



First Quarter 2008 Financial Highlights

April 29, 2008

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New factors emerge from time to time and it is not possible for us to predict all such factors, nor can we assess the impact of any such factor on our business or the extent to which any factor, or combination of factors, may cause results to differ materially from those contained in any forward-looking statement.

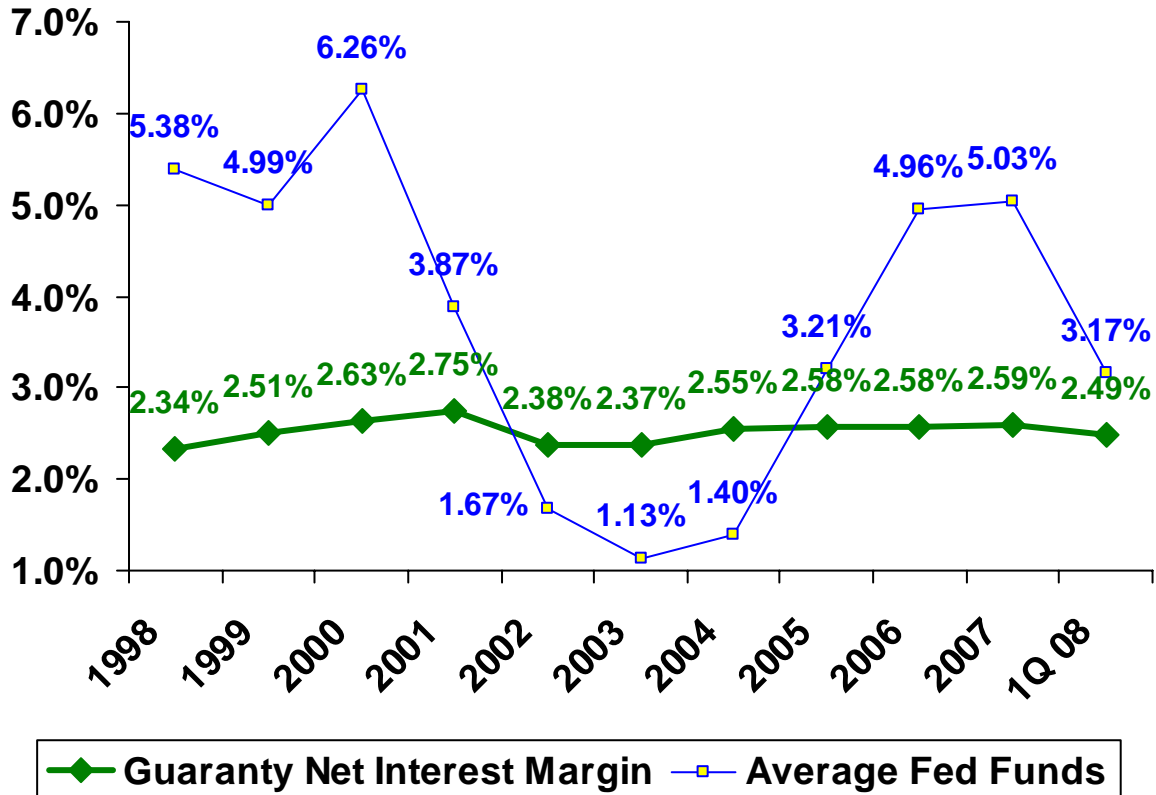
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Earnings Highlights

(\$ in millions, except per share data)

	<u>1Q08</u>	<u>4Q07</u>	<u>1Q07</u>
Net Interest Income before LLP	\$98	\$102	\$95
(Provision) Credit for Credit Losses	<u>(58)</u>	<u>(33)</u>	<u>2</u>
Net Interest Income After Provision	40	69	97
Non-Interest Income	42	38	39
Non-Interest Expense	<u>(99)</u>	<u>(95)</u>	<u>(93)</u>
(Loss) Income Before Taxes	(17)	12	43
Income Tax Benefit (Expense)	<u>7</u>	<u>(6)</u>	<u>(16)</u>
Net (Loss) Income	(10)	6	27
Return on Average Assets	(0.24%)	0.15%	0.69%
Return on Average Equity	(3.65%)	2.28%	10.51%
Basic and Diluted (Loss) Earnings Per Share	(\$0.28)	\$0.17	N/A

Net Interest Margin



Despite volatility in interest rates, successfully maintained stable net interest margin long-term

Balance Sheet Highlights

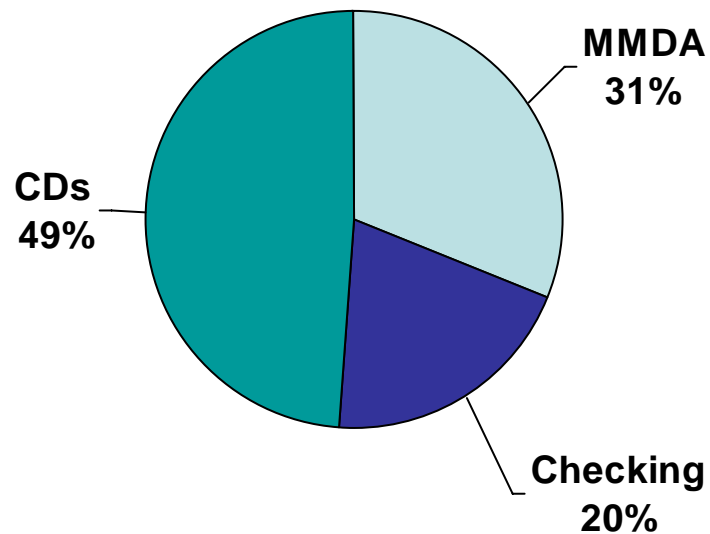
(\$ in billions, except per share data)

	<u>1Q08</u>	<u>4Q07</u>	<u>1Q07</u>
Total Assets	\$16.4	\$16.8	\$15.8
Loans, net of allowance	10.1	9.9	9.6
Securities – amortized cost	5.3	5.5	5.1
Net Unrealized Losses on Avail-for-Sale Securities	(0.4)	-	-
Total Liabilities	15.5	15.7	14.7
Deposits	9.2	9.4	9.5
FHLB Borrowings	5.7	5.7	4.3
Stockholders' Equity	0.9*	1.1	1.0
Book Equity Per Common Share	23.91	32.16	N/A
Tangible Equity Per Common Share	19.38	27.36	N/A

*Includes \$272 million unrealized loss, net of tax, on available-for-sale securities.

Deposit Mix

Total: \$9.2 billion as of 3/31/2008



Diversified deposit base with no brokered deposits

CD Maturities

A disproportionately large number of CDs matured in February and March 2008.

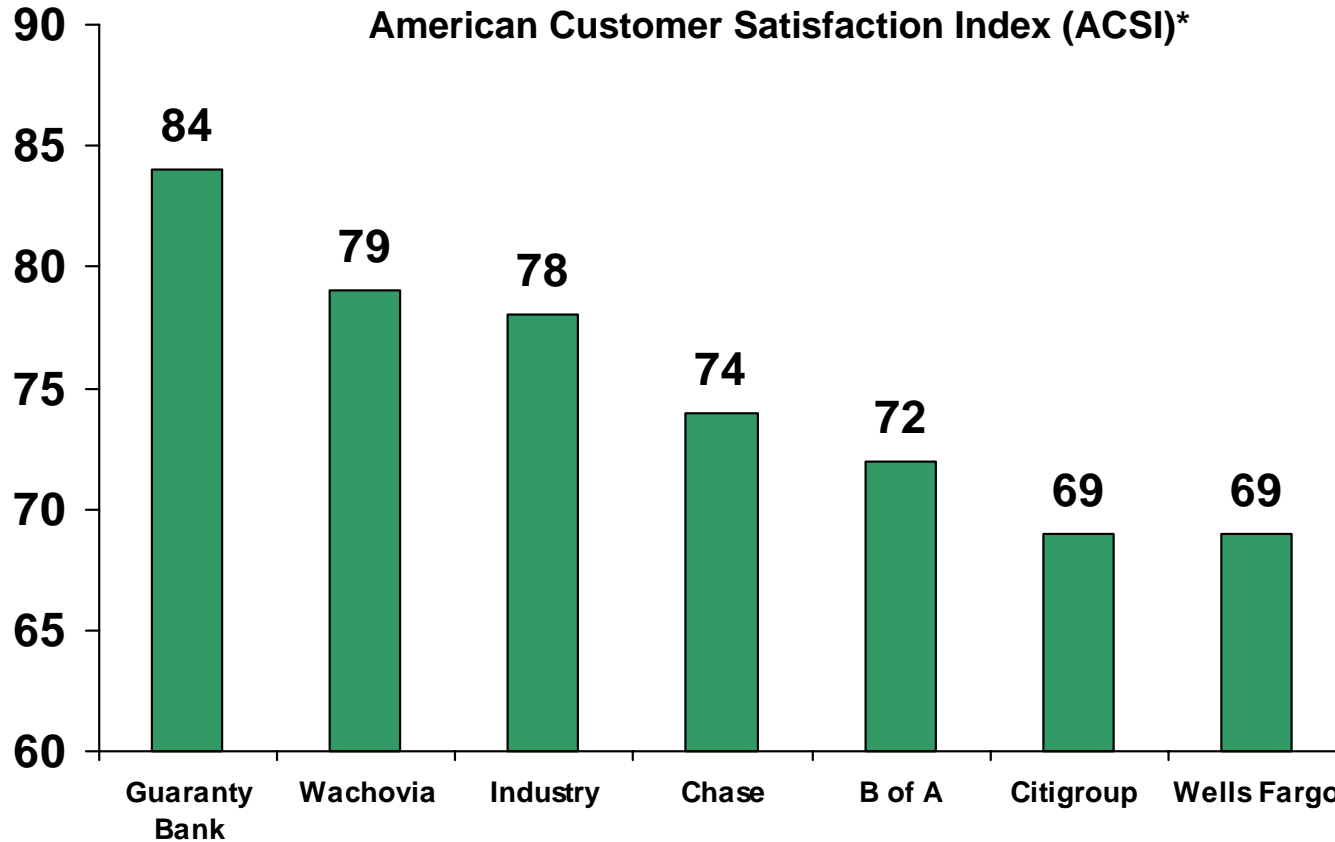
CDs matured during period:	\$1.7 billion	Renewed:	\$1.4 billion
Avg APY of CDs before maturity:	4.98%	After renewal:	3.19%
No. of customers involved:	43,968	Retained:	41,469*
Total deposit relationship:	\$3.1 billion	Retained:	\$3.0 billion**

*Effort to retain customers with multiple accounts; 84% of lost customers were single-service CD-only households.

**Of the \$100 million not retained, as much as \$67 million contributed to increase in annuity sales.

Successful in effort to maximize CD renewals, while lowering average APY, with focus on retaining multi-account customers

Distinctive Customer Service



**In the fourth quarter of 2007, Guaranty Bank engaged ACSI in the same methodology as the independent research of the largest U.S. retail banks so it could benchmark its position with them.*

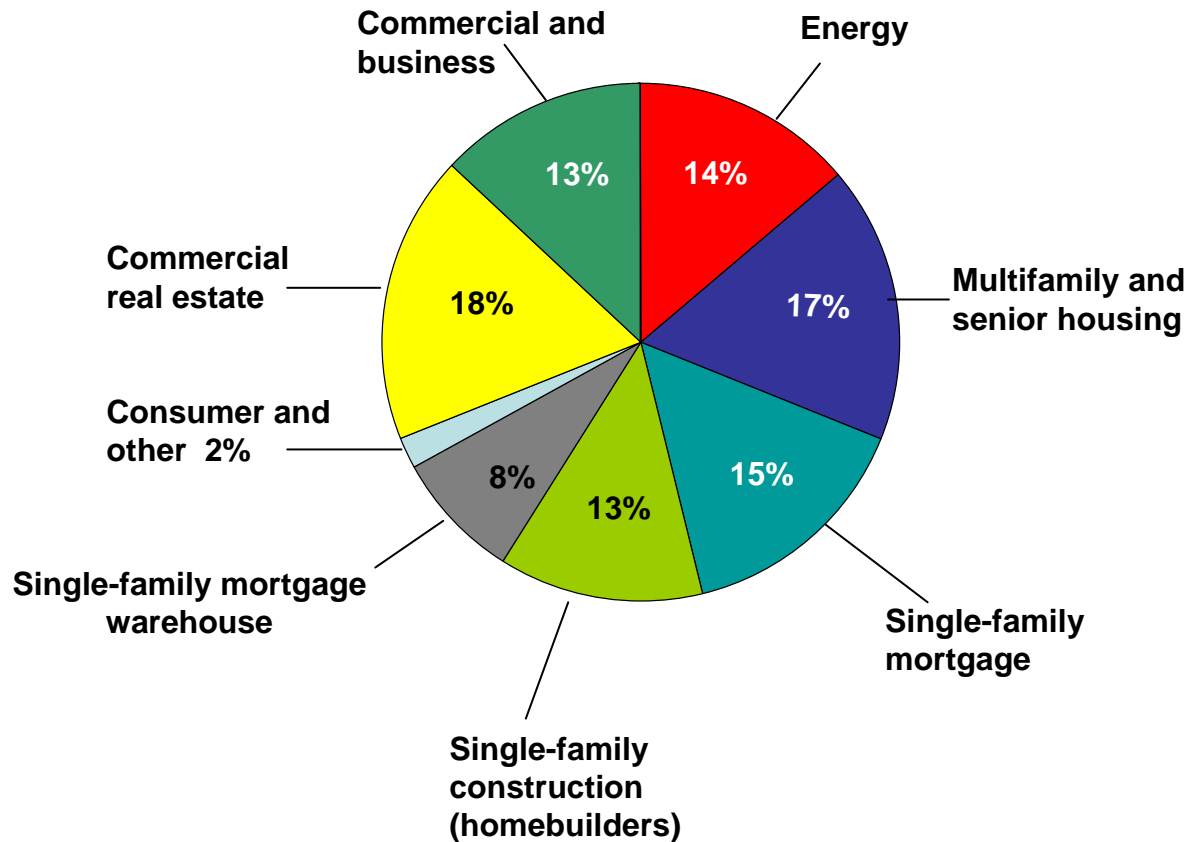
**Guaranty Bank scores an ACSI score of 83.5 and is significantly above the ACSI banks industry average and the large banks in the ACSI independent research.*

We provide a level of service unmatched by other banks

March 31, 2008

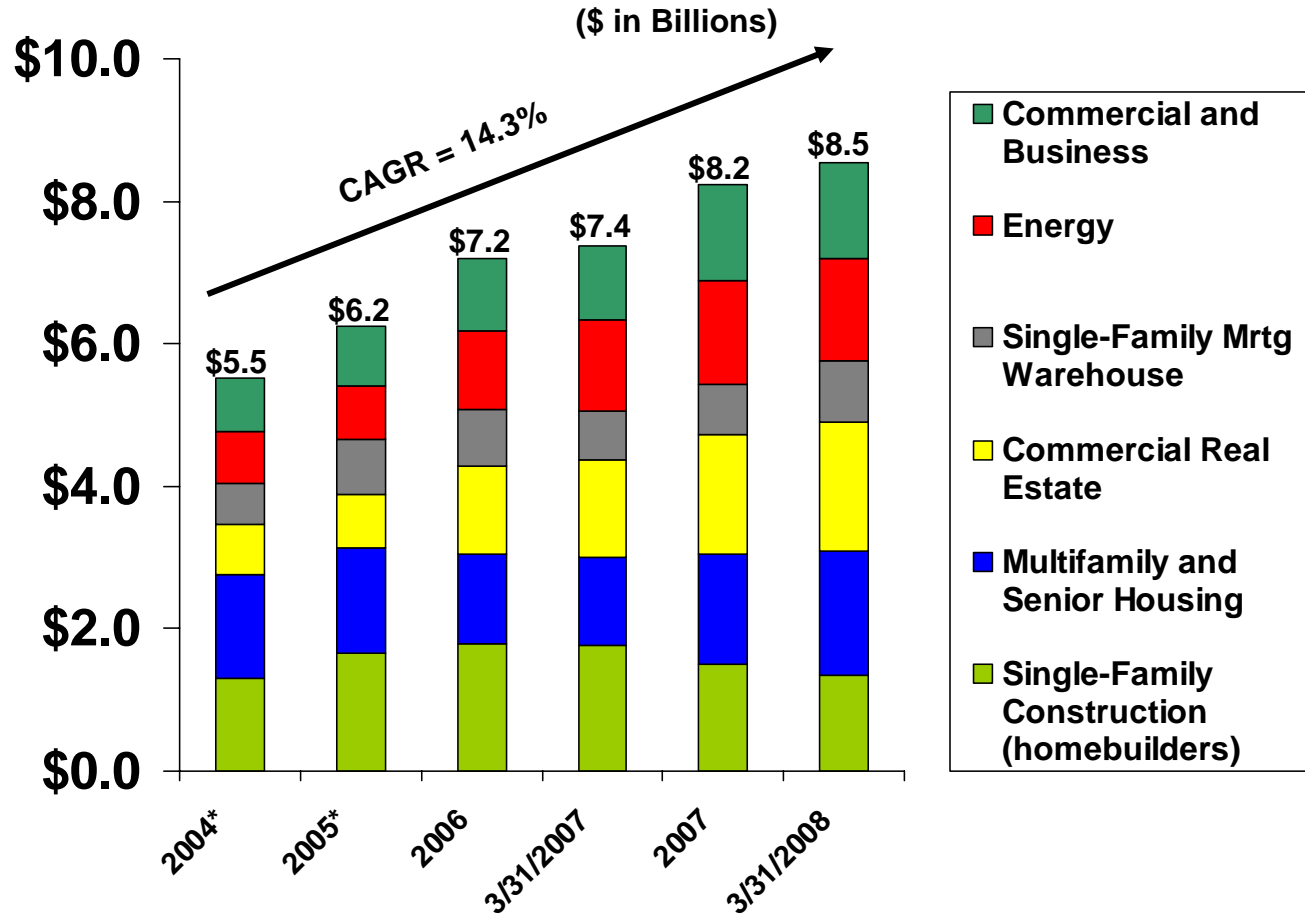
Overview

- \$10 billion total
- Strong middle market focus
- Strong energy lending with focus on E&P
- Significant commercial real estate experience
- Lower risk single family mortgage portfolio



Diversified loan portfolio

Commercial Loan Balances



*Excludes asset based lending, which was exited in 2006.

Strong growth in commercial loan portfolio focusing on business, commercial RE, energy, middle market and senior housing

Charge-off History

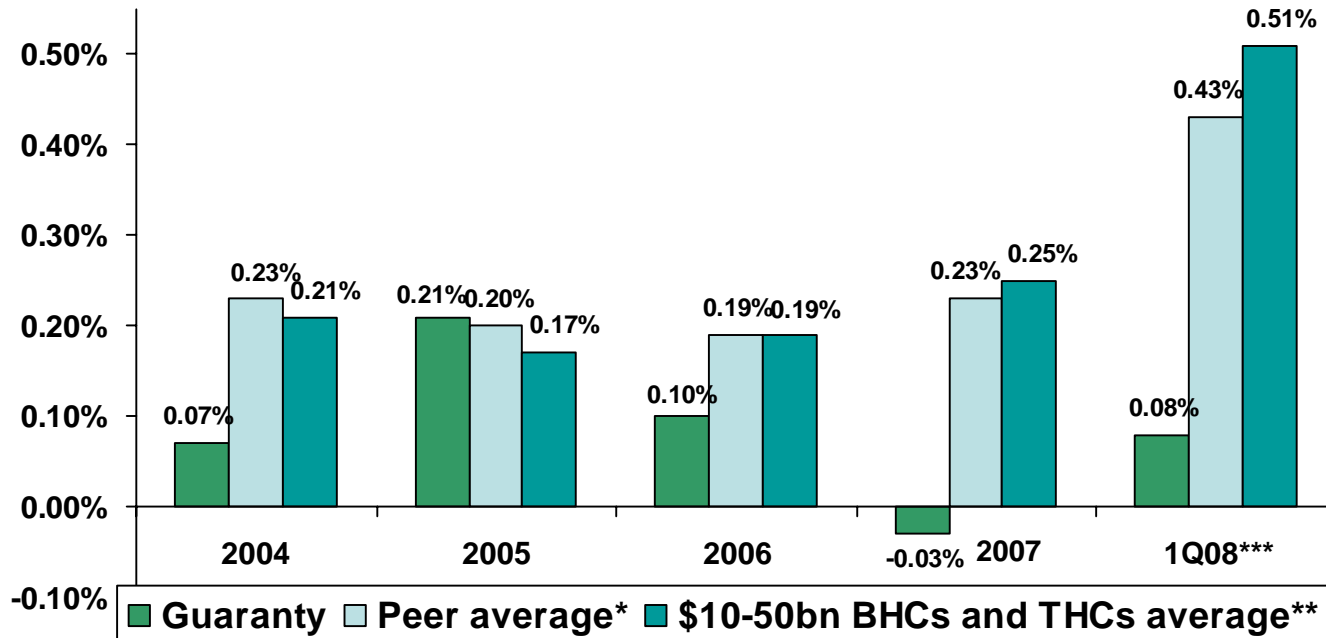
Average charge-off rate (2004 thru 1Q08):

Guaranty = .09%

Peers* = .23%

\$10-50bn BHCs and THCs = .22%**

Net charge-offs as a percentage of average loans outstanding



Data source: SNL data

*Peers: ASBC, BOH, BOKF, CBSH, CFR, CNB, CYN, FMER, FULT, STSA, SUSQ, TCB, TSFG, VLY, WBS, and WTNY (BXS, FCNCA and IBOC 3/31/08 information unavailable on 4/28/08).

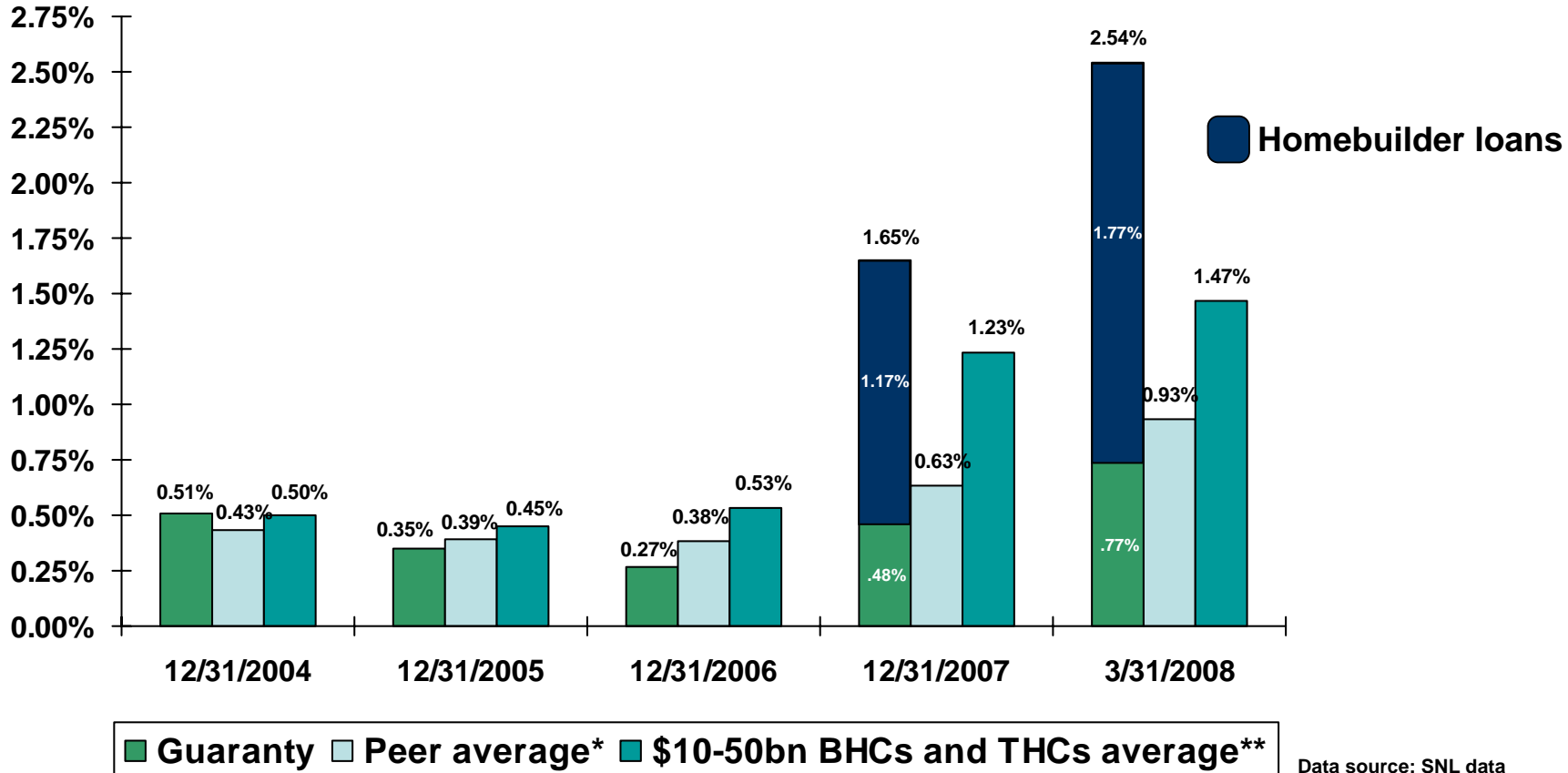
**3/31/08 information unavailable for 7 institutions on 4/28/08.

***Annualized.

Net charge-offs lower than our peers

Non Performing Loans

Non Performing loans as a percentage of total loans

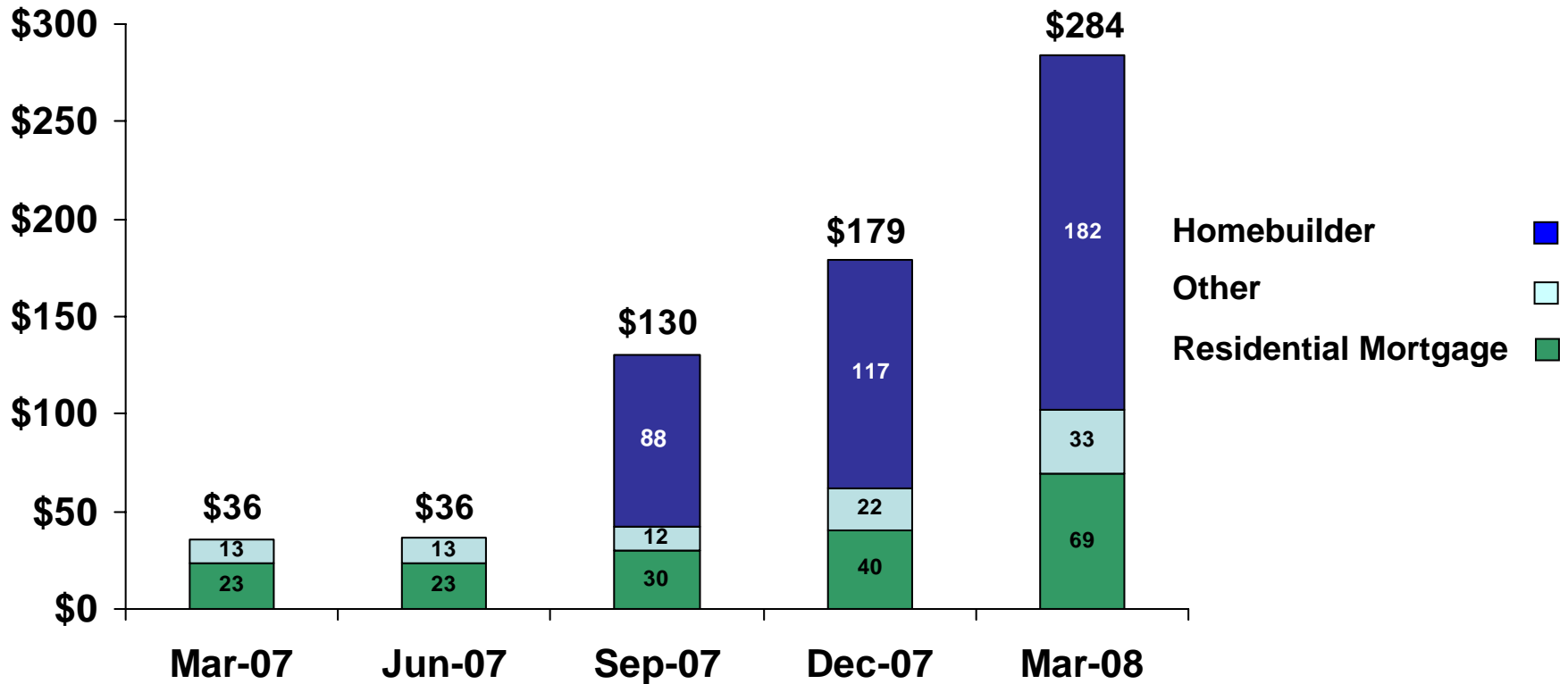


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 **3/31/08 information unavailable for 11 institutions on 4/28/08.

Recent increase in historically low non-performing loans due to market conditions

Nonperforming Assets by Type

(\$ in millions)



Regional homebuilder loans driving increase in NPAs

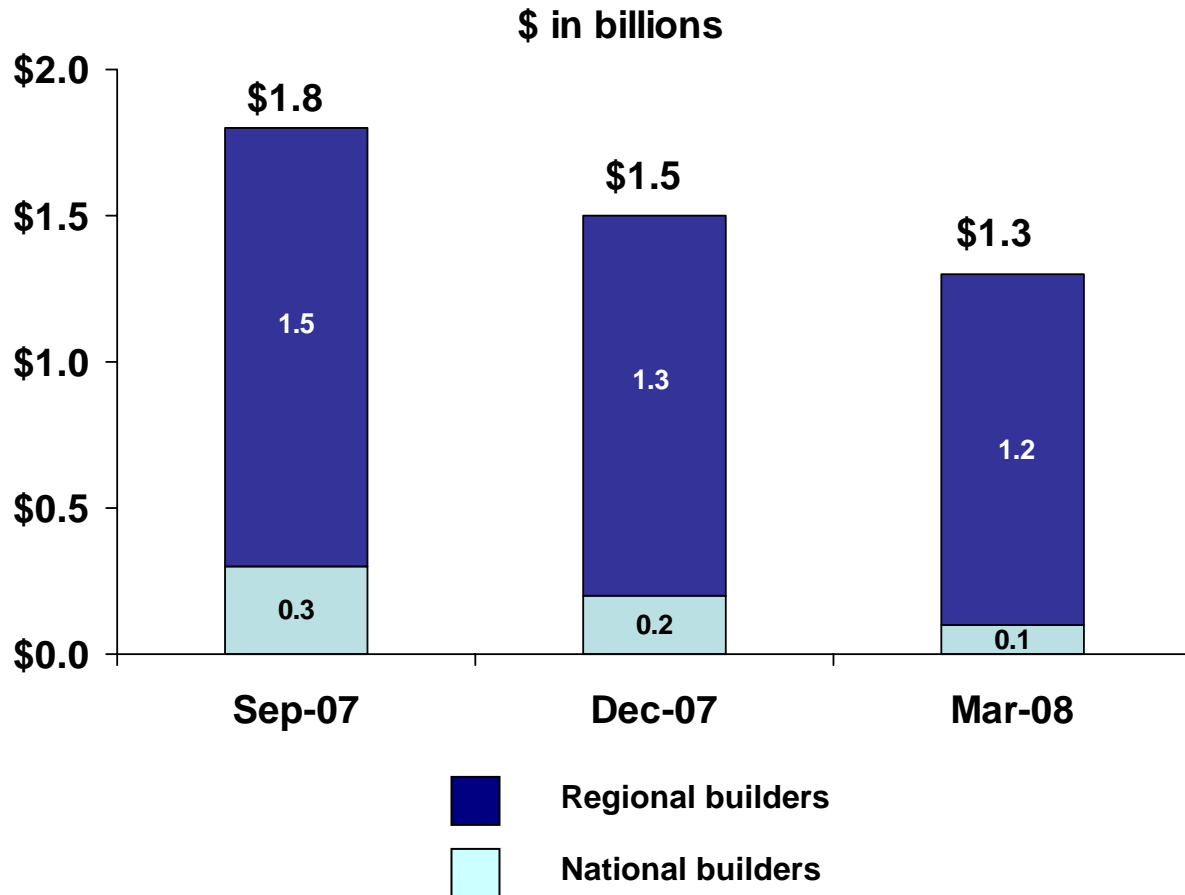
Allowance for Loan Losses by Category

(\$ in millions)

	1Q 2008		2007		2006	
	Allowance	Allowance as a % of Loan Category	Allowance	Allowance as a % of Loan Category	Allowance	Allowance as a % of Loan Category
Single-family mortgage	\$12	0.76%	\$9	0.54%	\$7	0.30%
Single-family mortgage warehouse	4	0.46%	6	0.86%	2	0.25%
Single family construction (homebuilders)	89	6.64%	48	3.18%	12	0.67%
Multifamily and Senior housing	9	0.51%	6	0.39%	4	0.31%
Commercial real estate	6	0.33%	6	0.36%	5	0.41%
Commercial and business	18	1.33%	15	1.12%	8	0.79%
Energy	6	0.42%	6	0.41%	4	0.36%
Consumer and other	1	0.65%	-	-	-	-
<u>Not allocated</u>	<u>27</u>	<u>n/a</u>	<u>22</u>	<u>n/a</u>	<u>23</u>	<u>n/a</u>
Total	172	1.67%	118	1.17%	65	0.67%

Homebuilder Portfolios

Outstanding balance



Regional Homebuilder Loans

As of March 31, 2008 (\$ in millions)

	<u>Houses</u>	<u>Land/Lots & Other</u>	<u>Total</u>	<u>% of Total</u>	<u>Amount in NPA</u>
Northern & Central California	\$72	\$155	\$227*	19%	\$107
Other California	80	142	222	19%	21
Texas	95	26	121	10%	-
Florida	58	63	121	10%	-
Colorado	48	34	82	7%	7
Arizona	21	41	62	5%	-
Other	<u>118</u>	<u>232</u>	<u>350</u>	<u>30%</u>	<u>31</u>
	492	693	1,185	100%	166

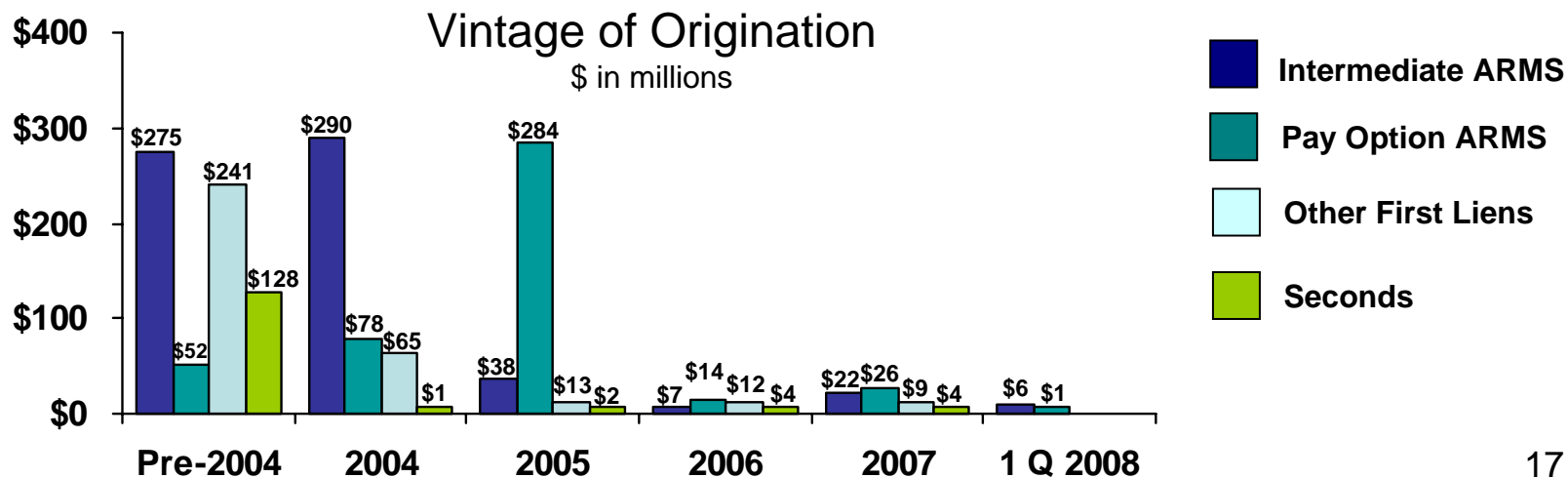
*Represents approx. 2% of total loans.

Single-Family Mortgages Detail

March 2008

\$ in millions

	Principal Balance	Weighted Average Current FICO	Weighted Average Original LTV	Delinquencies%		State			
				90 days +	Total	CA	TX	FL	Other
Intermediate Arms	\$638	727	71	2.11%	4.99%	61%	2%	5%	32%
Pay Option Arms	455	695	75	7.89%	15.49%	61%	1%	13%	25%
Other First Liens	<u>340</u>	<u>699</u>	<u>66</u>	<u>6.56%</u>	<u>11.86%</u>	<u>47%</u>	<u>16%</u>	<u>3%</u>	<u>34%</u>
First Liens	1,433	707	71	5.00%	9.96%	58%	5%	7%	30%
Seconds	<u>139</u>	<u>738</u>	89	<u>0.23%</u>	<u>1.30%</u>	6%	82%	0%	12%
Total Portfolio	1,572	710		4.58%	9.19%				



MBS Portfolio Overview

Amortized Cost (\$ in billions)	Held to Maturity	Available for Sale	Total	% of Total
Agency	\$1.1	\$0.5	\$1.6	31%
Non-agency	<u>2.3</u>	<u>1.4</u>	<u>3.7</u>	<u>69%</u>
Total	3.4	1.9	5.3	100%
% of Total	64%	36%	100%	

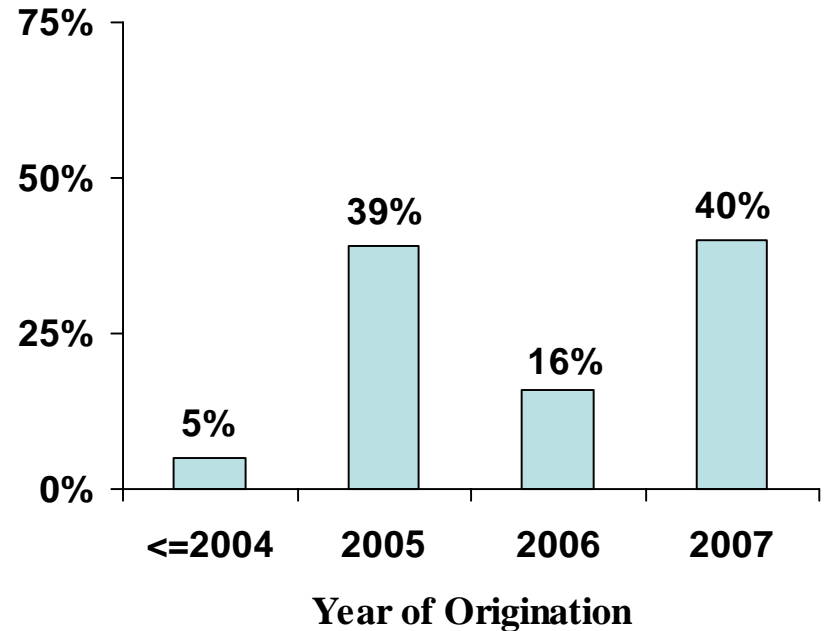
Non-agency MBS Product Type

	Unpaid Principal Balance (\$ in billions)	% of Total
Traditional Option Arms	\$3.0	82%
Hybrid Option Arm	0.5	13%
Hybrid Arm	<u>0.2</u>	<u>5%</u>
TOTAL	\$3.7	100%

Non-agency MBS by State

California	59%
Florida	12%
Arizona	3%
Other	8%
Not available	<u>18%</u>
TOTAL	100%

Non-agency MBS Vintage % to Total



MBS Portfolio Detail

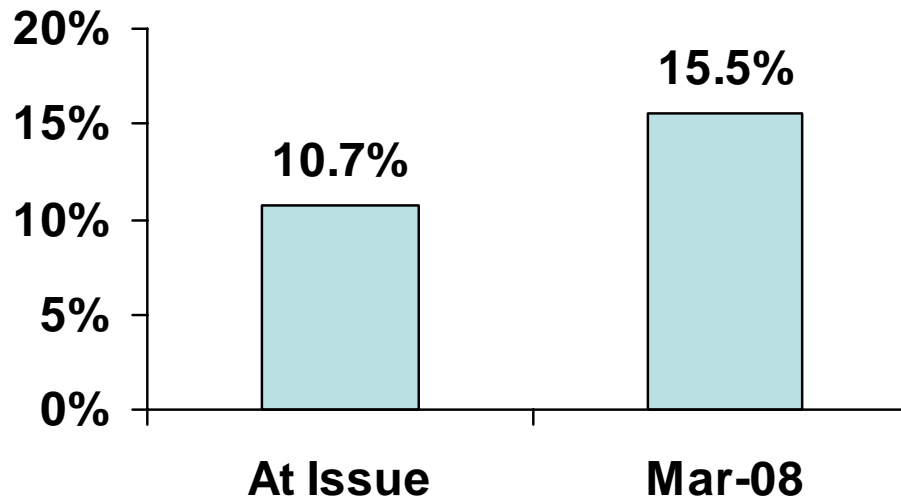
As of March 31, 2008 (\$ Billions)

	<u>Amortized Cost</u>	<u>Fair Value</u>
Available for Sale:		
Agency	\$0.55	\$0.55
Non-agency	\$1.36	\$0.94
Held to Maturity:		
Agency	\$1.09	\$1.09
Non-agency	<u>\$2.35</u>	<u>\$1.70</u>
Total:	\$5.35	\$4.28

Non-agency MBS

- Adjustable rate
- All AAA rated
- Underlying collateral delinquency rate: 15.6%
- Weighted average current LTV: 79% (current loan balance/original appraised value)
- Weighted average current credit score: 707

Subordination Levels Non-agency MBS



**Significant and growing subordination levels
provide protection from credit losses**

Source of Fair Values

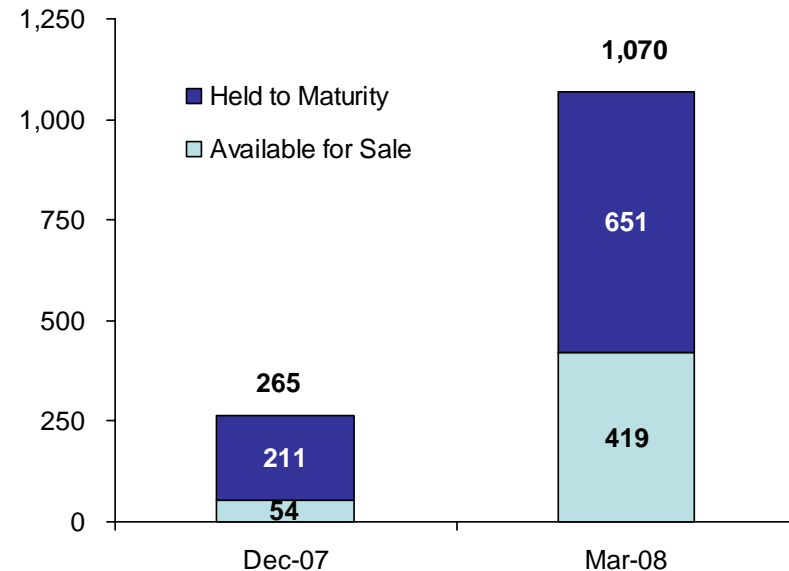
Agency MBS

- Fair values provided by vendor sources

Non-agency MBS

- Obtain bids on eight benchmark bonds (out of 45 issuances) from several Wall Street dealers and market participants.
- Utilize median bid for each benchmark security to determine market yield for segment
- Utilize market yields in discounted cash flow analysis on each of the remaining 37 securities to estimate their fair value.
- Forced sales in the market (Thornburg, Carlyle, Peleton) contributed to a further decline in non-agency MBS market values during the first quarter.

Net Unrealized Losses on MBS
\$mm



Recent changes: Estimated fair values up approximately 5 points compared to quarter end. Total estimated unrealized losses at 4/23/08 are approximately \$900 million.

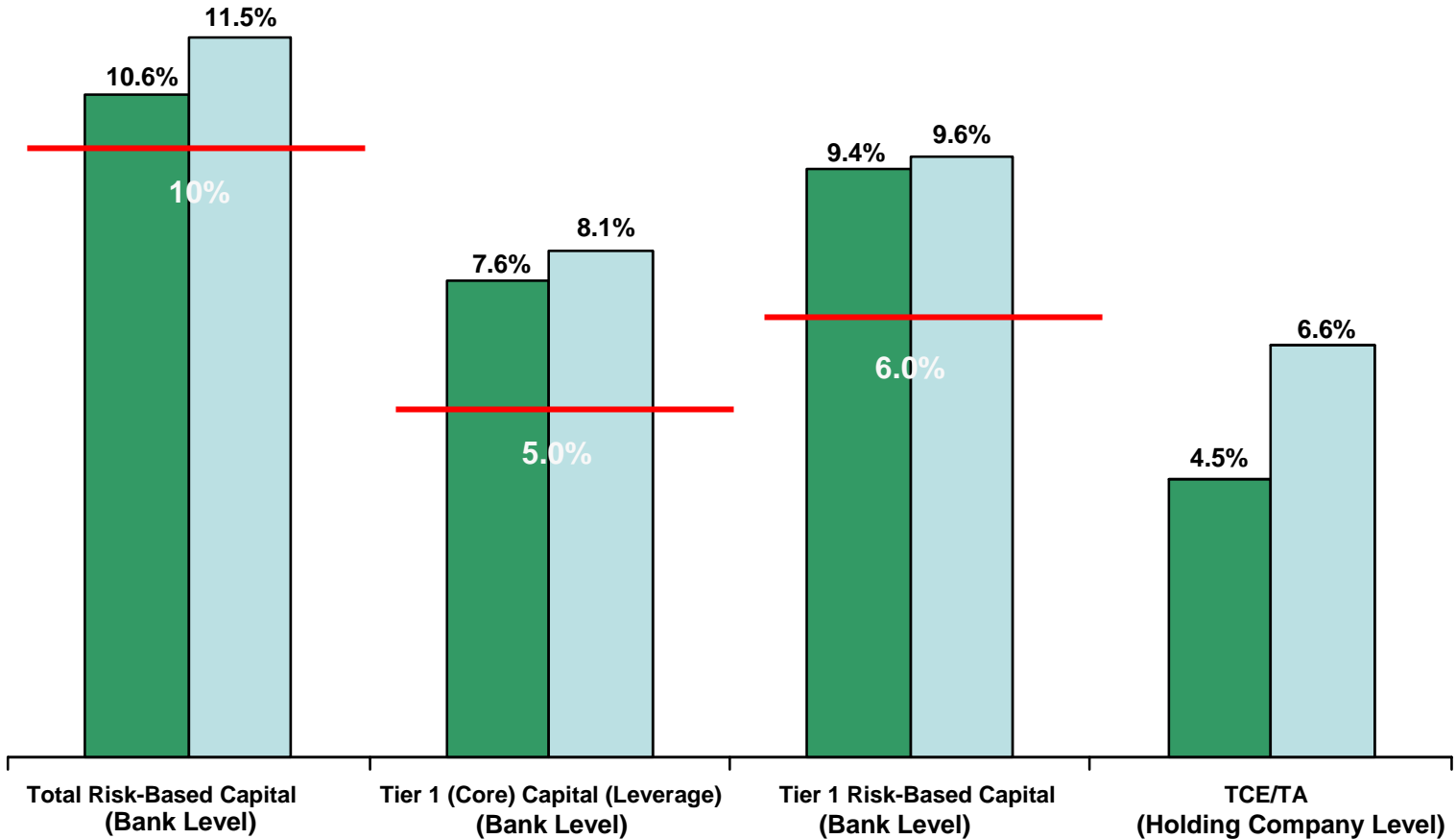
<u>EXAMPLE</u>	
Issue:	CWALT 05-76 A2
Balance owned (\$mm)	\$127
Guaranty's basis	102%
Market bid @ 3/31	60%
Subordination @ 3/31	17%
<p><u>Credit perspective</u> Investor should expect to receive full principal (paying 60 cents for each dollar of principal received) and stated interest under reasonable credit loss assumptions on the underlying mortgages.</p>	
Yield @ market bid	22%
Yield above Treasury yields	20%

Noninterest Expenses

	<u>1Q08</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>
Compensation and benefits	\$51	\$181	\$184	\$182
Occupancy	8	28	28	27
Information systems and technology	5	14	14	16
Charges related to asset impairments and severance	--	--	11	5
Other	<u>35</u>	<u>149</u>	<u>151</u>	<u>154</u>
	99	372	388	384
Efficiency ratio	71%	68%	67%	67%

Effort initiated in first quarter 2008 to analyze and implement substantial cost reductions.

- 135 jobs cut in April 2008 Total annualized expense cut: \$10 million
- Additional initiatives:
 - Limiting new hires, including not filling open positions
 - Reducing travel expenditures and initiating changes in policy
 - Evaluating all of our operating units and lines of business
 - Re-evaluating our non-essential marketing expenses
 - Evaluating our real estate and other non-earning assets
 - Reduction in planned expenditures for capital expenditures
 - Rationalizing our branch system and de novo expansion plans



■ Guaranty as of March 31, 2008
■ Peers* as of December 31, 2007 (insufficient 3/31/08 peer data available).
— OTS Well Capitalized Standard

*Peers: ASBC, BOH, BOKF, BXS, CBSH, CFR, CNB, CYN, FCNCA, FMER, FULT, IBOC, STSA, SUSQ, TCB, TSFG, VLY, WBS, and WTNY.



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