

Friedman, Billings, Ramsey & Co., Inc.
Capital Markets Investors Conference

Anthracite Capital, Inc. (NYSE: AHR)

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ANTHRACITE

Forward-Looking Statements

This presentation, and other statements that Anthracite may make, may contain forward-looking statements within the meaning of the Private Securities Litigation Reform Act, with respect to Anthracite's future financial or business performance, strategies or expectations. Forward-looking statements are typically identified by words or phrases such as "trend," "potential," "opportunity," "pipeline," "believe," "comfortable," "expect," "anticipate," "current," "intention," "estimate," "position," "assume," "outlook," "continue," "remain," "maintain," "sustain," "seek," "achieve," and similar expressions, or future or conditional verbs such as "will," "would," "should," "could," "may" or similar expressions.

Anthracite cautions that forward-looking statements are subject to numerous assumptions, risks and uncertainties, which change over time. Forward-looking statements speak only as of the date they are made, and Anthracite assumes no duty to and does not undertake to update forward-looking statements. Actual results could differ materially from those anticipated in forward-looking statements and future results could differ materially from historical performance.

In addition to factors previously disclosed in Anthracite's SEC reports and those identified elsewhere in this communication, the following factors, among others, could cause actual results to differ materially from forward-looking statements or historical performance: (1) the introduction, withdrawal, success and timing of business initiatives and strategies; (2) changes in political, economic or industry conditions, the interest rate environment or financial and capital markets, which could result in changes in the value of Anthracite's assets; (3) the relative and absolute investment performance and operations of BlackRock Financial Management, Inc. ("BlackRock"), Anthracite's Manager; (4) the impact of increased competition; (5) the impact of future acquisitions or divestitures; (6) the unfavorable resolution of legal proceedings; (7) the impact of legislative and regulatory actions and reforms and regulatory, supervisory or enforcement actions of government agencies relating to Anthracite or BlackRock; (8) terrorist activities and international hostilities, which may adversely affect the general economy, domestic and global financial and capital markets, specific industries, and Anthracite; (9) the ability of BlackRock to attract and retain highly talented professionals; (10) fluctuations in foreign currency exchange rates; and (11) the impact of changes to tax legislation and, generally, the tax position of the Company.

Anthracite's Annual Report on Form 10-K for the year ended December 31, 2006 and Anthracite's subsequent filings with the SEC, accessible on the SEC's website at www.sec.gov, identify additional factors that can affect forward-looking statements.

To learn more about Anthracite, visit our website at www.anthracitecapital.com. The information contained on the Company's website is not a part of this presentation.

Anthracite

Formed through an IPO in March 1998

Specialty finance company focusing on high yield global commercial real estate ("CRE") markets

Financed in capital markets primarily with preferred stock, collateralized debt obligations (CDOs), unsecured debt and trust preferred

Current dividend yield is 17.7% (based upon 11/26/07 close)

Externally managed by BlackRock (NYSE: BLK)

BlackRock Overview

Global provider of investment and risk management services

- Headquarters in NYC; offices in 20 countries

Independent firm in ownership and governance

- Established in 1988
- BlackRock, Inc., is a public company (NYSE: BLK) with over 5,500 employees

Leader in client service

- Emphasize client “partnerships”
- Tailor service to specific needs

Pioneer in risk management and technology

- Provide risk analytics for portfolios valued at \$5 trillion
- BlackRock Solutions® offers independent risk management products

Total Assets of US\$1.3 Trillion

Alternatives / Real Estate	\$45 Billion
Asset Allocation / Balanced	\$133 Billion
Liquidity	\$291 Billion
Equity	\$323 Billion
Fixed Income	\$507 Billion
Risk Management	\$5 Trillion
Investment Accounting	\$100 Billion

Institutional Client Types

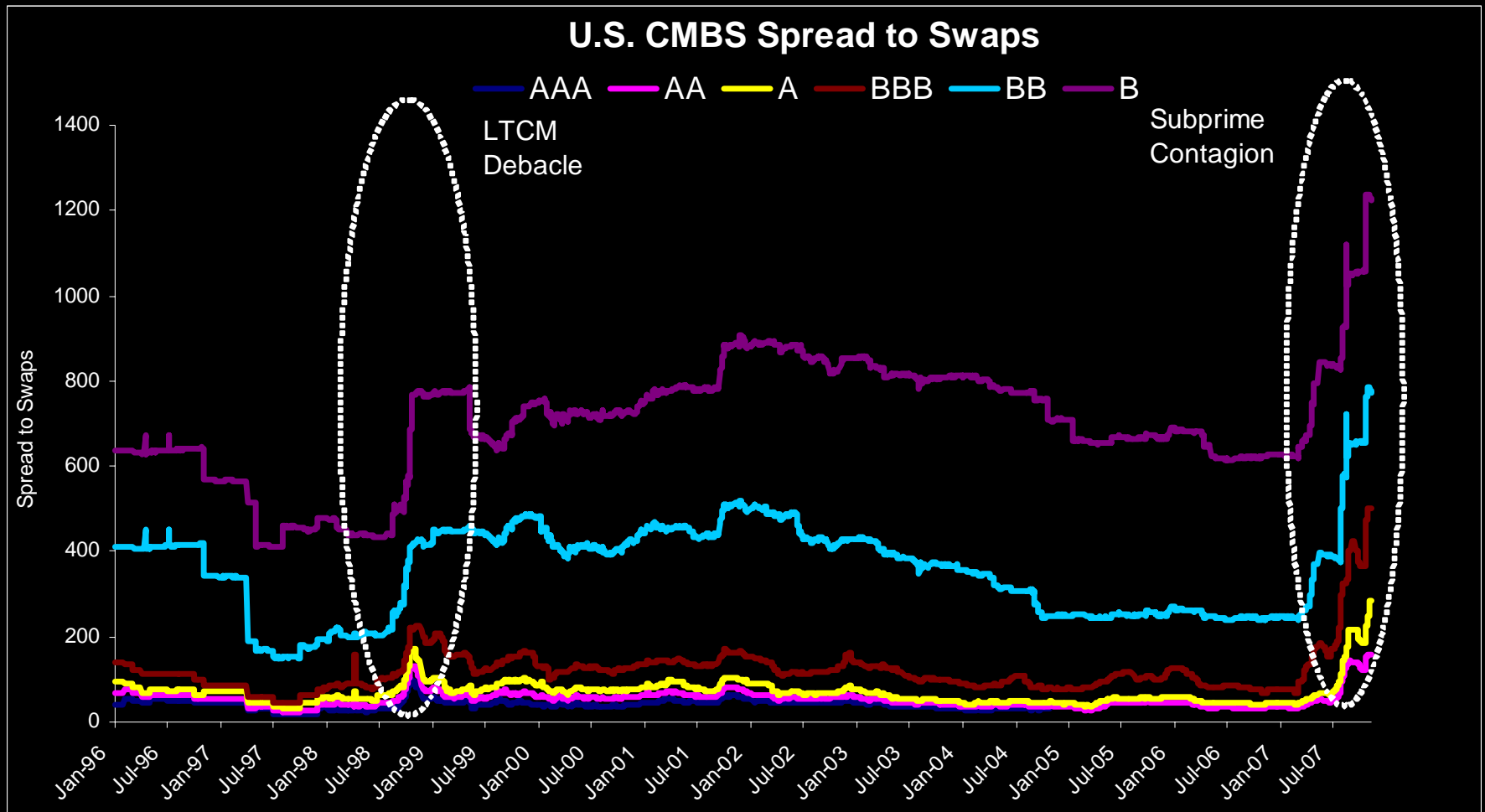
Corporations	36%
Insurers	20%
Public Funds & Union / Industry	17%
Sub-Advisory	15%
Official Institutions	5%
Nonprofit & Healthcare	4%
Government Authorities	3%

As of September 30, 2007

Market Update

The financial crisis in the subprime mortgage industry has prompted a dislocation in global credit markets. CMBS spreads have jumped to historically wide levels despite:

Positive real estate market fundamentals and historically low delinquencies

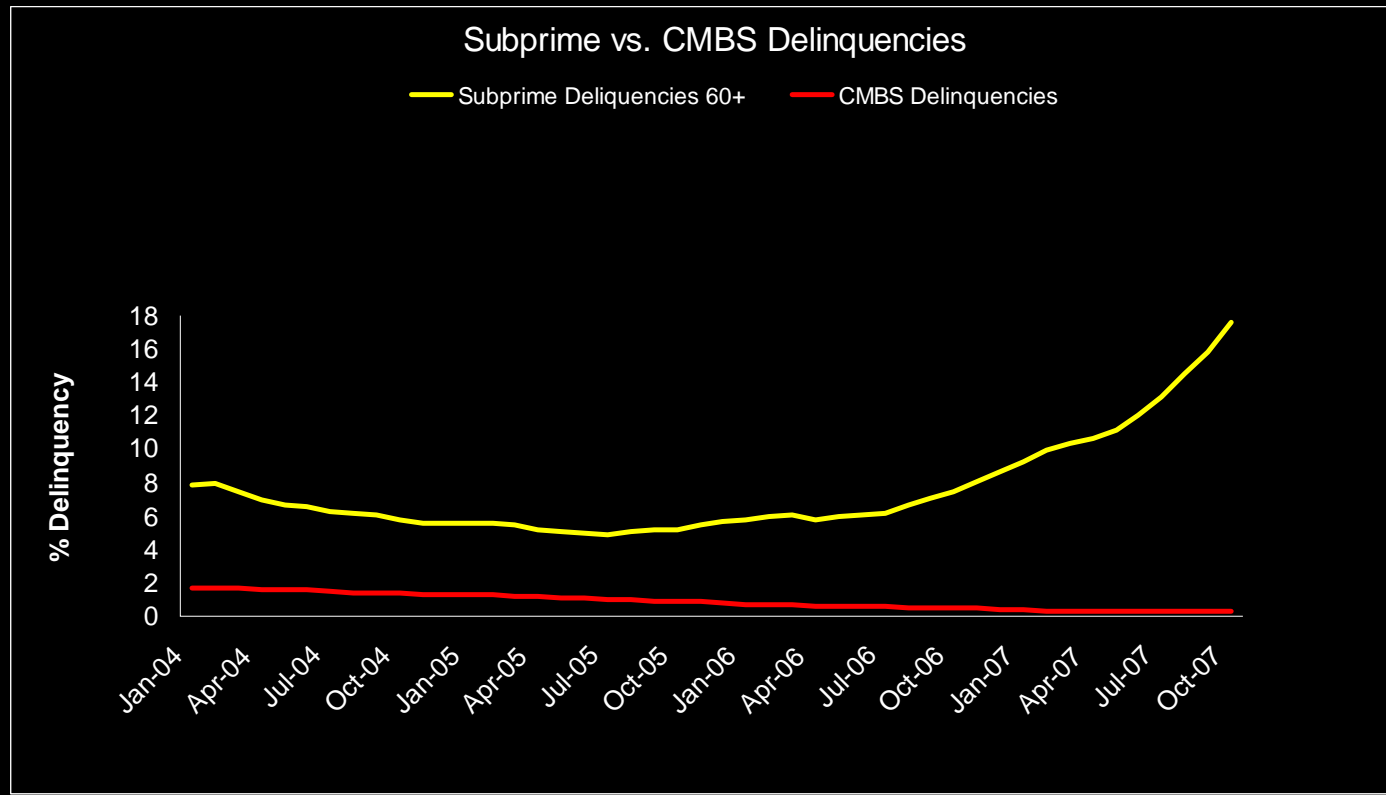


Source: JP Morgan. Data from 1996 - Nov. 8, 2007

Market Opportunities

Dislocation has created significant opportunities in the CRE debt sector

- Reduced liquidity is causing distressed selling by investors facing margin calls.
- Market environment presents two primary opportunities:
 - Discount pricing on previously underwritten risk
 - Newly underwritten risks with better structuring



Source: Credit Suisse, Lehman Brothers

Anthracite

- Issued \$80 million in 5-year non-callable convertible senior notes at 11.75% due in 2027
- Use of Proceeds:
 - Buy back \$12 million of AHR stock at 13.0%
 - Acquire over \$70 million of CMBS and loans at a 12.7% unlevered return

Past performance is no guarantee of future results.

Anthracite

- Raised cash from existing portfolio for defensive purposes
- Sold over \$500 million of Agency RMBS and multifamily securities
- Redeemed BLK Diamond Fund investment at NAV of \$104.5 million
- Maintained high cash balances

Past performance is no guarantee of future results.

Anthracite - Assets and Liabilities

ASSETS (000s)

Cash	\$122,185
Restricted Cash	\$30,547
Residential Mortgage Backed Securities	10,997
Commercial Mortgage Loan Pools	1,246,494
Commercial Real Estate Securities	2,299,955
Commercial Real Estate Loans, Net	1,013,481
Commercial Real Estate	6,050
Receivable for Diamond Redemption	104,476
Other	681,776
TOTAL	\$5,515,961

Cash and usable Restricted Cash	\$132,385
<i>plus</i> Diamond Redemption	104,476
SUBTOTAL	236,861
<i>less</i> Borrowing on Diamond	50,000
TOTAL LIQUIDITY	\$186,861

LIABILITIES (000s)

Short-Term Borrowings Secured by Pledge of:	
RMBS and Cash Equivalents	\$9,569
Commercial Real Estate Securities	454,507
Commercial Mortgage Loan Pools	5,166
Receivable for Investment Sold (Diamond)	50,000
Commercial Real Estate Loans	215,033
TOTAL	\$734,275

Short Term Borrowing	\$734,275
<i>less</i> Borrowing on Diamond	50,000
TOTAL SHORT TERM BORROWINGS	\$684,275

All data as of September 30, 2007.

Short-Term Borrowings

Assets Financed with Short-Term Borrowings

Agency Residential	6.3%
Investment Grade U.S. CMBS	6.1%
Below-Investment Grade U.S. CMBS	27.9%
Canadian CMBS	7.2%
Other Non-U.S. CMBS	21.0%
CRE U.S. Loans	13.5%
CRE Non-U.S. Loans	18.0%
TOTAL	<u>100.0%</u>

All data as of September 30, 2007.

Anthracite - Long-Term Liabilities

Long-Term Borrowings (000s)

Convertible Senior Notes	\$80,000
Collateralized Debt Obligations (CDOs)	1,814,231
Secured by pledge of Commercial Mortgage Loan Pools	1,225,085
Senior Unsecured Notes	162,500
Junior Unsecured Notes (Euro-denominated)	71,107
Trust Preferred Securities	180,477
TOTAL	<u>\$3,533,400</u>

All data as of September 30, 2007.

Anthracite Debt Pricing

Debt Issued	Carrying Value	Weighted Ave. Coupon	Estimated Spread	Estimated Market Value
Convertible Senior Notes	\$80,000	11.75%	850	\$81,752
Collateralized Debt Obligations (CDOs)	1,814,231	5.81%	217	1,715,994
Senior Unsecured Notes	162,500	7.60%	874	114,580
Junior Unsecured Notes (Euro)	71,107	3M Euribor + 260	859	45,451
Trust Preferred Securities	180,477	7.64%	912	104,190
	SUBTOTAL			\$2,061,967
Preferred Stock	143,750	8.70%	NYSE	121,153
	TOTAL			\$2,183,120

All data and prices as of September 30, 2007.

Credit Performance

In October 2007, Moody's Investors Service stated⁽¹⁾:

“Property Markets that support commercial mortgage backed securities (CMBS) are by and large healthy.”

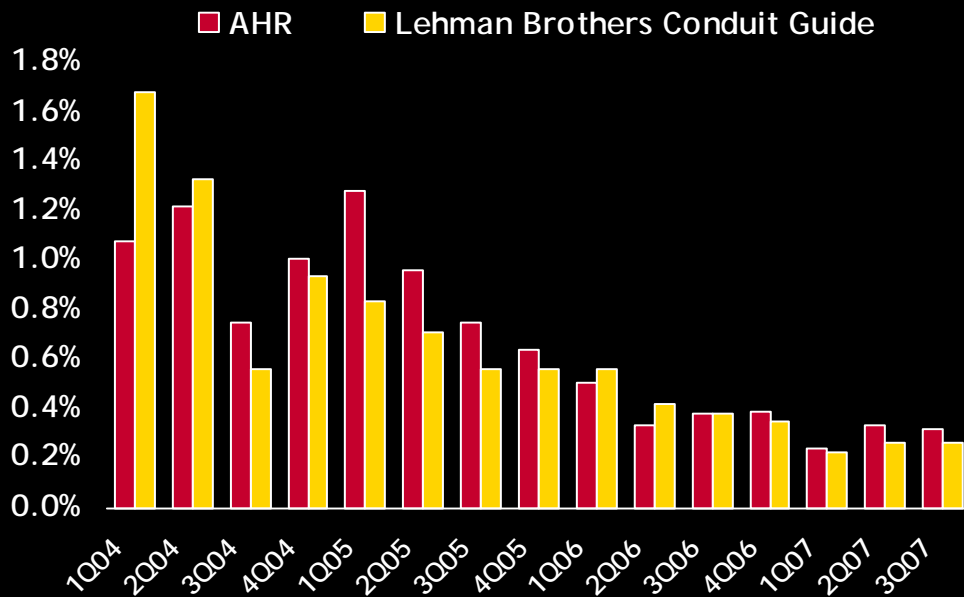
(1) Source: Moody's Investors Service Special Report, "US CMBS: Red - Yellow - Green Update - Third Quarter 2007, Quarterly Assessment of U.S. Property Markets", October 8, 2007

Anthracite's Strong Credit Quality

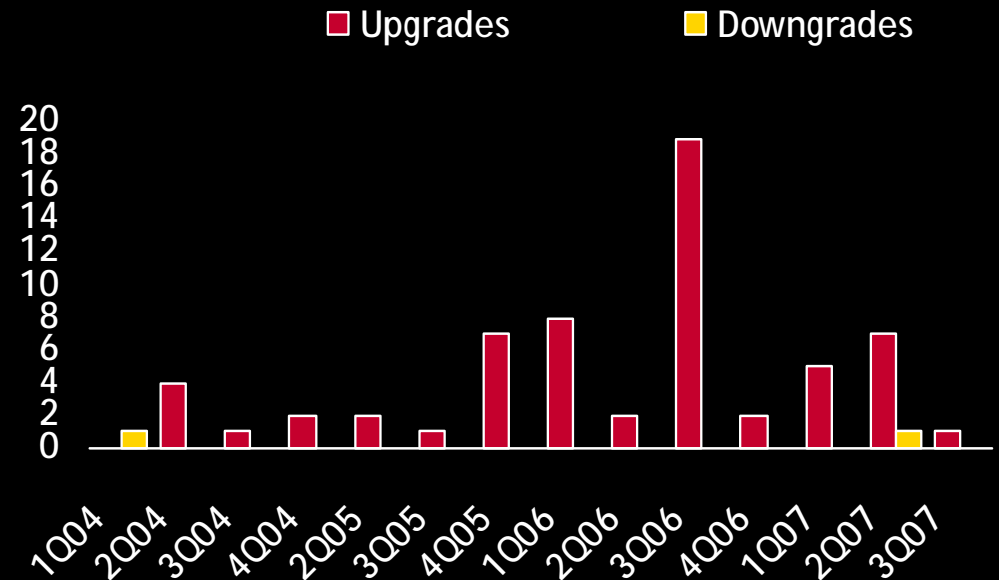
- Delinquencies have declined over recent quarters

- 61 upgrades vs. 2 downgrades in CMBS portfolio since 1Q2004

Delinquencies as a % of Collateral⁽¹⁾



CMBS Ratings Actions⁽¹⁾



Past performance is no guarantee of future results. All data as of September 30, 2007.
 (1) For collateral underlying controlling class CMBS.

Anthracite - 3Q07 Financial Results

- AHR announced strong 3Q07 financial results
 - Operating earnings of \$20.3 million, or \$0.32 per share vs. consensus estimates of \$0.29 per share
 - Return on Average Stockholder's Equity (ROE) of 13.0%⁽¹⁾
 - During 3Q07, AHR acquired over \$356.7 million commercial real estate assets including over \$125.9 million of non-U.S. dollar denominated assets.
 - Adjusted cash of over \$186 million
 - Over 86% of assets are match funded in CDOs

(1) Returns based operating earnings.

Past performance is no guarantee of future results.

ANTHRACITE

NYSE: AHR