Analyst(s): David Trone / Ivy De Dianous, CFA

**Outperform** 

# Fox-Pitt Keltor

# Marketweight

# **Lehman Brothers**

LEH

David.Trone@fpk.com

**USD13.92\*** 212-857-6151

## Going Private May Be the Best Course of Action

Data	
52-week range (USD)	13.92-73.06
Price Target (USD)	62.00
Upside/downside to price target (%)	345.4
Market cap (USDm)	9,666.0
Dividend (USD)	na
Dividend Yield (%)	na
Performance (%)	

1 citorinance (70)				
	1W	1M	3M	YTD
Price performance	-33.2	-46.1	-64.7	-78.7
Rel. S&P 500	-32.5	-40.8	-62.1	-74.8
Rel. FPKCCW Investment Banks	-30.6	-35.2	-55.5	-63.8

# Operating EPS (USD) Quarterly EPS breakdowns

	2007	2008e	2009e
10	1.96	0.81 a	1.07
Consensus			0.85
2Q	2.21	-5.14 a	1.15
Consensus			0.83
3Q	1.60	0.36	1.00
Consensus		0.27	0.76
4Q	1.54	0.81	1.28
Consensus		0.64	0.89
Annual	7.32	-3.16	4.50
Consensus		-3.17	3.71

### Valuation Data

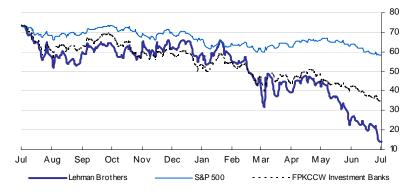
YE (Nov 30)	2007	2008e	<b>2009</b> e
Operating P/E (x)	1.9	nm	3.1
BVPS (USD)	39.45	na	na
P/BV (x)	0.35	na	na
ROE (%)	19.8	na	na
Revenue Growth (%)	9.5	na	na
Net income (USDm)	4,125.0	na	na
PTOM (%)	31.2	na	na
Comp ratio (%)	49.3	na	na
Non-Comp ratio (%)	19.5	na	na

<sup>\*</sup> Price as at Jul 14, 2008 11:50

We continue to believe that the decline in Lehman's stock has little to do
with the company's liquidity and balance sheet, but is more based on
investors' pricing in the probability of a Bear Stearns-like run-on-the-bank.

- Meanwhile, we believe there is increasing danger that counterparties, creditors, and customers will be spooked by the stock's action, thus completing the vicious cycle of a self-fulfilling prophecy.
- As with Bear Stearns, we firmly believe that Lehman has been targeted by the fear-trade, and there are media reports that executives are working with the SEC to track down rumor-mongering. We believe this will be difficult given: (a) the oral nature of the act; and (b) the indemnity that comes with the words: "I heard". Instead, we still believe that an emergency prohibition of short-selling in brokerage shares is imperative.
- In the absence of such a measure, we believe Lehman's best course of action would be a "going-private" transaction, since it is the public equity mkts that are the threat to the company's survival. Without a public stock, there would be no shorting, thus no motivation for rumor-mongering, thus no source to spook their counterparties and creditors.
- The current market value is \$10 bil., and we believe mgmt/employees own about \$2.5 bil., leaving \$7.5 bil. (we est. \$9.4 bil. assuming a 25% premium) for a buy-out consortium, including private equity, SWFs, etc.
- We believe this would eliminate the disconnect between Lehman's true financial condition and current stock price by eliminating the run-on-thebank discount in the process of the buyout. In our view, this value-release would be big enough to avoid the need for leverage.
- Current equity holders would likely get a worse deal should a lack of
  action ultimately result in a rescue by another financial institution. We do
  not believe selling assets or getting a mere injection of capital would
  eliminate the panic threat—as long as there is shortable public stock, we
  suspect the fear-trade will linger. Sufficient steps had already been taken
  that should have eliminated the doubts.
- We continue to keep a favorable view of the risk/reward in LEH shares, based on the fundamentals (see the case outlined below), while conceding that the panic threat is high.

### Share price performance (USD)



Analyst certifications and required disclosures begin on page 8.

Fox-Pitt Kelton Cochran Caronia Waller on the Web: <a href="http://www.fpk.com/x/publicresearchdisclosure.html">http://www.fpk.com/x/publicresearchdisclosure.html</a>



### DISCUSSION

The following is a recap/overview of Lehman's sum-of-the-parts, liquidity, and problem assets/balance sheet analysis.

### Sum-of-the-Parts Analysis Values LEH at \$34/Share, or 2.5x Current Price

**Asset Mgmt = \$8 bil.** Using AllianceBernstein (AB, \$46.42, Outperform), Franklin resources (BEN, \$88.80, In Line) and T.Rowe Price (TROW, \$50.00, In Line), as its peers, we derived average MV/AUM of 3.1%. We conservatively applied 2.8% to Lehman's \$282 bil. AUM at the end of FY07; we thus value the Asset Mgmt segment at \$7.9 bil. Alternatively, we assigned a 20.1x multiple (U.S. Asset Manager Universe average trailing P/E multiple from 2000 to date) to Lehman Asset Mgmt's FY07 net income of \$392 mil (estimated), and we once again arrive at \$7.9 bil.

**Private Client = \$2 bil.** We believe Lehman's private client segment centers on high net worth clients, rather than the mass market retail segment. We applied a 15.7 MV/Net Income multiple, which is derived by taking a 25% discount to Northern Trust's (NTRS, Outperform, \$68.41) 2007 MV/Net Income multiple of 20.9x. We derived a \$2 bil value for the private client segment.

Inv. Banking + Equity + Non-Mortgage FICC = \$17 bil. Per our forecast, Invest. Banking should still generate \$1.3 bil in pre-tax earnings in FY08. At a more rational 10x multiple (below normal), this equals \$9 bil. For equity trading, with execution and prime brokerage growing in recent quarters, the business remains strong. We estimate that equity trading should generate \$0.8 bil in pre-tax earnings in FY08. At a 10x multiple (below normal), this equals \$6 bil. For FICC trading, we believe normalized pre-tax earnings in a challenging environment should be about \$0.6 bil. At a more rational 5x multiple (below normal), this equals \$2 bil.

LEH Sum-of-Parts (	\$bil) 26.5		Per Share	
Value Asset Mgmt \$	8 bil			
		MV (\$bil)	2007 AUM (\$ bil)	MV/AUM
AllianceBernstein	AB	16.2	800	2.0%
Franklin Resources	BEN	23.2	644	3.6%
T. Rowe Price	TROW	14.7	400	3.7%
Average				3.1%
Lehman Asset Mgmt		7.9	282	2.8%

### Value Private Client \$2 bil

2007 Lehman (\$ mil)	Asset Mgmt	Private Client	2007 Northern Trust (\$ mil)
Net Revenue	1,877	1,220	
Non Interest Expense	1,300	1,006	
Income before Tax	577	214	
Income Tax	185	68	
Net Income	392	146	726
MV (bil)	7.9	2.3	15.2
MV/Net Income	20.1x	15.7x	20.9x

Source: Company reports and FPK CCW



Value Inv Banking \$9 bil

Inv Banking (\$ mil)	
2008 est. revenue	3,704
2008 pretax earnings	1,259
2008 aftertax earnings	856
Multiple	10.0x
Value	8,564

Value Equity Trading \$6 bil

3,735
822
559
10.0x
5,588

Value FICC Trading \$2 bil

Equity Trading (\$ mil)	
Normalized earnings,	
discounted for current	2,500
market condition	
2008 pretax earnings	625
2008 aftertax earnings	425
Multiple	5.0x
Value	2,125

Source: Company reports, FPK CCW.

**Leverage Ratios Are In Line With Peers.** In 2Q08, Lehman reduced its leverage ratio and adjusted leverage ratio 23% and 18%, respectively, resulting in ending leverage ratio of 24.3x and adjusted leverage ratio of 12.6x. Overall, Lehman's leverage was below those of its peers' in 2Q08.

Leverage Ratio	2Q07	3Q07	4Q07	1Q08	2Q08
LEH	28.7	30.3	30.7	31.6	24.3
GS	24.5	26.7	26.2	27.9	24.3
MS	29.8	32.3	32.6	27.4	25.1
MER	23.3	25.3	27.8	25.2	

Leverage Ratio: Total assets divided by equity capital.

Adjusted Leverage Ratio	2Q07	3Q07	4Q07	1Q08	2Q08
LEH	15.4	16.1	16.1	15.4	12.6
GS	17	18	17.5	18.6	14.7
MS	17.5	18.8	17.6	16.0	14.1
MER	14.3	17.9	20.3	18.2	

Adjusted leverage Ratio:Tangible adjusted assets divided by tangible equity capital. Source: Company reports, FPK CCW.



**Liquidity Ratios Normal.** Next, we examined overall liquidity ratios of Lehman and its peers. Lehman's 2Q08 ratio of (Liquidity Assets – Float Funding)/ (Float Funding), which indicates the amount of liquid assets vs. current liabilities, was 49%. The ratio was higher than those of Goldman and Morgan Stanley. Lehman's ratio of (Float Funding/Other Funding) was 1.9x, lower than those of Goldman and Morgan Stanley, which we view as positive. Lehman ended 2Q08 with a liquidity pool of \$45 billion.

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2Q08 Balance Sheet Data LEH, MS, GS (\$ bil) 1Q08 Balance Sheet Data MER (\$ bil)	Lehman	Stanley	Goldman	Merrill
<u>Liquid assets</u>				
cash	7	24	14	62
Segregated cash & Securities	13	53	85	27
Securities owned	269	390	411	312
Collaterized agreements	295	424	429	348
Receivables	42	86	123	148
Total liquid assets	625	977	1,062	896
Funding Sources				
Float Funding				
collaterized financing	208	213	203	288
Fin. Sold, but not repurchased	142	162	183	124
payables	71	327	346	153
Total Float Funds	420	701	733	565
Other Funding				
short term	35	24	71	22
long term	128	211	182	259
Deposits	29	35	30	105
equity	26	34	45	37
Total other term funding	219	304	328	422
Detice				
Ratios Liquid Assets less Float	205	275	330	331
Liquid less Float / Float	49%	39%	45%	59%
Float/long term funding	1.9x	2.3x	2.2x	1.3x

Source: Company reports, FPK CCW.

Stress-Testing Problem Assets. At the end of 2Q08, Lehman had \$89 billion of problem asset exposure, which included \$25 billion in residential mortgage, \$29 billion in commercial mortgage, \$7 billion in other asset-backed securities, \$10 billion in real estate related investments, and \$18 billion in leveraged lending loans. From 3Q07 to 2Q08, Lehman took about \$7.7 billion cumulative net write downs against these exposures (\$5.6 billion cumulative earnings impact). Gross write-downs were almost double that. Largely due to effective hedging strategies that worked well from 3Q07 to 1Q08, the \$7.7 billion net write downs and \$5.6 billion earnings impact were much smaller than those at Morgan Stanley (MS-\$33.01-In Line) and Merrill (MER-\$26.12-In Line).



Were the \$89 billion of problem asset exposure to incur an extraordinary incremental 15% gross mark-down in future quarters, the firm would then incur estimated further gross write-downs of \$13 billion, which equates to \$9.8 bil in after-tax earnings impact. Offsetting this would be gains from Lehman's sizeable short positions, and cash generated in its other businesses over the requisite time period. If the latter were to be six quarters, Lehman could absorb even this draconian scenario without a capital raise.

LEH	2Q08 Expo Est	Stress Testing Further Gross Write Down %	Stress Testing Further Gross Write Down
Residential mortgages			
Prime, Alt A	10.2		
EU	9.3		
Subprime	2.8		
ABS CDO	0.6		
Asia	0.7		
Other U.S	1.3		
Total Residential mortgages	24.9	15%	3.7
Commercial mortgages Whole loans Securities/other	19.9 9.5		
Total Commercial mortgages	29.4	15%	4.4
Other asset-backed	6.5	15%	1.0
Real estate related	10.4	15%	1.6
Acquisition Finance HG HY	6.5 11.5		
Total Acquisition Finance	18.0	15%	2.7
Total	89.2		13.4

Source: Company reports, FPK CCW.

### LEH 3Q07-2Q08 Cumulative Net Write Downs

LEH	3Q07	4Q07	1Q08	2Q08	Total
LLII	oqu,	7001	1000	200	Total
Leveraged lending			0.5	0.4	0.9
Residential mortgages			0.8	2.0	2.8
Commercial mortgages			0.7	1.1	1.8
Other real-estate			0.3	0.3	0.6
Non-residential asset backed securities			0.1	0.3	0.4
Additional Hedging losses				0.7	0.7
Firm Structured liabilities			-0.6	-0.4	-1.0
Total	0.7	0.8	1.8	4.4	7.7

Source: Company reports, FPK CCW.



### 3Q07-2Q08 Cumulative Net Write Downs & After Tax Impact on Earnings (\$ bil) Stress Testing **Stress Testing** Write Downs Earnings Impact **LEH further Further LEH** Write Downs Earnings Impact GS 4.2 2.9 MS 14.1 9.3 LEH 7.7 5.6 13.4 9.8 **MER** 30.3 19.6

Source: Company reports, FPK CCW.

MER: 3Q07-1Q08 Cumulative Net Write Downs as reported.

LEH: Document Format	[																										
In Millions of \$	FY04	FY05	%Δ	FY06	%Δ	1Q07	%Δ	2Q07	%Δ	3Q07	%Δ	4Q07	%Δ	FY07	%Δ	1Q08	%Δ	2Q08	%Δ	3Q08E	%Δ	4Q08E	%Δ	FY08E	%Δ	FY09E	%Δ
Revenues																											
Capital Markets	7.694	9,807	27.5%	12,006	22.4%	3,502	15.4%	3,594	2.6%	2,435	-32.2%	2,727	12.0%	12,258	2.1%	1,672	-38.7%	(2,374)	-242.0%	971	-140.9%	1,803	85.7%	2,072	-83.1%	8,709	320.3%
FICC	5,739	7,334	27.8%	8,447	15.2%	2,164	1.4%	1,891	-12.6%	1,063	-43.8%	860	-19.1%	5,978	-29.2%	262	-69.5%	(2,975)	-1235.5%	150	-105.0%	900	500.0%	(1,663)	-127.8%	4,058	-344.0%
Equity	1,955	2,473	26.5%	3,559	43.9%	1,338	48.7%	1,703	27.3%	1,372	-19.4%	1,867	36.1%	6,280	76.5%	1,410	-24.5%	601	-57.4%	821	36.6%	903	10.0%	3,735	-40.5%	4,650	24.5%
Investment Banking Debt UW	2,188 1,002	2,894 1,304	32.3% 30.1%	3,160 1,425	9.2% 9.3%	<b>850</b> 428	-0.9% 13.2%	1,150 540	35.3% 26.2%	1,071 350	-6.9% -35.2%	831 233	<b>-22.4%</b> -33.4%	3,902 1.551	23.5% 8.8%	867 322	4.3% 38.2%	858 288	<b>-1.0%</b> -10.6%	883 297	2.9% 3.0%	1,096 371	<b>24.1%</b> 25.0%	3,704 1,277	<b>-5.1%</b> -17.6%	<b>4,907</b> 1.652	<b>32.5%</b> 29.3%
Equity UW	560	824		814	-1.2%	175	-21.9%	333	90.3%	296	-35.2% -11.1%	210	-33.4%	1,014	24.6%	215	2.4%	330	53.5%	347	5.0%	485	40.0%	1,377	35.8%	2,202	60.0%
Advisory	626	766		921	20.2%	247	-3.5%	277	12.1%	425	53.4%	388	-8.7%	1,337	45.2%	330	-14.9%	240	-27.3%	240	0.0%	240	0.0%	1,050	-21.5%	1,053	0.3%
Investment Mgmt.	1,694	1,929	13.9%	2,417	25.3%	695	8.6%	768	10.5%	802	4.4%	832	3.7%	3,097	28.1%	968	16.3%	848	-12.4%	870	2.6%	886	1.9%	3,572	15.3%	3,850	7.8%
Asset Mgmt.	840 854	1,026	22.1% 5.7%	1,432 985	39.6% 9.1%	416	13.0% 2.6%	460	10.6% 10.4%	468	1.7% 8.4%	533	13.9% -10.5%	1,877	31.1% 23.9%	618	15.9% 17.1%	496	-19.7% 0.6%	507	2.2% 3.0%	506	-0.3% 5.0%	2,127 1,445	13.3% 18.5%	2,273	6.9% 9.1%
Priv. Inv. Mgmt.	\$11.576	903		\$17.583	20.2%	279 \$5.047	,	308 \$5.512		334 \$4.308	-21.8%	299 \$4.390		1,220 \$19.257		350		352 (\$668)	-119.0%	363 \$2,724	-507.8%	381 \$3,785		\$9.348		1,577 <b>\$17.466</b>	86.8%
Net Revenues	\$11,576	\$14,630	26.4%	\$17,583	20.2%	\$5,047	11.3%	\$5,512	9.2%	\$4,308	-21.8%	\$4,390	1.9%	\$19,257	9.5%	\$3,507	-20.1%	(\$668)	-119.0%	\$2,724	-507.8%	\$3,785	39.0%	\$9,348	-51.5%	\$17,466	86.8%
Expenses																											
Compensation & Benefits Technology and Communications	5,730 764	7,213 83		8,669 974	20.2% 16.8%	2,488 266	11.3% 1.9%	2,718 287	9.2% 7.9%	2,124 282	-21.9% -1.7%	2,164 311	1.9% 10.3%	9,494 1146	9.5% 17.7%	1,841 302	-14.9% -2.9%	2,325 309	26.3% 2.3%	1,493 246	-35.8% -20.2%	2,006 266	34.4% 8.0%	7,665 1124	-19.3% -2.0%	8,698 1116	13.5% -0.7%
Brokerage and Clearance	453	503		630	25.2%	194	16.2%	201	3.6%	224	11.4%	240	7.1%	859	36.3%	253	5.4%	252	-0.4%	179	-20.2 %	193	8.0%	878		913	4.0%
Professional Fees	252	28	11.9%	363		98	-16.9%	120	22.4%	128	6.7%	120	-6.3%	466	28.4%	98	-18.3%	100	2.0%	76	-23.7%	76	0.0%	351	-24.7%	322	-8.3%
Business Development	211 421	23- 49		301 539	28.6% 10.0%	84 146	-6.7% 11.5%	100 152	19.0% 4.1%	91 170	-9.0% 11.8%	103 173	13.2%	378 641	25.6% 18.9%	89 185	-13.6% 6.9%	87 188	-2.2% 1.6%	80 155	-7.9% -17.7%	84 156	5.0% 1.0%	340 684	-10.0% 6.7%	359 739	5.6% 8.1%
Occupancy Other	208	24		202		72	71.4%	55	-23.6%	84	52.7%	49	-41.7%	260		76	55.1%	158	107.9%	71	-55.2%	71	0.0%	376		286	-23.9%
Other Unusual Items	19		)	0		-		-		-		-		0		-		-		-		-		0		0	
Total Non-Comp Exp.	2328	258	11.2%	3009	16.3%	860	6.3%	915	6.4%	979	7.0%	996	1.7%	3750	24.6%	1,003	0.7%	1,094	9.1%	807	-26.2%	847	4.9%	3751	0.0%	3735	-0.4%
Total Non-Interest expenses	\$8,058	\$9,801	21.6%	\$11,678	19.2%	\$3,348	10.0%	\$3,633	8.5%	\$3,103	-14.6%	\$3,160	1.8%	\$13,244	13.4%	\$2,844	-10.0%	\$3,419	20.2%	\$2,300	-32.7%	\$2,853	24.1%	\$11,416	-13.8%	\$12,433	8.9%
Pre-tax Income	\$3,518	\$4,829	37.3%	\$5,905	22.3%	\$1,699	14.1%	\$1,879	10.6%	\$1,205	-35.9%	\$1,230	2.1%	\$6,013	1.8%	\$663	-46.1%	(\$4,087)	-716.4%	\$424	-110.4%	\$932	120.0%	(\$2,068)	-134.4%	\$5,033	-343.4%
Provision for income taxes Dividends on TrustPreferred	1,125 24	1,569		1,945 -		553		606		318 -		344		1,821		174 -		(1,313)		119 -		270		(750)		1,460	-294.6%
Net Income	\$2,369	\$3,260	37.6%	\$3,960	21.5%	\$1,146	14.1%	\$1,273	11.1%	\$887	-30.3%	\$886	-0.1%	\$4,192	5.9%	\$489	-44.8%	(\$2,774)	-667.3%	\$305	-111.0%	\$662	116.9%	(\$1,318)	-131.4%	\$3,573	-371.1%
Pref. stock dividends	71	68.0	6	66		17		17		17		16		67		24		100		25		25		174		100	-42.5%
Net Income Avail. To Common	\$2,298	\$3,191	38.9%	\$3,894	22.0%	\$1,129	14.4%	\$1,256	11.2%	\$870	-30.7%	\$870	0.0%	\$4,125	5.9%	\$465	-46.6%	(\$2,873)	-717.8%	\$280	-109.7%	\$637	127.4%	(\$1,492)	-136.2%	\$3,473	-332.8%
One-Time Items	12.4		)	0		0		0		37		0		37		0		0		0		0		0		0	
Avg. Diluted Shares	582	587	0.8%	572	-2.6%	575	0.4%	568	-1.3%	566	-0.4%	564	-0.4%	569	-0.5%	573	1.6%	559	-2.4%	785	40.4%	785	0.0%	473	-16.9%	773	63.5%
Reported EPS- Diluted Operating EPS- Diluted	\$3.95 \$3.97	\$5.44 \$5.44		\$6.81 \$6.81	25.3% 25.3%	\$1.96 \$1.96	13.9% 13.9%	\$2.21 \$2.21	12.7% 12.7%	\$1.54 \$1.60	-30.5% -27.5%	\$1.54 \$1.54	0.4% -3.7%	\$7.25 \$7.32	6.5% 7.4%	\$0.81 \$0.81	-47.4% -47.4%	(\$5.14) (\$5.14)	-732.8% -732.8%	\$0.36 \$0.36	-106.9% -106.9%	\$0.81 \$0.81	127.4% 127.4%	(\$3.16) (\$3.16)	-143.5% -143.1%	\$4.50 \$4.50	-242.4% -242.4%
Common Size :																											
Revenues																											
Trading	66.5% 18.9%	67.0% 19.8%		68.3% 18.0%		69.4% 16.8%		65.2% 20.9%		56.5% 24.9%		62.1% 18.9%		63.7%		47.7% 24.7%		355.4% -128.4%		35.6% 32.4%		47.6% 28.9%		22.2% 39.6%		49.9% 28.1%	
Investment Banking Inv. Mgmt.	18.9% 14.6%	19.8%		18.0% 13.7%		16.8% 13.8%		20.9% 13.9%		24.9% 18.6%		18.9% 19.0%		20.3% 16.1%		24.7% 27.6%		-128.4% -126.9%		32.4%		28.9%		39.6%		28.1% 22.0%	
-																											
Expenses Compensation Ratio	49.5%	49.3%	,	49.3%		49.3%		49.3%		49.3%		49.3%		49.3%		52.5%		-348.1%		54.8%		53.0%		82.0%		49.8%	
Non-Compensation Ratio	20.1%	17.7%		17.1%		17.0%		16.6%		22.7%		22.7%		19.5%		28.6%		-163.8%		29.6%		22.4%		40.1%		21.4%	
PTOM	30.4%	33.0%		33.6%		33.7%		34.1%		28.0%		28.0%		31.2%		18.9%		611.8%		15.6%		24.6%		-22.1%		28.8%	
Effective tax rate	32.0%	32.5%	•	32.9%		32.5%		32.3%		26.4%		28.0%		30.3%		26.2%		32.1%		28.0%		29.0%		36.3%		29.0%	
Dividends per share	\$ 0.32	\$ 0.40		\$ 0.48		\$ 0.15		\$ 0.15		\$ 0.15		\$ 0.15		\$ 0.60		\$0.17		\$0.17		\$0.17		\$0.17		\$ 0.68		\$0.68	
Balance Sheet, ROE	FY04	FY05		FY06										FY07										FY08E		FY09E	
Prior Balance	12.111	14,920		16.794										19,191		22,490		22,425		19,025		18,739		22,490		18,947	
Retained Earnings	2,369	3,260		4,007										3,546		465		(2,873)		280		637		(1,492)		3,473	
Dividends	186	302		342										550		97		95		133		133		321		525	
Treasury Stock Acquired Additional Paid In Capital	600 (48)	1,310 24		1,230 (202)										702 1.006		450 18		450 18		450 18		450 18		1,800 70		1,500 70	
Shareholder Equity- Period End	14,920	16,794		19,191										22,490		22,425		19,025		18,739		18,810		18,947		20,464	
Shareholder Equity- Average	13,516	15,857		17,993										20,841		22,458		20,725		18,882		18,774		20,718		19,705	
Return on Avg Equity- Reported	17.0%	20.1%		23.4%										20.8%		] ==,		,		-,		,,		-7.2%		17.6%	
Return on Avg Equity- Operating	17.1%	20.1%		21.6%										20.0%										-7.2%		17.6%	
EOP Book Value Per Share	\$24.66	\$28.75	16.6%	\$33.87	17.8%									\$39.45	16.5%	\$39.45		\$36.74		\$25.78		\$25.88		\$24.86	-37.0%	\$27.59	

EOP Book Value Per Share
Source: Company reports, FPK CCW estimates



Going Private May Be the Best Course of Action



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The compensation earned by the analysts on this report is based, in part, on the overall profitability of FPK, which includes investment banking revenues.

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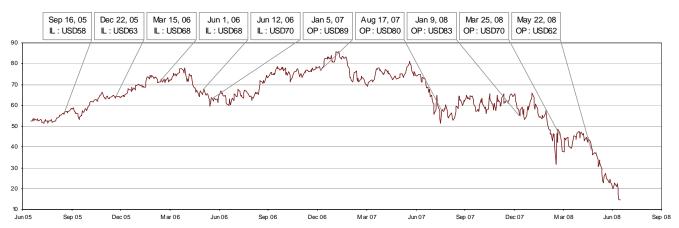
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### Historical closing prices and rating/target prices

### LEH current rating is: Outperform



Data source: Fact Set prices/ FPK ratings and target prices

### Ratings distribution and investment banking involvement

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Rating type	assigned this rating	% of companies assigned this rating with which FPK has provided investment banking services over the past 12 months
Buy [OP/UW; IL/OW]	38.2%	3.1%
Hold [OP/UW; IL/OW; IL/MW; IL/UW; UP/OW]	46.7%	1.8%
Sell [UP/MW; UP/UW]	15.1%	0.2%

### Ratings definition information

### Global company rating definitions

Outperform (OP) We expect the stock to outperform its sector over the next 12 months

In Line (IL) We expect the stock to perform in line with its sector over the next 12 months

Underperform (UP) We expect the stock to underperform its sector over the next 12 months

### Global sector ranking definitions

Overweight (OW) We expect the sector to outperform the relevant market index over the next 12 months

Marketweight (MW) We expect the sector to perform in line with the relevant market index over the next 12 months

Underweight (UW) We expect the sector to underperform the relevant market index over the next 12 months



# Fox-Pitt Kelton Cochran Caronia Waller

### US FINANCIALS

Adam Klauber

William Broomall

US Director of Research & Financial Strategist

+1 312 425 4087 adam.klauber@fpk.com

### **US ASSET MANAGERS/US FINANCIAL TECHNOLOGY**

Roger Smith, Head of US Asset Managers/Financial Technology Campbell Anthony

+1 212 857 6116 roger.smith@fpk.com

+1 212 857 6132 campbell.anthony@fpk.com +1 212 857 6139 william.broomall@fpk.com

**US BANKS/TRUST BANKS** 

Andrew Marquardt, Head of US Banks Research **Brent Christ** Albert Savastano, CFA,CPA +1 212 857 6137 andrew.marquardt@fpk.com +1 617 723 5352 brent.christ@fpk.com

+1 212 857 6146 albert.savastano@fpk.com Thomas Alonso CFA +1 212 857 6147 thomas.alonso@fpk.com +1 212 857 6165 jonathan.elmi@fpk.com Jonathan Elmi, CPA +1 212 857 6136 doug.johnson@fpk.com Doug Johnson +1 212 857 6152 bill.young@fpk.com Bill Young, CFA

**US FINANCIAL GUARANTORS** 

Gary Ransom, Head of US Financial Guarantors Research Amit Kumar

+1 860 380 2001 gary.ransom@fpk.com +1 212 857 6113 amit.kumar@fpk.com

**US FINANCIAL STRATEGIES** 

Alan Zimmermann +1 212 857 6133 alan.zimmermann@fpk.com Hitomi Asada, CFA +1 212 857 6140 hitomi.asada@fpk.com

**US INVESTMENT BANKS & BROKERS** 

David Trone, Head of US Investment Banks & Brokers Research Ivy De Dianous, CFA Steven Fu CFA

+1 212 857 6151 david.trone@fpk.com

+1 212 857 6131 ivy.cao@fpk.com +1 212 857 6149 steven.fu@fpk.com

**US LIFE INSURANCE** 

Mark Finkelstein, Head of +1 312 425 4079 mark.finkelstein@fpk.com US Life Insurance

US MARKET STRUCTURE

Edward Ditmire, CFA Chris Ross

+1 212 857 6176 edward.ditmire@fpk.com +1 212 857 6203 chris.ross@fpk.com

**US MORTGAGE & SPECIALTY FINANCE** 

Howard Shapiro, CFA, Head of US Mortgage & Specialty Finance Research Bill Carcache, CFA,CPA Matthew Howlett

+1 212 857 6170 howard.shapiro@fpk.com +1 212 857 6134 bill carcache@fpk.com +1 212 857 6163 matt.howlett@fpk.com

+1 860 380 2001 gary.ransom@fpk.com

**US MORTGAGE REITS** 

Dan Farrell Amit Kumar

Dan Schlemmer

Caroline Steers

Matthew Howlett +1 212 857 6163 matt.howlett@fpk.com

**US Property Casualty Insurance** 

Gary Ransom, Co-Head of US Property Casualty Insurance Research William Yankus, Co-Head of US Property Casualty Insurance Research Matthew J. Carletti

+1 860 380 2003 william.yankus@fpk.com +1 312 425 4734 matthew.carletti@fpk.com +1 212 857 6144 dan.farrell@fpk.com +1 212 857 6113 amit.kumar@fpk.com +1 312 425 4082 dan.schlemmer@fpk.com +1 212 857 6148 caroline.steers@fpk.com

**US TECHNICAL RESEARCH** 

Dan Wantrobski, CMT +1 212 857 6135 dan.wantrobski@fpk.com **EUROPEAN FINANCIALS** 

Jonathan Lawlor, Head of +44 20 7663 6040 jonathan.lawlor@fpk.com European Research

**EUROPEAN BANKS** 

David Williams, Head of +44 20 7663 6049 david.williams@fpk.com European Banks Research Geoff Dawes +44 20 7663 6041 geoff.dawes@fpk.com Geoffrey Elliott +44 20 7663 6043 geoffrey.elliott@fpk.com Jagoba Garcia, CFA +44 20 7663 6054 jagoba.garcia@fpk.com Leigh Goodwin +44 20 7663 6048 leigh.goodwin@fpk.com Andrew Mitchell +44 20 7663 6052 andrew.mitchell@fpk.com Alessandro Roccati +44 20 7663 6055 alessandro.roccati@fpk.com Chris Roberts +44 20 7663 6019 chris.roberts@fpk.com Jonathan Tyce +44 20 7663 6058 jonathan.tyce@fpk.com

**EUROPEAN INSURANCE** 

Pawel Uszko

George Zois, ACA

Raghu Hariharan, Head of +44 20 7663 6047 raghu.hariharan@fpk.com European Insurance Research Hadley Cohen +44 20 7663 6064 hadley.cohen@fpk.com Hamish Chalmers +44 20 7663 2330 hamish.chalmers@fpk.com Farquhar Murray +44 20 7663 6057 farquhar.murray@fpk.com

**EUROPEAN GENERAL FINANCIALS** 

Will Howlett +44 20 7663 6053 william.howlett@fpk.com Andrew Mitchell +44 20 7663 6052 andrew.mitchell@fpk.com Neil Welch +44 20 7663 6061 neil.welch@fpk.com

**GLOBAL FINANCIALS** 

Robin Evans, Global Strategist &

Deputy Head of European Research

+44 20 7663 6045 robin.evans@fpk.com

+44 20 7663 6095 pawel.uszko@fpk.com

+44 20 7663 2364 george.zois@fpk.com

**ASIA PACIFIC** 

Asian Banks (Ex-Japan)

Brian Hunsaker, Head of +852 3191 8619 brian.hunsaker@fpk.com Asian Banks Research Warren Blight +852 3191 8611 warren.blight@fpk.com

Rajagopal Ramanathan +852 3191 8627 rajagopal.ramanathan@fpk.com

Dan Dan Zhu +852 3191 8623 dandan.zhu@fpk.com

ASIAN INSURANCE (EX-JAPAN)

Bao Ling Chan, CFA +852 3191 8610 baoling.chan@fpk.com Dickie Wona +852 3191 8640 dickie.wona@fpk.com

ASIAN GENERAL FINANCIALS (EX-JAPAN)

Sam Hilton +852 3191 8625 sam.hilton@fpk.com

JAPANESE RESEARCH

David Threadgold, CFA, Head +81 3 6739 1301 david.threadgold@fpk.com of Japanese Research Yuki Allyson Honjo +81 3 6739 1302 yuki.honjo@fpk.com +81 3 6739 1303 jun.ojshi@fpk.com Jun Oishi

V10.44 2008627

**UNITED STATES** 

420 Fifth Ave, One South Wacker Drive 5<sup>th</sup> Floor **Suite 2700** New York, NY 10018 Tel: +1 212 687 1105 Chicago, IL 60606 Tel: +1 312 425 9335 Fax: +1 212 599 2723 Fax: +1 312 425 9256

970 Farmington Avenue. Suite 205 West Hartford, CT 06107 Tel: +1 860 380 2000 Fax: +1 860 380 2027

**UNITED KINGDOM** 5<sup>th</sup> Floor 25 Copthall Avenue

London. EC2R 7BP Tel: +44 20 7663 6000 Fax: +44 20 7071 7700

4004, 40/F Central Plaza 18 Harbour Road Wan Chai, Hong Kong Tel: +852 3191 8588 Fax: +852 3191 8988

Moto-Akasaka MI Building 4F 1-3-26 Moto-Akasaka Minato-ku, Tokyo 107-0051 Tel: +81 3 6739 1305 Fax: +81 3 6739 1310

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