

Guaranty Financial Corp.

Consolidated Statement of Financial Condition As of September 30, 2007 (unaudited; Dollars in Thousands)

Assets:	
Cash and Cash Equivalents-	
Cash and Due from Banks	\$ 70,962
Federal Funds Sold and Other Short Term Investments	67,980
Total Cash and Cash Equivalents	<u>138,942</u>
Investment Securities Available for Sale	23,645
Investment Securities Held to Maturity	3,449
Loans Held for Sale	819,438
Loans Held for Investment, Net	692,343
Net Loans	<u>1,511,781</u>
Federal Home Loan Bank Stock	27,135
Bank Owned Life Insurance	61,665
Premises and Equipment, Net	36,890
Mortgage Servicing Rights	9,904
Other Assets	<u>49,601</u>
 Total Assets	 <u><u>\$ 1,863,012</u></u>
Liabilities and Stockholders' Equity:	
Deposits	\$ 1,533,303
Escrow Funds Due to Investors	31,433
Borrowings	80,000
Accrued Expenses and Other Liabilities	39,463
Minority Interest	3,116
Total Liabilities	<u>1,687,315</u>
Stockholders' Equity:	
Preferred Stock (\$.10 par Value; 5,000,000 Shares Authorized, None Outstanding)	
Common Stock (\$.10 Par Value; 10,000,000 Shares Authorized; Shares Outstanding: 1,859,014)	186
Additional Paid-in Capital	12,267
Preferred Stock of Subsidiary Held by Parent	50,099
Retained Earnings	113,392
Accumulated Other Comprehensive Income	3
Treasury Common Shares, at cost (3,583 shares)	(250)
Total Stockholders' Equity	<u>175,697</u>
 Total Liabilities and Stockholders' Equity	 <u><u>\$ 1,863,012</u></u>

Consolidated Operating Highlights (unaudited; Dollars in Thousands except per share data)

	Quarter Ended			Fiscal YTD (12 Mo)	
	09/2007	06/2007	09/2006	09/2007	09/2006
Net Income (loss)	(\$8,677)	(\$4,985)	(\$1,872)	(\$22,476)	\$161
Net Income Per Common Share					
Basic	(\$4.68)	(\$2.69)	(\$1.00)	(\$12.12)	\$0.09
Diluted	(\$4.68)	(\$2.69)	(\$1.00)	(\$12.12)	\$0.09
Dividends Declared Per Share	\$0.50	\$0.50	\$0.50	\$2.00	\$2.00