

Valuation Summary of the BREP Funds

(\$ in thousands)

Fund	Cost Basis 12/31/09	Write-Ups/ Downs thru 12/31/09	Cumulative FX Impact 12/31/09	Total Equity Value as of 12/31/09	1st Quarter 2010 Realizations/ Contributions	Current Equity Value Prior to 3/31/10 Write-Ups / Downs	3/31/10 Write-Ups / Downs	3/31/10 FX Impact	Adjusted 3/31/10 Current Equity Value	% Change
BREP Europe III	\$118,013	\$0	(\$2,663)	\$115,350	\$7,676	\$123,027	\$113,932	(\$11,984)	\$224,974	83%
BREP VI	4,730,040	(2,452,730)	2,024	2,279,334	3,410	2,282,744	98,937	(7,000)	2,374,681	4%
BREP V	4,147,493	(1,329,771)	(1,140)	2,816,582	–	2,816,582	98,395	(3,853)	2,911,125	3%
BREP International II	1,683,037	(843,955)	(15,378)	823,704	2,558	826,262	25,199	(29,347)	822,113	(1%)
BREP IV	1,601,969	(821,797)	15,096	795,268	–	795,268	4,930	1,965	802,163	1%
BREP International	121,458	(18,379)	4,851	107,929	–	107,929	5,783	(5,562)	108,150	0%
Total	\$12,402,009	(\$5,466,632)	\$2,789	\$6,938,167	\$13,645	\$6,951,811	\$347,175	(\$55,781)	\$7,243,206	4%

Fund	Cost Basis as of 3/31/10	Total Write- Downs thru 3/31/10	Adjusted 3/31/10 Current Equity Value w/o FX	Cumulative FX Impact 3/31/10	Adjusted 3/31/10 Current Equity Value w/ FX
BREP Europe III	\$125,690	\$113,932	\$239,621	(\$14,647)	\$224,974
BREP VI	4,733,450	(2,353,794)	2,379,657	(4,976)	2,374,681
BREP V	4,147,493	(1,231,375)	2,916,117	(4,993)	2,911,125
BREP International II	1,685,595	(818,756)	866,838	(44,725)	822,113
BREP IV	1,601,969	(816,866)	785,102	17,061	802,163
BREP International	121,458	(12,596)	108,861	(712)	108,150
Total	\$12,415,654	(\$5,119,457)	\$7,296,197	(\$52,992)	\$7,243,206

Assets Valued at Option Value 3/31/10

(\$ in thousands)

Assets Valued at Option Value			
Investment	Remaining Invested Capital	Carrying Value	MOIC
<u>Domestic</u>			
Wyndham International	603.2	30.2	0.05x
Trizec Properties, Inc. ⁽¹⁾	583.4	89.4	0.15x
Meristar Hospitality Corp ⁽²⁾	296.0	33.0	0.11x
Meristar Florida Hotel Portfolio	179.8	8.2	0.05x
Ft. Lauderdale Marina Marriott	106.5	5.0	0.05x
La Quinta Acquisition Portfolio (Excluding Chicago)	92.4	4.5	0.05x
Prime ⁽³⁾	48.7	31.7	0.65x
Boca T-Rex Center	48.4	2.3	0.05x
<u>International</u>			
Hospitality Europe	175.1	8.8	0.05x
Alliance ⁽⁴⁾	151.1	7.6	0.04x
Fairmont ⁽⁵⁾	84.9	13.5	0.16x
Westin Trianon Versailles	31.7	1.6	0.05x
Marriott Copenhagen	24.0	1.2	0.05x
Swissôtel Düsseldorf	9.5	0.5	0.05x
Assets supported by Cash Flows through Debt Maturity			
Investment	Remaining Invested Capital	Carrying Value	MOIC
<u>Domestic</u>			
La Quinta Same Store (355 Portfolio)	420.0	752.3	1.79x
Center Parcs Europe	86.4	29.5	0.34x
1000 Ocean (Boca Resorts) ⁽⁶⁾	-	73.3	N/A

⁽¹⁾ Implies 0.05x MOIC for portfolio held in the joint venture with Brookfield with separate financing, plus the equity value of our share in Brookfield's assets and value of the sale pool assets (Howard Hughes Plaza of the Americas).

⁽²⁾ Implies value of portfolio at 0.05x MOIC on remaining invested capital, plus distributable cash of approximately \$18M.

⁽³⁾ Core portfolio is valued at a 0.05x MOIC plus the two unencumbered assets of approximately \$29M.

⁽⁴⁾ There are two portfolios which are not cross-collateralized. France and Belgium have been valued at option value, and the Italy portfolio has no value.

⁽⁵⁾ Implies 0.05x MOIC for portfolio plus distributable cash of approximately CHF 10M.

⁽⁶⁾ Reflects the carrying value of the 1000 Ocean development. There was no value assigned to the land at acquisition.

All remaining investments are valued using a discounted cash flow model

Summary of Investments Subject to Write-Ups / Downs at 3/31/10

(\$ in thousands)

					BREP Equity Value				
					Current Equity Value Prior to 3/31/10 Write-Ups / Downs	3/31/10 Write-Ups / Downs	Adjusted 3/31/10 Current Equity Value	% Change	MOIC (Remaining Cost)
Asset	Cost Basis 12/31/09	Write-Ups/Downs thru 12/31/09	Total Equity Value as of 12/31/09	1st Quarter 2010 Realizations / Contributions					
Hotels									
<i>Domestic</i>									
Boca Resorts	\$360,804	(\$237,534)	\$56,816	\$—	\$56,816	(\$4,899)	\$51,917	(9%)	0.14
Boca Resorts (1000 Ocean)	-	-	66,454	-	66,454	6,889	73,342	10%	NA
Hawaii Marriotts	135,514	(101,526)	33,988	-	33,988	9,977	43,965	29%	0.32
Hyatt Sarasota	50,850	(34,037)	16,813	-	16,813	(10,561)	6,252	(63%)	0.12
London NYC	122,211	(1,801)	120,410	-	120,410	5,601	126,011	5%	1.03
Meristar Hospitality Corp	296,012	(246,270)	49,742	-	49,742	(16,792)	32,950	(34%)	0.11
Prime	48,680	2,786	51,466	-	51,466	(19,783)	31,683	(38%)	0.65
<i>International</i>									
DS Funds	22,136	10,437	32,573	-	32,573	9,307	41,880	29%	1.89
Fairmont	84,892	(80,647)	4,245	-	4,245	9,272	13,517	218%	0.16
Maritim Hotel Hamburg	6,962	-	6,962	-	6,962	(1,348)	5,614	(19%)	0.81
French Budget Hotel Portfolio	59,083	4,524	63,607	-	63,607	(4,410)	59,196	(7%)	1.00
German Hotels II (Interhotels)	215,575	(169,632)	45,942	-	45,942	(13,886)	32,056	(30%)	0.15
Subtotal	\$1,402,718	(\$853,699)	\$549,019	\$—	\$549,019	(\$30,633)	\$518,386		

Note: Non USD investments are reflected at the acquisition foreign exchange rate in the above analysis and are marked to market in BX GAAP reporting.

Summary of Investments Subject to Write-Ups / Downs at 3/31/10

(\$ in thousands)

					BREP Equity Value				
Asset	Cost Basis 12/31/09	Write- Ups/Downs thru 12/31/09	Total Equity Value as of 12/31/09	1st Quarter 2010 Realizations / Contributions	Current Equity Value Prior to 3/31/10 Write- Ups / Downs	3/31/10 Write- Ups / Downs	Adjusted 3/31/10 Current Equity Value	% Change	MOIC (Remaining Cost)
Office									
<i>Domestic</i>									
1717 Arch Street	\$61,957	\$30,907	\$92,863	\$-	\$92,863	\$10,061	\$102,924	11%	1.66
CarrAmerica	111,582	221,619	333,201	-	333,201	18,901	352,102	6%	3.16
Dominion Tower	12,863	(6,521)	6,342	-	6,342	(4,842)	1,500	(76%)	0.12
Equity Office Properties	3,618,812	(1,119,267)	2,499,545	-	2,499,545	150,190	2,649,735	6%	0.73
Trizec Properties, Inc.	583,354	(503,143)	80,211	-	80,211	9,217	89,428	11%	0.15
<i>International</i>									
Broadgate Estate	157,351	-	157,351	-	157,351	151,909	309,260	97%	1.97
Subtotal	\$4,545,919	(\$1,376,405)	\$3,169,514	\$-	\$3,169,514	\$335,435	\$3,504,949		
Other									
<i>International</i>									
Kings Cross	\$23,888	\$23,102	\$46,990	\$-	\$46,990	\$7,710	\$54,701	16%	2.29
Vitalia I (Wave I & II)	143,254	(48,639)	94,615	-	94,615	15,324	109,940	16%	0.77
Vitalia III	187,201	(14,954)	172,247	-	172,247	19,339	191,586	11%	1.02
Subtotal	\$354,344	(\$40,491)	\$313,853	\$-	\$313,853	\$42,373	\$356,226		
Total	\$6,302,981	(\$2,270,595)	\$4,032,386	\$0	\$4,032,386	\$347,175	\$4,379,561		

Note: Non USD investments are reflected at the acquisition foreign exchange rate in the above analysis and are marked to market in BX GAAP reporting.

Summary of Investments Held at 12/31/09 Valuations

(\$ in thousands)

Fund	Cost Basis 12/31/09	Write- Ups/Downs thru 12/31/09	Total Equity Value 12/31/09	1st Quarter 2010 Realizations / Contributions	3/31/10 Write- Ups / Downs	Total Equity Value 3/31/10	MOIC (Remaining Cost)
BREP VI / BREP Europe III							
Busch Entertainment Corporation	\$100,000	\$-	\$100,000	\$-	\$-	\$100,000	1.00
Nido Notting Hill*	-	-	-	13,645	-	13,645	1.00
Subtotal	\$100,000	\$-	\$100,000	\$13,645	\$-	\$113,645	
BREP VI / BREP Int'l II							
Hilton Hotels Corporation	\$2,904,812	(\$1,996,047)	\$908,765	\$-	\$-	\$908,765	0.31
Alliance Hotel Portfolio	211,966	(204,411)	7,554	-	-	7,554	0.04
Swissotel Dusseldorf	9,542	(9,071)	471	-	-	471	0.05
18 King Street East	10,622	-	10,622	-	-	10,622	1.00
Highfield Place	5,589	-	5,589	-	-	5,589	1.00
Harrah's Entertainment	141,875	(77,782)	64,093	-	-	64,093	0.45
Changshou Commercial Plaza	83,889	-	83,889	-	-	83,889	1.00
Insite Asset Management	1,620	-	1,620	-	-	1,620	1.00
Nido Barcelona	55,955	(25,711)	30,244	-	-	30,244	0.54
Synergy Development Services	16,365	-	16,365	-	-	16,365	1.00
Vitalia IV	104,880	(15,003)	89,877	-	-	89,877	0.86
Subtotal	\$3,547,114	(\$2,328,026)	\$1,219,088	\$-	\$-	\$1,219,088	
BREP V / BREP Int'l II							
Ft. Lauderdale Marina Marriott	\$106,549	(\$101,525)	\$5,024	\$-	\$-	\$5,024	0.05
La Quinta**	419,961	332,382	752,343	-	-	752,343	1.79
La Quinta Additional***	102,479	(85,670)	16,809	-	-	16,809	0.16
MeriStar Florida Hotel Portfolio	179,793	(171,605)	8,188	-	-	8,188	0.05
Grand Esplanade	31,403	(7,842)	23,561	-	-	23,561	0.75
Hospitality Europe	175,088	(166,333)	8,755	-	-	8,755	0.05
Marriott Copenhagen	23,984	(22,785)	1,199	-	-	1,199	0.05
Westin Trianon Palace Versailles	31,706	(30,121)	1,585	-	-	1,585	0.05
Subtotal	\$1,070,963	(\$253,498)	\$817,465	\$-	\$-	\$817,465	

* Represents BREP VI, BREP Europe III and BREP Int'l II's share of the investment

** Represents BREP IV and BREP V's share of the original investment

*** Includes the BofA Revolver assets (including Chicago) and Olympus portfolio

Summary of Investments Held at 12/31/09 Valuations

(\$ in thousands)

Fund	Cost Basis 12/31/09	Write- Ups/Downs thru 12/31/09	Total Equity Value 12/31/09	1st Quarter 2010 Realizations / Contributions	3/31/10 Write- Ups / Downs	Total Equity Value 3/31/10	MOIC (Remaining Cost)
BREP V / BREP Int'l II (continued)							
Canadian Office	\$57,980	(\$480)	\$57,500	\$-	\$-	\$57,500	0.99
Center Parcs UK	188,206	47,174	235,380	-	-	235,380	1.25
Center Parcs Europe	86,388	(56,892)	29,495	-	-	29,495	0.34
Zurich Senior Living Portfolio	32,606	40,182	72,787	-	-	72,787	2.23
Middlesex	119,794	(5,931)	113,863	-	-	113,863	0.95
Subtotal	\$507,459	\$1,568	\$509,026	\$-	\$-	\$509,026	
BREP IV / BREP Int'l I							
Wyndham International	\$603,175	(\$572,975)	\$30,200	\$-	\$-	\$30,200	0.05
Boca T-Rex Center	48,407	(46,060)	2,347	-	-	2,347	0.05
Canadian Office	56,422	37,291	93,712	-	-	93,712	1.66
Deutsche Bank	27,441	16,916	44,357	-	-	44,357	1.62
BC Retail	15,747	(6,728)	9,019	-	-	9,019	0.57
University Gateway	22,000	-	22,000	-	-	22,000	1.00
KDHM	35,457	(22,068)	13,389	-	-	13,389	0.38
WCM Residential	9,927	16,390	26,317	-	-	26,317	2.65
Subtotal	\$818,576	(\$577,234)	\$241,342	\$-	\$-	\$241,342	
BREP Int'l I							
Resolution****	\$54,916	(\$38,845)	\$16,071	\$-	\$-	\$16,071	0.29
Subtotal	\$54,916	(\$38,845)	\$16,071	\$-	\$-	\$16,071	
Total	\$6,099,028	(\$3,196,035)	\$2,902,992	\$13,645	\$-	\$2,916,637	

**** Represents BREP Intl's share of the investment