract for approx 11.5mm   |
| LB Laurels LLC               | The Laurels Apartments                            | Schoenherr      | Mark King              | \$ 6,099,775                     | \$ 15,992,939  | Equity          | 08/31/07            | On Laurels, looks like we will refi instead of sell. The new loan, about \$29.1mm will replace the exiting debt of about \$14.9mm. This would likely yield about \$14mm in net proceeds, of which Lehman would get 90% until all the 14% pref and equity is paid out, then Lehman gets 75% of remainder. This should result in Lehman obtaining about \$11.0mm. This number could be notably reduced if the new lender requires notable reserves.   |
| Hilton Portfolio             | DHM Minneapolis Hotel, L.P. & DHM Okla            | Flannery        | Nancy Wilson           | \$ 13,237,760                    | \$ -           | Debt            | 08/31/07            | Broker in place from few weeks - package assets together and sell as a group. LB to receive 13.5mm in principle and 3mm of delinquent interest  |
| LB EL Cajon LLC              | Douglas Wilson Companies and Barratt American Inc | Harry Bruni     | Rory Gibbs             | \$ 9,652,000                     | \$ 14,484,283  | Equity          | 08/31/07            | U/C with JPI for \$29MM vs. U/W of \$37MM and Trimont IRR of \$35MM. IRR will be roughly 14%. Option to extend close for additional 30 days with additional money hard. Development Agreement will need to be assigned to buyer and assignment approved by redevelopment agency. Needs to go through the city   |

# 2007 Payoff list (PTG)

## Positions Expected to Payoff Prior to 11/30/07

| LB Position Name                        | Sponsor/ Borrower                       | Deal Manager   | Servicer Asset Manager | LB Balance (Basis) as of 6/30/07 | Total Gross-up | Lien Position   | Suggested Exit Date | Comments (Justification and Possible Exit Strategy)   |
|---|---|----------------|------------------------|----------------------------------|----------------|-----------------|---------------------|---|
| Manhattan Mall LLC                      | Sumitomo Realty                         | Harry Bruni    | Tina Frey              | \$ 1                             | \$ -           | Equity          | 08/31/07            | Property went under contract for \$688,979,666. Proceeds of \$60.3MM from the sale were distributed to Lehman on 1/16/07. Lehman's portion of \$3.5MM Reps and Warranty Holdback will be distributed 180 days from closing (~7/10/07)   |
| LB Ashlan LLC                           | LB Ashlan LLC                           | Westfahl       | Rick Garvin            | \$ 891,377                       | \$ -           | Equity          | 08/31/07            | Purchase contract as been signed for both Ashland deals. One is being marketed individually and the other with the 3 Central Valley deals   |
| LB Bascom Central Valley LLC            | LB Bascom Central Valley LLC            | Westfahl       | Rick Garvin            | \$ 1,041,541                     | \$ -           | Equity          | 08/31/07            | Projected distribution from sale of Parkview.   |
| LB Azure of Lido LLC                    | LB Azure Lido LLC                       | Flannery       | Nancy Wilson           | \$ 7,634,599                     | \$ 1,290,750   | Equity and Debt | 08/31/07            | Original business plan to build condos and sell was scrapped in late 2005 b/c of high construction costs. Per conversation with borrower/banker, the property is currently listed for sale. Details of the sale agreement have not been provided at this point. Trying to place under contract and just sell the land and get out of the deal.  |
| LB Troxler Residential Ventures 7       | Troxler Residential Ventures VII        | Varni          | Jim Hill               | \$ 1                             | \$ -           | Equity          | 08/31/07            | Murrieta Fields has 10 remaining lots, Patriot McKinley has closed all lots, and 13935 Burbank has 9 units left to sell. Equity has been returned from Murrieta and Patriot projects. 13935 Burbank has \$585,000 in outstanding equity (which has now been paid back as of 10-1-06. Anticipated return to Lehman 382,960 Anticipated exit from Murrieta is now projected to be 12-06 due to additional time needed to process entitlements, 13935 Burbank is projected to sold out by 1/31/2007.   |
| LB Driftwood Hospitality Management LLC | LB Driftwood Hospitality Management LLC | Flannery       | Timothy Dick           | \$ 12,995,683                    | \$ 6,963,438   | Equity          | 08/31/07            | Payoff expected at refinance: this deal has two parts: \$5mm secured by the asset, and \$7mm secured by LEH's investment in the company (Driftwood). So when LEH's interest in Driftwood is sold they will get their \$7mm and when the hotel is refinanced they w  |
| LB Fallingwater LLC                     | LB Fallingwater LLC                     | Barsanti       | Deborah Spencer        | \$ 4,647,390                     | \$ 2,081,678   | Equity          | 08/31/07            | Based on current projections, Lehman will be paid down in December with final payoff in 7/31/2007.  |
| PCCP LB NYSTERS LLC                     |   | Cho            |                        | \$ 3                             | \$ -           | Equity          | 08/31/07            |   |
| Columbus Green Junior Mezz              |   | Visone/McKenna | Matt Stewart           | \$ 3,639,918                     | \$ -           | Equity          | 08/31/07            |   |
| Crown Plaza Allentown                   |   | Flannery       | Timothy Dick           | \$ 7,487,558                     | \$ -           | Debt            | 08/31/07            | The deal is under contract for \$7.5 million. Due diligence expires on July 31st at which time 250k will be hard. Closing is scheduled for Aug. 30  |
| LB Antheneum LLC                        |   | Westfahl       | Jack Taggart           | \$ 10,943,000                    | \$ -           | Equity          | 09/30/07            | Cushman & Wakefield has received three purchase offers for Antheneum Center between \$120,000,000 and \$122,000,000. If we assume a sale at the current highest offer of \$122,000,000, the waterfall shows the following: LB will receive its equity investment of \$10,857,000 plus its accrued preferred return of approx. \$4,200,000 (based on a 7/31/07 payoff) for a subtotal of \$15,057,000. LB's 35% profit participation share is projected at approx. \$12,400,000 based on a \$122,000,000 sales price. Thus, the total net proceeds paid to LB would be approx. \$27,457,000. At \$120,000,000 the net P&L would be approx. \$700,000 less or approx. \$15,900,000. 22mm represents a price of \$150mm. |
| Bickford Ranch                          | SunCal Bickford Ranch, LLC              | Bruni/Turner   | Dana Curtis            | \$ 34,550,000                    | \$ -           | Debt            | 09/30/07            | Borrower recently extended loan to facilitate refinance with Lehman's LOC group. Communities I loan is being renegotiated to provide additional financing for the 7 properties in that loan. One is the senior debt on Bickford. Part of the refinancing was to include payoff of the two mezz loans on Bickford. This amount includes outstanding principal and any accrued interest   |
| LB Troxler Residential Ventures 4       | TRV 4, LLC                              | Varni          | Dana Curtis            | \$ 1                             | \$ -           | Equity          | 09/30/07            | Bases on 3rd Quarter partner update. The Expected Sale price includes the sale of the school site.  |
| Mayfair II Mezzanine                    | MayFair Holdings LLC                    | Visone/McKenna | Mitchell Hunter        | \$ 3,002,070                     | \$ -           | Debt            | 09/30/07            | Currently Lehman expects to exit the deal on 9/30/2007 with sellout of the project also expected at that time. The project was scheduled to be delivered in December 2006 but is now scheduled to be delivered in June 2007. Lehman is discussing how to extend the delivery date on units under contract to reflect the updated delivery date.   |

# 2007 Payoff list (PTG)

## Positions Expected to Payoff Prior to 11/30/07

| LB Position Name                   | Sponsor/ Borrower                     | Deal Manager   | Servicer Asset Manager    | LB Balance (Basis) as of 6/30/07 | Total Gross-up | Lien Position   | Suggested Exit Date | Comments (Justification and Possible Exit Strategy)  |
|------------------------------------|---------------------------------------|----------------|---------------------------|----------------------------------|----------------|-----------------|---------------------|--|
| Clocktower Place II                | Clocktower Housing Associates         | Brogan         | Andrew Bezila             | \$ 2,229,762                     | \$ -           | Debt            | 09/30/07            | The loan is expected to be called on 5/31/2007. Expected to receive all principal and interest.  |
| PCCP LB Arrowhead Marsh            |                                       | Cho            | PCCP                      | \$ 4,506,660                     | \$ 4,608,215   | Equity          | 09/30/07            | Remaining asset is a piece of land leased to a parking company. Supposed to close 3Q.  |
| Heritage Valley Phase II           | HVP Phase II, LLC                     | Bruni          | Amit Patel                | \$ 28,114,999                    | \$ -           | Debt            | 09/30/07            | Looking to refi the loan. Application has been submitted. 29mm   |
| Westmoor Club                      | Westmoor Club Yachts, LLC             | Bhatti         | Tina Frey                 | \$ 274,051                       | \$ -           | Debt            | 09/30/07            | Loan is paid off and has a participation of 30%. The 30% is split between Lehman and a silent participant 35%, 65% respectively. 29 club memberships remain to be sold at \$250,000 each. All remaining memberships are expected to be sold by 9/30/07.  |
| LB Gompers LLC                     |                                       | David Ridini   | Britt Payne               | \$ 1                             | \$ -           | Equity          | 09/30/07            | All Condo units have sold. Condo association has filed a claim and borrower is working with attorney to resolve. Funds are projected to be distributed by 5/31/07.   |
| LB 1765 India Hook Road LLC        |                                       | Brogan         | Andrew Bezila             | \$ -                             | \$ -           | REO             | 09/30/07            | Received an offer for \$6,750,000. Contract has been sent out, but nothing has been signed yet.  |
| LB Lai Honua LLC                   | LB Lai Honua LLC                      | Barsanti       | Bernardo Ocampo           | \$ 7,000,002                     | \$ -           | Equity and Debt | 09/30/07            | Loan is completely paidoff. The position has been left open on LB's end.   |
| PCCP LB Beckman Ranch LLC          |                                       | Cho            | PCCP                      | \$ 2,603,000                     | \$ 6,147,298   | Equity          | 09/30/07            |  |
| PCCP LB 1700 California Street     |                                       | Cho            |                           | \$ 1,719,207                     | \$ -           | Equity          | 09/30/07            | Being marketed beginning of June   |
| Bahamia Resort Casino              | LB Freeport LLC                       | Flannery       | Nancy Wilson              | \$ 32,612,111                    | \$ 2,001,689   | Equity and Debt | 10/24/07            | Projected proceeds will only be sufficient to pay the debt, not the equity.  |
| PCCP LB Culver Studios LLC         |                                       | Cho            |                           | \$ 32,510,125                    |                | Equity          | 10/30/07            | Being marketed   |
| Winlen Oaks                        | Cole Brothers Inc.                    | Brogan         | Andrew Bezila             | \$ 704,664                       | \$ -           | Debt            | 10/30/07            | Pre-negotiations have been signed and executed. We have filed for a foreclosure complaint. We are concurrently working on a DPO and foreclosure proceedings.   |
| 421 E. 13th Street                 | 13th & 14th Street Realty LLC         | Visone/McKenna | Thomas Wise               | \$ 12,674,000                    | \$ 35,944,824  | Debt            | 10/31/07            | Proceeds from the sale of 3 units  |
| Andalucia                          | Andalucia Townhomes LP                | Visone/McKenna | Matt Stewart              | \$ 20,716,575                    | \$ -           | Debt            | 10/31/07            |  |
| LB Beachwood Inc. & Direct         | LB Beachwood Inc. & Direct            | Schoenherr     | Mark King                 | \$ 746,520                       | \$ 18,025,714  | Equity          | 10/31/07            | The other Waterton due to sell is Beachwood (Waterton Great Lakes) for \$19.2mm. With closing costs and the existing \$17.5mm debt, the net should be about \$1.3mm. Lehman would get 90% of this, which would result in a significant write off of pref and equity.   |
| Perry Brooks                       |                                       | Flannery       | Nancy Wilson/Timothy Dick | \$ 10,477,702                    | \$ -           | Debt            | 10/31/07            | DPO  |
| LB Troxler Residential Ventures 18 | LB Troxler Residential Ventures XVIII | Varni          | Rick Garvin               | \$ 16,618,000                    | \$ 31,090,553  | Equity          | 10/31/07            | 30-40 closings per month, existing contracts will payoff our debt. 118 UC, 12 unsold.  |
| Florida Club Junior Mezz           | EB Riviera Palms II LLC               | Visone/McKenna | Matt Stewart              | \$ 6,448,024                     | \$ 10,096,034  | Debt            | 10/31/07            | The Junior Mezz commitment was \$5,274,727 but we are projecting total protective advances to be funded of \$4,882,117 plus cap interest of \$838,482. Total paydowns will be \$8,956,363 which will leave a remaining balance of \$2,038,963 when the deal is completely sold out. \$3.2 mm is calculated by taking commitment of 5.2 mm - expected loss of 2.038 mm discussed above which is net of protective advances and protective advance paydowns. Getting funds from the Berdugo line now instead of the protective advances.                 |
| Kojaian - Mezz Consolidated        | Mike Kojaian & C. Michael Kojaian     | Cho/ McKenna   | Bradley Keebler           | \$ 2,430,687                     | \$ -           | Debt            | 11/30/07            | The second of three quarterly \$2,000,000 payments is due on June 30th. The next payment will reduce our basis to \$430,687. The final of the \$2,000,000 quarterly payments is due on September 30th. On November 30th, the remaining legal balance of \$17,929,000 is due plus interest of 5% on the outstanding balance since Jan. 1, 2007. The total interest due will be approx. \$1,000,000. Thus, the final payment will be approx. \$18,929,000. The agreement waives the deferred interest \$8,917,814 which was outstanding on Dec. 31, 2006 |

# 2007 Payoff list (PTG)

## Positions Expected to Payoff Prior to 11/30/07

| LB Position Name                       | Sponsor/ Borrower                           | Deal Manager    | Servicer Asset Manager | LB Balance (Basis) as of 6/30/07 | Total Gross-up     | Lien Position      | Suggested Exit Date | Comments (Justification and Possible Exit Strategy)  |
|--|---|-----------------|------------------------|----------------------------------|--------------------|--------------------|---------------------|--|
| Carillon                               | Carillon South Joint Venture, LLC           | Ridini          | Mitchell Hunter        | \$ 344,435,257                   | \$ -               | Debt               | 11/30/07            | Current projections show Lehman receiving all their principal in January 2008.   |
| LB Waikoloa LLC                        | Lonomakua Partners LLC                      | Bruni           | Bernardo Ocampo        | \$ 30,686,956                    | \$ -               | Debt               | 11/30/07            | Based on NDFR. Listed sales price above is the gross price. Anticipated payment to Lehman includes expected profit as well as the peak capital balance. Payment will come from bulk sale of land.  |
| Lehman 7 Portfolio                     | Gencom Group and Driftwood Ventures         | Flannery        | Nancy Wilson           | \$ 73,870,558                    | \$ -               | Debt               | 11/30/07            | 1. Tulsa - on the market with the Placencia Group - Robert Weimer. Have received a LOI for 6mm and a verbal offer 7mm all cash. 45/45 dd close period respectively. \$100k deposit initial, goes hard with an additional 100k at the end of the dd period. 2. Memphis - HI Select - on the market with Placencia Group - no offers yet. might convert to Crowne if it doesnt sell. Hoping to get \$12mm 3. Wyndham Memphis - converting to Crowne Plaza - will refinance Lehman out at the end of the term. 4mm renovation will take 12 month. 4. HI - Astro Houston - Gencon will keep. 5. Nassau - Paradise Island - negotiating with Kerzner for sale. May redevelop into condos. Might do a jv with Kerzner. will ultimately finance Lehman out. 6. Nassau - will keep for construction housing for Rose Island. |
| PCCP LB K Ranch LLC                    | John and Tom Verner                         | Cho             | PCCP                   | \$ 5,658,000                     | \$ 20,662,335      | Equity             | 11/30/07            | Working w buyer who's looking to buy the whole package. Do not have a signed contact   |
| Watergate Hotel                        | Monument                                    | Ridini          | Tina Frey              | \$ 13,294,811                    | \$ 48,198,568      | Equity and Debt    | 11/30/07            | Being sold then we may take interest in entity   |
| LB Southeast Portfolio LLC             | Capital Partners                            | Turner          | Mark King              | \$ 1                             | \$ -               | Equity             | 11/30/07            | Sale of equity in place to partner. Trying to sell a cluster of buildings that are being marketed and should sell for 125mm (110mm ahead of Lehman) net 5mm  |
| Trademark Condos                       | David Furman and Batson Cook Development Co | Schoenherr      | Britt Payne            | \$ 10,400,000                    | \$ 32,714,320      | Debt               | 11/30/07            | 180 units under contract out of 202 units. 20% accrual   |
| Gables Marquis Mezz                    | Gables Marquis, LLC                         | Visone/McKenna  | Matt Stewart           | \$ 7,985,179                     | \$ -               | Debt               | 11/30/07            | Includes capitalized interest through Exit Date.   |
| LB South Kohala LLC                    |   | Barsanti        | #N/A                   | \$ 1,770,501                     | \$ -               | Equity             | 11/30/07            | Based on 10/06 exit analysis/IRR.  |
| Altos De Miami Mezz                    | Altos De Miami Mezz                         | Bruni           | Stephanie Belknap      | \$ 6,218,935                     | \$ -               | Debt               | 11/30/07            | Closings are projected to occur at project completion in February 2007. An average of 65 closings per month has been projected from May to June 2007.  |
| Park Avenue                            | LB Park Ave Rollup                          | Visone          | Brian Pittard          | \$ 2,644,176                     | \$ 914,421         | Equity             | 11/30/07            | Paydown from sales of 14 Units averaging \$602,615 per unit or \$318 psf through 6/30/2007.  |
| LB Country Club Villas                 | LB Country Club Villas LLC                  | Brogan          | Andrew Bezila          | \$ 517,552                       | \$ -               | REO                | 11/30/07            | Supposed to be sold in an auction at the end of April. Offers were not high enough so nothing was finalized. Trying to close on a different offer for 1mm.   |
| LB Quincy Court LLC                    | Carr Enterprise                             | Ridini          | Britt Payne            | \$ 1                             | \$ -               | Equity             | 11/30/07            | Remaining construction bond funds to be released in Feb, but homeowners association claims items need to be updated. Sponsor atny is working on getting this resolved.   |
| LB Southeast LLC                       | Capital Partners                            | Turner          | Mark King              | \$ 1,866,016                     | \$ -               | Equity             | 11/30/07            | 2 Sales in process - partial sale on 1 and sale of equity position. Net about 150mm. 135mm ahead of us - net out approx 5mm.   |
| LB Lancaster LLC                       | VCC   | Bruni/Moshtaghi | Bernardo Ocampo        | \$ 826,000                       | \$ -               | Equity             | 11/30/07            |  |
| <b>Total Remaining Payoffs in 2007</b> |   |                 |                        | <b>64</b>                        | <b>897,720,606</b> | <b>383,091,497</b> |                     |  |