

Assured Guaranty Ltd.



Pooled Corporate Exposure:
Trust Preferred Securities
First Quarter 2009



Safe Harbor Disclosure



- Forward-looking statements are being made in this presentation. Actual results could differ materially from these statements.
- For example, the Company's forward looking statements, including its expectation of TruPS principal balance in force, and statements regarding capital losses, pricing, ratings, and new business production could be affected by many events.
- Factors that could cause actual results to differ materially include, but are not limited to:
 - downgrades of financial strength ratings assigned by the major rating agencies to any of our insurance subsidiaries at any time, which has occurred in the past;
 - downgrades of transactions we insure;
 - our inability to execute our business strategy;
 - reduction in the amount of reinsurance facultative cessions or portfolio opportunities available to us;
 - contract cancellations;
 - developments in the world's financial capital markets that adversely affect our loss experience, the demand for our products, our access to capital, our unrealized (losses) gains on derivative financial instruments or our investment returns;
 - more severe or frequent losses associated with our insurance products, or changes in our assumptions used to estimate loss reserves and realized (losses) gains on derivative financial instruments;
 - changes in regulation or tax laws applicable to us, our subsidiaries or customers;
 - governmental actions;
 - natural catastrophes;
 - the Company's dependence on customers;
 - decreased demand for our insurance or reinsurance products or increased competition in our markets;
 - loss of key personnel;
 - technological developments;
 - the effects of mergers, acquisitions and divestitures;
 - changes in accounting policies or practices;
 - changes in the credit markets, segments thereof or general economic conditions, including the overall level of activity in the economy or particular sectors, interest rates, credit spreads and other factors;
 - other risks and uncertainties that have not been identified at this time; and
 - management's response to these factors.
- See the Company's SEC filings and latest earnings press release and financial supplement, which are available on its website, for more information on factors that could affect its forward-looking statements. Do not place undue reliance on these forward-looking statements which are made as of June 15, 2009. Assured does not undertake to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.
- This presentation references several non-GAAP financial measures. These non-GAAP financial measures are defined in the appendix of this presentation. In each case, if available, the most directly comparable GAAP financial measure is presented and a reconciliation of the non-GAAP financial measure and GAAP financial measure is provided. This presentation is consistent with how our management, analysts and investors evaluate our financial results and is comparable to estimates published by analysts in their research reports on us. Each of the non-GAAP financial measures is identified in this presentation as such.

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Definitions



- **“Adjusted Exposure”** is the notional amount of the collateral weighted to reflect Assured’s exposure in the respective transactions.
- **“Credit Enhancement” or “CE”** is intended to provide a measure of the amount of equity and/or subordinate tranches that are junior in the capital structure to Assured's exposure, expressed as a percentage of the total transaction size and reflects any reduction of that credit support resulting from defaults or other factors. For transactions where excess spread may be available to absorb certain losses, the amounts shown do not include any benefit from excess spread. CE level equals: (i) 1, minus (ii) insured notes (along with senior and pari-passu obligations) divided by the numerator of the applicable overcollateralization ratio. Adjustments are also made to incorporate additional credit enhancement to the insured notes provided outside of the respective deal structure (e.g. a first loss deductible outside of the deal). Data is obtained from third-party sources such as trustee reports and may be subject to misstatement or correction.
 - B&I TruPS Credit Enhancement Range: 19.3% to 83.4%
 - M&R TruPS Credit Enhancement Range: 33.3% to 52.4%
- **“Performing Collateral”** is collateral that is not defaulted or deferring interest payments, and, in certain transactions, is rated CCC-/Caa3 or higher. Performing collateral is used throughout the presentation due to the fact that non-performing collateral is already haircut in the credit enhancement calculations as applicable.
- **Trust Preferred Securities Pooled Corporates or “TruPS”** is pooled corporate transactions where the underlying collateral consists primarily of subordinated debt instruments such as trust preferred securities. Trust preferred securities are hybrid securities with characteristics of both subordinated debt and preferred stock, are typically issued by a holding company, have long maturities (typically around 30 years), make periodic fixed or variable interest payments and often allow for deferral of interest for up to 5 years. Types of underlying collateral in Assured’s TruPS also include, among others, subordinated debt, surplus notes, junior notes, commercial mortgage loans and structured finance securities (such as commercial mortgage-backed securities (“CMBS”)). Trust preferred securities are prolific in the bank sector due to the instrument's favorable tax treatment and regulatory capital eligibility.

- **Overcollateralization and Excess Spread.** Overcollateralization (“OC”) is the ratio of the deal’s collateral to liabilities. As defaults and deferrals occur with respect to the underlying collateral, OC calculations incorporate reductions to the par amount of defaulted and deferring securities based on a predefined recovery rate to the extent that these securities remain in the deal. In the majority of TruPS, predefined recovery rates for defaulted and deferring collateral range from 0% to 45%. In certain mortgage & REITs (“M&R”) TruPS, underlying collateral that is rated CCC+/Caa1 and lower in excess of a defined percentage is also haircut for the OC ratio. When OC ratios fall below specified triggers, cash flow is diverted from equity and junior notes to pay down the senior most notes.
- **Acceleration:** In some deals, an Event of Default is triggered if the OC ratio of the senior notes falls below a specified level. In some of these deals, the controlling class can then accelerate the notes and cash-flow is then diverted from subordinate and junior notes (not already cut off by the OC diversion triggers) in favor of the senior most notes. 100% of Assured’s exposure is the senior most note.

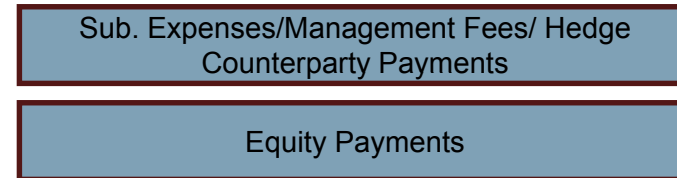
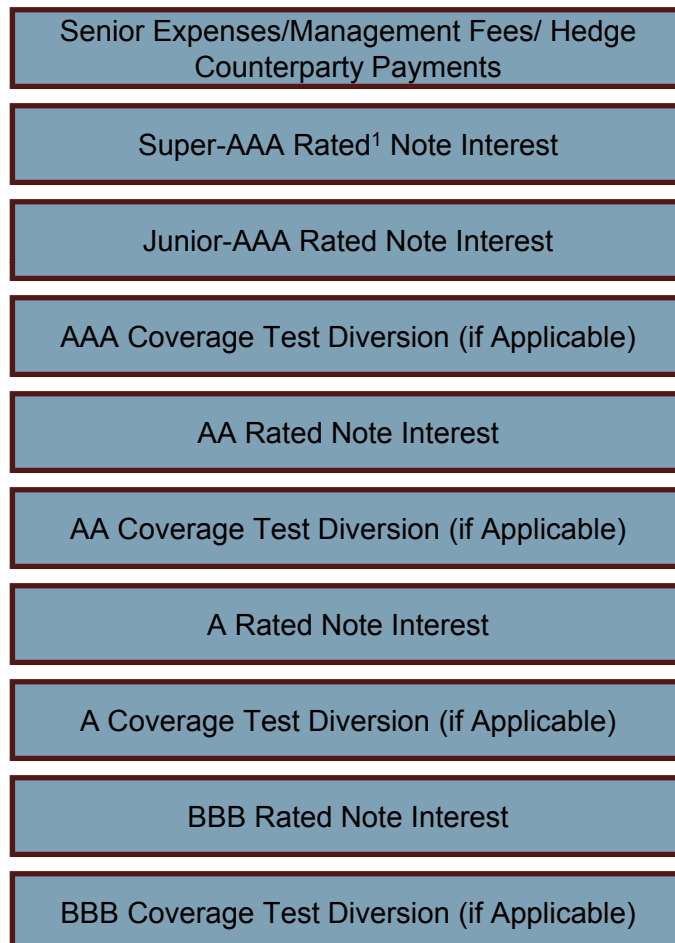
- **Other Structural Features:**

- **Limited Trading:** TruPS are predominantly static transactions, although some provide the collateral manager with the right to substitute collateral subject to guidelines. With certain amounts of defaults or deferrals, the TruPS become effectively static.
- **Interest Shortfalls:** If interest proceeds are not sufficient to cover interest payments on the insured notes, the transaction is required to use available principal proceeds to cover such interest shortfall.
- **Principal Shortfalls:** Assured is not obligated to pay any claim on principal until legal final maturity – or, in some cases, until the collateral balance is zero, resulting in future payments of principal losses (if any) occurring in 20 to 33 years.
- **Interest Rate Hedges:** In most deals, hedges exist to mitigate the potential mismatch between fixed-rate collateral and floating-rate liabilities. High default rates can cause transactions to become overhedged, impacting cash flows (negatively or positively).

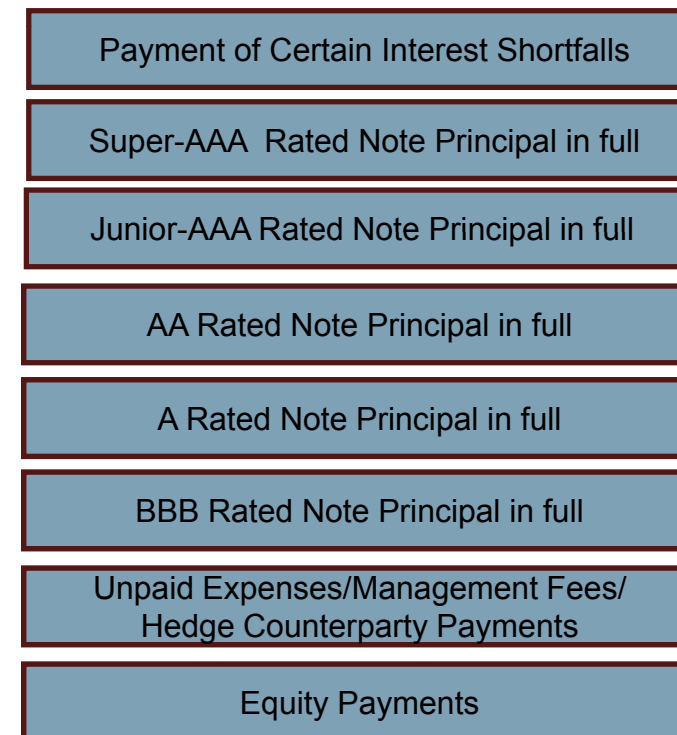
Generic TruPS Cash Flow Waterfall



Interest Proceeds Payment Waterfall



Principal Proceeds Payment Waterfall



1. Ratings on notes represent original ratings.

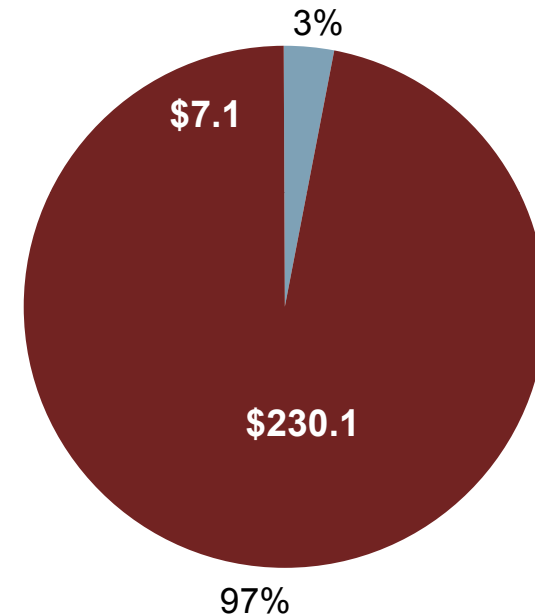
Pooled Corporate Exposure: Trust Preferred Securities



- **Assured has direct exposure to TruPS through three broad categories of transactions:**
 - 42 Bank & Insurance TruPS - \$3.6 billion
 - 10 US Mortgage & REIT TruPS - \$2.5 billion
 - 2 European Mortgage & REIT TruPS - \$970 million
- **Most of Assured's exposure was underwritten in its financial guaranty direct segment using our strict underwriting guidelines and our own assumptions**
 - Only \$30 million of exposure in reinsurance segment
- **Most of Assured's TruPS exposure was executed in credit derivative form (85%)**

TruPS as a Percentage of Total Net Par Outstanding

(\$ in billions)



**\$237.2 billion total net par outstanding.
TruPS are 3.0% of total net par outstanding**

■ TruPS

■ Non-TruPS Par

Exposure Summary



- **Assured has not paid a claim on any TruPS as of 6/15/09**
- **Assured has \$7.1 billion of TruPS exposure that is diversified by geography (within the US as well as internationally) and by collateral type (e.g. bank, thrift, insurance company, commercial mortgage REIT, equity REIT, homebuilder and CMBS)**
- **Current average credit enhancement is 41.8%**
 - Current average credit enhancement range across TruPS is 19.3% to 83.4%
- **Defaults and interest rate deferrals have been higher than expected but they have been spread across most deals**
 - Furthermore, defaults and deferrals on collateral in the TruPS trigger the diversion of excess spread to pay down the insured notes
- **Assured's exposure is expected to continue decreasing each quarter with excess spread, collateral prepayments and recovery on underlying assets**
- **Assured's exposure benefits from additional structural protections as noted by S&P recently:**
 - *"[Assured] has several arrangements in place, including a first-loss protection structure with third parties, which mitigate actual capital charges and potential losses. Furthermore, Assured is not obligated to pay principal losses until legal final maturity or—in some cases—until the collateral balance is zero, resulting in future payments of principal losses (if any) occurring in 20 to 33 years."*¹

1. "Of Bond Insurers, Assured Guaranty Ltd. Has The Largest Exposure to CDOs of Trust Preferred Securities" published by Standard and Poor's on June 10, 2009.

Overview

Bank, Insurance and Mortgage & REIT TruPS



- **Types of Collateral**
 - **Banks and Thrifts (“Banks”):**
 - Highly regulated sector. Trust preferred securities are typically issued by small to midsize bank holding companies
 - Diversification among regions across the US and Europe
 - Assured’s TruPS portfolio has exposure to over 980 banks
 - **Insurance companies:**
 - Highly diversified. Local and regional insurance companies providing a variety of basic personal and commercial lines
 - Auto
 - Life
 - Disability
 - Homeowners
 - Reinsurance
 - Medical malpractice
 - Workers’ compensation
 - Assured’s TruPS portfolio has exposure to over 220 insurance companies
 - **Mortgage & REITs:**
 - Tax efficient companies that own, and in some cases, operate income producing real estate such as apartments, office buildings, warehouses, shopping centers, regional malls or hotels
 - Despite correlation in the sector there exists diversity among REIT collateral: Commercial Mortgage REIT/Loan, CMBS and Equity REIT as evidenced by varying performance between sectors
 - Assured’s TruPS portfolio has exposure to over 260 real estate companies and structured assets including CMBS and collateralized debt obligations (“CDO”)

TruPS Exposure: Major Categories of Collateral



Primary Deal Type	Q1 2009 NPO (\$ in millions)	As % of TruPS NPO	# Deals	Initial Average CE ¹	Q1 2009 Average CE	Average Rating (as of 5/10/09)		
						S&P	Moody's	Fitch
Bank and Insurance TruPS	3,637.0	51.5%	42	47.0%	41.9%	BBB-	A3	A
US Bank	3,105.8	44.0%	36	46.7%	40.5%	BB+	Baa1	A
US Insurance	145.7	2.1%	4	53.9%	56.9%	AAA	Aa2	AA+
European Insurance	385.6	5.5%	2	47.3%	47.8%	AAA	Aa2	AAA
US Mortgage and REIT TruPS	2,455.0	34.8%	10	50.1%	43.6%	BBB	Ba2	BBB-
European Mortgage & REIT TruPS	969.6	13.7%	2	36.8%	36.7%	AAA	Ba1	BBB
Total Direct TruPS	7,061.6	100.0%	54	46.7%	41.8%	BBB+	Baa3	BBB+

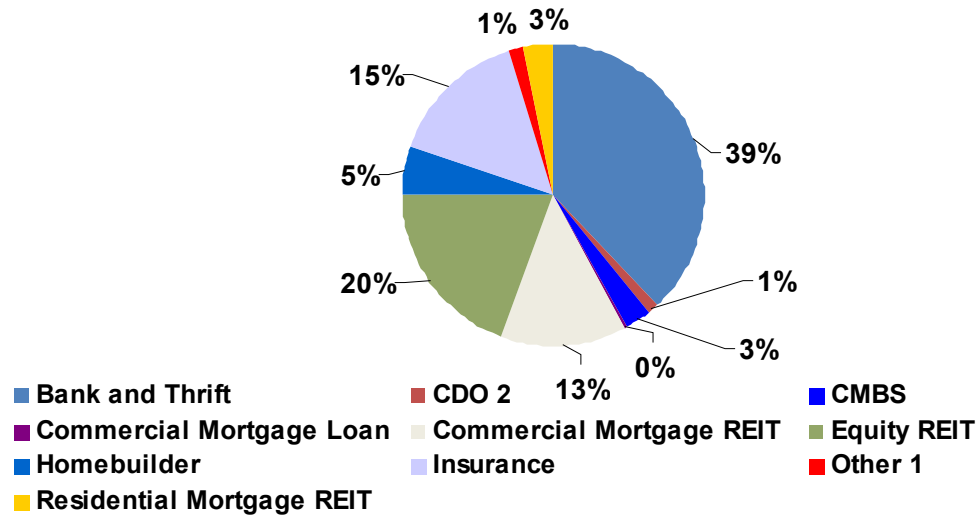
- All of Assured's exposure is the senior most debt tranche; therefore, Assured is the first to be paid in early amortization
 - 83% of Assured's TruPS are currently triggering overcollateralization tests, resulting in expected continuing amortization
 - Assured's original TruPS exposure has decreased by 7% since origination
- Assured's TruPS portfolio is diversified by region (US and European) as well as by collateral type (bank, thrift, insurance company, REIT and CMBS)
- 86% of US bank and insurance TruPS, 100% of European TruPS, and 100% of US mortgage & REIT TruPS were originated at super senior levels with a junior triple-A tranche below Assured's exposure

TruPS : Distribution of Performing Issuers by Type Across All Deals



- Assured’s TruPS have exposure to more than 1,400 issuers
- Assured’s exposure across all deals is \$7.1 billion
- (“CDO”), CMBS, residential mortgage REIT and homebuilder each represents 5% or less of the overall portfolio

Performing Collateral by Issuer Type Across All Deals



1. The “Other” category includes, among others, loans to, and notes issued by, real estate developers and information management and storage issuers (backed by real estate assets).
2. The “CDO” category includes (A) in the Mortgage & REIT deals, CDOs of CMBS and CDOs of Commercial Real Estate and (B) in the Bank & Insurance deals, Bank and Insurance TruPS.

Bank and Insurance (“B&I”) TruPS



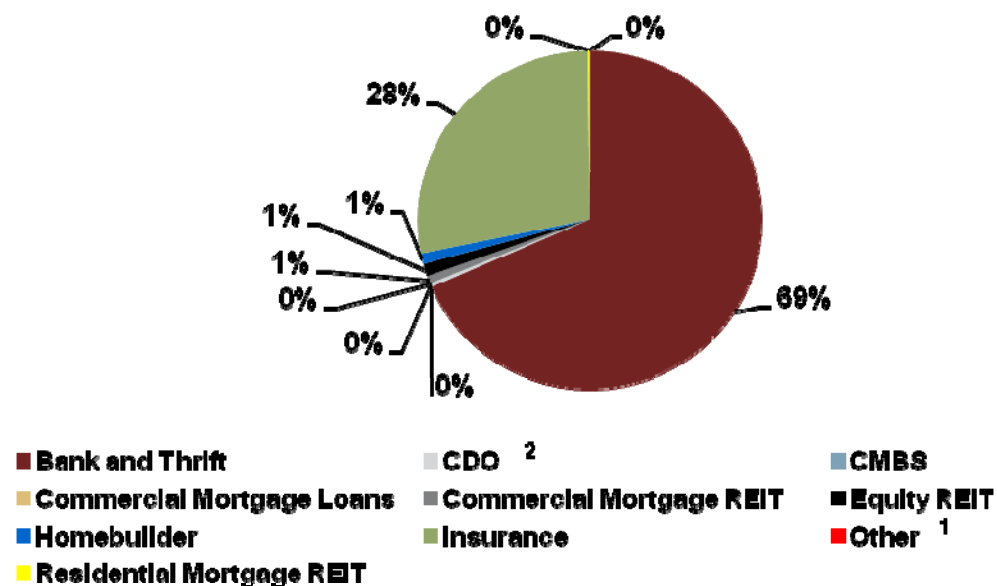
B&I TruPS

Performing Issuers Distribution



- Assured's B&I TruPS have exposure to more than 1,200 issuers
- Assured's exposure across all B&I TruPS is approximately \$3.6 billion
- TARP funding has been provided to roughly 25% of the banks in Assured's B&I TruPS, representing roughly 35% of the par amount as of 4/27/09
- TARP funding is subordinate to underlying trust preferred securities in TruPS

Performing Collateral by Issuer Type Across B&I TruPS



(1) The "Other" category is not applicable in B&I TruPS.

(2) The "CDO" category includes Bank and Insurance TruPS.

B&I TruPS



	Deal Name	Q1 2009 NPO (\$ millions)	Q1 2009 NPO as % of Initial	Q1 2009 CE
1	Alesco Preferred Funding III *	1.6	97.5%	56.9%
2	Alesco Preferred Funding IV	49.0	98.0%	45.4%
3	Alesco Preferred Funding V	159.2	95.6%	40.2%
4	Alesco Preferred Funding VI	184.5	93.7%	38.6%
5	Alesco Preferred Funding VII	166.6	88.6%	42.8%
6	Alesco Preferred Funding XI	168.1	95.5%	42.1%
7	Alesco Preferred Funding XII *	43.6	98.3%	45.9%
8	Alesco Preferred Funding XIII *	33.2	97.2%	45.7%
9	Alesco Preferred Funding XIV	331.0	97.9%	38.9%
10	Alesco Preferred Funding XVI ^A	261.8	99.0%	19.3%
11	Alesco Preferred Funding XVII ^A	208.0	99.1%	34.1%
12	Dekania CDO II *	44.5	98.9%	54.7%
13	Dekania Europe CDO I	174.2	89.9%	53.5%
14	Dekania Europe CDO II	211.4	100.0%	43.1%
15	InCaps Funding II	33.0	66.0%	64.1%
16	I-Preferred Term Securities II	12.5	25.6%	69.6%
17	I-Preferred Term Securities IV	55.6	92.7%	51.6%
18	MM Community Funding 2006-18 *	22.1	97.4%	43.2%
19	MM Community Funding IX *	13.1	72.5%	70.8%
20	Preferred Term Securities X	25.1	83.6%	46.9%
21	Preferred Term Securities XI	43.2	86.3%	45.2%
22	Preferred Term Securities XIV *	30.5	96.7%	47.6%
23	Preferred Term Securities XV *	13.2	97.0%	43.7%
24	Preferred Term Securities XVI *	140.4	97.8%	43.6%

	Deal Name	Q1 2009 NPO (\$ millions)	Q1 2009 NPO as % of Initial	Q1 2009 CE
25	Preferred Term Securities XVII *	62.2	96.6%	46.1%
26	Preferred Term Securities XVIII *	65.8	98.8%	45.0%
27	Preferred Term Securities XIX *	156.5	98.4%	45.1%
28	Preferred Term Securities XX *	57.4	97.8%	43.9%
29	Preferred Term Securities XXII *	45.6	96.6%	42.0%
30	Preferred Term Securities XXIV *	31.1	98.7%	44.9%
31	Regional Diversified 2004-1 *	9.6	90.0%	60.2%
32	Trapeza CDO I *	8.9	18.1%	83.4%
33	Trapeza CDO III *	58.7	76.6%	71.9%
34	Trapeza CDO IV *	30.8	94.4%	63.6%
35	Trapeza CDO V *	40.5	90.7%	61.8%
36	Trapeza CDO VI *	25.8	95.7%	57.3%
37	Trapeza CDO X	182.8	96.2%	39.2%
38	Trapeza CDO XI	240.4	97.7%	38.2%
39	Tropic CDO IV *	33.8	98.8%	53.6%
40	US Capital Funding II *	46.2	98.8%	51.8%
41	US Capital Funding III *	15.0	97.4%	54.9%
42	US Capital Funding IV	162.2	97.7%	29.5%

	First Loss Deductible	(62.1)
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42	Total B&I TruPS CDO	3,637.0	95.3%	41.9%
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*Transaction benefits from a \$62.1 million, cross-collateralized, non-amortizing, first loss deductible.

A. Alesco Preferred Funding XVI and Alesco Preferred Funding XVII were underwritten with a AAA rating. All other deals were underwritten with a super senior rating.

B&I TruPS

Most Frequent Issuers



- There are over 1,200 performing issuers within Assured's B&I TruPS collateral portfolio. The following represent the top 50 exposures by the frequency in which they are found in individual insured TruPS:

Issuer	Issuer Type	Q1 2009 Adjusted Exposure ¹ (\$ millions)	As % of B&I TruPS NPO	# of Deals	Frequency of Issuer (# of Deals/Total # of B&I Deals)
Huntington Bancshares / Sky Financial Group	Bank	39.3	1.1%	17	40.5%
Beal Financial	Bank	48.8	1.3%	15	35.7%
First BanCorp	Bank	34.5	0.9%	15	35.7%
ETB Holdings (E*TRADE Financial)	Bank	37.5	1.0%	13	31.0%
Wintrust Financial Corporation	Bank	32.7	0.9%	13	31.0%
Sterling Financial Corporation	Bank	17.1	0.5%	10	23.8%
Temple Inland Financial Services	Bank	28.1	0.8%	9	21.4%
Flagstar Bancorp, Inc.	Bank	25.3	0.7%	9	21.4%
FBOP Corporation	Bank	17.0	0.5%	9	21.4%
NBT Bancorp (CNB Financial Corp)	Bank	11.1	0.3%	9	21.4%
First Banks, Inc.	Bank	16.2	0.4%	8	19.0%
Wells Fargo & Company	Bank	2.9	0.1%	8	19.0%
First National of Nebraska / First National Bank of Omaha	Bank	31.2	0.8%	7	16.7%
East West Bancorp, Inc.	Bank	23.1	0.6%	7	16.7%
American Equity Investment Life Holding Company	Insurance	20.8	0.6%	7	16.7%
Validus Holdings, LTD	Insurance	20.0	0.5%	7	16.7%
Sovereign Bancorp Inc.	Bank	19.8	0.5%	7	16.7%
International Bancshares Corporation	Bank	18.9	0.5%	7	16.7%
BankAtlantic Bancorp, Inc.	Bank	17.2	0.5%	7	16.7%
Argonaut Group, Inc.	Insurance	17.1	0.5%	7	16.7%
Liberty Bancshares, Inc.	Bank	10.1	0.3%	7	16.7%
Glacier Bancorp	Bank	5.6	0.2%	7	16.7%

B&I TruPS Most Frequent Issuers(Cont'd)



Issuer	Issuer Type	Q1 2009 Adjusted Exposure (\$ in millions)	As % of B&I TruPS CDO NPO	# of Deals	Frequency of Issuer (# of Deals/Total # of B&I Deals)
Bank of the Ozarks	Bank	5.0	0.1%	7	16.7%
National Penn Bancshares	Bank	4.6	0.1%	7	16.7%
M&T Bank Corporation	Bank	2.4	0.1%	7	16.7%
Capital One Financial Corporation	Bank	0.5	0.0%	7	16.7%
Flagstone Reinsurance Holdings Limited	Insurance	24.0	0.6%	6	14.3%
New York Community Bancorp, Inc.	Bank	21.8	0.6%	6	14.3%
Independent Bank Corp.	Bank	19.2	0.5%	6	14.3%
Greater Bay Bancorp (GBB)	Bank	17.0	0.5%	6	14.3%
UnumProvident Corporation	Insurance	16.9	0.5%	6	14.3%
Central Pacific Financial Corp.	Bank	14.4	0.4%	6	14.3%
Boston Private Financial Holdings, Inc.	Bank	12.6	0.3%	6	14.3%
MB Financial	Bank	12.5	0.3%	6	14.3%
Total Bancshares Corp.	Bank	11.5	0.3%	6	14.3%
CoBiz Inc.	Bank	9.9	0.3%	6	14.3%
ARX Holdings	Insurance	9.8	0.3%	6	14.3%
Commerce Bancshares	Bank	8.6	0.2%	6	14.3%
Sun Bancorp, Inc.	Bank	8.0	0.2%	6	14.3%
WesBanco, Inc.	Bank	6.1	0.2%	6	14.3%
First Community Bancorp	Bank	5.2	0.1%	6	14.3%
Provident Bankshares Corporation (Southern Financial)	Bank	5.1	0.1%	6	14.3%
First Commonwealth Financial Corporation	Bank	5.0	0.1%	6	14.3%
Bank of America	Bank	4.4	0.1%	6	14.3%
1st Source Corporation	Bank	23.4	0.6%	5	11.9%
Marquette Financial	Bank	20.1	0.5%	5	11.9%
Alea	Insurance	19.7	0.5%	5	11.9%
Wellington Underwriting plc	Insurance	16.7	0.5%	5	11.9%
Iberiabank Corporation	Bank	15.7	0.4%	5	11.9%
Gold Banc Corporation	Bank	13.8	0.4%	5	11.9%
Sub-Total Top 50 Performing Issuers in B&I TruPS		828.3	22.4%		

Failed U.S. Banks Since 2004



- 61 US banks have failed since 2004 (as of 4/24/09)¹, resulting in payment defaults or deferrals on their debt, preferred stock or other capital securities
 - Of these, 23 (highlighted in the table below) were in Assured's B&I TruPS portfolio

	Bank Name	Default Date
	First Bank of Idaho, Ketchum, ID	4/24/09
	First Bank of Beverly Hills, Calabasas, CA	4/24/09
	Heritage Bank, Farmington Hills, MI	4/24/09
	American Southern Bank, Kennesaw, GA	4/24/09
	Great Basin Bank of Nevada, Elko, NV	4/17/09
	American Sterling Bank, Sugar Creek, MO	4/17/09
	New Frontier Bank, Greeley, CO	4/10/09
	Cape Fear Bank, Wilmington, NC	4/10/09
	Omni National Bank, Atlanta, GA	3/27/09
	TeamBank, National Association, Paola, KS	3/20/09
	Colorado National Bank, Colorado Springs, CO	3/20/09
	FirstCity Bank, Stockbridge, GA	3/20/09
	Freedom Bank of Georgia, Commerce, GA	3/6/09
	Security Savings Bank, Henderson, NV	2/27/09
	Heritage Community Bank, Glenwood, IL	2/27/09
	Silver Falls Bank, Silverton, OR	2/20/09
	Pinnacle Bank of Oregon, Beaverton, OR	2/13/09
	Corn Belt Bank and Trust Company, Pittsfield, IL	2/13/09
	Riverside Bank of the Gulf Coast, Cape Coral, FL	2/13/09
	Sherman County Bank, Loup City, NE	2/13/09
	County Bank, Merced, CA	2/6/09
	Alliance Bank, Culver City, CA	2/6/09
	FirstBank Financial Services, McDonough, GA	2/6/09
	Ocala National Bank, Ocala, FL	1/30/09
	Suburban Federal Savings Bank, Crofton, MD	1/30/09
	MagnetBank, Salt Lake City, UT	1/30/09
	1st Centennial Bank, Redlands, CA	1/23/09
	Bank of Clark County, Vancouver, WA	1/16/09
	National Bank of Commerce, Berkeley, IL	1/16/09

2009

	Bank Name	Default Date
	Haven Trust Bank, Duluth, GA	12/12/08
	Sanderson State Bank, Sanderson, TX	12/12/08
	First Georgia Community Bank, Jackson, GA	12/5/08
	Downey Savings and Loan, Newport Beach, CA	11/21/08
	PFF Bank and Trust, Pomona, CA	11/21/08
	The Community Bank, Loganville, GA	11/21/08
	Franklin Bank, SSB, Houston, TX	11/7/08
	Security Pacific Bank, Los Angeles, CA	11/7/08
	Freedom Bank, Bradenton, FL	10/31/08
	Alpha Bank & Trust, Alpharetta, GA	10/24/08
	Main Street Bank, Northville, MI	10/10/08
	Meridian Bank, Eldred, IL	10/10/08
	Washington Mutual, Henderson, NV and Park City, UT	9/25/08
	Ameribank, Northfork, WV	9/19/08
	Silver State Bank, Henderson, NV	9/5/08
	Integrity Bank, Alpharetta, GA	8/29/08
	The Columbian Bank and Trust, Topeka, KS	8/22/08
	First Priority Bank, Bradenton, FL	8/1/08
	First National Bank Holding Company *	7/25/08
	IndyMac Bank, Pasadena, CA	7/11/08
	First Integrity Bank, NA, Staples, MN	5/30/08
	ANB Financial, NA, Bentonville, AR	5/9/08
	Hume Bank, Hume, MO	3/7/08
	Douglass National Bank, Kansas City, MO	1/25/08
	Miami Valley Bank, Lakeview, OH	10/4/07
	NetBank, Alpharetta, GA	9/28/07
	Metropolitan Savings Bank, Pittsburgh, PA	2/2/07
	Bank of Ephraim, Ephraim, UT	6/25/04
	Reliance Bank, White Plains, NY	3/19/04
	Guaranty National Bank of Tallahassee, Tallahassee, FL	3/12/04
	Dollar Savings Bank, Newark, NJ	2/14/04

2008

2007

2004

1. Data from the U.S. Federal Deposit Insurance Corporation (www.fdic.gov).

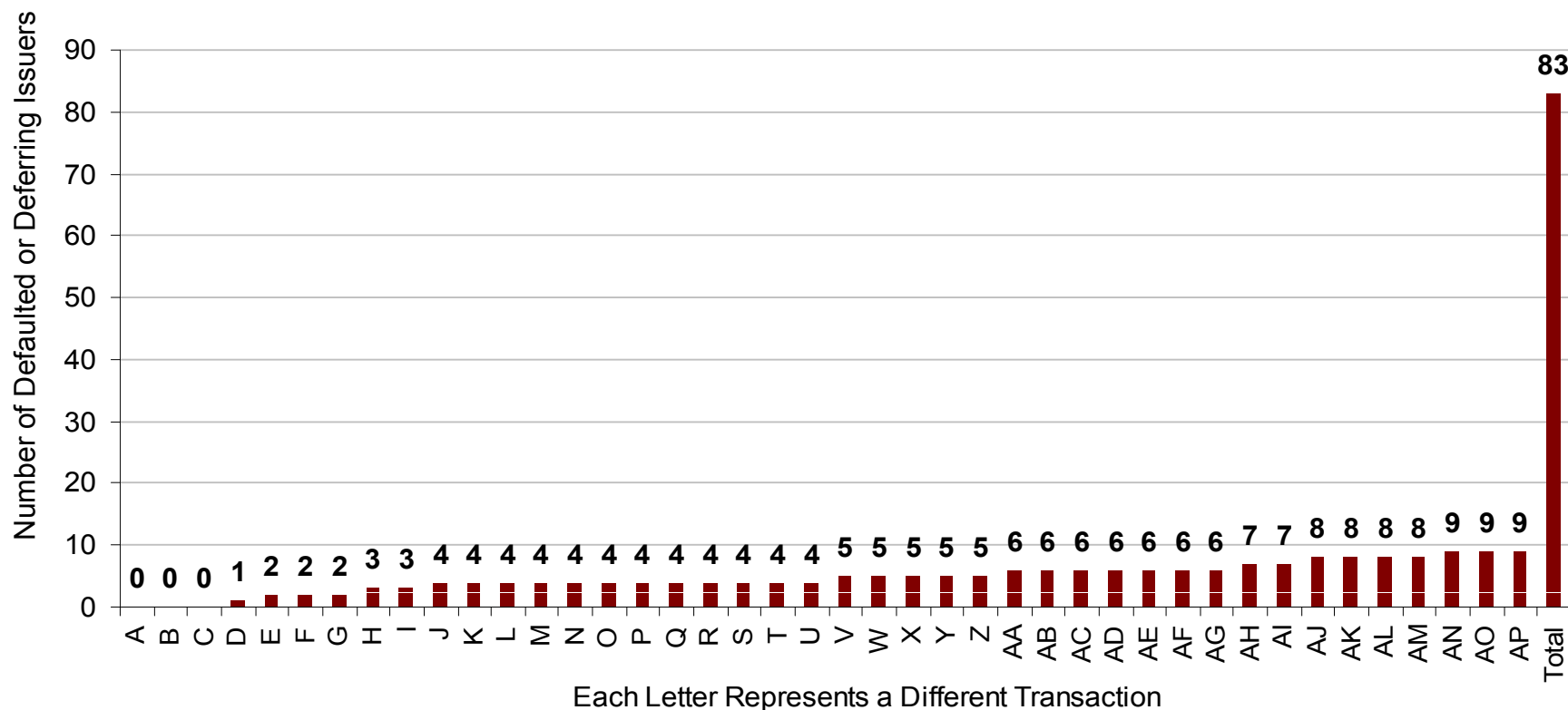
*First National Bank Holding Co. is the TruPS issuer and holding company of two defaulted banks: First Heritage Bank, NA and First National Bank of Nevada.

B&I TruPS

Number of Defaulted or Deferring Issuers Across Deals



- There have been 83 different issuers that have defaulted or deferred within Assured’s B&I TruPS portfolio
- Out of the 42 transactions within B&I TruPS, 39 deals have one or more defaulted or deferring issuers
 - The average defaulted or deferring issuer is spread among 5 different deals
 - The most defaulted or deferring issuers in any one transaction is 9



Mortgage and REIT (“M&R”) TruPS



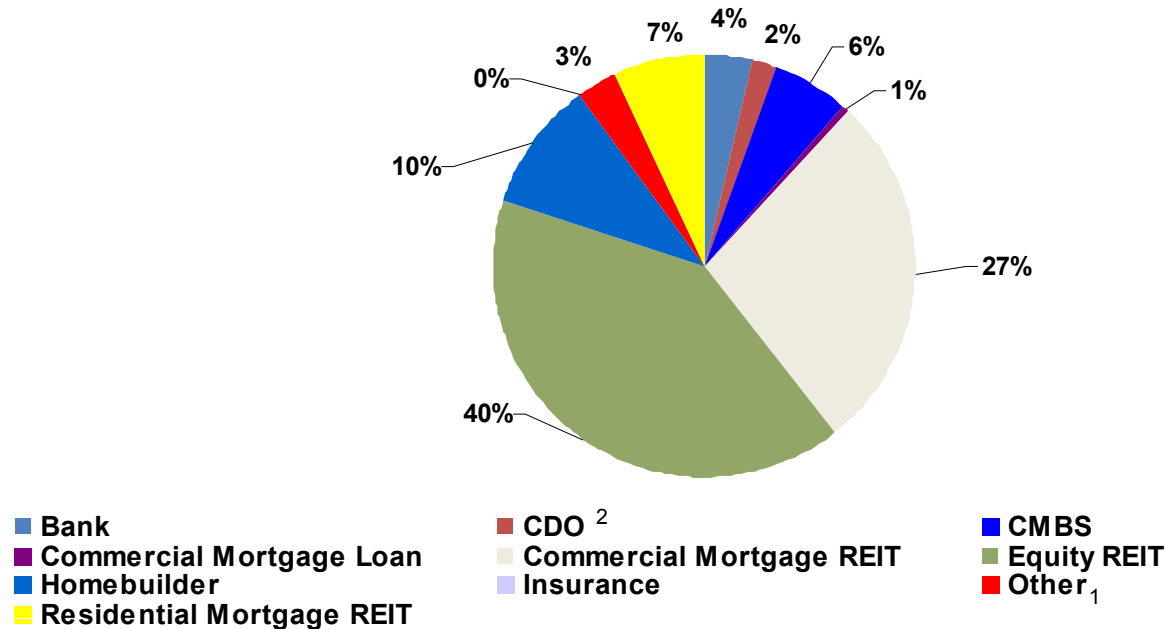
**ASSURED
GUARANTY[®]**
ENDURING FINANCIAL STRENGTH

M&R TruPS Performing Issuers Distribution



- Assured’s M&R TruPS have exposure to more than 260 issuers
- Assured’s exposure across all M&R TruPS is approximately \$3.4 billion

Performing Collateral by Issuer Type Across M&R TruPS



(1) The “Other” category includes, among others, loans to and notes issued by real estate developers and information management and storage issuers (backed by real estate assets).

(2) The “CDO” category includes CDOs of CMBS and CDOs of Commercial Real Estate

M&R TruPS



	Deal Name	Q1 2009 NPO (\$ in millions)	Q1 2009 NPO as % of Initial	Q1 2009 CE
1	Attentus CDO I	241.5	86.3%	38.9%
2	Attentus CDO II	197.9	84.2%	42.9%
3	Attentus CDO III	226.9	94.8%	43.6%
4	Kodiak CDO I	208.8	83.5%	45.7%
5	Kodiak CDO II	294.9	96.9%	52.4%
6	Taberna Europe I	421.1	100.0%	38.9%
7	Taberna Europe II	548.4	82.0%	35.1%
8	Taberna Preferred Funding II	245.4	90.1%	33.3%
9	Taberna Preferred Funding III	288.4	93.0%	33.4%
10	Taberna Preferred Funding IV	294.9	94.1%	45.8%
11	Taberna Preferred Funding VI	153.2	85.1%	49.8%
12	Taberna Preferred Funding VIII	303.1	97.6%	50.7%
12	Total M&R TruPS	3,424.5	90.9%	41.7%

M&R TruPS Collateral Performance



- Mortgage & REIT collateral is diversified among 9 different subsectors
- Defaults primarily focused in two subsectors: homebuilder and residential mortgage REIT
- 100% of Assured's exposure to commercial mortgage REIT, CMBS and commercial mortgage loan via our TruPS is performing

	Q1 2009 Adjusted Exposure (\$ in millions)	As % of M&R TruPS CDO NPO	Defaulted or Deferring (\$ in millions) ¹	Defaulted or Deferring as % of Asset Class	Performing (\$ in millions)	Performing as % of Asset Class
Commercial Mortgage REIT	796.6	23.3%	0.0	0.0%	796.6	100.0%
CMBS	167.3	4.9%	0.0	0.0%	167.3	100.0%
Commercial Mortgage Loans	17.2	0.5%	0.0	0.0%	17.2	100.0%
CDOs	59.2	1.7%	2.3	3.9%	56.9	96.1%
Equity REIT	1,310.1	38.3%	125.5	9.6%	1,184.6	90.4%
Other	98.9	2.9%	10.2	10.3%	88.7	89.7%
Bank	125.1	3.7%	19.0	15.2%	106.1	84.8%
Homebuilder	426.1	12.4%	141.5	33.2%	284.6	66.8%
Residential Mortgage REIT	424.1	12.4%	218.9	51.6%	205.1	48.4%

1. Non-performing issuers in M&R TruPS include defaulted and deferring issuers. In addition, some issuers may be classified as non-performing due to ratings (e.g. if rated below triple-C).

M&R TruPS

Most Frequent Issuers



- There are over 260 performing issuers within Assured's M&R TruPS collateral portfolio. The following represent the top 50 exposures by the frequency in which they are found in individual insured TruPS:

Issuer	Issuer Type	Adjusted Exposure (\$ in millions)	As % of M&R TruPS CDO NPO	# of Deals	Frequency of Issuer (# of Deals/Total # of M&R Deals)
CapitalSource, Inc.	Commercial Mortgage REIT	115.7	3.4%	11	91.7%
Anthracite Capital	Commercial Mortgage REIT	86.7	2.5%	10	83.3%
Arbor Realty Trust	Commercial Mortgage REIT	74.2	2.2%	8	66.7%
KKR Financial Corporation	Residential Mortgage REIT	73.0	2.1%	8	66.7%
NorthStar Realty Finance Corp.	Commercial Mortgage REIT	73.0	2.1%	8	66.7%
Simon Property Group	Equity REIT	25.0	0.7%	7	58.3%
Beazer Homes USA, Inc.	Homebuilder	37.8	1.1%	6	50.0%
The Related Companies	Equity REIT	38.7	1.1%	6	50.0%
Healthcare Property Investors, Inc.	Equity REIT	11.2	0.3%	5	41.7%
Hospitality Properties	Equity REIT	11.1	0.3%	5	41.7%
Meritage Homes Corporation	Homebuilder	33.6	1.0%	5	41.7%
Orleans Homebuilders, Inc.	Homebuilder	41.3	1.2%	5	41.7%
Realty Income	Equity REIT	16.0	0.5%	5	41.7%
Standard Pacific	Homebuilder	37.3	1.1%	5	41.7%
Duke Realty Corporation	Equity REIT	8.6	0.2%	4	33.3%
European Capital	Commercial Mortgage REIT	47.6	1.4%	4	33.3%
Gramercy Capital Corporation	Commercial Mortgage REIT	42.1	1.2%	4	33.3%
Homburg Invest, Inc.	Equity REIT	23.7	0.7%	4	33.3%
Hovnanian Enterprises, Inc.	Homebuilder	22.5	0.7%	4	33.3%
iStar Financial, Inc.	Commercial Mortgage REIT	25.9	0.8%	4	33.3%
JP Morgan Chase Commercial Mortgage 2006-LDP8	CMBS	2.1	0.1%	4	33.3%
M/I Homes Inc	Homebuilder	13.3	0.4%	4	33.3%
Medical Properties Trust	Equity REIT	30.1	0.9%	4	33.3%
Mills Corporation	Equity REIT	23.1	0.7%	4	33.3%
MLCFC 2006-3	CMBS	3.0	0.1%	4	33.3%

M&R TruPS

Most Frequent Issuers (Cont'd)



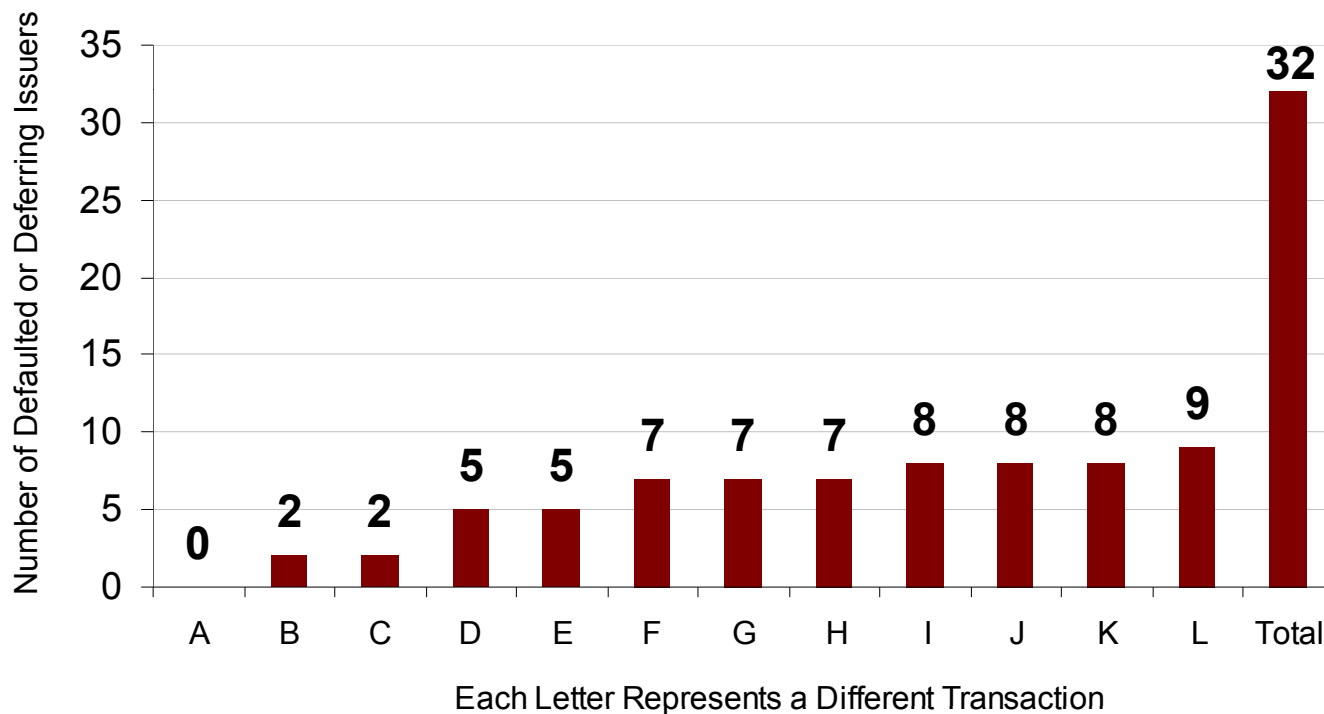
Issuer	Issuer Type	Adjusted Exposure (\$ in millions)	As % of M&R TruPS CDO NPO	# of Deals	Frequency of Issuer (# of Deals/Total # of M&R Deals)
ProLogis	Equity REIT	17.6	0.5%	4	33.3%
Tarragon Corporation	Homebuilder	33.6	1.0%	4	33.3%
Wyndham Worldwide	Equity REIT	19.6	0.6%	4	33.3%
Advance Realty	Equity REIT	13.6	0.4%	3	25.0%
Banc of America Commercial Mortgage 2005-6	CMBS	4.1	0.1%	3	25.0%
Bluegreen Corporation	Equity REIT	25.3	0.7%	3	25.0%
Bresler & Reiner	Equity REIT	16.7	0.5%	3	25.0%
Camden Property Trust	Equity REIT	7.2	0.2%	3	25.0%
Capital Automotive	Equity REIT	17.0	0.5%	3	25.0%
Capital Trust	Commercial Mortgage REIT	23.2	0.7%	3	25.0%
Colonial Realty	Equity REIT	5.8	0.2%	3	25.0%
Crescent Real Estate Equities Company	Equity REIT	24.8	0.7%	3	25.0%
Crescent Resources, LLC	Equity REIT	19.0	0.6%	3	25.0%
FBR (Friedman Billings Ramsey)	Residential Mortgage REIT	22.6	0.7%	3	25.0%
Greenwich Capital Commercial Funding Corp 2005-GG5	CMBS	4.5	0.1%	3	25.0%
Health Care REIT, Inc.	Equity REIT	11.6	0.3%	3	25.0%
Hersha Hospitality Trust	Equity REIT	19.0	0.6%	3	25.0%
HRPT Properties Trust	Equity REIT	7.1	0.2%	3	25.0%
Iron Mountain	Other	31.7	0.9%	3	25.0%
Kimco Realty	Equity REIT	10.8	0.3%	3	25.0%
Newcastle Investment Corp.	Commercial Mortgage REIT	19.6	0.6%	3	25.0%
Rubicon US	Equity REIT	22.1	0.6%	3	25.0%
SL Green Realty Corp.	Equity REIT	27.0	0.8%	3	25.0%
Accredited Home Lenders	Residential Mortgage REIT	14.0	0.4%	2	16.7%
Affine	Commercial Mortgage REIT	25.6	0.7%	2	16.7%
Sub-Total Top 50 Performing Issuers in M&R TruPS		1,359.7	39.7%		

M&R TruPS

Number of Defaulted or Deferring Issuers Across Deals



- There have been 32 defaulted or deferring (non-performing¹) issuers within Assured's M&R TruPS portfolio
 - The average defaulted or deferring issuer is spread among 6 deals
 - The most defaulted or deferring issuer in any single transaction is 9



1. Non-performing issuers in M&R TruPS include defaulted and deferring issuers. In addition, some issuers may be classified as non-performing due to ratings (e.g. if rated below triple-C).

Exposure Summary



- **Assured has not paid a claim on any TruPS as of 6/15/09**
- **Assured has \$7.1 billion of TruPS exposure that is diversified by geography (within the US as well as internationally) and by collateral type (e.g. bank, thrift, insurance company, commercial mortgage REIT, equity REIT, homebuilder and CMBS)**
- **Current average credit enhancement is 41.8%**
 - Current average credit enhancement range across TruPS is 19.3% to 83.4%
- **Defaults and interest rate deferrals have been higher than expected but they have been spread across most deals**
 - Furthermore, defaults and deferrals on collateral in the TruPS trigger the diversion of excess spread to pay down the insured notes
- **Assured's exposure is expected to continue decreasing each quarter with excess spread, collateral prepayments and recovery on underlying assets**
- **Assured's exposure benefits from additional structural protections as noted by S&P recently:**
 - *"[Assured] has several arrangements in place, including a first-loss protection structure with third parties, which mitigate actual capital charges and potential losses. Furthermore, Assured is not obligated to pay principal losses until legal final maturity or—in some cases—until the collateral balance is zero, resulting in future payments of principal losses (if any) occurring in 20 to 33 years."*¹

1. "Of Bond Insurers, Assured Guaranty Ltd. Has The Largest Exposure to CDOs of Trust Preferred Securities" published by Standard and Poor's on June 10, 2009.