

Fortress Investment Group LLC  
Form 10-Q  
August 10, 2009  
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**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**  
**Washington, D.C. 20549**  
**FORM 10-Q**

x **QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**  
For the quarterly period ended June 30, 2009

or

.. **TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**  
For the transition period from \_\_\_\_\_ to \_\_\_\_\_

Commission File Number: 001-33294

**Fortress Investment Group LLC**

(Exact name of registrant as specified in its charter)

**Delaware**  
(State or other jurisdiction of incorporation

**20-5837959**  
(I.R.S. Employer Identification No.)

or organization)

**1345 Avenue of the Americas, New York, NY**  
(Address of principal executive offices)

**10105**  
(Zip Code)

**(212) 798-6100**

(Registrant's telephone number, including area code)

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(Former name, former address and former fiscal year, if changed since last report)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes  No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulations S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files).  Yes  No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of large accelerated filer, accelerated filer and smaller reporting company in Rule 12b-2 of the Exchange Act. (Check one):

Large accelerated filer  Accelerated filer  Non-accelerated filer  Smaller reporting company

(Do not check if a smaller reporting company)

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes  No

Indicate the number of shares outstanding of each of the issuer's classes of common stock, as of the last practicable date.

Class A Shares: 140,651,044 outstanding as of August 4, 2009.

Class B Shares: 312,071,550 outstanding as of August 4, 2009.

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**FORTRESS INVESTMENT GROUP LLC**

**FORM 10-Q**

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As used in this Quarterly Report on Form 10-Q, unless the context otherwise requires:

Management Fee Paying Assets Under Management, or AUM, refers to the management fee paying assets we manage, including, as applicable, capital we have the right to call from our investors pursuant to their capital commitments to various funds. Our AUM equals the sum of:

- (i) the capital commitments or invested capital (or NAV, if lower) of our private equity funds and hybrid PE funds, depending on which measure management fees are being calculated upon at a given point in time, which in connection with funds raised after March 2006 includes the mark-to-market value of public securities held within the funds,
- (ii) the contributed capital of our publicly traded alternative investment vehicles, which we refer to as our Castles,
- (iii) the net asset value, or NAV, of our hedge funds, including the Value Recovery Funds which pay fees based on realizations (and on certain managed assets); and
- (iv) the NAV of our managed accounts, to the extent management fees are charged.

For each of the above, the amounts exclude assets under management for which we charge either no or nominal fees, generally related to our principal investments in funds as well as investments in funds by our principals, directors and employees.

Our calculation of AUM may differ from the calculations of other asset managers and, as a result, this measure may not be comparable to similar measures presented by other asset managers. Our definition of AUM is not based on any definition of assets under management contained in our operating agreement or in any of our Fortress Fund management agreements.

Fortress, we, us, our, and the company refer, collectively, to Fortress Investment Group LLC and its subsidiaries, including the Fortress Operating Group and all of its subsidiaries.

Fortress Funds and our funds refers to the private investment funds and alternative asset companies that are managed by the Fortress Operating Group.

Fortress Operating Group refers to the combined entities, which were wholly-owned by the principals prior to January 2007, and in each of which Fortress Investment Group LLC acquired an indirect controlling interest in January 2007.

principals or Principals refers to Peter Briger, Wesley Edens, Robert Kauffman, Randal Nardone and Michael Novogratz, collectively, who prior to the completion of our initial public offering and related transactions directly owned 100% of the Fortress Operating Group units and following completion of our initial public offering and related transactions own a majority of the Fortress Operating Group units and of the Class B shares, representing a majority of the total combined voting power of all of our outstanding Class A and Class B shares. The principals' ownership percentage is subject to change based on, among other things, equity offerings and grants by Fortress and dispositions by the principals.

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### **SPECIAL NOTE REGARDING FORWARD-LOOKING STATEMENTS**

Some of the statements under Part II, Item 1A, Risk Factors, Part I, Item 2, Management's Discussion and Analysis of Financial Condition and Results of Operations, Part I, Item 3, Quantitative and Qualitative Disclosures About Market Risk and elsewhere in this Quarterly Report on Form 10-Q may contain forward-looking statements which reflect our current views with respect to, among other things, future events and financial performance. Readers can identify these forward-looking statements by the use of forward-looking words such as outlook, believes, expects, potential, continues, may, will, should, seeks, approximately, predicts, intends, plans, estimates, anticipates those words or other comparable words. Any forward-looking statements contained in this report are based upon the historical performance of us and our subsidiaries and on our current plans, estimates and expectations. The inclusion of this forward-looking information should not be regarded as a representation by us or any other person that the future plans, estimates or expectations contemplated by us will be achieved. Such forward-looking statements are subject to various risks and uncertainties and assumptions relating to our operations, financial results, financial condition, business prospects, growth strategy and liquidity. If one or more of these or other risks or uncertainties materialize, or if our underlying assumptions prove to be incorrect, our actual results may vary materially from those indicated in these statements. Accordingly, you should not place undue reliance on any forward-looking statements. These factors should not be construed as exhaustive and should be read in conjunction with the other cautionary statements that are included in this report. We do not undertake any obligation to publicly update or review any forward-looking statement, whether as a result of new information, future developments or otherwise.

### **SPECIAL NOTE REGARDING EXHIBITS**

In reviewing the agreements included as exhibits to this Quarterly Report on Form 10-Q, please remember they are included to provide you with information regarding their terms and are not intended to provide any other factual or disclosure information about the Company or the other parties to the agreements. The agreements contain representations and warranties by each of the parties to the applicable agreement. These representations and warranties have been made solely for the benefit of the other parties to the applicable agreement and:

should not in all instances be treated as categorical statements of fact, but rather as a way of allocating the risk to one of the parties if those statements prove to be inaccurate;

have been qualified by disclosures that were made to the other party in connection with the negotiation of the applicable agreement, which disclosures are not necessarily reflected in the agreement;

may apply standards of materiality in a way that is different from what may be viewed as material to you or other investors; and

were made only as of the date of the applicable agreement or such other date or dates as may be specified in the agreement and are subject to more recent developments.

Accordingly, these representations and warranties may not describe the actual state of affairs as of the date they were made or at any other time. Additional information about the Company may be found elsewhere in this Quarterly Report on Form 10-Q and the Company's other public filings, which are available without charge through the SEC's website at <http://www.sec.gov>.

**Table of Contents****PART I. FINANCIAL INFORMATION****ITEM 1. FINANCIAL STATEMENTS  
FORTRESS INVESTMENT GROUP LLC****CONSOLIDATED BALANCE SHEETS**

(dollars in thousands, except share data)

	June 30, 2009 (Unaudited)	December 31, 2008
<b>Assets</b>		
Cash and cash equivalents	\$ 90,506	\$ 263,337
Due from affiliates	70,709	38,504
Investments		
Equity method investees	818,147	774,382
Options in affiliates	116	39
Deferred tax asset	429,794	408,066
Other assets	86,028	93,407
	\$ 1,495,300	\$ 1,577,735
<b>Liabilities and Shareholders' Equity</b>		
<b>Liabilities</b>		
Accrued compensation and benefits	\$ 63,268	\$ 158,033
Due to affiliates	330,194	346,265
Deferred incentive income	163,635	163,635
Debt obligations payable	439,750	729,041
Other liabilities	23,484	26,741
	1,020,331	1,423,715
<b>Commitments and Contingencies</b>		
<b>Equity</b>		
Class A shares, no par value, 1,000,000,000 shares authorized, 140,651,044 and 94,609,525 shares issued and outstanding at June 30, 2009 and December 31, 2008, respectively.		
Class B shares, no par value, 750,000,000 shares authorized, 312,071,550 shares issued and outstanding		
Paid-in capital	830,447	596,803
Retained earnings (accumulated deficit)	(625,130)	(513,379)
Accumulated other comprehensive income (loss)	(1,135)	(866)
Total Fortress shareholders' equity	204,182	82,558
Principals and others' interests in equity of consolidated subsidiaries - Note 6	270,787	71,462
Total equity	474,969	154,020
	\$ 1,495,300	\$ 1,577,735

See notes to consolidated financial statements



**Table of Contents****FORTRESS INVESTMENT GROUP LLC****CONSOLIDATED STATEMENTS OF OPERATIONS (Unaudited)**

(dollars in thousands, except share data)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2009	2008	2009	2008
<b>Revenues</b>				
Management fees from affiliates	\$ 108,425	\$ 149,605	\$ 214,077	\$ 293,662
Incentive income from affiliates	6,958	18,300	6,958	55,444
Expense reimbursements from affiliates	20,661	15,950	33,708	30,221
Other revenues (affiliate portion disclosed in Note 6)	3,043	4,241	6,640	9,649
	139,087	188,096	261,383	388,976
<b>Expenses</b>				
Interest expense	7,605	9,888	15,791	20,224
Compensation and benefits	113,456	137,460	222,692	264,479
Principals agreement compensation	237,367	237,367	472,126	474,734
General, administrative and other	21,034	19,746	38,219	36,316
Depreciation and amortization	2,761	2,436	5,402	4,872
	382,223	406,897	754,230	800,625
<b>Other Income (Loss)</b>				
Gains (losses) from investments				
Net realized gains (losses)	(376)	61	(772)	1,674
Net realized gains (losses) from affiliate investments	234	(92)	(14)	155
Net unrealized gains (losses)				
Net unrealized gains (losses) from affiliate investments	19,583	(6,584)	17,754	(36,401)
Tax receivable agreement liability reduction			(55)	
Earnings (losses) from equity method investees	51,057	(26,500)	16,208	(75,629)
	70,498	(33,115)	33,121	(110,201)
<b>Income (Loss) Before Income Taxes</b>	(172,638)	(251,916)	(459,726)	(521,850)
Income tax benefit (expense)	1,308	1,949	1,715	(5,303)
<b>Net Income (Loss)</b>	\$ (171,330)	\$ (249,967)	\$ (458,011)	\$ (527,153)
<b>Principals and Others Interests in Income (Loss) of Consolidated Subsidiaries</b>				
	\$ (126,738)	\$ (194,411)	\$ (346,260)	\$ (402,680)
<b>Net Income (Loss) Attributable to Class A Shareholders - Note 6</b>				
	\$ (44,592)	\$ (55,556)	\$ (111,751)	\$ (124,473)
<b>Dividends declared per Class A share</b>	\$	\$ 0.225	\$	\$ 0.450
<b>Earnings Per Class A share - Fortress Investment Group</b>				
Net income (loss) per Class A share, basic	\$ (0.40)	\$ (0.62)	\$ (1.10)	\$ (1.36)
Net income (loss) per Class A share, diluted	\$ (0.41)	\$ (0.67)	\$ (1.10)	\$ (1.37)



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Weighted average number of Class A shares outstanding, basic	115,547,744	94,913,677	105,447,324	94,904,157
Weighted average number of Class A shares outstanding, diluted	427,619,294	406,985,227	417,518,874	406,975,707

See notes to consolidated financial statements

**Table of Contents****FORTRESS INVESTMENT GROUP LLC****CONSOLIDATED STATEMENT OF EQUITY (Unaudited)**

FOR THE SIX MONTHS ENDED JUNE 30, 2009

(dollars in thousands)

	Class A Shares	Class B Shares	Paid-In Capital	Retained Earnings (Accumulated Deficit)	Accumulated Other Comprehensive Income (Loss)	Total Fortress Shareholders Equity	Principals and Others Interests in Equity of Consolidated Subsidiaries	Total Equity
<b>Equity - December 31, 2008</b>	94,609,525	312,071,550	\$ 596,803	\$ (513,379)	\$ (866)	\$ 82,558	\$ 71,462	\$ 154,020
Contributions from principals and others interests in equity							3,590	3,590
Distributions to principals and others interests in equity (net of tax)			(446)			(446)	(34,659)	(35,105)
Public offering of Class A shares, net of offering costs	46,000,000		219,500			219,500		219,500
Dilution impact of public offering			(144,572)			(144,572)	144,572	
Net deferred tax effects resulting from acquisition of Fortress Operating Group units			14,549			14,549		14,549
Director restricted share grant	41,519		169			169	222	391
Capital increase related to equity-based compensation			144,444			144,444	433,208	577,652
Comprehensive income (loss) (net of tax)				(111,751)		(111,751)	(346,260)	(458,011)
Foreign currency translation					172	172	584	756
Comprehensive income (loss) from equity method investees					(441)	(441)	(1,932)	(2,373)
Total comprehensive income (loss)								(459,628)

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<b>Equity - June 30, 2009</b>	140,651,044	312,071,550	\$ 830,447	\$ (625,130)	\$ (1,135)	\$ 204,182	\$ 270,787	\$ 474,969
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See notes to consolidated financial statements

**Table of Contents****FORTRESS INVESTMENT GROUP LLC****CONSOLIDATED STATEMENTS OF CASH FLOWS (Unaudited)**

(dollars in thousands)

	<b>Six Months Ended June 30,</b>	
	<b>2009</b>	<b>2008</b>
<b>Cash Flows From Operating Activities</b>		
Net income (loss)	\$ (458,011)	\$ (527,153)
Adjustments to reconcile net income (loss) to net cash provided by (used in) operating activities		
Depreciation and amortization	5,402	4,872
Other amortization and accretion	6,887	1,420
(Earnings) losses from equity method investees	(16,208)	75,629
Distributions of earnings from equity method investees	771	2,792
(Gains) losses from investments	(16,968)	34,572
Deferred incentive income		(35,494)
Deferred tax (benefit) expense	(7,160)	(3,434)
Tax receivable agreement liability reduction	55	
Equity-based compensation	577,949	556,131
Cash flows due to changes in		
Due from affiliates	(32,219)	14,841
Other assets	1,551	902
Accrued compensation and benefits	(92,918)	(124,550)
Due to affiliates	(16,126)	(1,066)
Deferred incentive income		26,077
Other liabilities	(3,166)	7,634
Net cash provided by (used in) operating activities	(50,161)	33,173
<b>Cash Flows From Investing Activities</b>		
Contributions to equity method investees	(39,261)	(82,343)
Distributions of capital from equity method investees	27,548	182,072
Purchase of fixed assets	(1,670)	(3,906)
Proceeds from disposal of fixed assets	6	53
Net cash provided by (used in) investing activities	(13,377)	95,876
<b>Cash Flows From Financing Activities</b>		
Borrowings under debt obligations		450,000
Repayments of debt obligations	(289,291)	(185,000)
Payment of deferred financing costs	(4,162)	(5,060)
Proceeds from public offering	230,000	
Costs related to public offering	(10,500)	
Dividends and dividend equivalents paid		(52,821)
Principals and others interests in equity of consolidated subsidiaries - contributions	67	145
Principals and others interests in equity of consolidated subsidiaries - distributions	(35,407)	(181,567)
Net cash provided by (used in) financing activities	(109,293)	25,697
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<b>(172,831)</b>	<b>154,746</b>
<b>Cash and Cash Equivalents, Beginning of Period</b>	<b>263,337</b>	<b>100,409</b>
<b>Cash and Cash Equivalents, End of Period</b>	<b>\$ 90,506</b>	<b>\$ 255,155</b>

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### Supplemental Disclosure of Cash Flow Information

Cash paid during the period for interest	\$ 8,095	\$ 16,790
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Cash paid during the period for income taxes	\$ 5,952	\$ 5,637
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### Supplemental Schedule of Non-cash Investing and Financing Activities

Employee compensation invested directly in subsidiaries	\$ 1,847	\$ 24,716
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Investments of receivable amounts into Fortress Funds	\$	\$ 43,355
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Dividends, dividend equivalents and Fortress Operating Group unit distributions declared but not yet paid	\$	\$ 103,776
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See notes to consolidated financial statements

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**FORTRESS INVESTMENT GROUP LLC**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Unaudited)**

JUNE 30, 2009

(dollars in tables in thousands, except share data)

**1. ORGANIZATION AND BASIS OF PRESENTATION**

Fortress Investment Group LLC (the Registrant, or, together with its subsidiaries, Fortress ) is a global alternative asset management firm whose predecessor was founded in 1998. Its primary business is to sponsor the formation of, and provide investment management services for, various investment funds and companies (the Fortress Funds ). Fortress generally makes principal investments in these funds.

Fortress has three primary sources of income from the Fortress Funds: management fees, incentive income, and investment income on its principal investments in the funds. The Fortress Funds fall into the following business segments in which Fortress operates:

- 1) Private equity:
  - a) Private equity funds which make significant, control-oriented investments in debt and equity securities of public or privately held entities in North America and Western Europe, with a focus on acquiring and building assets-based businesses with significant cash flows; and
  - b) Publicly traded alternative investment vehicles, which Fortress refers to as Castles, which are companies that invest primarily in real estate and real estate related debt investments.
- 2) Liquid hedge funds, which invest globally in fixed income, currency, equity and commodity markets, and related derivatives to capitalize on imbalances in the financial markets.
- 3) Hybrid funds:
  - a) Hybrid hedge funds, which make highly diversified investments globally in assets, opportunistic lending situations and securities throughout the capital structure with a value orientation, as well as in investment funds managed by external managers, and which include non-Fortress originated funds for which Fortress has been retained as manager as part of an advisory business; and
  - b) Hybrid private equity ( PE ) funds which are comprised of a family of credit opportunities funds focused on investing in distressed and undervalued assets, a family of long dated value funds focused on investing in undervalued assets with limited current cash flows and long investment horizons, a family of real assets funds focused on investing in tangible and intangible assets in four principal categories (real estate, capital assets, natural resources and intellectual property), and an Asian fund.
- 4) Principal investments in the above described funds.

***2007 Reorganization of Fortress Operating Group and Recent Offering***

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Fortress Investment Group LLC was formed on November 6, 2006 for the purpose of becoming the general partner of Fortress Operating Group, completing the Nomura Transaction (described below), and effecting a public offering of shares and related transactions (the Transactions) in order to carry on the business of its predecessor, Fortress Operating Group, as a publicly traded entity. The Registrant is a limited liability company and its members are not responsible for any of its liabilities beyond the equity they have invested. Fortress's formation documents allow for an indefinite life.

On January 17, 2007, Nomura Investment Managers U.S.A Inc. (Nomura) completed a transaction (the Nomura Transaction) whereby it purchased 55,071,450 Class A shares of the Registrant and the Registrant, in turn, purchased 55,071,450 Fortress Operating Group units, which then represented 15% of Fortress Operating Group's economic interests, from the Principals. On February 8, 2007, the Registrant completed an initial public offering (IPO) of 39,428,900 of its Class A shares.

In May 2009, Fortress sold 46 million Class A shares in a public offering at a price to the public of \$5.00 per share, for net proceeds of approximately \$219.5 million after deducting the underwriters' discount and other offering expenses. The Principals purchased an aggregate of 3.6 million of these shares, a senior employee purchased 0.4 million of these shares, and Nomura purchased 5.4 million of these shares, at the public offering price. A portion of the proceeds were used to pay down amounts outstanding under the credit agreement (Note 4).

### *Financial Statement Guide*

<b>Selected Financial Statement Captions</b>	<b>Note Reference</b>	<b>Explanation</b>
<u>Balance Sheet</u>		
Due from Affiliates	6	Generally, management fees, expense reimbursements and incentive income earned from Fortress Funds.
	5	

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JUNE 30, 2009

(dollars in tables in thousands, except share data)

<b>Selected Financial Statement Captions</b>	<b>Note Reference</b>	<b>Explanation</b>
Investments in Equity Method Investees	3	The carrying value of Fortress's principal investments in the Fortress Funds.
Options in Affiliates	3	The fair value of common stock options received from the Castles.
Due to Affiliates	6	Generally, amounts due to the Principals related to their interests in Fortress Operating Group and the tax receivable agreement.
Deferred Incentive Income	2	Incentive income already received from certain Fortress Funds based on past performance, which is subject to contingent repayment based on future performance.
Debt Obligations Payable	4	The balance outstanding on the credit agreement.
Principals and Others Interests in Equity of Consolidated Subsidiaries	6	The GAAP basis of the Principals' ownership interests in Fortress Operating Group as well as employees' ownership interests in certain subsidiaries.
<b><u>Income Statement</u></b>		
Management Fees from Affiliates	2	Fees earned for managing Fortress Funds, generally determined based on the size of such funds.
Incentive Income from Affiliates	2	Income earned from Fortress Funds, based on the performance of such funds.
Compensation and Benefits	7	Includes equity-based, profit-sharing and other compensation to employees.
Principals Agreement Compensation	N/A	As a result of the principals agreement, the value of a significant portion of the Principals' equity in Fortress prior to the Nomura Transaction is being recorded as an expense over a five year period. Fortress is not a party to this agreement. It is an agreement between the Principals to further incentivize them to remain with Fortress. This GAAP expense has no economic effect on Fortress or its shareholders.
Gains (Losses) from Other Investments	N/A	Subsequent to the IPO, the result of asset dispositions or changes in the fair value of assets which are marked to market (primarily the Castles and GAGFAH).
Tax Receivable Agreement Liability Reduction	5	Represents a change in the amount due to the Principals under the tax receivable agreement.
Earnings (Losses) from Equity Method Investees	3	Fortress's share of the net earnings (losses) of Fortress Funds resulting from its principal investments.



**Table of Contents****FORTRESS INVESTMENT GROUP LLC****NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Unaudited)**

JUNE 30, 2009

(dollars in tables in thousands, except share data)

<b>Selected Financial Statement Captions</b>	<b>Note Reference</b>	<b>Explanation</b>
Income Tax Benefit (Expense)	5	The net tax result related to the current period. Certain of Fortress' s revenues are not subject to taxes because they do not flow through taxable entities. Furthermore, Fortress has significant permanent differences between its GAAP and tax basis earnings.
Principals' and Others' Interests in (Income) Loss of Consolidated Subsidiaries	6	Primarily the Principals' and employees' share of Fortress' s earnings based on their ownership interests in subsidiaries, including Fortress Operating Group. This amount is disclosed in order to provide a net income (loss) which relates only to Fortress' s Class A shareholders.
Earnings Per Share	8	GAAP earnings per Class A share based on Fortress' s capital structure, which is comprised of outstanding and unvested equity interests, including interests which participate in Fortress' s earnings, at both the Fortress and subsidiary levels.
 <b><u>Other</u></b>		
Distributions	8	A summary of dividends and distributions, and the related outstanding shares and units, is provided.
Distributable Earnings	10	A presentation of our financial performance by segment (fund type) is provided, on the basis of the operating performance measure used by Fortress' s management committee.

The accompanying consolidated and combined financial statements and related notes of Fortress have been prepared in accordance with accounting principles generally accepted in the United States for interim financial reporting and the instructions to Form 10-Q and Rule 10-01 of Regulation S-X. Accordingly, certain information and footnote disclosures normally included in financial statements prepared under U.S. generally accepted accounting principles have been condensed or omitted. In the opinion of management, all adjustments considered necessary for a fair presentation of Fortress' s financial position, results of operations and cash flows have been included and are of a normal and recurring nature. The operating results presented for interim periods are not necessarily indicative of the results that may be expected for any other interim period or for the entire year. These financial statements should be read in conjunction with Fortress' s consolidated and combined financial statements for the year ended December 31, 2008 and notes thereto included in Fortress' s current report on Form 8-K filed with the Securities and Exchange Commission on May 12, 2009. Capitalized terms used herein, and not otherwise defined, are defined in Fortress' s consolidated and combined financial statements for the year ended December 31, 2008.

**Table of Contents****FORTRESS INVESTMENT GROUP LLC****NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Unaudited)**

JUNE 30, 2009

(dollars in tables in thousands, except share data)

**2. MANAGEMENT AGREEMENTS AND FORTRESS FUNDS*****Management Fees, Incentive Income and Related Profit Sharing Expense***

Fortress has two principal sources of income from its agreements with the Fortress Funds: contractual management fees, which are generally based on a percentage of fee paying assets under management, and related incentive income, which is generally based on a percentage of profits subject to the achievement of performance criteria. Substantially all of Fortress's net assets, after deducting the portion attributable to principals and others' interests, are a result of principal investments in, or receivables from, these funds.

The Fortress Funds are divided into segments and Fortress's agreements with each are detailed below.

Fortress recognized management fees and incentive income as follows:

	<b>Three Months Ended June 30,</b>		<b>Six Months Ended June 30,</b>	
	<b>2009</b>	<b>2008</b>	<b>2009</b>	<b>2008</b>
<b>Private Equity</b>				
<b>Private Equity Funds</b>				
Management fees - affil.	\$ 38,921	\$ 40,410	\$ 76,590	\$ 80,218
Incentive income - affil.		3,535		38,175
<b>Castles</b>				
Management fees - affil.	11,950	13,136	23,340	26,073
Incentive income - affil.				12
Management fees - non-affil. (A)	694	950	1,340	1,832
<b>Liquid Hedge Funds</b>				
Management fees - affil.	19,893	57,542	42,497	110,189
Incentive income - affil.	144	14,346	144	16,838
Management fees - non-affil. (A)		63	25	135
Incentive income - non-affil. (A)				203
<b>Hybrid Funds</b>				
<b>Hybrid Hedge Funds</b>				
Management fees - affil.	29,307	36,339	57,215	72,995
Incentive income - affil.		419		419
Management fees - non-affil. (A)	194	272	408	461
Incentive income - non-affil. (A)	163		985	
<b>Hybrid PE Funds</b>				
Management fees - affil.	8,354	2,178	14,435	4,187
Incentive income - affil.	6,814		6,814	
<b>Total</b>				
Management fees - affil.	\$ 108,425	\$ 149,605	\$ 214,077	\$ 293,662
Incentive income - affil. (B)	\$ 6,958	\$ 18,300	\$ 6,958	\$ 55,444
Management fees - non-affil. (A)	\$ 888	\$ 1,285	\$ 1,773	\$ 2,428
Incentive income - non-affil. (A)	\$ 163	\$	\$ 985	\$ 203

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(A) Included in Other Revenues on the statement of operations.

(B) See Deferred Incentive Income below.

### Deferred Incentive Income

Incentive income from certain Fortress Funds, primarily private equity funds and hybrid PE funds, is received when such funds realize profits, based on the related agreements. However, this incentive income is subject to contingent repayment by Fortress to the funds until certain overall fund performance criteria are met. Accordingly, Fortress does not recognize this incentive income as revenue until the related contingencies are resolved. Until such time, this incentive income is recorded on the balance sheet as deferred incentive income and is included as

distributed-unrecognized deferred incentive income in the table below. Incentive income from such funds, based on their net asset value, which has not yet been received is not recorded on the balance sheet and is included as undistributed deferred incentive income in the table below.

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Incentive income from certain Fortress Funds, primarily hybrid hedge funds, as well as certain liquid hedge funds beginning in the second quarter of 2009, is earned based on achieving annual performance criteria. Accordingly, this incentive income is recorded as revenue at year end (in the fourth quarter of each year), is generally received subsequent to year end, and has not been recognized for these funds during the six months ended June 30, 2009 and 2008. If the amount of incentive income contingent on achieving annual performance criteria was not contingent on the results of the subsequent quarters, \$0.1 million and \$0.0 million of additional incentive income from affiliates would have been recognized during the six months ended June 30, 2009 and 2008, respectively. Incentive income based on achieving annual performance criteria that has not yet been recognized, if any, is not recorded on the balance sheet and is included as undistributed deferred incentive income in the table below.

Deferred incentive income from the Fortress Funds, subject to contingent repayment, was comprised of the following, on an inception to date basis:

	Distributed- Gross	Distributed- Recognized (A)	Distributed- Unrecognized (B)	Undistributed net of intrinsic clawback (C)(D)
Deferred incentive income as of December 31, 2008	\$ 470,798	\$ (307,163)	\$ 163,635	\$ (89,085)
Share of income (loss) of Fortress Funds				37,731
Recognition of previously deferred incentive income				
Deferred incentive income as of June 30, 2009	\$ 470,798	\$ (307,163)	\$ 163,635	\$ (51,354)

(A) All related contingencies have been resolved.

(B) Reflected on the balance sheet.

(C) At June 30, 2009, the undistributed incentive income is comprised of \$46.6 million of gross undistributed incentive income, net of \$97.9 million of previously distributed incentive income that would be returned by Fortress to the related funds if such funds were liquidated on June 30, 2009 at their net asset values.

(D) From inception to June 30, 2009, Fortress has paid \$137.7 million of compensation expense under its employee profit sharing arrangements (Note 7) in connection with distributed incentive income, of which \$19.5 million has not been expensed because management has determined that it is not probable of being incurred as an expense and will be recovered from the related employees. If the \$46.6 million of gross undistributed incentive income were realized, Fortress would recognize and pay an additional \$21.1 million of compensation expense.

**Private Equity Funds and Hybrid PE Funds**

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During the six months ended June 30, 2009, Fortress formed new private equity funds or hybrid PE funds which had capital commitments as follows as of June 30, 2009 (based on June 30, 2009 foreign exchange rates):

Fortress's commitments	\$ 1,384
Fortress's affiliates' commitments	
Third party investors' commitments	136,983
Total capital commitments	\$ 138,367

Unrealized losses in a significant portion of Fortress's private equity funds and certain hybrid PE funds have resulted in higher future returns being required before Fortress earns incentive income from such funds.

In February 2009, one of the private equity Fortress Funds issued notes in the amount of \$80 million. These notes bear interest at 20% per annum, payable at maturity, and mature in January 2014. The notes were offered to existing investors in proportion to their ownership of the fund's equity and Fortress consequently subscribed to and received \$0.5 million of these notes, which are recorded as part of Fortress's investment in such fund. In addition, the Principals concurrently acquired \$4.7 million of these notes.

In March 2009, one of the private equity Fortress Funds which was formed as a coinvestment fund to invest solely in GAGFAH (XETRA: GFJ), was liquidated and distributed all of its shares in GAGFAH to its investors, including Fortress. As a result, Fortress received 5.7 million shares of GAGFAH. Fortress elected to account for these shares at fair value pursuant to SFAS 159 (Note 3).

In June 2009, one of the private equity Fortress Fund portfolio companies, Eurocastle, issued convertible securities in the amount of 75 million (\$105 million). These securities bear interest at 20% per annum, payable annually (but deferrable), have no stated maturity, and are convertible into common shares of Eurocastle at an initial conversion price of 0.30 per share (subject to adjustment based on the occurrence of certain capital events within Eurocastle, including the payment of dividends). The Fortress Fund which had an equity investment in Eurocastle acquired 15.4 million (\$21.6 million) of these securities. Fortress acquired 1.2 million (\$1.7 million) of these securities, which were recorded as part of Fortress's investment in such portfolio company. In addition, the Principals and certain employees of Fortress acquired 8.8 million (\$12.3 million) and 0.2 million (\$0.2 million) of these securities, respectively.

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**Liquid Hedge Funds and Hybrid Hedge Funds**

During the six months ended June 30, 2009, Fortress formed, or became the manager of, hedge funds with net asset values as follows as of June 30, 2009:

	Liquid	Hybrid
Fortress	\$	\$
Fortress's affiliates		
Third party investors		3,140,000
Total NAV (A)	\$	\$ 3,140,000

(A) Or other fee paying basis, as applicable.

In the second quarter of 2009, Fortress launched its new flagship liquid hedge fund, Fortress Macro Fund. Fortress will receive management fees of between 1.5% and 2% of NAV and incentive income of between 15% and 20% of profits, based on elections made by investors in Fortress Macro Fund. Investors in Fortress's prior flagship liquid hedge, Drawbridge Global Macro Fund (DBGM), may transfer the liquid portion of their investment in that fund to Fortress Macro Fund and retain their highwater mark with respect to incentive income (no incentive income will be earned from these investors' capital until losses incurred through DBGM are recovered). This fund is not considered a new fund for purposes of the above disclosure as it replaces an existing fund.

Historical redemptions during the periods, including affiliates, have been as follows:

Six Months Ended June 30,	Liquid Hedge Funds		Hybrid Hedge Funds	
	Redemption Notices Received	Redemptions Paid	Redemption Notices Received	Redemptions Paid
2009	\$ 1,017,045	\$ 3,427,641	\$ 142,586	\$ 292,884
2008	\$ 207,523	\$ 337,071	\$	\$ 571,375

The differences between notices received and redemptions paid are a result of timing (notices received prior to quarter end, paid afterwards) and the contractual agreements regarding redemptions, which in some cases allow for delayed payment.

As a result of not meeting the incentive income thresholds with respect to current investors, the incentive income from a significant portion of the capital invested in Fortress's liquid and hybrid hedge funds has been discontinued for an indeterminate period of time. Returns earned on capital from new investors continue to be incentive income eligible.

On May 5, 2009, consolidated affiliates of Fortress executed several agreements, effective June 1, 2009, to become the investment manager of certain investment funds currently managed by D.B. Zwirn & Co., L.P. (the Value Recovery Funds) and to effect other related transactions. Fortress will receive management fees from these funds equal to 1% of realized proceeds and up to 1% per annum on certain managed assets, and may receive limited incentive income if aggregate realizations exceed an agreed threshold. These funds are now included in the hybrid hedge funds segment. The Value Recovery Funds are reflected in the new fund table above based on the NAV of the funds plus the fee paying

basis for certain other managed assets.

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**3. INVESTMENTS IN EQUITY METHOD INVESTEEES AND OTHER EQUITY INVESTMENTS**

Investments consist primarily of investments in equity method investees and options in these investees. The investees are primarily Fortress Funds.

*Investments in Equity Method Investees*

Fortress holds investments in certain Fortress Funds which are recorded based on the equity method of accounting. Fortress's maximum exposure to loss with respect to these entities is generally equal to its investment plus its basis in any options received from such entities as described below, plus any receivables from such entities as described in Note 6. In addition, unconsolidated affiliates also hold ownership interests in certain of these entities. Summary financial information related to these investments is as follows:

	Fortress's Investment		Fortress's Equity in Net Income (Loss)			
	June 30, 2009	December 31, 2008	Three Months Ended June 30, 2009	Three Months Ended June 30, 2008	Six Months Ended June 30, 2009	Six Months Ended June 30, 2008
Private equity funds, excluding NIH (A)	\$ 496,358	\$ 455,691	\$ 28,477	\$ (25,642)	\$ (3,831)	\$ (67,100)
NIH	3,500	3,666	123	(178)	(156)	881
Castles (B)	2,827	1,171	N/A	N/A	N/A	N/A
Total private equity	502,685	460,528	28,600	(25,820)	(3,987)	(66,219)
Liquid hedge funds	14,177	29,338	957	(412)	1,969	551
Hybrid hedge funds	200,517	185,676	16,490	2,048	14,341	(8,775)
Hybrid PE funds	96,615	96,610	5,027	(2,326)	3,499	(1,197)
Total hybrid funds	297,132	282,286	21,517	(278)	17,840	(9,972)
Other	4,153	2,230	(17)	10	386	11
	\$ 818,147	\$ 774,382	\$ 51,057	\$ (26,500)	\$ 16,208	\$ (75,629)

(A) Includes Fortress's \$47.6 million direct investment in GAGFAH (XETRA:GFJ) common stock (a private equity portfolio company).

(B) Fortress elected to record these investments, as well as its direct investment in GAGFAH, at fair value pursuant to SFAS 159. A summary of the changes in Fortress's investments in equity method investees is as follows:

	Six Months Ended June 30, 2009						Total
	NIH	Private Equity Other Funds (A)	Castles (B)	Liquid Hedge Funds	Hybrid Hedge Funds	PE Funds	



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Investment, beginning	\$ 3,666	\$ 455,691	\$ 1,171	\$ 29,338	\$ 185,676	\$ 96,610	\$ 2,230	\$ 774,382
Earnings from equity method investees	(156)	(3,831)	N/A	1,969	14,341	3,499	386	16,208
Other comprehensive income from equity method investees	(10)		N/A			(2,544)		(2,554)
Contributions to equity method investees		29,104	1,664	5,881	500	9,881	1,603	48,633
Distributions of earnings from equity method investees			N/A	(724)		(27)	(20)	(771)
Distributions of capital from equity method investees		(2,300)	N/A	(22,287)		(10,804)	(46)	(35,437)
Total distributions from equity method investees		(2,300)	N/A	(23,011)		(10,831)	(66)	(36,208)
Mark to fair value - during period (C)	N/A	16,530	(35)	N/A	N/A	N/A	N/A	16,495
Translation adjustment		1,164	27					1,191
Investment, ending	\$ 3,500	\$ 496,358	\$ 2,827	\$ 14,177	\$ 200,517	\$ 96,615	\$ 4,153	\$ 818,147
Ending balance of undistributed earnings	\$ 899	\$ 185	N/A	\$ 156	\$ 54	4,020	\$ 366	\$ 5,680

(A) Includes Fortress's \$47.6 million direct investment in GAGFAH (XETRA:GFJ) common stock (a private equity portfolio company).

(B) Fortress elected to record these investments, as well as its direct investment in GAGFAH, at fair value pursuant to SFAS 159.

(C) Recorded to Other Investments - Net Unrealized Gains (Losses) from Affiliate Investments.

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The ownership percentages presented in the following tables are reflective of the ownership interests held as of the end of the respective periods. For tables which include more than one Fortress Fund, the ownership percentages are based on a weighted average by total equity of the funds as of period end.

	<i>Private Equity Funds excluding NIH</i>		<i>Newcastle Investment Holdings LLC ( NIH )</i>	
	<b>June 30, 2009</b>	<b>December 31, 2008</b>	<b>June 30, 2009</b>	<b>December 31, 2008</b>
Assets	\$ 10,265,746	\$ 9,362,237	\$ 268,419	\$ 278,161
Liabilities	(900,313)	(1,058,392)	(209,141)	(215,416)
Equity	\$ 9,365,433	\$ 8,303,845	\$ 59,278	\$ 62,745
Fortress s Investment (A)	\$ 496,358	\$ 455,691	\$ 3,500	\$ 3,666
Ownership (B)	5.3%	5.5%	4.8%	4.8%

	<b>Six Months Ended June 30,</b>		<b>Six Months Ended June 30,</b>	
	<b>2009</b>	<b>2008</b>	<b>2009</b>	<b>2008</b>
Revenues and gains (losses) on investments	\$ 824,989	\$ (2,125,464)	\$ 5,630	\$ 33,385
Expenses	(130,114)	(202,808)	(8,573)	(14,225)
Net Income (Loss)	\$ 694,875	\$ (2,328,272)	\$ (2,943)	\$ 19,160
Fortress s equity in net income (loss)	\$ (3,831)	\$ (67,100)	\$ (156)	\$ 881

(A) Includes Fortress s \$47.6 million direct investment in GAGFAH (XETRA:GFJ) common stock (a private equity portfolio company). GAGFAH s summary financial information is not included in this table.

(B) Excludes ownership interests held by other Fortress Funds, the Principals, employees and other affiliates.

	<i>Liquid Hedge Funds</i>		<i>Hybrid Hedge Funds</i>		<i>Hybrid PE Funds (B)</i>	
	<b>June 30, 2009</b>	<b>December 31, 2008</b>	<b>June 30, 2009</b>	<b>December 31, 2008</b>	<b>June 30, 2009</b>	<b>December 31, 2008</b>
Assets	\$ 10,172,131	\$ 7,819,859	\$ 10,911,466	\$ 10,803,738	\$ 5,748,878	\$ 4,103,809
Liabilities	(5,587,829)	(540,204)	(3,748,399)	(4,407,170)	(2,399,104)	(1,517,607)
Minority interest			(22,889)	(29,922)		

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Equity	\$ 4,584,302	\$ 7,279,655	\$ 7,140,178	\$ 6,366,646	\$ 3,349,774	\$ 2,586,202
Fortress's Investment	\$ 14,177	\$ 29,338	\$ 200,517	\$ 185,676	\$ 96,615	\$ 96,610
Ownership (A)	0.3%	0.4%	2.8%	2.9%	2.9%	3.7%
	<b>Six Months Ended June 30,</b>	<b>Six Months Ended June 30,</b>	<b>Six Months Ended June 30,</b>	<b>Six Months Ended June 30,</b>	<b>Six Months Ended June 30,</b>	<b>Six Months Ended June 30,</b>
	<b>2009</b>	<b>2008</b>	<b>2009</b>	<b>2008</b>	<b>2009</b>	<b>2008</b>
Revenues and gains (losses) on investments	\$ 482,313	\$ 161,368	\$ 732,268	\$ 7,427	\$ 729,199	\$ (516)
Expenses	(91,392)	(337,725)	(143,270)	(207,400)	(65,007)	(17,745)
Net Income (Loss)	\$ 390,921	\$ (176,357)	\$ 588,998	\$ (199,973)	\$ 664,192	\$ (18,261)
Fortress's equity in net income (loss)	\$ 1,969	\$ 551	\$ 14,341	\$ (8,775)	\$ 3,499	\$ (1,197)

(A) Excludes ownership interests held by other Fortress Funds, the Principals, employees and other affiliates.

(B) Includes one entity which is recorded on a one quarter lag (i.e. the balances reflected for this entity are for the periods ended March 31, 2009 and 2008, respectively). It is recorded on a lag because it is a German entity and does not provide financial reports under U.S. GAAP within the reporting timeframe necessary for U.S. public entities.

### ***Investments in Variable Interest Entities***

Fortress is not considered the primary beneficiary of, and therefore does not consolidate, any of the variable interest entities in which it holds an interest. No reconsideration events occurred during the six months ended June 30, 2009 which caused a change in Fortress's accounting.

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The following table presents information as of June 30, 2009 regarding entities formed during the six months ended June 30, 2009 that were determined to be VIEs in which Fortress holds a variable interest. The amounts presented below are included in, and not in addition to, the equity method investment tables above.

Business Segment	Gross Assets	Fortress is not Primary Beneficiary		Notes
		Financial Obligations (A)	Fortress Investment (B)	
Hybrid PE Funds	\$ 106,377	\$	\$ 1,344	(C) (D)
Liquid Hedge Funds	\$ 6,624,559	\$ 4,787,834	\$ 5,086	(C) (D)
Hybrid Hedge Funds	\$ 823,426	\$ 598,297	\$ 458	(D) (E)

- (A) Represents financial obligations at the fund level, which are not recourse to Fortress's general credit. Financial obligations include financial borrowings, derivative liabilities and short securities. In many cases, these funds have additional debt within unconsolidated subsidiaries. Of the financial obligations represented herein, \$598.3 million represent financial borrowings which have a weighted average maturity of 3.7 years for hybrid hedge funds.
- (B) Represents Fortress's maximum exposure to loss with respect to these entities, which includes direct and indirect investments in the funds. In addition to the table above, Fortress is exposed to potential changes in cash flow and revenues attributable to the management fees and/or incentive income Fortress earns from these entities.
- (C) Fortress is not the primary beneficiary of these entities, which represent master funds, because the related feeder funds (which are not consolidated) are more closely associated with these funds than Fortress based on both a quantitative and qualitative analysis. These funds were formed for the sole purpose of acting as investment vehicles for the related feeder funds.
- (D) Fortress's investment includes \$3.5 million and \$0.5 million of management fees receivable from the liquid hedge funds and hybrid hedge funds, respectively. Fortress's investment also includes \$0.3 million and \$1.5 million of other receivables from the hybrid PE funds and liquid hedge funds, respectively.
- (E) Fortress is not the primary beneficiary of these entities, which represent collateralized loan obligation (CLO) structures whose equity is owned by one of the Fortress hybrid hedge funds, because the related funds (which are not consolidated) are more closely associated with the CLOs than Fortress based on both a quantitative and qualitative analysis.

***Fair Value of Financial Instruments***

The following table presents information regarding Fortress's financial instruments which are recorded at fair value:

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	Fair Value		Valuation Method
	June 30, 2009	December 31, 2008	
<b>Assets - Carried at Fair Value</b>			
Newcastle, Eurocastle and GAGFAH common shares	\$ 48,769	\$ 1,171	Level 1 - Quoted prices in active markets for identical assets
Eurocastle convertible debt	\$ 1,684	\$	Level 2 - Transaction completed at quarter end at market value
Newcastle and Eurocastle options	\$ 116	\$ 39	Level 2 - Lattice-based option valuation models using significant observable inputs

**4. DEBT OBLIGATIONS**

The following table presents summarized information regarding Fortress's debt obligations:

Debt Obligation	Face Amount and Carrying Value		Contractual Interest Rate	Final Stated Maturity	June 30, 2009	
	June 30, 2009	December 31, 2008			Weighted Average Funding Cost (A)	Weighted Average Maturity (Years)
<b>Credit agreement (B)</b>						
Revolving debt (C)	\$	\$ 104,041	LIBOR + 2.50%(D)	May 2012		
Term loan	350,000	350,000	LIBOR + 2.50%	May 2012	4.14%	1.86
Delayed term loan (C)	89,750	275,000	LIBOR + 2.50%	May 2012	3.39%	0.40
<b>Total</b>	<b>\$ 439,750</b>	<b>\$ 729,041</b>			<b>3.99%</b>	<b>1.56</b>

- (A) The weighted average funding cost is calculated based on the contractual interest rate (utilizing the most recently reset LIBOR rate) plus the amortization of deferred financing costs. The most recently reset LIBOR rate was 0.31%.
- (B) Collateralized by substantially all of Fortress Operating Group's assets as well as Fortress Operating Group's rights to fees from the Fortress Funds and its equity interests therein.
- (C) Approximately \$65.5 million was undrawn on the revolving debt facility as of June 30, 2009. The revolving debt facility includes a \$25 million letter of credit subfacility of which \$9.5 million was utilized. Lehman Brothers Commercial Paper, Inc., which is committed to fund \$7.2 million (including \$0.9 million of the outstanding letters of credit) of the \$75 million revolving credit facility, has filed for bankruptcy protection, did not fund its pro rata portion of the last borrowing under this facility, and it is reasonably possible that it will not fund its portion of the commitments. As a result, \$59.3 million of the undrawn amount was available.
- (D) Subject to unused commitment fees of 0.50% per annum.

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On March 12 and March 13, 2009, Fortress entered into amendments to its credit agreement. The amendments, among other things: (i) modified the financial covenants by (a) amending the amount of required management fee earning assets to \$22 billion as of the end of each fiscal quarter through December 31, 2009 and \$20 billion as of the end of each fiscal quarter thereafter; (b) reducing the amount of investment assets required as of any point in time to an amount equal to the term loans and revolving loans (including outstanding letters of credit) then outstanding; (c) changing the required Consolidated Leverage Ratio to 3.5 to 1.0 for the remainder of the term of the credit agreement; (ii) increased the rate on LIBOR loans to LIBOR + 2.50 (and Base Rate loans to the prime rate plus 1.50%); (iii) reduced the revolving credit facility commitments to \$75 million; (iv) established an annual requirement, beginning in 2010, that outstanding loans be prepaid in an amount equal to 75% of Free Cash Flow (as defined in the agreement) generated during the previous year; (v) increased the amount of Fortress's scheduled amortization payments (the amortization schedule now requires the following payments: \$50 million in July 2009, \$25 million in each of October 2009 and January, April, July and October 2010, and \$75 million in January 2011); (vi) established a requirement that 50% of the net proceeds from any equity issuance by the Fortress Operating Group be applied to prepay outstanding term loans; (vii) reduced the amount of certain types of distributions Fortress can make to equity holders of the Fortress Operating Group and, in turn, Fortress's Class A shareholders, and (viii) provided that the dissolution or termination of specified material funds would not constitute an event of default. In connection with the amendment, Fortress prepaid \$75 million of outstanding term loans and \$50 million of outstanding revolving facility loans.

On June 11, 2009, Fortress entered into an amendment to its credit agreement. This amendment, among other things, (i) allows Fortress to repurchase outstanding loans made under the credit agreement subject to certain conditions, (ii) permits Fortress to make investments in Fortress Funds in any amount it deems appropriate, provided that investments in Fortress Funds created after June 11, 2009 in excess of 1.5% of such Fund's aggregate called capital may not be deducted from Free Cash Flow (as defined in the credit agreement), (iii) excludes Managed Accounts (as defined in the credit agreement) from the definition of Material Fortress Funds, (iv) expands the term Permitted Fund Termination to include the termination, dissolution, liquidation or windup of a Fortress Fund either (a) after the last asset or investment is sold in the ordinary course of business or (b) after the date of dissolution as stated in the applicable fund document, and (v) revises the financial covenants by (a) reducing the percentage of Free Cash Flow that must be applied to prepay outstanding term loans from 75% to 50% if, on the applicable measurement dates, the amount of outstanding commitments and loans does not exceed \$315 million, the amount of outstanding loans does not exceed \$300 million and the Consolidated Leverage Ratio (as calculated according to the terms of the Credit Agreement) does not exceed 2.0 to 1.0, and (b) increasing the amount of restricted payments that can be made, with such increase specified according to formulas set forth in the Credit Agreement.

In connection with the repayment of a portion of the term loan from proceeds of our May 2009 capital raise (Note 1), \$1.6 million of deferred loan costs were written off to interest expense.

To management's knowledge, there have not been any market transactions in Fortress's debt obligations. However, management believes the fair value of this debt was between 75% and 80% of face value at June 30, 2009.

Fortress was in compliance with all of its debt covenants as of June 30, 2009. The following table sets forth the financial covenant requirements as of June 30, 2009 (dollars in millions).

	<b>Requirement</b>	<b>Actual</b>
AUM	≥\$ 22,000	\$ 31,041
Consolidated Leverage Ratio	≤ 3.50	1.50
Required Investment Assets	≥\$ 449	\$ 790
Fortress Fund Investments	≥\$ 180	\$ 473
Total Investments	≥\$ 270	\$ 605

**5. INCOME TAXES AND TAX RELATED PAYMENTS**

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For the six months ended June 30, 2009, an estimated annual effective tax rate of 1.51% was used to compute the tax provision. Fortress incurred a loss before income taxes for financial reporting purposes, after deducting the compensation expense arising from the Principals forfeiture agreement. However, this compensation expense is not deductible for income tax purposes. Also, a portion of Fortress's income is not subject to U.S. federal income tax, but is allocated directly to Fortress's shareholders.

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The provision for income taxes consists of the following:

	<b>Three Months Ended June 30,</b>		<b>Six Months Ended June 30,</b>	
	<b>2009</b>	<b>2008</b>	<b>2009</b>	<b>2008</b>
<b><u>Current</u></b>				
Federal income tax	\$ (196)	\$ (660)	\$ 619	\$ 1,994
Foreign income tax	580	562	992	1,199
State and local income tax	1,709	1,862	3,834	5,544
	2,093	1,764	5,445	8,737
<b><u>Deferred</u></b>				
Federal income tax expense (benefit)	(1,752)	(1,311)	(3,271)	(20)
Foreign income tax expense (benefit)	443	22	347	180
State and local income tax expense (benefit)	(2,092)	(2,424)	(4,236)	(3,594)
	(3,401)	(3,713)	(7,160)	(3,434)
<b>Total expense (benefit)</b>	<b>\$ (1,308)</b>	<b>\$ (1,949)</b>	<b>\$ (1,715)</b>	<b>\$ 5,303</b>

The tax effects of temporary differences have resulted in deferred income tax assets and liabilities as follows:

	<b>June 30, 2009</b>	<b>December 31, 2008</b>
Total deferred tax assets	\$ 531,249	\$ 504,017
Valuation allowance	(101,455)	(95,951)
<b>Net deferred tax assets</b>	<b>\$ 429,794</b>	<b>\$ 408,066</b>
Total deferred tax liabilities (A)	\$ 525	\$ 592

## (A) Included in Other Liabilities

The equity offering during the second quarter increased FIG Corp's ownership percentage in the underlying Fortress Operating Group entities. As a result of the increased ownership, the deferred tax asset was increased by \$22.8 million with an offsetting increase of \$8.3 million to the valuation allowance. The establishment of the net deferred tax asset of \$14.5 million increased additional paid-in capital.

For the six months ended June 30, 2009, a deferred income tax provision of \$0.18 million was credited to other comprehensive income, primarily related to the equity method investees. A current income tax benefit of \$0.30 million was credited to additional paid in capital, related to (i) dividend equivalent payments on RSUs (Note 7), and (ii) distributions to Fortress Operating Group restricted partnership unit holders



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(Note 7), which are currently deductible for income tax purposes.

### *Tax Receivable Agreement*

Although the tax receivable agreement payments are calculated based on annual tax savings, for the six months ended June 30, 2009, the payments which would have been made pursuant to the tax receivable agreement, if such period was calculated by itself, were estimated to be \$7.8 million.

## 6. RELATED PARTY TRANSACTIONS AND INTERESTS IN CONSOLIDATED SUBSIDIARIES

### *Affiliate Receivables and Payables*

Due from affiliates was comprised of the following:

	Private Equity		Liquid Hedge Funds	Hybrid		Other	Total
	Funds	Castles		Hedge Funds	PE Funds		
<b>June 30, 2009</b>							
Management fees and incentive income	\$ 29,235	\$ 4,068	\$ 3,625	\$ 2,208	\$ 8,280	\$	\$ 47,416
Expense reimbursements	6,613	4,765	2,618	4,399	2,965		21,360
Dividends and distributions							
Other	172				539	1,222	1,933
Total	\$ 36,020	\$ 8,833	\$ 6,243	\$ 6,607	\$ 11,784	\$ 1,222	\$ 70,709

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	Private Equity			Hybrid			
	Funds	Castles	Liquid Hedge Funds	Hedge Funds	PE Funds	Other	Total
<b>December 31, 2008</b>							
Management fees and incentive income	\$ 7,833	\$ 4,094	\$ 329	\$ 1,285	\$ 6,907		\$ 20,448
Expense reimbursements	6,289	2,734	1,211	2,115	3,536		15,885
Dividends and distributions		89					89
Other	1					2,081	2,082
Total	\$ 14,123	\$ 6,917	\$ 1,540	\$ 3,400	\$ 10,443	\$ 2,081	\$ 38,504

Due to affiliates was comprised of the following:

	June 30, 2009	December 31, 2008
Principals		
- Tax receivable agreement - Note 5	\$ 321,237	\$ 338,649
- Distributions payable on Fortress Operating Group units		
Other	8,957	7,616
	\$ 330,194	\$ 346,265

As of June 30, 2009, Due from Affiliates included \$27.9 million of past due management fees from, and \$2.9 million of expenses funded on behalf of, certain Fortress Funds. Although such funds are currently experiencing liquidity issues, Fortress believes these fees will ultimately be collectable as the NAVs of the funds exceed the amounts owed.

**Other Related Party Transactions**

For the six months ended June 30, 2009 and 2008, Other Revenues included approximately \$3.3 million and \$1.0 million, respectively, of revenues from affiliates.

Fortress has entered into cost sharing arrangements with the Fortress Funds, including market data services and subleases of certain of its office space. Expenses borne by the Fortress Funds under these agreements are generally paid directly by those entities (i.e. they are generally not paid by Fortress and reimbursed). For the six months ended June 30, 2009 and 2008, these expenses, mainly related to subscriptions to market data services, approximated \$8.5 million and \$9.4 million, respectively.

In February 2007, we entered into an agreement with two employees who were departing from Fortress to form their own investment management company. We received a minority ownership interest in the management company, which receives management fees and incentive income from all funds formed by such company, and as part of the transaction a Fortress Fund received certain rights to invest at discounted fee rates in the fund being formed by the departing employees, and committed to invest \$200 million in that fund subject to certain conditions (of which that Fortress Fund has invested approximately \$100 million as of April 2009). In December 2008, the Fortress Fund agreed to eliminate its \$100 million unfunded commitment and provide that fund with a \$25 million revolving credit facility.

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In March 2009, a private equity Fortress Fund repaid in full the remaining \$14.4 million of non-dividend bearing preferred equity it had issued to three of the Principals.

In April 2009, five employees terminated their employment with Fortress's private equity funds' operating subsidiary in order to become employees of GAGFAH, one of Fortress's private equity portfolio companies. These employees had received RSUs from Fortress. Fortress has modified these awards, valued at approximately \$0.9 million in the aggregate, such that each employee's vesting continues on the original vesting schedule as long as such employee remains employed by GAGFAH.

In April 2009, Fortress advanced \$0.7 million to one of its senior employees who is not an officer. This advance bears interest at LIBOR+3% and is payable on the earlier of (i) April 6, 2012, or (ii) the termination of employment.

In May 2009, in connection with the launch of a new Fortress Fund in Asia, Fortress entered into an agreement under which Nomura acted as a placement agent and assisted the fund in raising investor capital. Nomura raised a total of \$95.5 million in committed capital for the fund and receives, from Fortress, a fee equal to 1% of all such capital.

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***Principals and Others Interests in Consolidated Subsidiaries***

These amounts relate to equity interests in Fortress's consolidated, but not wholly owned, subsidiaries, which are held by the Principals, employees and others.

This balance sheet caption was comprised of the following:

	<b>June 30, 2009</b>	<b>December 31, 2008</b>
Principals Fortress Operating Group units	\$ 240,388	\$ 47,305
Employee interests in majority owned and controlled fund advisor and general partner entities	29,562	23,981
Other	837	176
<b>Total</b>	<b>\$ 270,787</b>	<b>\$ 71,462</b>

This statement of operations caption was comprised of shares of consolidated net income (loss) related to the following, on a pre-tax basis:

	<b>Three Months Ended June 30,</b>		<b>Six Months Ended June 30,</b>	
	<b>2009</b>	<b>2008</b>	<b>2009</b>	<b>2008</b>
Principals Fortress Operating Group units	\$ (128,926)	\$ (194,714)	\$ (348,549)	\$ (403,590)
Employee interests in majority owned and controlled fund advisor and general partner entities	2,183	303	2,211	442
Other	5		78	468
<b>Total</b>	<b>\$ (126,738)</b>	<b>\$ (194,411)</b>	<b>\$ (346,260)</b>	<b>\$ (402,680)</b>

The purpose of this schedule is to disclose the effects of changes in Fortress's ownership interest in Fortress Operating Group on Fortress's equity:

	<b>Three Months Ended June 30,</b>		<b>Six Months Ended June 30,</b>	
	<b>2009</b>	<b>2008</b>	<b>2009</b>	<b>2008</b>
Net income (loss) attributable to Fortress	\$ (44,592)	\$ (55,556)	\$ (111,751)	\$ (124,473)
Transfers (to) from the Principals and Others Interests:				
Decrease in Fortress's paid-in-capital for Purchase of 46,000,000 Fortress Operating Group Units	(144,572)		(144,572)	
<b>Change from net income (loss) attributable to Fortress and transfers (to) from Principals and Others Interests</b>	<b>\$ (189,164)</b>	<b>\$ (55,556)</b>	<b>\$ (256,323)</b>	<b>\$ (124,473)</b>

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As a result of the May 2009 capital raise (Note 1), the Principals' recorded interests in FOG were increased by \$151.3 million (the capital raise was accretive to the Principals' interests).

In December 2007, the FASB issued SFAS No. 160 Noncontrolling Interests in Consolidated Financial Statements. SFAS 160 clarifies the classification of non-controlling interests in consolidated statements of financial position and the accounting for and reporting of transactions between the reporting entity and holders of such non-controlling interests. SFAS 160 applies to reporting periods beginning after December 15, 2008. SFAS 160 had the following effects on Fortress' financial statements: (i) reclassification of Principals' and Others' Interests in Equity of Consolidated Subsidiaries from the mezzanine section of the balance sheet (between liabilities and equity) to equity, (ii) removal of Principals' and Others' Interests in Income of Consolidated Subsidiaries from the calculation of Net Income (Loss) on the statement of operations, and disclosure thereof below Net Income (Loss), and (iii) with respect to potential future transactions in which Fortress could acquire Fortress Operating Group units from the Principals pursuant to their exchange (along with Class B shares) for Class A shares (or otherwise), these transactions would be accounted for as equity transactions rather than as a step acquisition of Fortress Operating Group (as would be required under prior accounting principles). There is no effect from adoption of SFAS 160 on the equity which pertains to Class A shareholders, or net income (loss) allocable to Class A shareholders, or on Fortress' liquidity.

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**7. EQUITY-BASED AND OTHER COMPENSATION**

Fortress's total compensation and benefits expense, excluding Principals Agreement compensation, is comprised of the following:

	Three Months Ended June 30,		Six Months Ended June 30,	
	2009	2008	2009	2008
Equity-based compensation, per below	\$ 52,779	\$ 52,972	\$ 105,823	\$ 81,397
Profit-sharing expense, per below	8,245	20,171	11,849	41,989
Discretionary bonuses	23,290	29,599	46,148	74,056
Other payroll, taxes and benefits	29,142	34,718	58,872	67,037
	\$ 113,456	\$ 137,460	\$ 222,692	\$ 264,479

**Equity-Based Compensation**

The following tables set forth information regarding equity-based compensation activities.

	Employees		RSUs Non-Employees		Restricted Shares Issued to Directors		RPU Employees	
	Number	Value (A)	Number	Value (A)	Number	Value (A)	Number	Value (A)
Outstanding as of December 31, 2008	40,865,316	\$ 16.53	8,600,867	\$ 14.84	109,174	\$ 17.76	31,000,000	\$ 13.75
Issued			352,162	2.58	37,662	2.52		
Converted	(3,857)	14.54						
Forfeited	(1,031,094)	13.37	(1,117,674)	14.70				
Outstanding as of June 30, 2009 (B)	39,830,365	\$ 16.61	7,835,355	\$ 14.31	146,836	\$ 13.85	31,000,000	\$ 13.75

	Three Months Ended June 30,		Six Months Ended June 30,	
	2009	2008	2009	2008
Expense incurred (B)				
Employee RSUs	\$ 24,842	\$ 27,337	\$ 49,265	\$ 53,909
Non-Employee RSUs	3,509	5,421	7,970	5,411
Restricted Shares	149	150	297	299
LTIP	1,714	1,715	3,410	3,429
RPU	22,565	18,349	44,881	18,349
Total equity-based compensation expense	\$ 52,779	\$ 52,972	\$ 105,823	\$ 81,397

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(A) Represents the weighted average grant date estimated fair value per share or unit. The weighted average estimated fair value per unit as of June 30, 2009 for awards granted to non-employees was \$3.42, which is equal to the closing trading price per share of Fortress's Class A shares on such date.

(B) In future periods, Fortress will recognize compensation expense on its non-vested equity based awards of \$746.0 million, with a weighted average recognition period of 3.61 years. This does not include amounts related to the Principals Agreement. When Fortress records equity-based compensation expense, including that related to the Principals Agreement, it records a corresponding increase in capital.

### *Profit Sharing Expense*

Recognized profit sharing compensation expense is summarized as follows:

	Three Months Ended June 30,		Six Months Ended June 30,	
	2009	2008	2009	2008
Private equity funds (A)	\$	\$ 1,146	\$ (15)	\$ 2,544
Castles (A)		1,029	(137)	2,157
Liquid hedge funds	2,886	16,119	5,450	33,117
Hybrid hedge funds	1,765	1,651	2,957	3,706
Hybrid private equity funds	3,594		3,594	
Other		226		465
<b>Total</b>	<b>\$ 8,245</b>	<b>\$ 20,171</b>	<b>\$ 11,849</b>	<b>\$ 41,989</b>

(A) Negative amounts reflect the reversal of previously accrued profit sharing expense resulting from the determination that this expense is no longer probable of being incurred.

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**8. EARNINGS PER SHARE AND DISTRIBUTIONS**

	Three Months Ended June 30, 2009		Six Months Ended June 30, 2009	
	Basic	Diluted	Basic	Diluted
<b>Weighted average shares outstanding</b>				
Class A shares outstanding	114,810,756	114,810,756	104,711,660	104,711,660
Fully vested restricted Class A share units with dividend equivalent rights	631,260	631,260	631,260	631,260
Fully vested restricted Class A shares	105,728	105,728	104,404	104,404
Fortress Operating Group units exchangeable into Fortress Investment Group LLC Class A shares (1)		312,071,550		312,071,550
Class A restricted shares and Class A restricted share units granted to employees and directors (eligible for dividend and dividend equivalent payments) (2)				
Class A restricted share units granted to employees (not eligible for dividend and dividend equivalent payments) (3)				
<b>Total weighted average shares outstanding</b>	<b>115,547,744</b>	<b>427,619,294</b>	<b>105,447,324</b>	<b>417,518,874</b>
<b>Basic and diluted net income (loss) per Class A share</b>				
Net income (loss)	\$ (44,592)	\$ (44,592)	\$ (111,751)	\$ (111,751)
Dilution in earnings due to RPUs treated as a participating security of Fortress Operating Group (4)	(2,052)	(2,052)	(3,729)	(3,729)
Dividend equivalents declared on non-vested restricted Class A shares and restricted Class A share units				
Add back Principals and others interests in loss of Fortress Operating Group, net of assumed corporate income taxes at enacted rates, attributable to Fortress Operating Group units exchangeable into Fortress Investment Group LLC Class A shares (1)		(129,046)		(345,672)
<b>Net income (loss) available to Class A shareholders</b>	<b>\$ (46,644)</b>	<b>\$ (175,690)</b>	<b>\$ (115,480)</b>	<b>\$ (461,152)</b>
Weighted average shares outstanding	115,547,744	427,619,294	105,447,324	417,518,874
<b>Basic and diluted net income (loss) per Class A share</b>	<b>\$ (0.40)</b>	<b>\$ (0.41)</b>	<b>\$ (1.10)</b>	<b>\$ (1.10)</b>
<b>Three Months Ended June 30, 2008</b>				
	<b>Basic</b>	<b>Diluted</b>	<b>Basic</b>	<b>Diluted</b>
<b>Weighted average shares outstanding</b>				
Class A shares outstanding	94,500,351	94,500,351	94,500,351	94,500,351
	394,286	394,286	394,286	394,286



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Fully vested restricted Class A share units with dividend equivalent rights				
Fully vested restricted Class A shares	19,040	19,040	9,520	9,520
Fortress Operating Group units exchangeable into Fortress Investment Group LLC Class A shares (1)		312,071,550		312,071,550
Class A restricted shares and Class A restricted share units granted to employees and directors (eligible for dividend and dividend equivalent payments) (2)				
Class A restricted share units granted to employees (not eligible for dividend and dividend equivalent payments) (3)				
Total weighted average shares outstanding	94,913,677	406,985,227	94,904,157	406,975,707
<b>Basic and diluted net income (loss) per Class A share</b>				
Net income (loss)	\$ (55,556)	\$ (55,556)	\$ (124,473)	\$ (124,473)
Dilution in earnings due to RPU's treated as a participating security of Fortress Operating Group (4)	(2,040)	(2,040)	(1,987)	(1,987)
Dividend equivalents declared on non-vested restricted Class A shares and restricted Class A share units	(1,159)	(1,159)	(2,276)	(2,276)
Add back Principals and others' interests in loss of Fortress Operating Group, net of assumed corporate income taxes at enacted rates, attributable to Fortress Operating Group units exchangeable into Fortress Investment Group LLC Class A shares (1)		(214,667)		(429,829)
Net income (loss) available to Class A shareholders	\$ (58,755)	\$ (273,422)	\$ (128,736)	\$ (558,565)
Weighted average shares outstanding	94,913,677	406,985,227	94,904,157	406,975,707
Basic and diluted net income (loss) per Class A share	\$ (0.62)	\$ (0.67)	\$ (1.36)	\$ (1.37)

- (1) The Fortress Operating Group units not held by Fortress (that is, those held by the Principals) are exchangeable into Class A shares on a one-to-one basis. These units are not included in the computation of basic earnings per share. These units enter into the computation of diluted net income (loss) per Class A share when the effect is dilutive using the if-converted method. To the extent charges, particularly tax related charges, are incurred by the Registrant (i.e. not at the Fortress Operating Group level), the effect may be anti-dilutive.

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- (2) Restricted Class A shares granted to directors and certain restricted Class A share units granted to employees are eligible to receive dividend or dividend equivalent payments when dividends are declared and paid on Fortress's Class A shares and therefore participate fully in the results of Fortress's operations from the date they are granted. They are included in the computation of both basic and diluted earnings per Class A share using the two-class method for participating securities, except during periods of net losses.
- (3) Certain restricted Class A share units granted to employees are not entitled to dividend or dividend equivalent payments until they are vested and are therefore non-participating securities. These units are not included in the computation of basic earnings per share. They are included in the computation of diluted earnings per share when the effect is dilutive using the treasury stock method. As a result of the net loss incurred in the periods presented, the effect of the units on the calculation is anti-dilutive for each of the periods. The weighted average restricted Class A share units which are not entitled to receive dividend or dividend equivalent payments outstanding were:

	Three Months Ended June 30,		Six Months Ended June 30,	
	2009	2008	2009	2008
Share Units	24,558,303	27,641,251	24,950,597	27,729,198

- (4) Fortress Operating Group RPU's are eligible to receive partnership distribution equivalent payments when distributions are declared and paid on Fortress Operating Group units. The RPU's represent a participating security of Fortress Operating Group and the resulting dilution in Fortress Operating Group earnings available to Fortress is reflected in the computation of both basic and diluted earnings per Class A share using the method prescribed for securities issued by a subsidiary. For purposes of the computation of basic and diluted earnings per Class A share, the fully vested restricted Class A share units with dividend equivalent rights are treated as outstanding Class A shares of Fortress and as outstanding partnership units of Fortress Operating Group.

The Class B shares have no net income (loss) per share as they do not participate in Fortress's earnings (losses) or distributions. The Class B shares have no dividend or liquidation rights. Each Class B share, along with one Fortress Operating Group unit, can be exchanged for one Class A share, subject to certain limitations. The Class B shares have voting rights on a pari passu basis with the Class A shares. The number of Class B shares outstanding did not change subsequent to the IPO.

Fortress's dividend paying shares and units were as follows:

	Weighted Average Three Months Ended June 30,		Weighted Average Six Months Ended June 30,	
	2009	2008	2009	2008
Class A shares (public shareholders)	114,810,756	94,500,351	104,711,660	94,500,351
Restricted Class A shares (directors)	138,160	104,219	136,836	100,757
Restricted Class A share units (employees) (A)	631,260	394,286	631,260	394,286
Restricted Class A share units (employees) (B)	22,955,132	23,652,206	22,955,132	23,708,849
Fortress Operating Group units (Principals)	312,071,550	312,071,550	312,071,550	312,071,550
Fortress Operating Group RPU's (senior employee)	31,000,000	25,208,791	31,000,000	12,604,396
Total	481,606,858	455,931,403	471,506,438	443,380,189

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	As of June 30, 2009	As of December 31, 2008
Class A shares (public shareholders)	140,504,208	94,500,351
Restricted Class A shares (directors)	146,836	109,174
Restricted Class A share units (employees) (A)	631,260	631,260
Restricted Class A share units (employees) (B)	22,955,132	22,955,132
Fortress Operating Group units (Principals)	312,071,550	312,071,550
Fortress Operating Group RPU's (senior employee)	31,000,000	31,000,000
<b>Total</b>	<b>507,308,986</b>	<b>461,267,467</b>

(A) Represents fully vested restricted Class A share units which are entitled to dividend equivalent payments.

(B) Represents nonvested restricted Class A share units which are entitled to dividend equivalent payments.

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Dividends and distributions during the six months ended June 30, 2009 are summarized as follows:

	Declared in Prior Year, Paid Current Year	Declared and Paid	Current Year Declared but not yet Paid	Total
Dividends on Class A Shares	\$	\$	\$	\$
Dividend equivalents on restricted Class A share units (A)				
Distributions to Fortress Operating Group unit holders (Principals) (B)		28,515		28,515
Distributions to Fortress Operating Group RPU holders (Note 7) (B)		2,832		2,832
<b>Total distributions</b>	<b>\$</b>	<b>\$ 31,347</b>	<b>\$</b>	<b>\$ 31,347</b>

(A) A portion of these dividend equivalents, if any, related to RSUs expected to be forfeited, is included as compensation expense in the consolidated statement of operations and is therefore considered an operating cash flow.

(B) Fortress Operating Group made distributions to the principals and RPU holders in connection with distributions made to FIG Corp. to pay Fortress's income taxes.

The following table summarizes our comprehensive income (loss) (net of taxes) for the six months ended June 30, 2008:

	Impact to Total Fortress Shareholders Equity	Impact to Principals and Others' Interests in Equity of Consolidated Subsidiaries	Impact to Total Equity
Net income (loss)	\$ (124,473)	\$ (402,680)	\$ (527,153)
Foreign currency translation	439	(344)	95
Comprehensive income (loss) from equity method investees	282	(8)	274
<b>Total comprehensive income (loss)</b>	<b>\$ (123,752)</b>	<b>\$ (403,032)</b>	<b>\$ (526,784)</b>

**9. COMMITMENTS AND CONTINGENCIES**

Other than as described below, Fortress's commitments and contingencies remain materially unchanged from December 31, 2007.

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**Private Equity Fund and Hybrid PE Fund Capital Commitments** Fortress has remaining capital commitments to certain of the Fortress Funds which aggregated \$131.0 million as of June 30, 2009. These commitments can be drawn by the funds on demand.

**Minimum Future Rentals** Fortress is a lessee under a number of operating leases for office space.

Minimum future rent payments under these leases is as follows:

July 1, to December 31, 2009	\$ 9,428
2010	18,579
2011	11,981
2012	11,338
2013	11,085
2014	10,698
Thereafter	22,633
Total	\$ 95,742

Rent expense recognized on a straight-line basis during the six months ended June 30, 2009 and 2008 was \$9.8 million and \$9.3 million, respectively, and during the three months ended June 30, 2009 and 2008 was \$4.9 million and \$4.5 million, respectively, and was included in General, Administrative and Other Expense.

**Litigation** Fortress is, from time to time, a defendant in legal actions from transactions conducted in the ordinary course of business. Management, after consultation with legal counsel, believes the ultimate liability arising from such actions that existed as of June 30, 2009, if any, will not materially affect Fortress's results of operations, liquidity or financial position.

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**10. SEGMENT REPORTING**

Fortress conducts its management and investment business through the following six primary segments: (i) private equity funds, (ii) Castles, (iii) liquid hedge funds, (iv) hybrid hedge funds, (v) hybrid private equity ( PE ) funds, and (vi) principal investments in these funds as well as cash that is available to be invested. Due to the increased significance of the hybrid PE funds segment, it has been disaggregated from the private equity fund segment in this period and for all periods presented.

Distributable earnings is a measure of operating performance used by management in analyzing its segment and overall results. For the existing Fortress businesses it is equal to net income (loss) attributable to Fortress's Class A shareholders adjusted as follows:

Incentive Income

- (i) a. for Fortress Funds which are private equity funds and hybrid PE funds, adding (a) incentive income paid (or declared as a distribution) to Fortress, less an applicable reserve for potential future clawbacks if the likelihood of a clawback is deemed greater than remote by Fortress's chief operating decision maker as described below (net of the reversal of any prior such reserves that are no longer deemed necessary), minus (b) incentive income recorded in accordance with GAAP,
- b. for other Fortress Funds, at interim periods, adding (a) incentive income on an accrual basis as if the incentive income from these funds were payable on a quarterly basis, minus (b) incentive income recorded in accordance with GAAP,

Other Income

- (ii) with respect to income from certain principal investments and certain other interests that cannot be readily transferred or redeemed:
  - a. for equity method investments in the private equity funds and hybrid PE funds as well as indirect equity method investments in hedge fund special investment accounts (which generally have investment profiles similar to private equity funds), treating these investments as cost basis investments by adding (a) realizations of income, primarily dividends, from these funds, minus (b) impairment with respect to these funds, if necessary, minus (c) equity method earnings (or losses) recorded in accordance with GAAP,
  - b. subtracting gains (or adding losses) on stock options held in the Castles,
  - c. subtracting unrealized gains (or adding unrealized losses) from consolidated private equity funds and hybrid PE funds,
  - d.

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subtracting unrealized gains (or adding unrealized losses) on direct investments in publicly traded portfolio companies and in the Castles,

- (iii) adding (a) proceeds from the sale of shares received pursuant to the exercise of stock options in certain of the Castles, in excess of their strike price, minus (b) management fee income recorded in accordance with GAAP in connection with the receipt of these options,

### Expenses

- (iv) adding or subtracting, as necessary, the employee profit sharing in incentive income described in (i) above to match the timing of the expense with the revenue,
- (v) adding back equity-based compensation expense (including Castle options assigned to employees, RSUs and RPU's (including the portion of related dividend and distribution equivalents recorded as compensation expense), restricted shares and the LTIP),
- (vi) adding back compensation expense recorded in connection with the forfeiture arrangements entered into among the principals,
- (vii) adding the income (or subtracting the loss) allocable to the interests in consolidated subsidiaries attributable to Fortress Operating Group units, and

- (viii) adding back income tax benefit or expense and any expense recorded in connection with the tax receivable agreement (Note 5).

Total segment assets are equal to total GAAP assets adjusted for:

- (i) the difference between the GAAP carrying amount of equity method investments and their carrying amount for segment reporting purposes, which is generally fair value for publicly traded investments and cost for nonpublic investments,
- (ii) employee portions of investments, which are reported gross for GAAP purposes (as assets offset by Principals and others' interests in equity of consolidated subsidiaries) but net for segment reporting purposes, and
- (iii) the difference between the GAAP carrying amount for options owned in certain of the Castles and their carrying amount for segment reporting purposes, which is intrinsic value.

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*Distributable Earnings Impairment*Investment Impairment for DE purposes

Fortress had the following direct and indirect investments in private equity funds, Castles and hybrid PE funds as of June 30, 2009:

<b>Fund</b>	<b>Fortress Share of NAV</b>	<b>Fortress Current Cost Basis (A)</b>	<b>Deficit</b>	<b>% Below Current Cost Basis (A)</b>	<b>% Below Original Cost Basis (B)</b>	<b>Periods in Deficit</b>	<b>Six Months Ended Jun 30, 2009 DE Impairment Recorded</b>	<b>Notes</b>
<b>Main Funds</b>								
Fund I	\$ 190	\$	N/A	N/A	N/A	N/A	\$	
Fund II	3,829	2,317	N/A	N/A	N/A	N/A	(248)	
Fund III and Fund III CO	7,166	5,286	N/A	N/A	(37%)	5 Quarters	(232)	
Fund IV and Fund IV CO	109,891	98,747	N/A	N/A	(28%)	7 Quarters	(6,184)	
Fund V and Fund V CO	50,769	34,926	N/A	N/A	(56%)	7 Quarters	(5,553)	
Mortgage Opportunities Funds	3,506	2,947	N/A	N/A	(62%)	5 Quarters	(518)	
Long Dated Value Funds	20,372	17,792	N/A	N/A	N/A	N/A		
Real Assets Funds	16,881	12,581	N/A	N/A	N/A	N/A		
Credit Opportunities Funds	19,982	13,353	N/A	N/A	(1%)	5 Quarters	(562)	
Japan Opportunity Fund	1,056	1,037	N/A	N/A	N/A	N/A		
Yama 1 and 2 GK	2,081	2,042	N/A	N/A	N/A	N/A		
<b>Single Investment Funds and Investments (combined)</b>								
GAGFAH (XETRA: GFJ)	56,264	32,578	N/A	N/A	(43%)	5 Quarters	(6,588)	
Brookdale (NYSE: BKD)	14,142	8,200	N/A	N/A	(69%)	7 Quarters	(749)	
Aircastle (NYSE: ACT)	487	366	N/A	N/A	N/A	N/A		
Private investment #1	43,751	43,115	N/A	N/A	(34%)	5 Quarters	(10,002)	
Private investment #2	440	590	(150)	(25%)	(95%)	6 Quarters	(683)	
Private investment #3	232,989	275,708	(42,719)	(15%)	(15%)	7 Quarters		(C)
Private investment #4	37,025	31,525	N/A	N/A	N/A	N/A		
Other, net	40,542	42,701	(2,159)	(5%)	N/A	Various	(760)	(D)
<b>Castles</b>								
Eurocastle (EURONEXT: ECT)	2,149	1,973	N/A	N/A	(83%)	5 Quarters		
Newcastle (NYSE: NCT)	677	667	N/A	N/A	(96%)	4 Quarters	(195)	
<b>Total</b>	<b>\$ 664,189</b>	<b>\$ 628,451</b>	<b>\$ (45,028)</b>				<b>\$ (32,274)</b>	

(A) Current cost basis is net of any impairments taken in prior quarters but before impairment taken at June 30, 2009.



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- (B) Original cost basis is before any impairment.
  
- (C) This fund is a single asset fund invested in a railroad and commercial real estate company. The net asset value of this investment is only 15% below Fortress's basis and the fund's life extends to 2017. Fortress anticipates that this value will recover during the fund's life and has the intent and ability to hold its investment until recovery. As a result, Fortress's CODM has determined that this decline in value does not meet the definition of other than temporary impairment at this time.
  
- (D) This primarily represents indirect investments in funds through hedge fund special investment accounts, including Fortress Funds not represented individually in the table as well as funds managed by third parties. Fortress's CODM has analyzed each of these investments individually and recorded other than temporary impairment where it was deemed appropriate.

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Clawback Reserve on Incentive Income for DE Purposes

Fortress had recognized incentive income for DE purposes from the following private equity funds, which are subject to contingent clawback, as of June 30, 2009:

Fund	Incentive Income Received	No Longer Subject to Clawback	Subject to Clawback (A)	Intrinsic Clawback (B)	Employee Portion (C)	Net Clawback	Prior Net DE Reserves Taken (D)	Periods in Intrinsic Clawback	Six Months Ended	Notes
									June 30, 2009 Gross DE Reserve Recorded (D)	
Fund I	\$ 308,633	\$ 296,882	\$ 11,751	\$	\$	\$	\$	N/A	\$	(E)
Fund II	254,688	113,872	140,816	14,835	5,494	9,341	(25,842)	3 Quarters		(F)
Fund III	72,483		72,483	72,483	27,375	45,108	(45,108)	6 Quarters		(G)
FRID	16,739		16,739	16,739	6,698	10,041	(10,041)	8 Quarters		(G)
Total	\$ 652,543	\$ 410,754	\$ 241,789	\$ 104,057	\$ 39,567	\$ 64,490	\$ (80,991)		\$	

- (A) Includes deferred incentive income from the consolidated balance sheet plus the maximum payment under the guarantee, in both cases gross of promote related to non-fee paying investors (affiliates).
- (B) Intrinsic clawback is the maximum amount of clawback that would be required to be repaid to the fund if the fund were liquidated at its NAV as of the reporting date. It has not been reduced for any tax related effects.
- (C) Employees who have received profit sharing payments in connection with private equity or hybrid PE incentive income are liable to repay Fortress for their share of any clawback. Fortress remains liable to the funds for these amounts even if it is unable to collect the amounts from employees (or former employees).
- (D) Net of promote related to non-fee paying investors (affiliates).
- (E) This fund had significant unrealized gains at June 30, 2009. As a result, the CODM determined that no reserve for clawback was required.
- (F) The net intrinsic clawback in this fund, after the employee portion, is less than previously recorded reserves. As a result, no further reserve was deemed necessary.

(G) The potential clawback on these funds has been fully reserved in prior quarters.

Impairment Determination

Fortress has recorded a total of approximately \$32.3 million of impairment and reserves for DE purposes on certain private equity funds and hybrid PE funds as described above for DE purposes during the six months ended June 30, 2009. Fortress expects aggregate returns on its other private equity funds and hybrid PE funds that are in an unrealized investment loss or intrinsic clawback position to ultimately exceed their carrying amount or breakeven point, as applicable. If such funds were liquidated at their June 30, 2009 NAV (although Fortress has no current intention of doing so), the result would be additional impairment losses and reserves for DE purposes of approximately \$47.9 million.

Summary financial data on Fortress's segments is presented on the following pages, together with a reconciliation to revenues, assets and net income (loss) for Fortress as a whole. Fortress's investments in, and earnings (losses) from, its equity method investees by segment are presented in Note 3.

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**June 30, 2009 and the Six Months Then Ended**

	Private Equity		Liquid	Hybrid			Unallocated	Fortress Subtotal
	Funds	Castles	Hedge Funds	Hedge Funds	PE Funds	Principal Investments		
Segment revenues								
Management fees	\$ 76,515	\$ 24,430	\$ 42,522	\$ 57,624	\$ 14,435	\$	\$	\$ 215,526
Incentive income			247	1,013	6,814			8,074
Segment revenues - total	\$ 76,515	\$ 24,430	\$ 42,769	\$ 58,637	\$ 21,249	\$	\$	\$ 223,600
Pre-tax distributable earnings	\$ 56,856	\$ 10,714	\$ 12,706	\$ 10,371	\$ 6,823	\$ (29,114)	\$ (294)	\$ 68,062
Total segment assets	\$ 36,020	\$ 8,893	\$ 6,243	\$ 6,548	\$ 11,784	\$ 867,445	\$ 507,632	\$ 1,444,565
							(A)	

	Fortress Subtotal	Reconciliation to GAAP	Fortress Consolidated*	Principals and Others	GAAP Net Income (Loss)
Revenues	\$ 223,600	\$ 37,783	\$ 261,383		
Pre-tax distributable earnings / net income (loss)	\$ 68,062	\$ (179,813)	\$ (111,751)	\$ (346,260)	\$ (458,011)
Total assets	\$ 1,444,565	\$ 50,735	\$ 1,495,300		

(A) Unallocated assets include deferred tax assets of \$429.8 million.

**Six Months Ended June 30, 2008**

	Private Equity		Liquid	Hybrid			Unallocated	Fortress Subtotal
	Funds	Castles	Hedge Funds	Hedge Funds	PE Funds	Principal Investments		
Segment revenues								
Management fees	\$ 80,143	\$ 27,655	\$ 110,325	\$ 73,455	\$ 4,187	\$	\$	\$ 295,765
Incentive income	28,741	12	17,040	872				46,665

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Segment revenues - total	\$ 108,884	\$ 27,667	\$ 127,365	\$ 74,327	\$ 4,187	\$	\$ 342,430
Pre-tax distributable earnings	\$ 81,647	\$ 8,204	\$ 45,426	\$ 11,279	\$ 239	\$ (30,656)	\$ 7 \$ 116,146

	<b>Fortress Subtotal</b>	<b>Reconciliation to GAAP</b>	<b>Fortress Consolidated*</b>	<b>Principals and Others</b>	<b>GAAP Net Income (Loss)</b>
Revenues	\$ 342,430	\$ 46,546	\$ 388,976		
Pre-tax distributable earnings / net income (loss)	\$ 116,146	\$ (240,619)	\$ (124,473)	\$ (402,680)	\$ (527,153)

\* Net income (loss) presented herein represents net income (loss) attributable to Fortress's Class A shareholders.

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**Reconciling items between segment measures and GAAP measures:**

	<b>June 30, 2009 and the Six Months then Ended</b>	<b>Six Months Ended June 30, 2008</b>
<b><u>Adjustments from segment revenues to GAAP revenues</u></b>		
Adjust management fees*	\$ 325	\$ 325
Adjust incentive income	(131)	9,434
Adjust income from the receipt of options		
Other revenues*		
Adjust management fees from non-affiliates	(1,774)	(2,428)
Adjust incentive income from non-affiliates	(985)	(655)
Adjust other revenues (including expense reimbursements)	40,348	39,870
	37,589	36,787
Total adjustments	\$ 37,783	\$ 46,546
<b><u>Adjustments from pre-tax distributable earnings to GAAP net income (loss)**</u></b>		
Adjust incentive income		
Incentive income received from private equity funds and hybrid PE funds, subject to contingent repayment	\$	\$ (26,077)
Incentive income accrued from private equity funds and hybrid PE funds, no longer subject to contingent repayment		35,494
Incentive income received from private equity funds and hybrid PE funds, not subject to contingent repayment		17
Incentive income from hedge funds, subject to annual performance achievement	(131)	
Reserve for clawback, gross (see discussion above)		
	(131)	9,434
Adjust other income		
Distributions of earnings from equity method investees***		(367)
Earnings (losses) from equity method investees***	(1,918)	(67,483)
Gains (losses) on options in equity method investees	67	(15,426)
Unrealized gains (losses) on publicly traded investments	17,687	(20,975)
Impairment of investments (see discussion above)	32,274	9,507
Adjust income from the receipt of options		
	48,110	(94,744)
Adjust employee compensation		

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Adjust employee equity-based compensation expense (including Castle options assigned)	(105,823)	(88,507)
Adjust employee portion of incentive income from private equity funds, accrued prior to the realization of incentive income		9,648
Adjust employee portion of incentive income from one private equity fund, not subject to contingent repayment		(4)
	(105,823)	(78,863)
Adjust Principals equity-based compensation expense	(472,126)	(474,734)
Adjust Principals interests related to Fortress Operating Group units	348,549	403,591
Adjust tax receivable agreement liability	(55)	
Adjust income taxes	1,663	(5,303)
 Total adjustments	 \$ (179,813)	 \$ (240,619)

\*\* Net income (loss) presented herein represents net income (loss) attributable to Fortress's Class A shareholders.

\*\*\* This adjustment relates to all of the Castles, private equity and hybrid PE Fortress Funds and hedge fund special investment accounts in which Fortress has an investment.

### Adjustments from total segment assets to GAAP assets

Adjust equity investments from fair value	\$	
Adjust equity investments from cost		20,376
Adjust investments gross of employee portion		30,243
Adjust option investments from intrinsic value		116
 Total adjustments	 \$	 50,735

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**Three Months Ended June 30, 2009**

	Private Equity		Liquid	Hybrid		Principal Investments	Unallocated	Fortress Subtotal
	Funds	Castles	Hedge Funds	Hedge Funds	PE Funds			
Segment revenues								
Management fees	\$ 38,884	\$ 12,519	\$ 19,893	\$ 29,501	\$ 8,354	\$	\$	\$ 109,151
Incentive income			247	191	6,814			7,252
Segment revenues - total	\$ 38,884	\$ 12,519	\$ 20,140	\$ 29,692	\$ 15,168	\$	\$	\$ 116,403
Pre-tax distributable earnings	\$ 27,567	\$ 6,725	\$ 6,731	\$ 7,467	\$ 4,590	\$ 5,920	\$ (143)	\$ 58,857

	Fortress Subtotal	Reconciliation to GAAP	Fortress Consolidated*	Principals and Others	GAAP Net Income (Loss)
Revenues	\$ 116,403	\$ 22,684	\$ 139,087		
Pre-tax distributable earnings / net income (loss)	\$ 58,857	\$ (103,449)	\$ (44,592)	\$ (126,738)	\$ (171,330)

**Three Months Ended June 30, 2008**

	Private Equity		Liquid	Hybrid		Principal Investments	Unallocated	Fortress Subtotal
	Funds	Castles	Hedge Funds	Hedge Funds	PE Funds			
Segment revenues								
Management fees	\$ 40,372	\$ 13,961	\$ 57,606	\$ 36,611	\$ 2,178	\$	\$	\$ 150,728
Incentive income			14,345	447				14,792
Segment revenues - total	\$ 40,372	\$ 13,961	\$ 71,951	\$ 37,058	\$ 2,178	\$	\$	\$ 165,520
Pre-tax distributable earnings	\$ 31,591	\$ 3,928	\$ 30,695	\$ 9,231	\$ 351	\$ (17,326)	\$ (31)	\$ 58,439

	Fortress Subtotal	Reconciliation to GAAP	Fortress Consolidated*	Principals and Others	GAAP Net Income
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Revenues	\$ 165,520	\$ 22,576	\$ 188,096		(Loss)
Pre-tax distributable earnings / net income (loss)	\$ 58,439	\$ (113,995)	\$ (55,556)	\$ (194,411)	\$ (249,967)

\* Net income (loss) presented herein represents net income (loss) attributable to Fortress's Class A shareholders.

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**Reconciling items between segment measures and GAAP measures:**

	Three Months Ended June 30, 2009	Three Months Ended June 30, 2008
<b>Adjustments from segment revenues to GAAP revenues</b>		
Adjust management fees*	\$ 163	\$ 162
Adjust incentive income	(131)	3,535
Adjust income from the receipt of options		
<b>Other revenues*</b>		
Adjust management fees from non-affiliates	(889)	(1,285)
Adjust incentive income from non-affiliates	(163)	(27)
Adjust other revenues (including expense reimbursements)	23,704	20,191
	22,652	18,879
Total adjustments	\$ 22,684	\$ 22,576
<b>Adjustments from pre-tax distributable earnings to GAAP net income (loss)**</b>		
Adjust incentive income		
Incentive income received from private equity funds and hybrid PE funds, subject to contingent repayment	\$	\$
Incentive income accrued from private equity funds and hybrid PE funds, no longer subject to contingent repayment		3,535
Incentive income received from private equity funds and hybrid PE funds, not subject to contingent repayment		
Incentive income from hedge funds, subject to annual performance achievement	(131)	
Reserve for clawback, gross (see discussion above)		
	(131)	3,535
Adjust other income		
Distributions of earnings from equity method investees***		(2)
Earnings (losses) from equity method investees***	37,004	(26,841)
Gains (losses) on options in equity method investees	43	(2,933)
Unrealized gains (losses) on publicly traded investments	19,540	(3,651)
Impairment of investments (see discussion above)		9,507
Adjust income from the receipt of options		
	56,587	(23,920)
Adjust employee compensation		
Adjust employee equity-based compensation expense (including Castle options assigned)	(52,779)	(52,906)

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Adjust employee portion of incentive income from private equity funds, accrued prior to the realization of incentive income

Adjust employee portion of incentive income from one private equity fund, not subject to contingent repayment

	(52,779)	(52,906)
Adjust Principals equity-based compensation expense	(237,367)	(237,367)
Adjust Principals interests related to Fortress Operating Group units	128,926	194,714
Adjust tax receivable agreement liability		
Adjust income taxes	1,315	1,949
 Total adjustments	 \$ (103,449)	 \$ (113,995)

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Fortress's depreciation expense by segment was as follows:

	Private Equity		Liquid	Hybrid			
	Funds	Castles	Hedge	Hedge	PE	Unallocated	Total
	Funds		Funds	Funds	Funds		
<b><u>Six Months Ended June 30,</u></b>							
2009	\$ 568	\$ 300	\$ 1,142	\$ 1,406	\$ 238	\$ 1,748	\$ 5,402
2008	\$ 478	\$ 374	\$ 1,495	\$ 1,486	\$ 68	\$ 971	\$ 4,872
<b><u>Three Months Ended June 30,</u></b>							
2009	\$ 284	\$ 131	\$ 531	\$ 710	\$ 131	\$ 974	\$ 2,761
2008	\$ 250	\$ 182	\$ 767	\$ 714	\$ 37	\$ 486	\$ 2,436

**11. SUBSEQUENT EVENTS**

These financial statements include a discussion of material events which have occurred subsequent to June 30, 2009 (referred to as subsequent events ) through the issuance of these consolidated financial statements on August 10, 2009. Events subsequent to that date have not been considered in these financial statements.

On July 19, 2009, Fortress entered into an employment offer letter with Daniel H. Mudd, pursuant to which Mr. Mudd will serve as the Chief Executive Officer of Fortress, commencing on August 11, 2009. Fortress will provide Mr. Mudd with an annual base salary of \$200,000 for each of 2009 and 2010. Mr. Mudd will receive a cash bonus of \$1.3 million for 2009 and \$1.8 million for 2010.

Mr. Mudd will also receive a grant of 7,243,577 restricted stock units (the RSU Grant ) with a value of \$25,000,000. One-half of the RSU Grant will consist of dividend-paying restricted stock units. The RSU Grant will vest in equal annual installments on each of the first eight (8) anniversaries of Mr. Mudd's start date, subject to Mr. Mudd's continued employment on each such anniversary. Mr. Mudd will be granted restricted Class A Shares with a value of \$500,000 on January 1, 2010, subject to his continued employment on such date.

Effective upon Mr. Mudd commencing employment as Chief Executive Officer, Wesley R. Edens will no longer hold the position of Chief Executive Officer of Fortress. Mr. Edens will continue to serve as a member of Fortress's board of directors, and effective as of August 11, 2009, Wesley R. Edens and Peter L. Briger, Jr. will become co-chairmen of Fortress's board of directors. Mr. Mudd will retain his seat on the board.

In August 2009, Fortress appointed a new director to its board and granted such director restricted Class A shares value at \$300,000.

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**NOTE 12 CONSOLIDATING FINANCIAL INFORMATION**

The consolidating financial information presents the balance sheet, statement of operations and statement of cash flows for Fortress Operating Group (on a combined basis) and Fortress Investment Group LLC (including its consolidated subsidiaries other than those within Fortress Operating Group) on a deconsolidated basis, as well as the related eliminating entries for intercompany balances and transactions, which sum to Fortress Investment Group's consolidated financial statements as of, and for the six months ended, June 30, 2009.

Fortress Operating Group includes all of Fortress's operating and investing entities. The upper tier Fortress Operating Group entities are the obligors on Fortress's credit agreement (Note 4). Segregating the financial results of this group of entities provides a more transparent view of the capital deployed in Fortress's businesses and the relevant ratios for borrowing entities.

The consolidating balance sheet information is as follows:

	As of June 30, 2009			
	Fortress Operating Group Combined	Fortress Investment Group LLC Consolidated (A)	Intercompany Eliminations	Fortress Investment Group LLC Consolidated
<b>Assets</b>				
Cash and cash equivalents	\$ 90,138	\$ 368	\$	\$ 90,506
Due from affiliates	78,182		(7,473)	70,709
Investments				
Equity method investees	818,147	108,840	(108,840)	818,147
Options in affiliates	116			116
Deferred tax asset	11,253	418,541		429,794
Other assets	80,881	5,147		86,028
	\$ 1,078,717	\$ 532,896	\$ (116,313)	\$ 1,495,300
<b>Liabilities and Shareholders' Equity</b>				
<b>Liabilities</b>				
Accrued compensation and benefits	\$ 63,268	\$	\$	\$ 63,268
Due to affiliates	8,953	328,714	(7,473)	330,194
Deferred incentive income	163,635			163,635
Debt obligations payable	439,750			439,750
Other liabilities	23,484			23,484
	699,090	328,714	(7,473)	1,020,331
<b>Commitments and Contingencies</b>				
<b>Equity</b>				
Paid-in capital	2,423,994	830,447	(2,423,994)	830,447
Retained earnings (accumulated deficit)	(2,066,957)	(625,130)	2,066,957	(625,130)
Accumulated other comprehensive income (loss)	(7,809)	(1,135)	7,809	(1,135)

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Total Fortress shareholders' equity (B)	349,228	204,182	(349,228)	204,182
Principals and others' interests in equity of consolidated subsidiaries	30,399		240,388	270,787
Total Equity	379,627	204,182	(108,840)	474,969
	\$ 1,078,717	\$ 532,896	\$ (116,313)	\$ 1,495,300

(A) Other than Fortress Operating Group.

(B) Includes the Principals' members' equity in the Fortress Operating Group column, which is eliminated in consolidation.

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The consolidating statement of operations information is as follows:

	Six Months Ended June 30, 2009			
	Fortress Operating Group Consolidated	Fortress Investment Group LLC Consolidated (A)	Intercompany Eliminations	Fortress Investment Group LLC Consolidated
<b>Revenues</b>				
Management fees from affiliates	\$ 214,077	\$	\$	\$ 214,077
Incentive income from affiliates	6,958			6,958
Expense reimbursements from affiliates	33,708			33,708
Other revenues	6,636	4		6,640
	261,379	4		261,383
<b>Expenses</b>				
Interest expense	15,738	53		15,791
Compensation and benefits	222,692			222,692
Principals agreement compensation	472,126			472,126
General, administrative and other	38,219			38,219
Depreciation and amortization	5,402			5,402
	754,177	53		754,230
<b>Other Income (Loss)</b>				
Gains (losses) from investments				
Net realized gains (losses)	(772)			(772)
Net realized gains (losses) from affiliate investments	(14)			(14)
Net unrealized gains (losses)				
Net unrealized gains (losses) from affiliate investees	17,754			17,754
Tax receivable agreements liability reduction		(55)		(55)
Earnings (losses) from equity method investees	16,208	(113,633)	113,633	16,208
	33,176	(113,688)	113,633	33,121
<b>Income (Loss) Before Income Taxes</b>	(459,622)	(113,737)	113,633	(459,726)
Income tax benefit (expense)	(271)	1,986		1,715
<b>Net Income (Loss)</b>	\$ (459,893)	\$ (111,751)	\$ 113,633	\$ (458,011)
<b>Principals and Others Interests in Income (Loss) of Consolidated Subsidiaries</b>				
	\$ 2,289	\$	\$ (348,549)	\$ (346,260)
<b>Net Income (Loss) Attributable to Class A Shareholders (B)</b>	\$ (462,182)	\$ (111,751)	\$ 462,182	\$ (111,751)

(A) Other than Fortress Operating Group.

(B) Includes net income (loss) attributable to the Principals' interests in the Fortress Operating Group column, which is eliminated in consolidation.



**Table of Contents****FORTRESS INVESTMENT GROUP LLC****NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Unaudited)**

JUNE 30, 2009

(dollars in tables in thousands, except share data)

The consolidating statement of cash flows information is as follows:

	Six Months Ended June 30, 2009			
	Fortress Operating Group Consolidated	Fortress Investment Group LLC Consolidated (A)	Intercompany Eliminations	Fortress Investment Group LLC Consolidated
<b>Cash Flows From Operating Activities</b>				
Net income (loss)	\$ (459,893)	\$ (111,751)	\$ 113,633	\$ (458,011)
Adjustments to reconcile net income (loss) to net cash provided by (used in) operating activities				
Depreciation and amortization	5,402			5,402
Other amortization and accretion	6,887			6,887
(Earnings) losses from equity method investees	(16,208)	113,633	(113,633)	(16,208)
Distributions of earnings from equity method investees	771			771
(Gains) losses from investments	(16,968)			(16,968)
Deferred incentive income				
Deferred tax (benefit) expense	(3,800)	(3,360)		(7,160)
Tax receivable agreement liability reduction		55		55
Equity-based compensation	577,949			577,949
Cash flows due to changes in				
Due from affiliates	(39,692)		7,473	(32,219)
Other assets	(221)	1,772		1,551
Accrued compensation and benefits	(92,918)			(92,918)
Due to affiliates	1,338	(9,991)	(7,473)	(16,126)
Deferred incentive income				
Other liabilities	(1,966)	(1,200)		(3,166)
Net cash provided by (used in) operating activities	(39,319)	(10,842)		(50,161)
<b>Cash Flows From Investing Activities</b>				
Contributions to equity method investees	(39,261)	(219,500)	219,500	(39,261)
Distributions of capital from equity method investees	27,548	10,336	(10,336)	27,548
Purchase of fixed assets	(1,670)			(1,670)
Proceeds from disposal of fixed assets	6			6
Net cash provided by (used in) investing activities	(13,377)	(209,164)	209,164	(13,377)
<b>Cash Flows From Financing Activities</b>				
Borrowings under debt obligations				
Repayments of debt obligations	(289,291)			(289,291)
Payment of deferred financing costs	(4,162)			(4,162)
Proceeds from public offering		230,000		230,000
Costs related to public offering		(10,500)		(10,500)
Capital contributions	219,500		(219,500)	
Dividends and dividend equivalents paid	(41,684)		41,684	

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Principals and others interests in equity of consolidated subsidiaries - contributions	67			67
Principals and others interests in equity of consolidated subsidiaries - distributions	(4,059)		(31,348)	(35,407)
Net cash provided by (used in) financing activities	(119,629)	219,500	(209,164)	(109,293)
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	(172,325)	(506)		(172,831)
<b>Cash and Cash Equivalents, Beginning of Period</b>	262,463	874		263,337
<b>Cash and Cash Equivalents, End of Period</b>	\$ 90,138	\$ 368	\$	\$ 90,506

(A) Other than Fortress Operating Group.

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### **ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS**

(tables in thousands except as otherwise indicated and per share data)

*The following discussion should be read in conjunction with Fortress Investment Group's consolidated financial statements and the related notes (referred to as consolidated financial statements or historical consolidated financial statements) included within this Quarterly Report on Form 10-Q. This discussion contains forward-looking statements that are subject to known and unknown risks and uncertainties. Actual results and the timing of events may differ significantly from those expressed or implied in such forward-looking statements due to a number of factors, including those included in Part II, Item 1A, Risk Factors and elsewhere in this Quarterly Report on Form 10-Q.*

#### **General**

##### *Our Business*

Fortress is a leading global alternative asset manager with approximately \$31.0 billion in AUM as of June 30, 2009. We raise, invest and manage private equity funds, liquid hedge funds and hybrid funds. We earn management fees based on the size of our funds, incentive income based on the performance of our funds, and investment income from our principal investments in those funds. We invest capital in each of our businesses.

As of June 30, 2009, we managed alternative assets in three core businesses:

**Private Equity** a business that manages approximately \$13.8 billion of AUM comprised of two business segments: (i) private equity funds that primarily make significant, control-oriented investments in debt and equity securities of public or privately held entities in North America and Western Europe, with a focus on acquiring and building asset-based businesses with significant cash flows; and (ii) publicly traded alternative investment vehicles, which we refer to as Castles, that invest primarily in real estate and real estate related debt investments.

**Liquid Hedge Funds** a business that manages approximately \$4.5 billion of AUM. These funds invest globally in fixed income, currency, equity and commodity markets and related derivatives to capitalize on imbalances in the financial markets.

**Hybrid Funds** a business that manages approximately \$12.7 billion of AUM comprised of two business segments: (i) hybrid hedge funds which make highly diversified investments globally in assets, opportunistic lending situations and securities throughout the capital structure with a value orientation, as well as in investment funds managed by external managers, and which include non-Fortress originated funds for which Fortress has been retained as manager as part of an advisory business; and (ii) hybrid private equity (PE) funds which are comprised of a family of credit opportunities funds focused on investing in distressed and undervalued assets, a family of long dated value funds focused on investing in undervalued assets with limited current cash flows and long investment horizons, a family of real assets funds focused on investing in tangible and intangible assets in four principal categories (real estate, capital assets, natural resources and intellectual property), and an Asian fund.

In addition, we treat our principal investments in these funds as a distinct business segment.

##### *Managing Business Performance*

We conduct our management and investment business through the following six primary segments: (i) private equity funds, (ii) Castles (iii) liquid hedge funds, (iv) hybrid hedge funds, (v) hybrid private equity (PE) funds, and (vi) principal investments in those funds as well as cash that is available to be invested. These segments are differentiated based on the varying investment strategies of the funds we manage in each segment.

The amounts not allocated to a segment consist primarily of certain general and administrative expenses. Where applicable, portions of the general and administrative expenses have been allocated between the segments.

Management assesses our segments on a Fortress Operating Group and pre-tax basis, and therefore adds back the interests in consolidated subsidiaries related to Fortress Operating Group units (held by the principals) and income tax expense.

Management assesses the net performance of each segment based on its distributable earnings. Distributable earnings is not a measure of cash generated by operations which is available for distribution. Rather distributable earnings is a supplemental measure of operating performance used by management in analyzing its segment and overall results. Distributable earnings should not be considered as an alternative to cash flow in accordance with GAAP or as a measure of our liquidity, and is not necessarily indicative of cash available to fund cash needs (including

dividends and distributions).

We believe that the presentation of distributable earnings enhances a reader's understanding of the economic operating performance of our segments. For a more detailed discussion of distributable earnings and how it reconciles to our GAAP net income (loss), see Results of Operations Segments Analysis below.

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### **Market Considerations**

Our revenues consist primarily of (i) management fees based generally on the size of our funds, (ii) incentive income based on the performance of our funds and (iii) investment income from our investments in those funds. Our ability to maintain and grow our revenues both at Fortress and within our funds depends on our ability to attract new capital and investors, secure investment opportunities, obtain financing for transactions, consummate investments and deliver attractive risk-adjusted returns. Our ability to execute this investment strategy depends upon a number of market conditions, including:

*The strength and liquidity of U.S. and global financial institutions and the financial system.*

Many market participants remain uncertain about the health of a number of financial institutions as well as the financial system in general. Continuing write-downs and capital related issues in the financial services industry have contributed to the recent wave of significant events affecting financial institutions, including the insolvency of Lehman Brothers, the government's placing of Fannie Mae, Freddie Mac and AIG under its supervision, the government's increasing its equity investment in Citigroup, and the announced distressed sales of all or portions of Bear Stearns, Merrill Lynch, Wachovia and Washington Mutual. These events have impacted the credit and equity markets and global economy in a number of ways (some of which are discussed in more detail below under "The strength and liquidity of the U.S. and global equity and debt markets"). In addition, certain of these institutions serve as key counterparties for a tremendous number of derivatives and other financial instruments held by Fortress and our funds. The consolidation and elimination of counterparties has increased our concentration of counterparty risk, decreased the universe of potential counterparties and reduced our ability to obtain competitive financing rates. Moreover, the insolvency of Lehman Brothers affected some of our funds in various ways. For example, some of our hedge funds had prime brokerage accounts with Lehman Brothers, and Lehman Brothers was the counterparty on a number of these funds' derivatives, repurchase agreements and other financial instruments. These funds are working to close out such arrangements, and we do not currently expect losses as a result of the Lehman insolvency to have a material effect on the net asset value of any Fortress Fund or on Fortress. However, due to the sudden nature of Lehman's insolvency, the complexity and ambiguity of both the contractual arrangements and applicable regulations, this process will take time, may be expensive and may result in one or more funds receiving only a portion of the amount they are owed (or potentially receiving nothing at all). Additional failures of financial institutions, particularly those who serve as counterparties to our financing arrangements, would have a meaningfully negative impact on the financial markets in which we operate and could have a meaningfully negative impact on Fortress and one or more of our funds.

*The strength and liquidity of the U.S. and global equity and debt markets.*

Strong equity market conditions enable our private equity funds and hybrid PE funds to increase the value, and effect realizations, of their portfolio company investments. In addition, strong equity markets make it generally easier for our funds that invest in equities to generate positive investment returns. The condition of debt markets also has a meaningful impact on our business. Several of our funds make investments in debt instruments, which are assisted by a strong and liquid debt market. In addition, our funds borrow money to make investments. Our funds utilize leverage in order to increase investment returns, which ultimately drive the performance of our funds. Furthermore, we utilize debt to finance our investments in our funds and for working capital purposes.

Although equity and debt market conditions had been favorable for a number of years, the debt market conditions began to deteriorate in mid-2007, as the United States experienced considerable turbulence in the housing and sub-prime mortgage markets, which negatively affected other fixed income markets. The difficult conditions in the fixed income markets prompted lenders to cease committing to new senior loans and other debt, which, in turn, made it extremely difficult to finance new and pending private equity acquisitions or to refinance existing debt. Private equity-led acquisitions announced since mid-2007 have generally been smaller, less levered, and subject to more restrictive debt covenants than acquisitions done prior to the disruption.

As the turbulence continued and its intensity increased, equity market conditions also began to deteriorate in the latter part of 2007 as concerns of an economic slowdown began to affect equity valuations. The resulting reduction in liquidity and increase in volatility caused several commercial and investment banks, hedge funds and other financial institutions to reduce the carrying value of a significant amount of their fixed income holdings, which further reduced the liquidity of debt and, to a lesser extent, equity instruments. Although the United States and other governments took a number of significant steps to improve market conditions, such efforts to date have not brought stability or liquidity to the capital markets, and we cannot predict the future conditions of these markets or the impact of such conditions on our business. That said, market conditions showed initial signs of stabilizing in the second quarter of 2009.

The current market conditions have negatively impacted our business in several ways:

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While conditions in the U.S. capital markets have begun to recently improve, there currently is less debt and equity capital available in the market relative to the levels available in recent years, which, coupled with additional margin collateral requirements imposed by lenders on some types of investments, debt and derivatives, has increased the importance of maintaining sufficient liquidity without relying upon additional infusions of capital from the debt and equity markets. Based on cash balances, committed financing and short-term operating cash flows, in the judgment of management we have sufficient liquidity in the current market environment. However, maintaining this liquidity rather

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than investing available capital, and the reduced availability of attractive financing, has reduced our returns. Furthermore, we believe that our ability to access liquidity through the raising of equity capital or the issuance of debt obligations has been reduced by the current market environment, although it appears to have improved somewhat recently. This, in turn, may limit our ability to make investments, distributions, or engage in other strategic transactions. The dislocation of values and associated decreased liquidity in the global equity and debt markets have caused a material depreciation in equity and fixed income asset values, greater price volatility and weaker economic conditions around the globe. This has resulted in a significant reduction in the value of our investments, which in turn impacts our management fees, incentive income and investment income as described below.

There has been a prolonged reduction in market trading activity. This reduction and concern over market conditions have resulted in significant reductions in valuations by third party brokers and pricing agents.

The per share market prices of the investments held by our private equity funds in public companies have decreased substantially from their high points, but have rebounded meaningfully in 2009. However, the aggregate decrease in market prices has contributed to a significant decrease in our public company surplus. A decrease in this surplus hinders our ability to realize gains within these funds and therefore our ability to earn incentive income. Furthermore, the disruptions in the debt and equity markets have made exit strategies for private investments more difficult to execute as potential buyers have difficulty obtaining attractive financing and the demand for IPOs has been greatly reduced.

These conditions have made it more difficult to generate positive investment returns and have contributed to increased redemption requests from investors throughout the hedge fund industry. A number of our funds have been affected by this trend in prior periods, but this trend decelerated somewhat in 2009.

As a result of the above factors:

We did not pay a dividend on our Class A shares for the third quarter of 2008 through the second quarter of 2009. The decision to pay a dividend, as well as the amount of any dividends paid, is subject to change at the discretion of our board of directors based upon a number of factors, including actual and projected distributable earnings. If current conditions persist or deteriorate, we may be unable to pay any dividends.

Our share of the NAV of certain fund investments, including certain investments on which we have received incentive returns, has declined below their related carrying amounts for distributable earnings purposes. During the six months ended June 30, 2009, we have taken \$32.3 million of impairments and reserves related to such funds for distributable earnings purposes. While we expect aggregate returns on our other private equity fund and hybrid PE fund investments to ultimately exceed their carrying amount, if such funds were liquidated at their current NAV (although we have no present intention of doing so), the result would be additional impairment and reserves of approximately \$47.9 million. Declines in the NAV of our fund investments have also caused us to record GAAP losses from equity method investees in prior periods, although we have recorded net GAAP income from such investments in 2009. Furthermore, such declines impact our future management fees, generally at an annual rate of between 1% - 3% of the decline in aggregate fund NAV. See [Fee Paying Assets Under Management](#) below for a table summarizing our AUM.

Our liquid hedge funds received a total of \$1.0 billion in redemption requests, including affiliates, for the six months ended June 30, 2009. These redemptions will directly impact the management fees we receive in 2009 from such funds (which pay management fees of between 1.5% - 3% of AUM). Investors in our hybrid hedge funds are permitted to request that their capital be returned on an annual basis, and such returns of capital are paid over time as the underlying investments are liquidated, in accordance with the governing documents of the applicable funds. During this period, such amounts continue to be subject to management fees and, as applicable, incentive income. The 2009 notice date for the flagship hybrid hedge fund has not yet occurred.

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As a result of not meeting the incentive income thresholds with respect to such funds' current investors, the incentive income from substantially all of our liquid and hybrid hedge funds has been discontinued for an indefinite period of time. Returns earned on capital from new investors continue to be incentive income eligible. Unrealized losses in substantially all of our private equity funds and certain hybrid PE funds have resulted in higher future returns being required before we earn incentive income from such funds. The returns required are subject to a number of variables including: the amount of loss incurred, the amount of outstanding capital in the fund, the amount and timing of future capital draws and distributions, the rate of preferential return earned by investors, and others. We do not expect to earn a substantial amount of incentive income in 2009.

The current ratio of our distributable earnings to our AUM is lower than it has been historically, and it is reasonably likely that the future ratios may also be below historic levels for an indeterminate period of time.

Decreases in revenues and in the value of our principal investments could potentially affect our ability to comply with our debt covenants in the future. See "Covenants" below.

The public company has recently been more focused on preserving capital and liquidity at the public-company level than on making investments. Our funds continue to make investments on an opportunistic basis, and we continue to raise new funds as illustrated in the AUM table below.



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*The strength of, and competitive dynamics within, the alternative asset management industry, including the amount of capital invested in, and withdrawn from, alternative investments.*

The strength of the alternative asset management industry, and our competitive strength relative to our peers, are dependent upon several factors, including, among other things, (1) the investment returns alternative asset managers can provide relative to other investment options, (2) the amount of capital investors allocate to alternative asset managers and (3) our performance relative to our competitors and the related impact on our ability to attract new capital.

First, the strength of the alternative asset management industry is dependent upon the investment returns alternative asset managers can provide relative to other investment options. This factor depends, in part, on the interest rate and credit spreads (which represent the yield demanded on financial instruments by the market in comparison to a benchmark rate, such as the relevant U.S. treasury rate or LIBOR) available on other investment products because as interest rates rise and/or spreads widen, returns available on such investments would tend to increase and, therefore, become more attractive relative to the returns offered by investment products offered by alternative asset managers. We have benefited in the past from relatively tight spreads, which have allowed us and the funds we manage to obtain financing for investments at attractive rates and made our investment products attractive relative to many other products. Over the past two years, spreads have widened significantly. In addition to potentially reducing the relative attractiveness of our investment products, this widening will typically increase our costs when financing our investments using debt, which, in turn, reduces the net return we can earn on those investments. Furthermore, wider spreads reduce the value of investments currently owned by our funds. A reduction in the value of our funds' investments directly impacts our management fees and incentive income from such funds. As a result, this dynamic could slow capital flow to the alternative investment sector.

A second and related factor is the amount of capital invested with such managers. Over the past several years, institutions, high net worth individuals and other investors (including sovereign wealth funds) have increased their allocations of capital to the alternative investment sector. However, investors have recently begun reducing the amount of capital they are allocating to certain alternative asset investment products, particularly hedge funds, for three reasons. First, as discussed above, challenging market conditions have reduced the returns generated by hedge funds, with many funds posting negative returns in 2008. Second, the lack of available credit has prompted many investors to maximize their cash holdings. Because the terms of many hedge funds allow investors to redeem their capital periodically (as opposed to most private equity funds, which do not allow redemptions), investors have begun redeeming their investments at rates that are generally higher than redemption rates in previous years. This wave of redemptions may affect the investment decisions, and impair the viability, of many hedge funds who may not have sufficient cash on hand to satisfy redemption requests and may thus be forced either to sell assets at distressed prices in order to generate cash or take other measures. Certain of our hedge funds have recently received higher levels of redemption requests than those received in previous years. Third, negative investment performance has significantly reduced the amount of capital held by university endowments, pension funds, insurance companies and other traditionally significant investors in the alternative assets sector. As a result, many of these investors are decreasing the amount of capital they will allocate to alternative assets.

The third factor, which most directly impacts our results, is our investment performance relative to other investment alternatives, including products offered by other alternative asset managers. As a historical leader in the alternative asset management sector based on the size, diversity and historical performance of our funds, we have been able to attract a significant amount of new capital both at the public company and within our funds, even during the recent challenging market conditions. For example, in April 2009, the public company successfully raised approximately \$220 million in net proceeds from an offering of its Class A shares. Moreover, during 2009, we have been able to raise additional capital in various funds.

### *Market Considerations Summary*

While short-term disruptions in the markets, with respect to equity prices, interest rates, credit spreads or other market factors, including market liquidity, may adversely affect our existing positions, we believe such disruptions generally present significant new opportunities for investment, particularly in distressed asset classes. Our ability to take advantage of these opportunities will depend on our ability to access debt and equity capital, both at Fortress and within the funds. No assurance can be given that future trends will not be disadvantageous to us, particularly if current challenging conditions persist or intensify.

We do not currently know the full extent to which this disruption will affect us or the markets in which we operate. If the disruption continues, or results in a permanent, fundamental change in the credit markets, we and the funds we manage may experience further tightening of liquidity, reduced earnings and cash flow, impairment charges, increased margin requirements, as well as challenges in maintaining our reputation, raising additional capital, maintaining compliance with debt covenants, obtaining investment financing and making investments on attractive terms, and may need to make corresponding fundamental changes in our investment practices. However, to date we have been able to continue raising capital for our funds, on a net basis, both through new and existing funds, which serves both to increase our AUM and our management fee income and to give us a significant amount of capital available to be invested at a time when we believe attractive returns in distressed and other asset classes are available.



**Table of Contents****Results of Operations**

The following is a discussion of our results of operations as reported under GAAP. For a detailed discussion of distributable earnings and revenues from each of our segments, see Segment Analysis below.

	Six Months Ended June 30,			Three Months Ended June 30,		
	2009	2008	Variance	2009	2008	Variance
<b>Revenues</b>						
Management fees from affiliates	\$ 214,077	\$ 293,662	\$ (79,585)	\$ 108,425	\$ 149,605	\$ (41,180)
Incentive income from affiliates	6,958	55,444	(48,486)	6,958	18,300	(11,342)
Expense reimbursements from affiliates	33,708	30,221	3,487	20,661	15,950	4,711
Other revenues	6,640	9,649	(3,009)	3,043	4,241	(1,198)
	261,383	388,976	(127,593)	139,087	188,096	(49,009)
<b>Expenses</b>						
Interest expense	15,791	20,224	(4,433)	7,605	9,888	(2,283)
Compensation and benefits	222,692	264,479	(41,787)	113,456	137,460	(24,004)
Principals agreement compensation	472,126	474,734	(2,608)	237,367	237,367	
General, administrative and other expense (including depreciation and amortization)	43,621	41,188	2,433	23,795	22,182	1,613
	754,230	800,625	(46,395)	382,223	406,897	(24,674)
<b>Other Income (Loss)</b>						
Net gains (losses) - other investments	16,968	(34,572)	51,540	19,441	(6,615)	26,056
Tax receivable agreement liability reduction	(55)		(55)			
Earnings (losses) from equity method investees	16,208	(75,629)	91,837	51,057	(26,500)	77,557
	33,121	(110,201)	143,322	70,498	(33,115)	103,613
<b>Income (Loss) Before Income Taxes</b>	(459,726)	(521,850)	62,124	(172,638)	(251,916)	79,278
Income tax benefit (expense)	1,715	(5,303)	7,018	1,308	1,949	(641)
<b>Net Income (Loss)</b>	\$ (458,011)	\$ (527,153)	\$ 69,142	\$ (171,330)	\$ (249,967)	\$ 78,637

*Factors Affecting Our Business*

During the periods discussed herein, the following are significant factors which have affected our business and materially impacted our results of operations:

changes in our AUM;

level of performance of our funds; and

growth of our fund management and investment platform and our compensation structure to sustain that growth.

Fee Paying Assets Under Management

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We measure AUM by reference to the fee paying assets we manage, including the capital we have the right to call from our investors due to their capital commitments. As a result of raising new funds and increases in the NAVs of our hedge funds from new investor capital, our AUM has increased over the periods discussed. Recently, lower performance in our funds, coupled with redemptions in our liquid hedge funds, have caused offsetting reductions in our AUM.

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Our AUM has changed for the six months ended June 30, 2009 as follows (in millions):

2009	Private Equity		Liquid Hedge Funds	Hybrid Funds		Total
	Funds	Castles		Hedge Funds	PE Style Funds	
AUM December 31, 2008	\$ 10,307	\$ 3,182	\$ 7,169	\$ 6,494	\$ 2,302	\$ 29,454
Capital raised (A)			108	3,140	134	3,382
Increase in invested capital	70			2	691	763
Redemptions (B)			(3,079)	(303)		(3,382)
Return of capital distributions	(93)			(8)	(644)	(745)
Adjustment for reset date (C)						
Crystallized incentive income (D)						
Income (loss) and foreign exchange (E)	318	11	373	593	274	1,569
AUM June 30, 2009	\$ 10,602	\$ 3,193	\$ 4,571	\$ 9,918	\$ 2,757	\$ 31,041

(A) Includes offerings of shares by the Castles, if any, and capital acquired through the acquisition of management of third party funds.

(B) Excludes redemptions which reduced AUM subsequent to June 30, 2009. See [Market Considerations](#) above.

(C) The reset date is the date on which a private equity fund or hybrid PE fund stops paying management fees based on commitments and starts paying such fees based on invested capital, which therefore changes fee paying AUM.

(D) Represents the transfer of value from investors (fee paying) to Fortress (non-fee paying) related to realized hedge fund incentive income.

(E) Represents the change in fee-paying NAV resulting from realized and unrealized changes in the reported value of the fund.  
*Average Fee Paying AUM*

Average fee paying AUM represents the reference amounts upon which our management fees are based. The reference amounts for management fee purposes are: (i) capital commitments or invested capital (or NAV, on an investment by investment basis, if lower) for the private equity funds and hybrid PE funds, which in connection with funds raised after March 2006 includes the mark-to-market value on public securities held within the fund, (ii) contributed capital for the Castles, or (iii) the NAV for hedge funds.

*Management Fees*

Changes in our average AUM have an effect on our management fee revenues. Depending on the timing of capital contributions in a given period, the full economic benefits of a change in AUM may not be recognized until the following period.

**Table of Contents**Performance of Our Funds

The performance of our funds has been as follows (dollars in millions):

Name of Fund	Inception Date	AUM June 30,		Returns (A)		
		2009	2008	Inception to June 30, 2009		
<b>Private Equity Funds</b>						
Fund I	Nov-99	\$ 36	\$ 36	25.8%		
Fund II	Jul-02	328	143	35.9%		
Fund III	Sep-04	1,015	929	(6.8)%		
Fund III Coinvestment	Nov-04	119	151	(3.3)%		
Fund IV	Mar-06	1,932	2,534	(14.9)%		
Fund IV Coinvestment	Apr-06	442	632	(14.7)%		
Fund V	May-07	3,961	4,000	(C)		
Fund V Coinvestment	Jun-07	935	553	(C)		
FRID	Mar-05	449	860	(16.0)%		
FECI	Jun-07	532	532	(9.3)%		
GAGACQ Fund	Sep-04			(0.6)%		
GAGACQ Coinvestment Fund	Sep-04	9	13	21.2%		
RIC Coinvestment Fund LP	May-06	59	122	(32.1)%		
FICO	Aug-06	59	547	(75.4)%		
FHIF	Dec-06	638	922	(16.9)%		
<b>Other Private Equity Funds</b>						
Mortgage Opportunities Funds I, II and III	Apr-08	88	545	(C)	(C)	(C)
<b>Castles</b>						
Newcastle Investment Corp.	Jun-98	1,165	1,192	N/A	(34.9)%	N/A
Eurocastle Investment Limited	Oct-03	2,028	2,306	(7.5)%	8.9%	N/A
<b>Liquid Hedge Funds</b>						
Drawbridge Global Macro Funds	Jul-02	2,484	8,770	11.3%	(2.8)%	9.1%
Fortress Macro Funds	May-09	1,174		3.2%	(C)	20.8%
Fortress Commodities Fund	Jan-08	913	908	1.3%	(C)	5.4%
<b>Hybrid Hedge Funds</b>						
Drawbridge Special Opportunities Fund LP (D)	Aug-02	4,542	5,736	10.7%	(0.6)%	7.2%
Drawbridge Special Opportunities Fund LTD (D)	Aug-02	476	630	9.7%	(2.2)%	6.3%
Fortress Partners Fund LP	Jul-06	942	1,167	6.4%	(4.1)%	(4.5)%
Fortress Partners Offshore Fund LP	Nov-06	739	625	7.8%	(2.5)%	(4.4)%
Value Recovery Funds and related assets	(E)	3,140		(E)	(E)	(E)
<b>Hybrid PE Funds</b>						
Credit Opportunities Fund	Jan-08	1,429	232	(C)		
Long Dated Value Fund I	Apr-05	201	193	5.1%		
Long Dated Value Fund II	Nov-05	207	202	3.1%		
Long Dated Value Fund III	Feb-07	115	103	(C)		
LDVF Patent Fund	Nov-07	14	21	(C)		
Real Assets Fund	Jun-07	126	107	(C)		

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Assets Overflow Fund	Jul-08	82	(C)
Japan Opportunity Fund	Jun-09	137	(C)
Subtotal - all funds		30,516	34,711
Managed accounts		525	255
Total		\$ 31,041	\$ 34,966

(A) Represents the following:

For private equity funds, other than the Mortgage Opportunities Funds, and hybrid PE funds, returns represent net internal rates of return to limited partners after management fees and incentive allocations, and are computed on an inception to date basis consistent with industry standards. Incentive allocations are computed based on a hypothetical liquidation of net assets of each fund as of the balance sheet date. Returns are calculated for the investors as a whole. The computation of such returns for an individual investor may vary from these returns based on different management fee and incentive arrangements, and the timing of capital transactions.

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For Castles, returns represent the return on invested equity (ROE) as reported by such entities. ROE is not reported on an inception to date basis. Newcastle's 2009 ROE is not meaningful because Newcastle incurred a loss and had negative book equity. Eurocastle's 2009 ROE is estimated as they have not yet finalized their results.

For liquid and hybrid hedge funds, as well as the Mortgage Opportunities Funds, returns represent net returns after taking into account any fees borne by the funds for a new issue eligible, single investor class as of the close of business on the last date of the relevant period. Specific performance may vary based on, among other things, whether fund investors are invested in one or more special investments.

(B) For liquid hedge funds, hybrid hedge funds and the Mortgage Opportunities Funds, reflects a composite of monthly returns presented on an annualized net return basis.

(C) These funds were in their investment periods, or less than one year had elapsed from their inception, through the end of these years. In some cases, particularly the Mortgage Opportunities Funds, Fund V and Fund V Coinvestment, returns during these periods were significantly negative.

(D) The returns for the Drawbridge Special Opportunities Funds reflect the performance of each fund excluding the performance of the redeeming capital accounts which relate to December 31, 2008 redemptions.

(E) Fortress began managing the third party originated Value Recovery Funds in June 2009. Their returns are not comparable since we are only managing the realization of existing investments within these funds which were acquired prior to Fortress becoming their manager.

*Incentive Income*

Incentive income is calculated as a percentage of profits (or in some cases taxable income) earned by the Fortress Funds. Incentive income that is not subject to contingent repayment is recorded as earned. Incentive income received from funds that continue to be subject to contingent repayment is deferred and recorded as a deferred incentive income liability until the related contingency is resolved. The contingencies related to a portion of the incentive income we have received from certain private equity Fortress Funds have been resolved.

**Fund Management and Investment Platform**

In order to accommodate the demands of our funds' growing investment portfolios, we have created investment platforms, which are comprised primarily of our people, financial and operating systems and supporting infrastructure. Expansion of our investment platform historically required increases in headcount, consisting of newly hired investment professionals and support staff, as well as leases and associated improvements to corporate offices to house the increased number of employees, and related augmentation of systems and infrastructure. Our headcount decreased from 880 employees as of June 30, 2008 to 826 employees as of June 30, 2009. This resulted in net decreases in our compensation, office related and other personnel related expenses, although there were increases in certain businesses.

**Revenues**

	Six Months Ended			Three Months Ended		
	June 30,			June 30,		
	2009	2008	Variance	2009	2008	Variance
Management fees from affiliates	\$ 214,077	\$ 293,662	\$ (79,585)	\$ 108,425	\$ 149,605	\$ (41,180)
Incentive income from affiliates	6,958	55,444	(48,486)	6,958	18,300	(11,342)
Expense reimbursements from affiliates	33,708	30,221	3,487	20,661	15,950	4,711
Other revenues	6,640	9,649	(3,009)	3,043	4,241	(1,198)
<b>Total Revenues</b>	<b>\$ 261,383</b>	<b>\$ 388,976</b>	<b>\$ (127,593)</b>	<b>\$ 139,087</b>	<b>\$ 188,096</b>	<b>\$ (49,009)</b>



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*Six months ended June 30*

For the six months ended June 30, 2009 compared with the six months ended June 30, 2008, total revenues decreased as a result of the following:

Management fees from affiliates decreased by \$79.6 million primarily due to the net effect of increases (decreases) in average AUM of (\$0.8) billion, (\$0.1) billion, (\$4.4) billion, (\$0.3) billion and \$1.5 billion in our private equity funds, our Castles, our liquid hedge funds, our hybrid hedge funds, and our hybrid PE funds, respectively. The combined net decrease to average AUM generated a reduction in the amount of \$75.5 million in management fees. In addition, management fees from affiliates decreased by \$2.2 million as a result of a decrease in the average management fee percentage earned and by \$2.3 million as a result of changes in foreign currency exchange rates.

Incentive income from affiliates decreased by \$48.5 million primarily as a result of (i) no incentive income being recognized from our private equity funds for the six months ended June 30, 2009 as compared to the recognition of \$38.2 million of incentive income for the six months ended June 30, 2008, as contingencies for repayment had been resolved in certain private equity funds allowing for income recognition at that time, and (ii) a decrease of \$17.1 million in incentive income from our liquid hedge funds primarily due to prior period losses (i.e. the highwater mark ) not being completely recovered during the six months ended June 30, 2009. These decreases were partially offset by \$6.8 million in incentive income recognized from our hybrid PE funds for the six months ended June 30, 2009 as compared to no incentive income recognized for the prior comparative period.

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Expense reimbursements from affiliates increased by \$3.5 million primarily due to an increase in operating expenses eligible for reimbursement from our funds for the six months ended June 30, 2009, primarily attributable to the hybrid hedge funds, as compared to the six months ended June 30, 2008.

Other revenues decreased by \$3.0 million primarily due to a decrease in interest income of \$4.6 million and a decrease of \$0.5 million in fees from non-affiliates, offset by a net increase of \$2.1 million in dividend income earned primarily from our direct investment in GAGFAH common stock compared to dividends earned from the Castles in the prior comparative period.

*Three months ended June 30*

For the three months ended June 30, 2009 compared with the three months ended June 30, 2008, total revenues decreased as a result of the following:

Management fees from affiliates decreased by \$41.2 million primarily due to the net effect of increases (decreases) in average AUM of (\$0.9) billion, (\$0.1) billion, (\$5.3) billion, (\$0.2) billion and \$1.7 billion in our private equity funds, our Castles, our liquid hedge funds, our hybrid hedge funds, and our hybrid PE funds, respectively. The combined net decrease to average AUM generated a reduction in the amount of \$40.2 million in management fees. In addition, management fees from affiliates decreased by \$1.0 million as a result of changes in foreign currency exchange rates.

Incentive income from affiliates decreased by \$11.3 million primarily as a result of (i) no incentive income being recognized from our private equity funds for the three months ended June 30, 2009 as compared to the recognition of \$3.5 million of incentive income for the three months ended June 30, 2008, as contingencies for repayment had been resolved in certain private equity funds allowing for income recognition at that time, and (ii) a decrease of \$14.6 million in incentive income from our liquid hedge funds primarily due to prior period losses (i.e. the highwater mark ) not being completely recovered during the three months ended June 30, 2009. These decreases were partially offset by \$6.8 million in incentive income recognized from our hybrid PE funds for the three months ended June 30, 2009 as compared to no incentive income recognized for the prior comparative period.

Expense reimbursements from affiliates increased by \$4.7 million primarily due to an increase in operating expenses eligible for reimbursement from our funds for the three months ended June 30, 2009, primarily attributable to hybrid hedge funds, as compared to the three months ended June 30, 2008.

Other revenues decreased by \$1.2 million primarily due to a decrease in interest income of \$2.1 million and a net decrease of \$0.4 million in fees from non-affiliates, which was partially offset by a net increase of \$1.3 million in dividend income earned primarily from our direct investment in GAGFAH common stock as compared to dividends earned from the Castles in the prior comparative period.

**Expenses**

	Six Months Ended June 30,			Three Months Ended June 30,		
	2009	2008	Variance	2009	2008	Variance
Interest expense	\$ 15,791	\$ 20,224	\$ (4,433)	\$ 7,605	\$ 9,888	\$ (2,283)
Compensation and benefits	222,692	264,479	(41,787)	113,456	137,460	(24,004)
Principals agreement compensation	472,126	474,734	(2,608)	237,367	237,367	
General, administrative and other (including depreciation and amortization)	43,621	41,188	2,433	23,795	22,182	1,613
<b>Total Expenses</b>	<b>\$ 754,230</b>	<b>\$ 800,625</b>	<b>\$ (46,395)</b>	<b>\$ 382,223</b>	<b>\$ 406,897</b>	<b>\$ (24,674)</b>

*Six months ended June 30*

For the six months ended June 30, 2009 compared with the six months ended June 30, 2008, total expenses decreased as a result of the following:

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Interest expense decreased by \$4.4 million primarily due to (i) a decrease of \$9.5 million due to a decrease in average interest rates and a decrease in average borrowings from the first six months of 2008, offset by (ii) an increase of \$5.5 million due to write-offs and increased amortization of deferred financing costs. The increase in write-offs and amortization of deferred financing costs is primarily due to the partial prepayment of our term loans as a result of our May 2009 capital raise and our March 2009 amendment to our credit agreement.

Compensation and benefits decreased by \$41.8 million primarily due to a decrease in profit sharing compensation of \$30.0 million, a decrease in our employee population and discretionary bonuses resulting in a decrease of \$29.2 million, a \$7.0 million one-time discretionary bonus declared during the first quarter of 2008 to one senior employee and a net decrease of \$2.1 million primarily due to the forfeiture of RSUs for employees that are no longer with the company. These decreases were partially offset by an increase of \$26.5 million in equity based compensation primarily due to the 31 million FOG RPU's granted in April 2008 (see discussion below). Profit sharing compensation decreased largely due to decreased profit from our liquid and hybrid hedge funds. Our average headcount for the six months ended June 30, 2009 decreased 2% compared to the six months ended June 30, 2008.

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Principals agreement compensation is being amortized on a straight-line basis over the term of the agreement.

General, administrative and other expenses increased by \$2.4 million primarily as a result of an increase in professional fees of \$3.7 million, which was primarily attributed to write-offs of legal fees previously capitalized for funds which have not launched, an increase of \$1.0 million for fees paid to Nomura in connection with raising investor capital for a new fund in Asia, and partially offset by a net decrease of \$2.3 million in recruiting and other general expenses.

*Three months ended June 30*

For the three months ended June 30, 2009 compared with the three months ended June 30, 2008, total expenses decreased as a result of the following:

Interest expense decreased by \$2.3 million primarily due to (i) a decrease of \$4.8 million due to a decrease in average interest rates and a decrease in average borrowings from the second quarter of 2008, partially offset by (ii) an increase of \$2.7 million due to write-offs and increased amortization of deferred financing costs. The increase in write-offs and amortization of deferred financing costs is primarily due to the partial prepayment of our term loans as a result of our May 2009 capital raise.

Compensation and benefits decreased by \$24.0 million primarily due to a decrease in profit sharing of \$11.7 million, a decrease in our employee population resulting in lower expenses of \$11.6 million, a decrease of \$4.4 million due to forfeiture of RSUs for employees that are no longer with the company, offset by an increase of \$4.2 million in equity based compensation primarily for the 31 million FOG RPU's granted in April 2008 (see discussion below). Profit sharing compensation decreased largely due to decreased profit from our liquid and hybrid hedge funds. Our average headcount for the three months ended June 30, 2009 decreased 7% compared to the three months ended June 30, 2008.

Principals agreement compensation is being amortized on a straight-line basis over the term of the agreement.

General, administrative and other expenses increased by \$1.6 million primarily as a result of an increase in professional fees and consulting fees of \$1.2 million, which was primarily attributed to write-offs of legal fees previously capitalized for funds which have not launched, an increase of \$1.0 million for fees paid to Nomura in connection with raising investor capital for a new fund in Asia, and partially offset by a net decrease of \$0.6 million in recruiting and other general expenses.

*Future Compensation Expense*

In future periods, we will further recognize non-cash compensation expense on our non-vested equity-based awards of \$746.0 million with a weighted average recognition period of 3.61 years. This does not include amounts related to the Principals Agreement, which is discussed above.

In April 2008, we granted 31 million Fortress Operating Group ( FOG ) restricted partnership units ( RPU's ) to a senior employee. In connection with the grant of these interests, the employee receives partnership distribution equivalent payments on such units with economic effect as from January 1, 2008. The interests will vest into full capital interests in FOG units in three equal portions on the first business day of 2011, 2012 and 2013, respectively, subject to continued employment with Fortress. In connection with this grant, we have reduced the employee's profit sharing interests in various Fortress Funds.

**Other Income (Loss)**

	Six Months Ended June 30,			Three Months Ended June 30,		
	2009	2008	Variance	2009	2008	Variance
Net gains (losses) - other investments	\$ 16,968	\$ (34,572)	\$ 51,540	\$ 19,441	\$ (6,615)	\$ 26,056
Tax receivable agreement liability reduction	(55)		(55)			
Earnings (losses) from equity method investees	16,208	(75,629)	91,837	51,057	(26,500)	77,557
Total Other Income (Loss)	\$ 33,121	\$ (110,201)	\$ 143,322	\$ 70,498	\$ (33,115)	\$ 103,613

*Six months ended June 30*

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For the six months ended June 30, 2009 compared with the six months ended June 30, 2008, total other income (loss) increased as a result of the following:

Net gains (losses) other investments increased by \$51.5 million primarily due to the recognition of an unrealized gain of \$17.7 million for the six months ended June 30, 2009 on our investments in GAGFAH and in our Castles, as compared to the recognition of an unrealized loss of \$21.0 million on our investments in our Castles and other securities and an unrealized loss of \$15.4 million on our options in our Castles as a result of a decline in the relative performance of their underlying stock price for the six months ended June 30, 2008. Our investments in GAGFAH and the Castles are held at fair value pursuant to the provisions of SFAS 159.

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Earnings (losses) from equity method investees increased by \$91.8 million primarily due to the net effect of (i) the recognition of \$16.2 million in net income from equity method investees in 2009 as a result of an increase in income attributable to investments in our private equity funds, liquid hedge funds, hybrid hedge funds and hybrid PE funds, compared to (ii) the recognition of a \$75.6 million loss on our equity method investments for the six months ended June 30, 2008. The overall increase in income was primarily a result of improved returns within the funds.

### *Three months ended June 30*

For the three months ended June 30, 2009 compared with the three months ended June 30, 2008, total other income (loss) increased as a result of the following:

Net gains (losses) other investments increased by \$26.1 million primarily due to the recognition of an unrealized gain of \$19.5 million for the three months ended June 30, 2009 on our investments in GAGFAH and in our Castles, as compared to the recognition of an unrealized loss of \$3.7 million on our investments in our Castles and other securities and an unrealized loss of \$2.9 million on our options in our Castles as a result of a decline in the relative performance of their underlying stock price for the three months ended June 30, 2008. Our investments in GAGFAH and the Castles are held at fair value pursuant to the provisions of SFAS 159.

Earnings (losses) from equity method investees increased by \$77.6 million primarily due to the net effect of (i) the recognition of \$51.1 million in net income from equity method investees in 2009 as a result of an increase in income attributable to investments in our private equity funds, liquid hedge funds, hybrid hedge funds and hybrid PE funds, compared to (ii) the recognition of a \$26.5 million net loss on our equity method investments for the three months ended June 30, 2008. The overall increase in income was primarily a result of improved returns within the funds.

### **Income Tax Benefit (Expense)**

Fortress has recorded a significant deferred tax asset, primarily in connection with the Nomura Transaction and IPO. A substantial portion of this asset is offset by a liability associated with the tax receivable agreement with our Principals. This deferred tax asset is further discussed under Critical Accounting Policies below.

For the six and three months ended June 30, 2009, Fortress recognized income tax expense (benefit) of (\$1.7 million) and (\$1.3 million), respectively. For the six and three months ended June 30, 2008, Fortress recognized income tax expense (benefit) of \$5.3 million and (\$1.9 million), respectively. The primary reasons for the changes in income tax expense (benefit) for the six and three months ended June 30, 2009 compared to the six and three months ended June 30, 2008 are (i) changes in the mix of business segments producing income, which may be subject to tax at different rates, and (ii) changes in the forecasts of annual taxable income which are used to calculate the tax provision.

### **Segment Analysis**

Fortress conducts its management and investment business through the following six primary segments: (i) private equity funds, (ii) Castles, (iii) liquid hedge funds, (iv) hybrid hedge funds, (v) hybrid private equity ( PE ) funds, and (vi) principal investments in these funds as well as cash that is available to be invested. These segments are differentiated based on their varying investment strategies. Due to the increased significance of the hybrid PE funds segment, it has been disaggregated from the private equity funds segment in this period and for all periods presented.

Discussed below are our results of operations for each of our reportable segments. They represent the separate segment information available and utilized by our management committee, which consists of our principals and certain key officers, and which functions as our chief operating decision maker to assess performance and to allocate resources. Management evaluates the performance of each segment based on its distributable earnings.

Management assesses our segments on a Fortress Operating Group and pre-tax basis, and therefore adds back the non-controlling interests in consolidated subsidiaries related to Fortress Operating Group units (held by the principals) and income tax expense.

Distributable earnings is defined in Note 10 to Part I, Item 1, Financial Statements Segment Reporting. Furthermore, a complete discussion of distributable earnings basis impairment and reserves, including the methodology used in estimating the amounts as well as the amounts incurred in the relevant periods, is disclosed therein.

### **Private Equity Funds**

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	Six Months Ended June 30,			Three Months Ended June 30,		
	2009	2008	Variance	2009	2008	Variance
Management Fees	\$ 76,515	\$ 80,143	\$ (3,628)	\$ 38,884	\$ 40,372	\$ (1,488)
Incentive Income		28,741	(28,741)			
Segment revenues - total	\$ 76,515	\$ 108,884	\$ (32,369)	\$ 38,884	\$ 40,372	\$ (1,488)
Pre-tax distributable earnings	\$ 56,856	\$ 81,647	\$ (24,791)	\$ 27,567	\$ 31,591	\$ (4,024)

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*Six months ended June 30*

Pre-tax distributable earnings decreased by \$24.8 million primarily due to:

a \$1.2 million net decrease in management fees. Management fees decreased by \$3.6 million due to a decrease of \$8.2 million primarily as a result of the net asset value of certain portfolio companies of Fund III, Fund IV, FRID, and special investments declining below their invested capital, partially offset by an increase of \$5.0 million primarily generated by capital called for Fund V Coinvestment, Mortgage Opportunities Fund III, and Fund II after June 30, 2008. The management fee decrease of \$3.6 million was partially offset by a corresponding reduction of \$2.4 million in the employees' percentage share of management fees;

an \$18.4 million net decrease in incentive income. The decrease in incentive income is primarily attributable to a decrease in performance in the private equity funds that resulted in no incentive income (and no employees' share of incentive income) recognized for the six months ended June 30, 2009 as compared to \$28.7 million in incentive income (reduced by the employees' share of incentive income of \$10.3 million) for the six months ended June 30, 2008; and

a \$5.3 million net increase in operating expenses primarily related to an increase in general and administrative expenses.

*Three months ended June 30*