

Babcock & Brown Structured Finance Fund Limited

2007 Full Year Results
Year ended 31 December 2007

27 February 2008

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DEFINITIONS

| | |
|---|--|
| Carrying Value | The value determined pursuant to the accounting measurement and recognition requirements outlined in International Financial Reporting Standards ("IFRS") |
| Cash Economic Income | Income received in cash on investments which is referable to the period, and received prior to dividend payment date, after capital amortisation |
| Gross Investment Value | For each BBSFF investment is, initial total cost (including acquisition cost but excluding limited recourse debt) plus interest / capitalised income, less principal returns, less Impairments, if any |
| Impairment | A determination for accounting purposes that an asset will NOT deliver its originally expected return over its currently expected holding period |
| MTM Valuations (or mark-to-market) | A determination for accounting purposes, and based on the IFRS requirements, of the fair value of an investment. Such valuation changes are reflected in equity, and do not affect the income statement, earnings, or Cash Economic Income |

AGENDA

1. Highlights

2. Key Points of FY2007 Financial Results
3. BBSFF's Business
4. Portfolio Update
5. Outlook

Presenters:

Sylvia Wiggins
Chairman & MD of Manager

Julian Blackley
CFO of Manager

Manager: Babcock & Brown Structured Finance Management Pty Ltd

Highlights

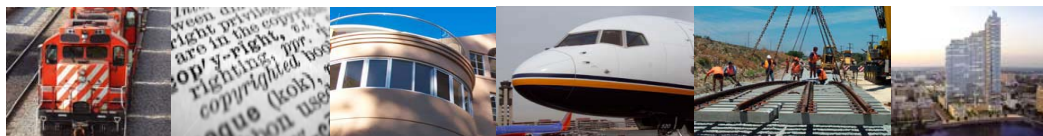
FULL YEAR 2007 – SUMMARY OF RESULTS

OUTPERFORMANCE OF PROSPECTUS PROJECTIONS

| | FY2007 S\$m | Prospectus Projections S\$m | FY2007 over Projections |
|------------------------|----------------|-----------------------------------|----------------------------|
| Gross Investment Value | 483.9* | 396.7** | ↑ 22.0% |
| Cash Economic Income | 44.8 | 34.6 | ↑ 29.5% |
| Revenue | 96.3 | 44.2 | ↑ 117.9% |
| Profit Before Tax | 68.8 | 26.6 | ↑ 158.6% |
| Profit After Tax | 68.7 | 27.2 | ↑ 152.6% |

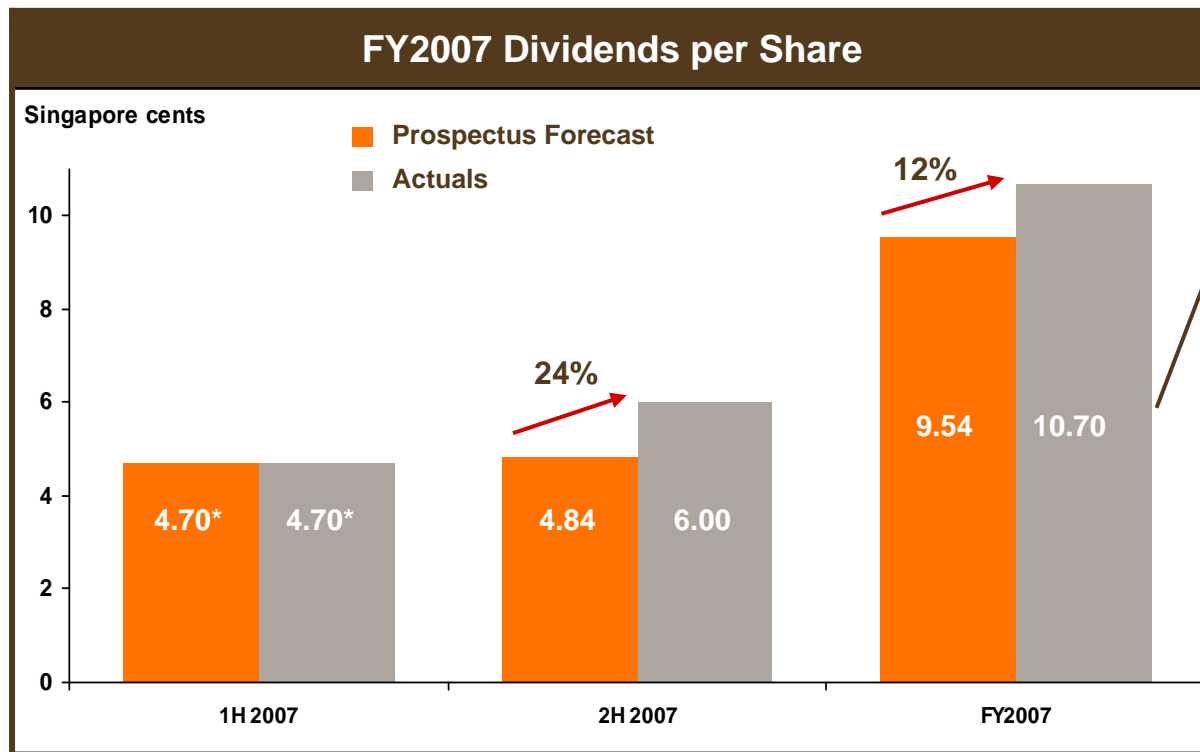
* This amount excludes cash on hand as at 31 December 2007

** Based on initial assets and economic exposures acquired on listing date, i.e. 20 Dec 2006



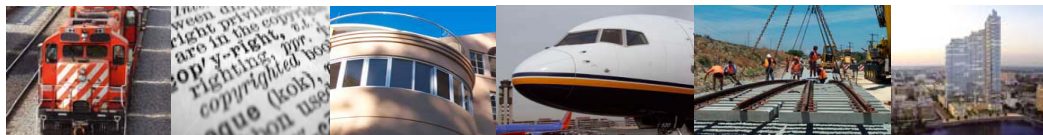
2007 DIVIDENDS

OUTPERFORMANCE OF PROSPECTUS PROJECTIONS

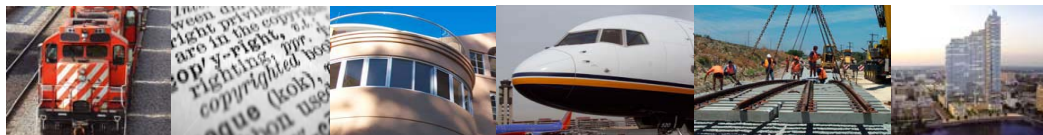
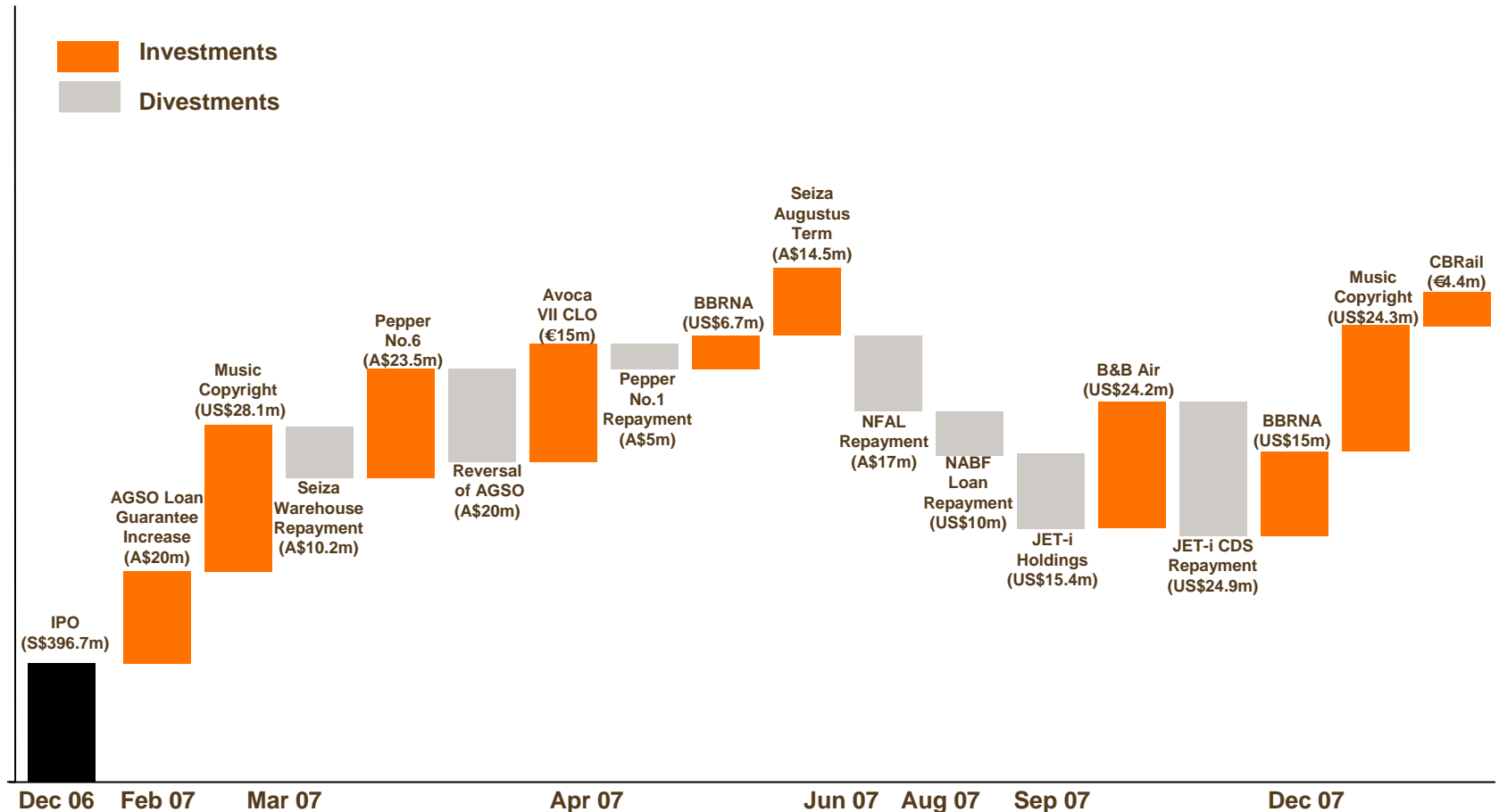


2H2007 dividend of 6.0 Singapore cents per share, to be paid in March 2008

* Exclusive of component relating to FY2006. Actual declared dividend in respect of 1H2007 was 5.23 Singapore cents per share



ACTIVE MANAGEMENT OF PORTFOLIO ASSETS: INVESTMENTS / DIVESTMENTS IN 2007



ACTIVE MANAGEMENT- 2007 OUTCOMES

Divestment of JET-i

JET-i divestment delivered exceptional capital gain:

- US\$17.1m gain
- 111% return

NABLF / NFAL Divestments

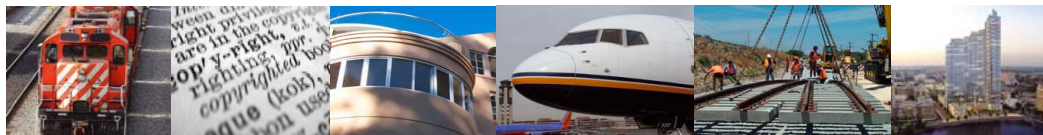
Strategic divestments resulted in BBSFF exiting at full value from a troubling sector

New accretive investments

- Ancora-Pepper Securitisation No.3
- Ancora-Seiza Augustus Term Securitisation
- Avoca VII CLO Investment
- CBRail
- Music Copyright – 1,800 musical compositions

Further investments

- BBRNA
- Ancora-Seiza Warehouse Note Investment



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2. Key Points of FY2007 Financial Results

3. BBSFF's Business

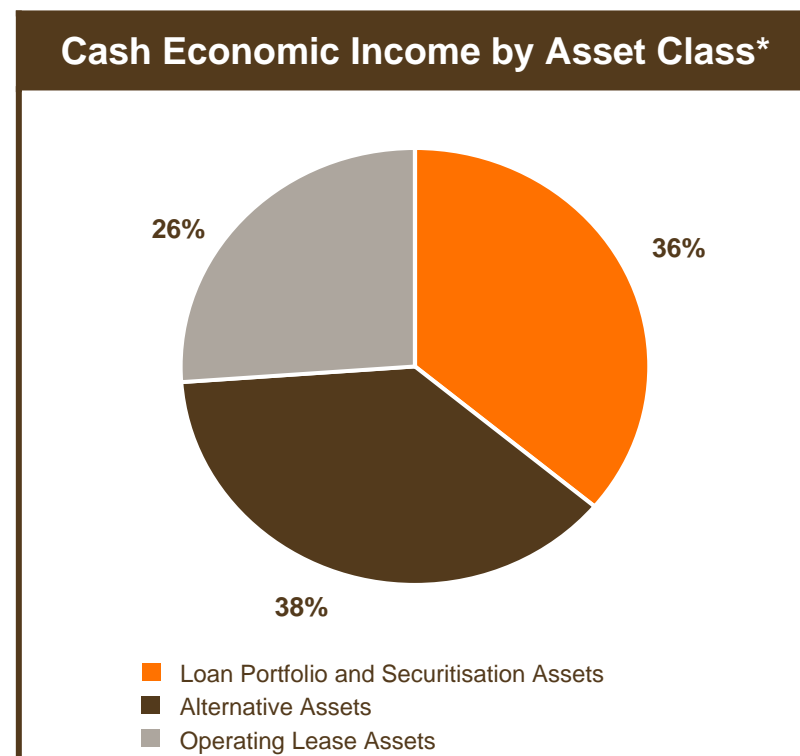
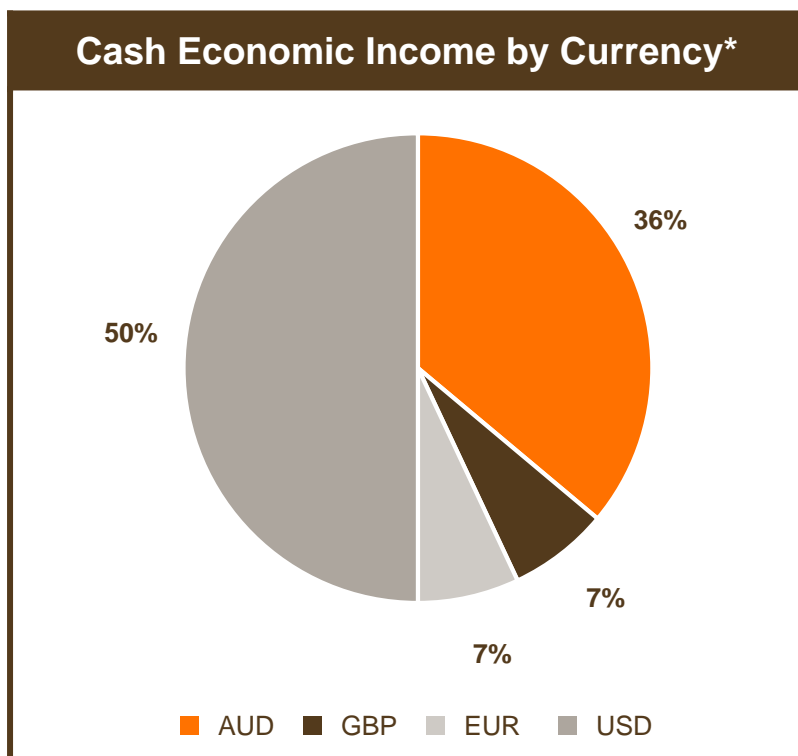
4. Portfolio Update

5. Outlook

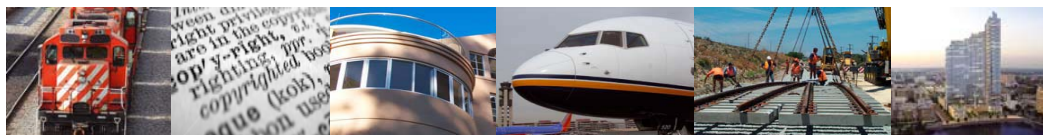
Key Points of FY2007 Financial Results

CASH ECONOMIC INCOME FOR FY2007

- FY2007 Cash Economic Income S\$44.8 m, over 29.5% over Prospectus Projections
- No distribution of BBSFF Revaluation Reserves or Accounting Profits



* Income and expenses not directly distributable to a particular currency and asset classes have been pro-rated based on Gross Investment Value



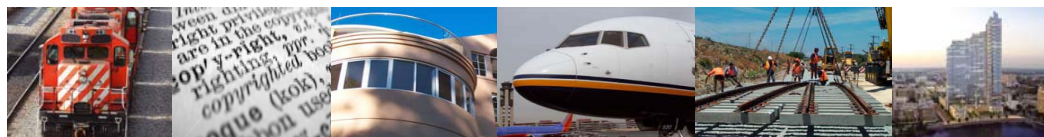
CASH ECONOMIC INCOME FOR FY2007

| | 1H2007 ¹ (million) | FY2007 ¹ (million) |
|---|----------------------------------|----------------------------------|
| OPERATING LEASE ASSETS | | |
| Class B membership interest in JET-i Investment | USD 0.75 | USD 1.18 |
| Shares in B&B Air | - ² | USD 0.42 |
| B&B Aircraft Lessor No.2 | USD 0.61 | USD 1.19 |
| CDS on JET-i Leasing Tranche B Debt | USD 1.19 | USD 2.38 |
| Class A membership interest in BBRNA | USD 1.51 | USD 3.20 |
| CBRail Investment | - ² | - ² |
| LOAN PORTFOLIO & SECURITISATION ASSETS | | |
| Ancora – Pepper Securitisation No.1 Investment | AUD 0.08 | AUD 0.08 |
| Ancora - Pepper Securitisation No.2 investment | AUD 0.59 | AUD 1.48 |
| Ancora - Pepper Securitisation No.3 investment | AUD 0.15 | AUD 1.09 |
| Ancora - Provident Cashflow Limited | AUD 0.24 | AUD 0.49 |
| Ancora - Seiza Augustus Series 2007 | AUD 0.20 | AUD 0.38 |
| Ancora - Seiza Warehouse Note Investment | AUD 1.04 | AUD 2.75 |
| Mortgages plc Securitisation Investment | GBP 0.59 | GBP 1.15 |
| Paradox Capital LLC – Subordinated Loan | USD 1.00 | USD 1.99 |
| Avoca VI CLO Investment | EUR 0.22 | EUR 0.45 |
| Avoca VII CLO Investment | - ² | EUR 0.95 |
| ALTERNATIVE ASSETS | | |
| Ancora – NFAL Guarantee | AUD 0.42 | AUD 0.42 |
| North American Biofuels Loan Facility | USD 1.62 | USD 2.17 |
| AGSO Loan Guarantee | AUD 3.55 | AUD 6.72 |
| Paramount Mezzanine Loan | USD 1.15 | USD 2.30 |
| Music Copyrights | - ² | USD 1.46 ³ |

¹ Net of asset specific debt cost

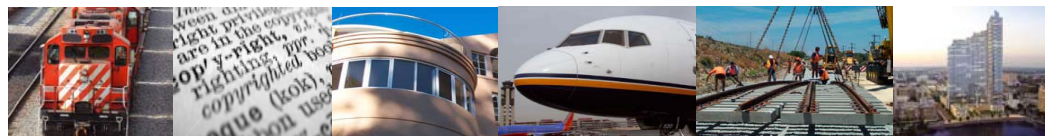
² No income expected from these assets in relation to the period

³ Based on estimate, income expected to be received after publication of this presentation



CONSOLIDATED INCOME STATEMENT

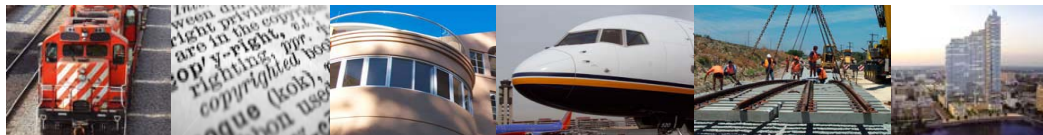
| | Year ended 31 Dec 07 | Prospectus Projection Year ended 31 Dec 2007 | Variance |
|---|----------------------|---|---------------|
| | S\$'000 | S\$'000 | S\$'000 |
| Revenue | | | |
| Distribution income | 1,771 | 2,000 | (229) |
| Interest income | 43,651 | 32,100 | 11,551 |
| Rental income | 5,726 | 5,900 | (174) |
| Guarantee fee income | 4,732 | 4,200 | 532 |
| Net foreign exchange gains | 9,750 | - | 9,750 |
| Royalty income | 3,254 | - | 3,254 |
| Other operating income | 27,367 | - | 27,367 |
| Total Revenue | 96,251 | 44,200 | 52,051 |
| Expenses | | | |
| Management fees | 5,821 | 4,700 | 1,121 |
| Depreciation and amortisation | 2,579 | 1,600 | 979 |
| Finance costs | 16,300 | 7,300 | 9,000 |
| Other operating expenses | 3,031 | 2,000 | 1,031 |
| Total Expenses | 27,731 | 15,600 | 12,131 |
| Share of profit / (loss) in equity accounted investment | 304 | (2,100) | 2,404 |
| Profit before tax | 68,824 | 26,600 | 42,224 |
| Income tax (expense) / benefit | (106) | 600 | (706) |
| Profit after tax | 68,718 | 27,200 | 41,518 |
| Basic earnings per share (cps) | 17.93 | - | - |
| Diluted earnings per share (cps) | 17.89 | - | - |



CONSOLIDATED BALANCE SHEET

| | 31 Dec 2007 S\$'000 | 31 Dec 2006 S\$'000 | Change S\$'000 |
|--|------------------------|------------------------|-------------------|
| Assets | | | |
| Cash and cash equivalents* | 126,471 | 64,953 | 61,518 |
| Available for sale financial assets | 116,082 | 123,728 | (7,646) |
| Loans and receivables | 148,439 | 148,866 | (427) |
| Guarantee fee receivable | 4,971 | 7,659 | (2,688) |
| Aircraft | 41,266 | 45,551 | (4,285) |
| Equity accounted investment | 74,989 | 48,953 | 26,036 |
| Intangible assets – music copyright assets | 80,522 | - | 80,522 |
| Deferred tax assets | 2,909 | 1 | 2,909 |
| Other assets | 1,107 | 1,587 | (480) |
| Total Assets | 596,756 | 441,298 | 155,458 |
| Liabilities | | | |
| Guarantee fees payable | 4,774 | 7,643 | (2,869) |
| Interest bearing liabilities | 245,788 | 127,737 | 118,051 |
| Deferred tax liabilities | - | 3 | (3) |
| Other liabilities | 36,812 | 2,105 | 34,707 |
| Total Liabilities | 287,374 | 137,488 | 149,886 |
| Net assets attributable to shareholders | 309,382 | 303,810 | 5,572 |
| Shareholders equity | 309,382 | 303,810 | 5,572 |

* Cash and cash equivalents for the group as at 31 December 2007 is comprised of S\$88.8m of short-term deposits used to support cash-backed letters of credit in connection with the AGSO loan guarantee and the Ancora commercial paper program



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4. Portfolio Update
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BBSFF'S BUSINESS

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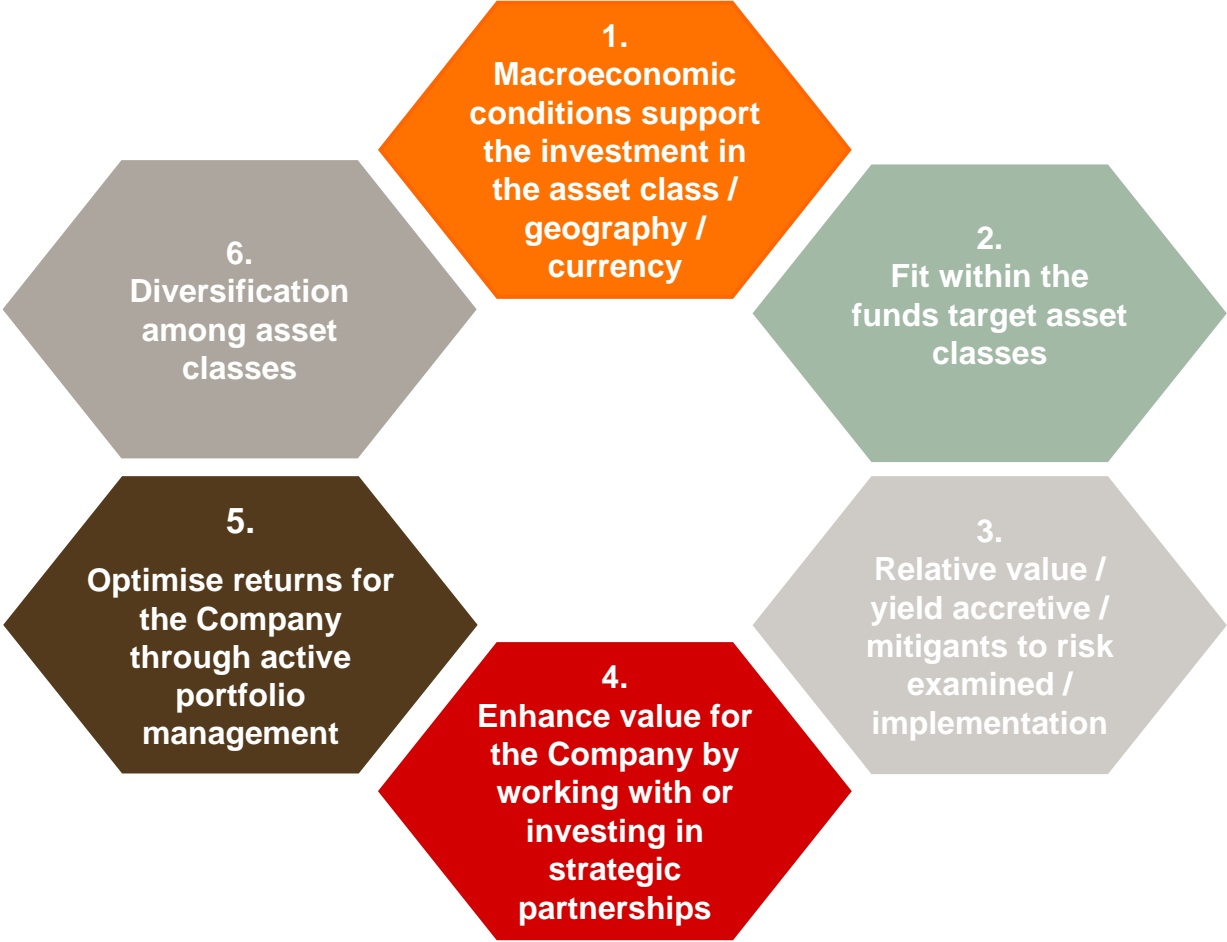


**Investment Company that
invests in 3 asset classes
aiming to provide strong
current yield and the potential
for capital growth**



- 1 Target portfolio return of 15%+**
- 2 Private investment opportunities that are usually available to HNW, Family Offices, Institutional Investors**
- 3 Diversification amongst assets, currency, geography, industry and investment maturity**
- 4 Babcock & Brown Group relationship**

INVESTMENT APPROACH



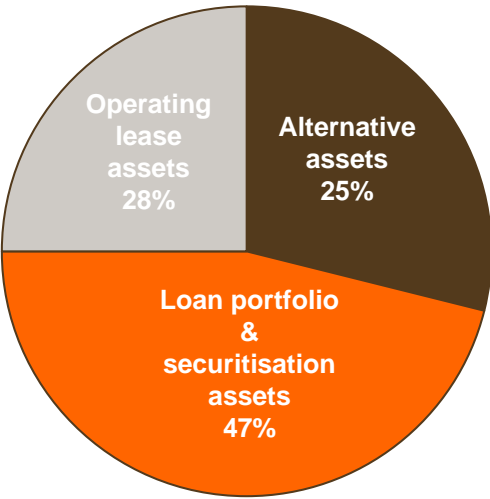
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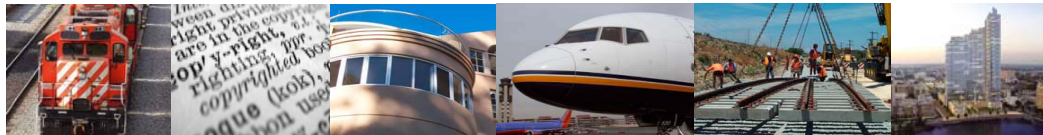
Portfolio Update

PORTFOLIO FOCUS

Strong diversification inherent in portfolio of assets by Geography, Industry and Currency

| | | | | |
|---------------------|---|--|--|---------------------|
| Summary | Mission critical assets - leased to end user (e.g. Air / Rail) |  | Relative value opportunities (e.g. Music Copyright assets / Single Obligor structured finance loans) | Summary |
| Attractions | <ul style="list-style-type: none"> ✓ Strong yield ✓ Opportunity for capital appreciation | | <ul style="list-style-type: none"> ✓ Potential for attractive returns ✓ Potential to broaden investment community appeal to realise value ✓ Single Obligor Loans well priced in liquidity crisis ✓ Music Copyright not adversely impacted by technology progress or piracy | Attractions |
| Our Approach | <ul style="list-style-type: none"> • Favourable medium-long term macroeconomic conditions • Amortise debt faster than expected depreciating value • Residuals determined by third party values • Debt matches lease terms | | <ul style="list-style-type: none"> • Mispriced secured loan opportunities • Creation of a quality portfolio of music copyright assets which can be sold in due course for value creation | Our Approach |

| Summary | Attractions | Our Approach |
|--|---|---|
| Loans secured by multiple borrowers (e.g. Residential / Commercial mortgages / Pools of senior secured loans) | <ul style="list-style-type: none"> ✓ Risk diversification ✓ Return enhancement through optimisation ✓ Capital structure with different risk profiles ✓ Attractive risk-return profile | <ul style="list-style-type: none"> • Favourable macroeconomic conditions • Premier originator/servicers with at risk capital • Expected returns calculated using historically conservative assumptions |



PORTFOLIO COMPOSITION

Mortgages plc Securitisation – (6%)
B&B Aircraft Lessor No.2 – (3%)



Avoca VI CLO – (2%)
Avoca VII CLO – (7%)
CBRail – (2%)

Music Copyright – (8%)
a truly global asset



B&B Air shares listed on NYSE – (7%)
Class A Membership Interest in BBRNA – (16%)
Paramount Mezzanine Loan – (4%)
Paradox Capital LLC – Subordinated Loan – (4%)

Ancora-Pepper Securitisation No.2 – (3%)
Ancora-Pepper Securitisation No.3 – (6%)
Ancora-Provident Cashflow Limited – (4%)
Ancora-Seiza Augustus Series 2007 – (4%)
Ancora-Seiza Warehouse Note – (11%)
AGSO Loan Guarantee – (13%)



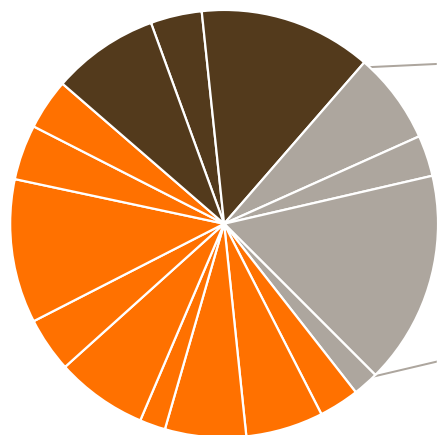
OPERATING LEASE ASSETS

Operating Lease Assets:

| | Description | Investment Date | Gross Investment Value ¹ | |
|--------------------------------------|-------------|---------------------------------|-------------------------------------|--------------|
| | | | (Base Currency in million) | S\$ million) |
| B&B Air Shares | Aircraft | 27 September 2007 | USD 24.2 | 34.8 |
| B&B Aircraft Lessor No.2 | Aircraft | IPO | USD 11.4 | 16.4 |
| Class A membership interest in BBRNA | Rail | IPO, 6 April & 24 December 2007 | USD 53.9 | 77.5 |
| CBRail | Rail | 31 December 2007 | EUR 4.4 | 9.3 |

¹ As at 31 Dec 2007

BBSFF Portfolio – as at 31 Dec 2007



Operating Lease Assets 28% of portfolio as at 31 Dec 2007

7% B&B Air shares
3% B&B Aircraft Lessor No.2
16% Class A membership interest in BBRNA
2% CBRail

- Operating Lease Assets
- Loan Portfolio & Securitisation Assets
- Alternative Assets

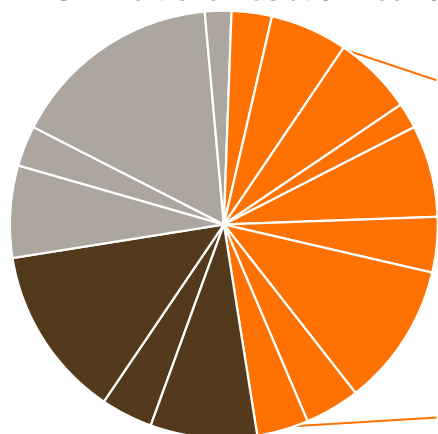


LOAN PORTFOLIO & SECURITISATION ASSETS

| Loan Portfolio and Securitisation Assets | | | | |
|--|------------------------------------|-----------------|-------------------------------------|--------------|
| | Description | Investment Date | Gross Investment Value ¹ | |
| | | | (Base Currency in million) | S\$ million) |
| Ancora–Pepper Securitisation No.2 Investment | AU residential property | IPO | AUD 11.2 | 14.2 |
| Ancora–Pepper Securitisation No.3 Investment | AU residential property | 26 Mar 2007 | AUD 23.3 | 29.5 |
| Ancora–Provident Cashflow Limited | Inventory Financing | IPO | AUD 14.0 | 17.6 |
| Ancora–Seiza Augustus Series 2007 | AU res & comm property | 23 Apr 2007 | AUD 14.7 | 18.5 |
| Ancora–Seiza Warehouse Note Investment | AU res & comm property | IPO | AUD 41.9 | 53.0 |
| Mortgages plc Securitisation Investment | UK residential property | IPO | GBP 9.4 | 27.1 |
| Paradox Capital LLC – Subordinated Loan | Intellectual Property Loans | IPO | USD 15.0 | 21.6 |
| Avoca VI CLO Investment | Collateralised EU loan obligations | IPO | EUR 4.0 | 8.4 |
| Avoca VII CLO Investment | Collateralised EU loan obligations | 5 Apr 2007 | EUR 15.1 | 31.9 |

BBSFF Portfolio – as at 31 Dec 2007

¹ As at 31 Dec 2007



Loan Portfolio & Securitisation Assets – 47% of portfolio as at 31 Dec 2007

| | |
|---|--|
| 3% Ancora-Pepper Securitisation No.2 Investment | 6% Mortgages plc Securitisation Investment |
| 6% Ancora-Pepper Securitisation No.3 Investment | 4% Paradox Capital LLC – Subordinated Loan |
| 4% Ancora-Provident Cashflow Limited | 2% Avoca VI CLO Investment |
| 4% Ancora-Seiza Augustus Series 2007 | 7% Avoca VII CLO Investment |
| 11% Ancora-Seiza Warehouse Note Investment | |

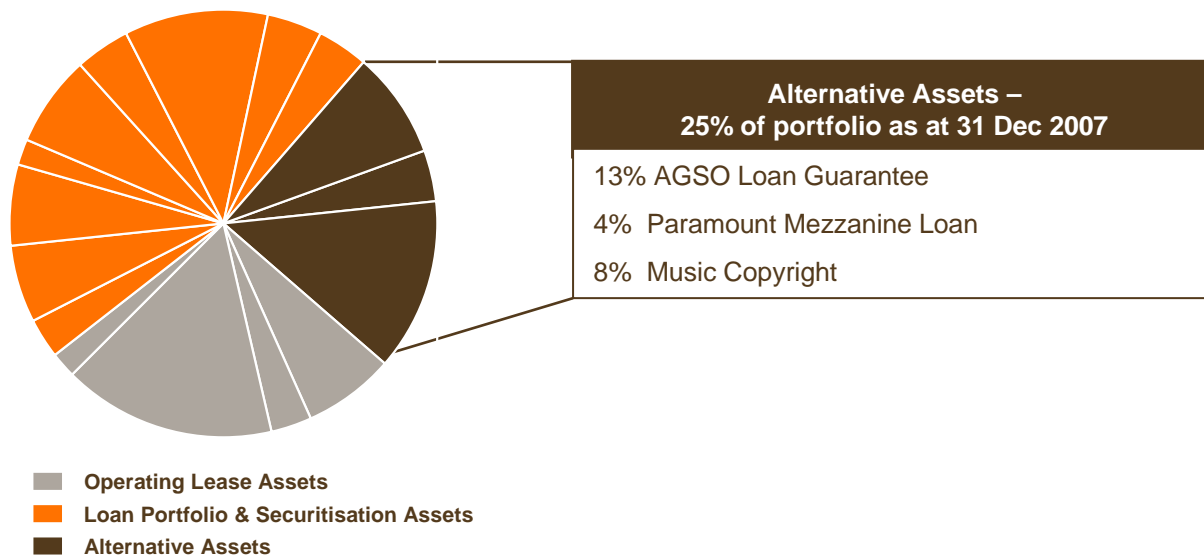
- Operating Lease Assets
- Loan Portfolio & Securitisation Assets
- Alternative Assets

ALTERNATIVE ASSETS

| Alternative Assets | | | | |
|--------------------------|------------------------------|---------------------------------|-------------------------------------|--------------|
| | Description | Investment Date | Gross Investment Value ¹ | |
| | | | (Base Currency in million) | S\$ million) |
| AGSO Loan Guarantee | Share lending facility | IPO | AUD 50.0 | 63.2 |
| Paramount Mezzanine Loan | US property development loan | IPO | USD 15.0 | 21.6 |
| Music Copyright Assets | Music catalogues | 15 March, 2 April & 31 Dec 2007 | USD 26.6 | 38.4 |

¹ As at 31 Dec 2007

BBSFF Portfolio – as at 31 Dec 2007



Example of songs in BBSFF Music Copyright catalogue



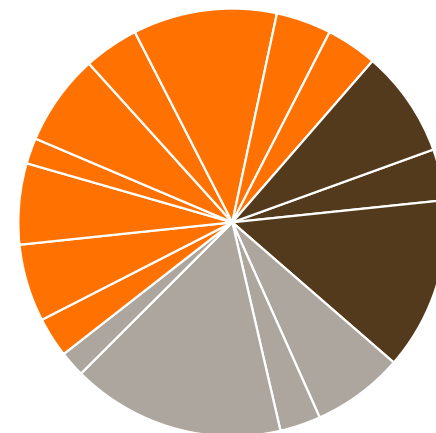
PORTFOLIO PERFORMANCE SUMMARY TO 31 DEC 2007

❑ Performed above expectations

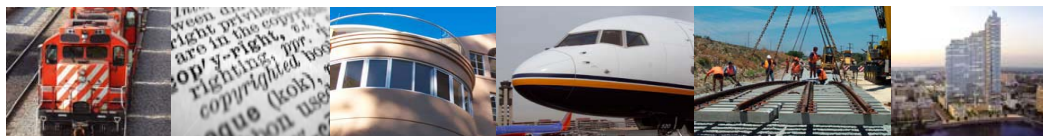
❑ None of BBSFF's investments are Impaired

❑ MTM Valuations

- Reduction of 3.5% of total assets as at 31 Dec 2007
- Unrealised adjustments and no impact on Cash Economic Income
- Not related to credit or transaction fundamentals
- Not to be confused with Impairment



■ Operating Lease Assets
■ Loan Portfolio & Securitisation Assets
■ Alternative Assets



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Outlook

MACROECONOMIC OUTLOOK

- Potential US recession
- Dislocation in equity capital markets adversely affecting BBSFF
- Liquidity crisis adversely affecting all markets in which BBSFF invests



United States of America

- Indications of recession with economic growth slowdown and tightened financial conditions
- Recent declines in homebuilding accelerated job losses in related industries
- Fed funds rate at 3%, down 125bps in Jan with further cuts not ruled out
- Markets yet to respond to interest rate cuts or stimulus package approved in Feb 08
- Inflation, any impact of low interest rates now needing to be considered



Australia

- Growth expected to moderate in 2008
- Unemployment at 30 year low
- Inflationary pressures remain despite RBA raising cash rate to 7% with future rate rise likely in short term
- House prices expected to moderate in 2008 as a result of interest rate increases, but off back of 3- to 4-year rise



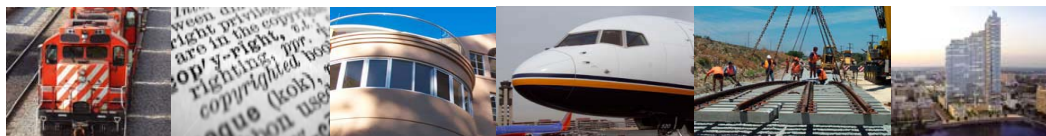
Mainland Europe

- Growth expected to continue moderating in 2008
- Slowing economy and moderating job growth preventing major acceleration in wages
- Potential ECB rate cuts in 2Q08
- Corporate default rate not predicted to substantially increase



United Kingdom

- Growth revised down to around 1.5% due mainly to easing consumer demand
- Worsening growth prospects leading to British pound depreciating 9% in last six months to reach record low against the Euro
- Uncertain outlook in house prices with slowing house price appreciation over 2007 and declining over the past 3 months
- Current Bank rate at 5.25%, down 25bps in Feb with further rate cuts not ruled out



GLOBAL CREDIT MARKET DISRUPTION

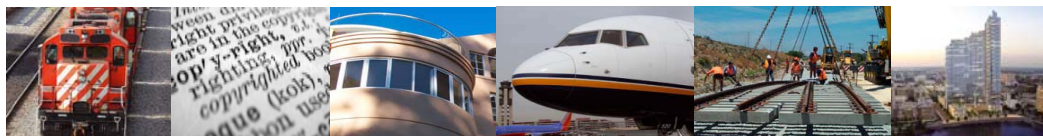
SOME IMPACTS ON BBSFF

Financial Considerations

- Cash Economic Income for 1H2008 has been identified, with confidence
- Strategic company review currently being undertaken to consider:
 - Target gearing over next 12 months, taking into account market and asset volatility
 - Potential divestments of assets to reduce debt

Accounting Considerations

- MTM reduction of S\$20.8 million on total assets of S\$596.8m representing a reduction of 3.5% on total assets
- Importantly:
 - MTM changes are not write-offs and do not affect the income statement or earnings
 - MTM changes are reflected in equity
 - No Impairment



MANAGING INTEREST RATE / CURRENCY RISKS

Interest Rate Sensitivity

1) Individual Assets

Managed by a combination of:

- Natural hedging which preserves margin eg: Ancora investment series / AGSO Loan Guarantee
- Fixed rate investments eg: Paramount mezzanine loan; and
- Equity investments with contracted incomes, with fixed rate debt eg BBAL No.2

2) Portfolio Impact i.e. impact of interest rates on overall distributable cash economic income

- Post IPO acquisitions funded by portfolio debt on floating rate basis
- BBSFF's interest rate sensitivity substantially driven by corporate debt funding
- 100bps increase/(decrease) in interest rates across the portfolio (currency weighted within the portfolio) results in less than S\$300k increase/(decrease) in projected cash economic income for 1H2008 dividends.

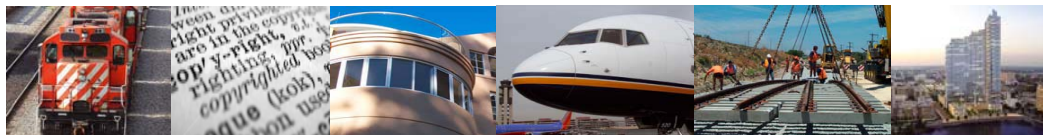
Foreign Exchange Rates

Dividend Guidance

- 1H2008 dividend of 5.2 Singapore cents per share, approximately 90% hedged into Singapore dollars

Capital

- No capital hedges as global diversity with no natural base economic currency



CAPITAL MANAGEMENT

Current Situation

- BBSFF Corporate Debt Facility of US\$116.6 million (of which approximately US\$105.0 million has been drawn)
- Expiry of Corporate Debt Facility - 20 June 2008
- Renewal discussions commenced with existing syndicate lenders and other potential banks

Strategic company review being undertaken

To consider:

- Target gearing over next 12 months, taking into account market and asset volatility
- Potential divestments of assets to reduce debt

Market to be informed of outcome of review



DIVIDEND GUIDANCE

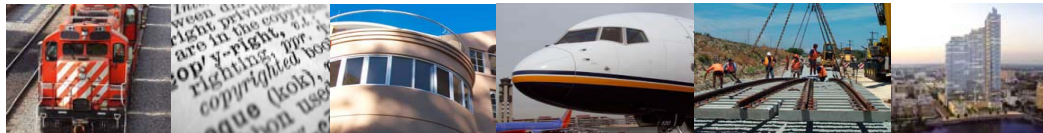
Dividend Guidance

- FY08 dividend guidance revised - semi-annual guidance provided given uncertain global outlook
- 1H08 dividend guidance - 5.2 Singapore cents per share (11% increase on 1H07 dividend)¹
- 2H08 dividend guidance - expected Q208

1H2008 Dividend Guidance Realistic and Achievable

- Well diversified portfolio
- Continue to expect strong 1H2008 cash economic income
- 65% of 1H2008 projected economic income is contracted income
- Approximately 90% of projected income hedged back into Singapore dollars
- Interest rate exposure: 100bps increase/(decrease) in the portfolio weightings impacts cash economic income by 0.075cps increase/(decrease)
- Operating expenses identified

¹ Excluding the 0.53 Singapore cents per share relating to period from listing on 20 Dec 2006 to 31 Dec 2006



IN SUMMARY

Macro economic environment

- Challenging, potential US recession as UK and Europe growth slows while credit environment remains tight. Australia has inflation pressures, and rising interest rates which can again slow growth
- BBSFF closely monitoring the impact of external market environment on portfolio

Performance of Portfolio of Assets

- Portfolio performed above expectations

Diverse Portfolio

- Diversity across asset class, geography, industry, currency and investment maturity
- Mitigants to correlated risk of focused geographic, industry and currency exposure

1H2008 Dividend Guidance

- 5.2 Singapore cents per share
- 100% identified income
- 65% contracted income

Growth and Pipeline

- Substantial number of attractive investments available to BBSFF within core expertise of the Babcock & Brown Group
- Limited availability of financial resources will restrict growth

QUESTIONS



THANK YOU

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