



The First American Corporation

2009 Fourth Quarter &
Year End Financial Review



Safe Harbor Statement

Certain statements made in this presentation, including but not limited to those relating to the potential acquisition by the company of the noncontrolling interest in First American Real Estate Solutions LLC; the timing of the company's consummation of its previously announced spin-off and certain milestones related thereto; the anticipated performance of the Financial Services and Information Solutions companies as independent public companies; the market in 2010 and effect thereof on the company; annualized revenue from new sales commitments; the effect of the First Advantage Corporation transaction and Experian joint venture agreement amendment; the Information Solutions company's launch of its new name and branding strategy; the Financial Services company's continued efforts to centralize, standardize, simplify its business model and employee reductions; the Financial Services company's market share growth in selected markets and the growth of its international operations; 2010 title loss ratio and commercial outlook; the continued trend in transaction levels in the Canadian title market; the impact of the severe winter weather on the Financial Services company's first quarter 2010 earnings; the Financial Services company's response to the expected decline in mortgage originations; the company's provisions for loss reserves; cash allocation in connection with the spin-off; and the company's projected statutory surplus and its rank within the title industry; are forward looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. These forward-looking statements may contain the words "believe," "anticipate," "expect," "plan," "predict," "estimate," "project," "will be," "will continue," "will likely result," or other similar words and phrases. Risks and uncertainties exist that may cause results to differ materially from those set forth in these forward-looking statements. Factors that could cause the anticipated results to differ from those described in the forward-looking statements include: interest rate fluctuations; changes in the performance of the real estate markets; limitations on access to public records and other data; general volatility in the capital markets; changes in applicable government regulations; heightened scrutiny by legislators and regulators of the company's title insurance and services segment and certain other of the company's businesses; the inability to consummate the spin-off transaction or to consummate it in the form originally proposed as a result of, among other factors, the inability to obtain necessary regulatory approvals, the failure to obtain the final approval of the company's board of directors, the inability to obtain third party consents or undesirable concessions or accommodations required to be made to obtain such consents, the landscape of the real estate and mortgage credit markets, market conditions, the inability to transfer assets into the entity being spun-off or unfavorable reactions from customers, ratings agencies, investors or other interested persons; the inability to realize the benefits of the proposed spin-off transaction as a result of the factors described immediately above, as well as, among other factors, increased borrowing costs, competition between the resulting companies, unfavorable reactions from employees, the inability of the Financial Services company to pay the anticipated level of dividends, the triggering of rights and obligations by the transaction or any litigation arising out of or related to the separation; consolidation among the company's significant customers and competitors; changes in the company's ability to integrate businesses which it acquires; unfavorable economic conditions; impairments in the company's goodwill or other intangible assets; losses in the company's investment portfolio; expenses of and funding obligations to the company's pension plan; weakness in the commercial real estate market and increases in the amount or severity of commercial real estate transaction claims; regulation of title insurance rates; and other factors described in Part I, Item 1A of the company's annual report on Form 10-K for the year ended Dec. 31, 2008, as updated in Part II, Item 1A of the company's quarterly reports on Form 10-Q for the quarters ended March 31, June 30 and September 30, 2009, in each case as filed with the Securities and Exchange Commission. The forward-looking statements speak only as of the date they are made. The company does not undertake to update forward-looking statements to reflect circumstances or events that occur after the date the forward-looking statements are made.



Use of Non-GAAP Financial Measures

This slide presentation contains certain financial measures that are not presented in accordance with generally accepted accounting principles (GAAP), including adjusted earnings per share, adjusted pretax income, EBITDA and adjusted EBITDA. Adjusted earnings per share, adjusted pretax income and adjusted EBITDA are adjusted to exclude net realized investment gains or losses, employee separation costs, facilities and other restructuring charges, spin-off related costs, reserve strengthening and adjustments and certain intangible impairments. Although these exclusions represent actual gains, losses or expenses to the Company, they may mask the periodic income and financial and operating trends associated with the Company's business. EBITDA excludes interest payments, taxes, depreciation and amortization and, as a result, has the effect of showing a greater amount of earnings than net income. The Company uses EBITDA to measure the performance of its management team. Interest rates, tax rates and depreciation and amortization expense applicable to the Company generally are outside the control of management, and the Company believes it can be useful to judge performance independent of those variables. To compensate for the inherent limitations of these non-GAAP measures, the Company uses them in conjunction with the corresponding GAAP measures.

The Company is presenting these non-GAAP financial measures because they provide the Company's management and investors with additional insight into the operational performance of the Company relative to earlier periods and relative to the Company's competitors. The Company does not intend for these non-GAAP financial measures to be a substitute for any GAAP financial information. In the slide presentation these non-GAAP financial measures have been presented with, and reconciled to, the most directly comparable GAAP financial measures. Investors should use these non-GAAP financial measures only in conjunction with the comparable GAAP financial measures.



Consolidated Earnings Summary

(\$ in millions, except per share data)

	Q4 2009	Q3 2009	Q2 2009	Q1 2009	Q4 2008	Q4 2009 Q4 2008 Variance	Q4 2009 Q3 2009 Variance
Revenues:							
Direct	\$ 1,016.6	\$ 1,059.4	\$ 1,152.8	\$ 1,020.9	\$ 943.4	7.8%	(4.0)%
Agent	<u>441.6</u>	<u>450.8</u>	<u>351.0</u>	<u>298.3</u>	<u>360.4</u>	22.5%	(2.0)%
	\$ 1,458.2	\$ 1,510.2	\$ 1,503.8	\$ 1,319.2	\$ 1,303.8	11.8%	(3.4)%
Investment ^(a)	<u>48.4</u>	<u>50.2</u>	<u>55.3</u>	<u>57.6</u>	<u>49.9</u>	(3.0)%	(3.6)%
Total revenues ^(a)	\$ 1,506.6	\$ 1,560.4	\$ 1,559.1	\$ 1,376.8	\$ 1,353.7	11.3%	(3.4)%
Expenses:							
Salaries and other ^(b)	\$ 461.7	\$ 463.4	\$ 474.2	\$ 458.3	\$ 434.8	6.2%	(0.4)%
Agent retention	356.0	363.4	278.6	239.6	286.0	24.5%	(2.0)%
Other operating ^(c)	399.3	431.0	449.9	426.3	398.4	0.2%	(7.4)%
Loss provision ^(d)	97.5	105.6	104.6	89.4	111.4	(12.5)%	(7.7)%
Dep. and amort. ^(e)	54.1	51.3	50.9	52.0	57.0	(5.1)%	5.5%
Premium taxes	9.7	10.3	8.6	7.8	9.6	1.0%	(5.8)%
Interest	11.3	13.6	15.7	16.1	16.3	(30.7)%	(16.9)%
Total expenses	\$ 1,389.6	\$ 1,438.7	\$ 1,382.7	\$ 1,289.4	\$ 1,313.5	5.8%	(3.4)%
Adjusted pretax income ^(f)	<u>\$ 117.0</u>	<u>\$ 121.7</u>	<u>\$ 176.4</u>	<u>\$ 87.4</u>	<u>\$ 40.2</u>	191.0%	(3.9)%
+ Net realized investment gains (losses)	(14.5)	5.1	(21.8)	1.0	(3.1)		
- Employee separation costs	12.1	2.9	1.7	4.6	11.7		
- Facilities and other restructuring charges	14.5	5.4	0.0	0.8	8.3		
- Reserve adjustments	(5.2)	(8.4)	-	-	78.0		
- Intangible impairments	-	10.9	0.6	-	28.7		
- Spin-off related cost	5.7	2.9	-	-	0.2		
GAAP pretax income (loss)	<u>\$ 75.4</u>	<u>\$ 113.1</u>	<u>\$ 152.3</u>	<u>\$ 83.0</u>	<u>\$ (89.8)</u>	184.0%	(33.3)%
Noncontrolling interest	\$ 11.0	\$ 15.9	\$ 23.7	\$ 18.9	\$ 9.2	19.6%	(30.8)%
Income taxes provision (benefit)	26.4	41.7	58.5	28.1	(32.1)	182.2%	(36.7)%
Net income (loss)	<u>\$ 38.1</u>	<u>\$ 55.4</u>	<u>\$ 70.3</u>	<u>\$ 36.0</u>	<u>\$ (66.9)</u>	157.0%	(31.2)%
EPS diluted	\$ 0.38	\$ 0.59	\$ 0.75	\$ 0.38	\$ (0.72)	157.1%	(33.3)%
Capital expenditures	\$ 33.7	\$ 27.5	\$ 16.5	\$ 18.8	\$ 32.6	3.4%	22.5%
Operating cash flow	\$ 177.1	\$ 158.1	\$ 170.9	\$ (18.3)	\$ 44.5	298.0%	12.0%

(a) Excludes all net realized investment gains (losses); see reconciliation in the appendix

(b) Excludes employee separation costs; see reconciliation in the appendix

(c) Excludes facilities and other restructuring charges and spin-off related cost; see reconciliation in the appendix

(d) Excludes reserve adjustments; see reconciliation in the appendix

(e) Excludes certain intangible impairments; see reconciliation in the appendix

(f) Excludes net realized investment gains (losses), employee separation costs, facilities and other restructuring charges, spin-off related costs, reserve adjustments and certain intangible impairments; see reconciliation in the appendix



Information Solutions Group

Financial Highlights (a)

- Total revenues were \$503.0 million, an increase of 2.9% compared with the fourth quarter of 2008
- Pretax earnings were \$56.0 million, an increase of 23.2% compared with the fourth quarter of 2008
- Controllable expenses (b) were \$290.6 million, which in the fourth quarter of 2008 included \$15.6 million of non-recurring items, a 8.4% increase from the fourth quarter of 2008
- EBITDA margin was 17.8% compared to 20.4% in the fourth quarter of 2008
 - Adjusted EBITDA margin of 21.9% was up from 21.6% in Q4 2008 (c)

(a) Earnings represent actual results for the Information and Outsourcing Solutions, Data and Analytic Solutions and Risk Mitigation and Business Solutions segments and exclude allocation of net corporate expenses

(b) Controllable expenses consist of personnel costs and operating expenses not including costs of goods sold

(c) See reconciliation in the appendix



Information Solutions Group Earnings

(\$ in thousands)

	<u>Q4 2009</u>	<u>Q3 2009</u>	<u>Q2 2009</u>	<u>Q1 2009</u>	<u>Q4 2008</u>	Q4 2009 Q4 2008 <u>Variance</u>	Q4 2009 Q3 2009 <u>Variance</u>
Operating revenue	\$ 492,996	\$ 502,943	\$ 544,569	\$ 519,601	\$ 474,197	4.0%	(2.0)%
Investment	9,969	23,342	26,161	22,523	14,401	(30.8)%	(57.3)%
Total revenues	<u>\$ 502,965</u>	<u>\$ 526,285</u>	<u>\$ 570,730</u>	<u>\$ 542,124</u>	<u>\$ 488,598</u>	2.9%	(4.4)%
Salaries and other operating	\$ 413,319	\$ 409,966	\$ 423,069	\$ 408,685	\$ 388,797	6.3%	0.8%
Depreciation and amort.	33,606	32,900	32,173	30,977	53,923	(37.7)%	2.1%
Interest	(4)	(113)	221	365	378	(101.0)%	96.5%
Total expenses	<u>\$ 446,921</u>	<u>\$ 442,753</u>	<u>\$ 455,463</u>	<u>\$ 440,027</u>	<u>\$ 443,098</u>	0.9%	0.9%
Pretax income	<u>\$ 56,044</u>	<u>\$ 83,532</u>	<u>\$ 115,267</u>	<u>\$ 102,097</u>	<u>\$ 45,500</u>	23.2%	(32.9)%

Note: Earnings represent actual results for the Information and Outsourcing Solutions, Data and Analytic Solutions and Risk Mitigation and Business Solutions segments and exclude allocation of net corporate expenses



Information Solutions Group Earnings

(\$ in thousands)

	<u>Q4 2009</u>	<u>Q3 2009</u>	<u>Q2 2009</u>	<u>Q1 2009</u>	<u>Q4 2008</u>	Q4 2009 Q4 2008 <u>Variance</u>	Q4 2009 Q3 2009 <u>Variance</u>
Pretax income	\$ 56,044	\$ 83,532	\$ 115,267	\$ 102,097	\$ 45,500	23.2%	(32.9)%
- Net realized investment gains (losses)	(6,226)	1,021	1,569	(598)	(318)		
+ Employee separation costs	2,247	1,491	-	768	3,611		
+ Facilities and other restructuring charges	13,358	2,977	-	-	1,877		
+ Intangible impairments	-	-	632	-	22,319		
Adj. pretax income	<u>\$ 77,875</u>	<u>\$ 86,979</u>	<u>\$ 114,330</u>	<u>\$ 103,463</u>	<u>\$ 73,625</u>	5.8%	(10.5)%
+ Depreciation & amortization (excluding impairments)	33,606	31,932	31,541	30,977	31,604	6.3%	5.2%
+ Interest	(4)	(113)	221	365	378	(101.0)%	96.5%
Adj. EBITDA	<u>\$ 111,477</u>	<u>\$ 118,798</u>	<u>\$ 146,092</u>	<u>\$ 134,805</u>	<u>\$ 105,607</u>	5.6%	(6.2)%
EBITDA margin ^(a)	17.8%	22.1%	25.9%	24.6%	20.4%	(2.6) ^(b)	(4.3) ^(b)
Adj. EBITDA margin ^(a)	21.9%	22.6%	25.7%	24.8%	21.6%	0.3 ^(b)	(0.7) ^(b)
Capital expenditures	\$ 20,294	\$ 16,052	\$ 10,152	\$ 10,347	\$ 16,977	19.5%	26.4%
Finite-lived intangible amortization	\$ 8,240	\$ 8,286	\$ 8,286	\$ 8,320	\$ 8,433	(2.3)%	(0.6)%

Note: Earnings represent actual results for the Information and Outsourcing Solutions, Data and Analytic Solutions and Risk Mitigation and Business Solutions segments and exclude allocation of net corporate expenses

(a) See reconciliation in the appendix

(b) Margin comparisons reflect percentage point changes only



Key Business Metrics

	<u>Q4 2009</u>	<u>Q3 2009</u>	<u>Q2 2009</u>	<u>Q1 2009</u>	<u>Q4 2008</u>	Q4 2009 Q4 2008 <u>Variance</u>	Q4 2009 Q3 2009 <u>Variance</u>
Loans under tax service ^(a)	29,134	31,287	31,250	29,257	29,698	(1.9)%	(6.9)%
Flood certifications ^(b)	1,738	1,852	2,500	2,322	1,724	0.8%	(6.2)%
Broker price opinions ^(c)	306	295	312	292	261	17.2%	3.7%
Title plant searches ^(d)	855	848	1,036	1,037	775	10.3%	0.8%
Document image requests ^(e)	595	612	640	679	572	4.0%	(2.8)%
Credit orders ^(f)	1,980	2,217	2,496	2,538	2,010	(1.5)%	(10.7)%

Note:

- (a) Tax service life of loan orders under service
- (b) Flood certifications ordered per quarter
- (c) Broker price opinions ordered per quarter
- (d) Title plant searches ordered per quarter
- (e) Document image requests per quarter
- (f) Credit reports ordered per quarter



Information Solutions Group

Operational Highlights

- Sales activities & product development
 - New sales commitments in the quarter representing \$94 million in annual revenue
 - \$20M contract to provide appraisals for short sales for a major bank
 - \$20M contract to provide BPO's for a GSE
 - \$5M contract with a major bank to deploy FraudManager and LoanSafe and WilCap
- Consolidation and integration activities
 - Finalized amendment to FARES joint venture
 - Completed buy-in of publicly traded FADV shares



Financial Services Q4 Summary

- GAAP title insurance pretax margin: 4.7%
- Adjusted title insurance pretax margin: 5.7% (a)
- Ultimate loss ratio for policy year 2009 held at 6.0%. Favorable claims trend continues
- Fee per file: \$1,453 (up 2% from Q3)

<u>Opened Orders / Day</u>		<u>Closed Orders / Day</u>	
Q4 '09	6,600	Q4 '09	5,300
October	7,300	October	5,100
November	6,800	November	5,600
December	5,700	December	5,200
January	5,800	January	4,600
February est.	6,600	February est.	4,700

Financial Services Group Earnings

(\$ in thousands)

	<u>Q4 2009</u>	<u>Q3 2009</u>	<u>Q2 2009</u>	<u>Q1 2009</u>	<u>Q4 2008</u>	Q4 2009 Q4 2008 <u>Variance</u>	Q4 2009 Q3 2009 <u>Variance</u>
Operating revenue	\$ 993,661	\$1,034,635	\$ 988,842	\$ 826,168	\$ 858,293	15.8%	(4.0)%
Investment	26,196	33,449	10,903	36,042	37,441	(30.0)%	(21.7)%
Total revenues	<u>\$1,019,857</u>	<u>\$1,068,084</u>	<u>\$ 999,745</u>	<u>\$ 862,210</u>	<u>\$ 895,734</u>	13.9%	(4.5)%
Salaries and other operating	\$ 941,704	\$ 982,257	\$ 914,829	\$ 830,669	\$ 966,765	(2.6)%	(4.1)%
Depreciation and amort.	19,376	16,432	17,111	18,492	20,978	(7.6)%	17.9%
Interest	2,309	3,435	4,311	4,765	4,747	(51.4)%	(32.8)%
Total expenses	<u>\$ 963,389</u>	<u>\$1,002,124</u>	<u>\$ 936,251</u>	<u>\$ 853,926</u>	<u>\$ 992,490</u>	(2.9)%	(3.9)%
Pretax income (loss)	<u>\$ 56,468</u>	<u>\$ 65,960</u>	<u>\$ 63,494</u>	<u>\$ 8,284</u>	<u>\$ (96,756)</u>	158.4%	(14.4)%
Net realized investment gains (losses)	\$ (8,240)	\$ 4,940	\$ (21,821)	\$ 1,087	\$ (2,560)	(221.9)%	(266.8)%
Capital expenditures	12,936	12,055	5,969	8,423	15,345	(15.7)%	7.3%

Note: Earnings represent actual results for the Title Insurance and Services and Specialty Insurance segments and exclude allocation of net corporate expenses



Title Insurance Results

(\$ in millions)

	<u>Q4 2009</u>	<u>Q3 2009</u>	<u>Q2 2009</u>	<u>Q1 2009</u>	<u>Q4 2008</u>	<u>Q4 2009</u> <u>Q4 2008</u> <u>Variance</u>	<u>Q4 2009</u> <u>Q3 2009</u> <u>Variance</u>
Revenues:							
Direct	\$ 485.2	\$ 515.5	\$ 570.4	\$ 460.8	\$ 427.8	13.4%	(5.9)%
Agent	441.6	450.9	351.1	298.3	360.4	22.5%	(2.1)%
	<u>\$ 926.8</u>	<u>\$ 966.4</u>	<u>\$ 921.5</u>	<u>\$ 759.1</u>	<u>\$ 788.2</u>	17.6%	(4.1)%
Investment ^(a)	<u>31.2</u>	<u>25.2</u>	<u>29.4</u>	<u>31.4</u>	<u>36.2</u>	(13.8)%	23.8%
Total revenues ^(a)	<u>\$ 958.0</u>	<u>\$ 991.6</u>	<u>\$ 950.9</u>	<u>\$ 790.5</u>	<u>\$ 824.4</u>	16.2%	(3.4)%
Expenses:							
Salaries and other ^(b)	\$ 276.4	\$ 275.3	\$ 281.8	\$ 263.9	\$ 254.0	8.8%	0.4%
Agent retention	356.0	363.4	278.6	239.6	286.0	24.5%	(2.0)%
Other operating ^(c)	188.3	218.3	223.0	205.3	197.0	(4.4)%	(13.7)%
Loss provision ^(d)	54.2	58.0	59.9	49.3	58.6	(7.5)%	(6.6)%
Dep. and amort.	17.9	15.5	16.2	17.5	20.0	(10.5)%	15.5%
Premium taxes	8.7	9.1	7.6	6.7	8.6	1.2%	(4.4)%
Interest	2.3	3.4	4.3	4.8	4.7	(51.1)%	(32.4)%
Total expenses	<u>\$ 903.8</u>	<u>\$ 943.0</u>	<u>\$ 871.4</u>	<u>\$ 787.1</u>	<u>\$ 828.9</u>	9.0%	(4.2)%
Adjusted pretax income (loss) ^(e)	<u>\$ 54.2</u>	<u>\$ 48.6</u>	<u>\$ 79.5</u>	<u>\$ 3.4</u>	<u>\$ (4.5)</u>	1304.4%	11.5%
+ Net realized investment gains (losses)	(9.9)	5.5	(15.5)	1.5	(1.1)		
- Employee separation costs	3.8	1.5	1.7	3.9	8.0		
- Lease termination costs	1.1	2.5	-	0.8	5.5		
- Reserve adjustments	(5.2)	(8.4)	-	-	78.0		
GAAP pretax income (loss)	<u>\$ 44.6</u>	<u>\$ 58.5</u>	<u>\$ 62.3</u>	<u>\$ 0.2</u>	<u>\$ (97.1)</u>	145.9%	(23.8)%
GAAP pretax margin	4.7%	5.9%	6.6%	0.0%	(11.8)%	16.5 ^(f)	(1.2) ^(f)
Adjusted pretax margin ^(e)	5.7%	4.9%	8.4%	0.4%	(0.5)%	6.2 ^(f)	0.8 ^(f)

Note: Results for the Title Insurance and Services segment only. Excludes corporate expenses

(a) Excludes all net realized investment gains (losses); see reconciliation in the appendix

(b) Excludes employee separation costs; see reconciliation in the appendix

(c) Excludes lease termination costs; see reconciliation in the appendix

(d) Excludes reserve adjustments; see reconciliation in the appendix

(e) Excludes net realized investment gains (losses), employee separation costs, lease termination costs and reserve adjustments; see reconciliation in the appendix

(f) Margin comparisons reflect percentage point changes only



Spin-off Update

Complete

- Buy-in of First Advantage publicly traded shares
- Purchase of Experian's 20% ownership in Data Tree and Data Trace. Transfer operations to FinCo
- Amend agreement with Experian to facilitate purchase in 2010 of their remaining interest in FARES joint venture

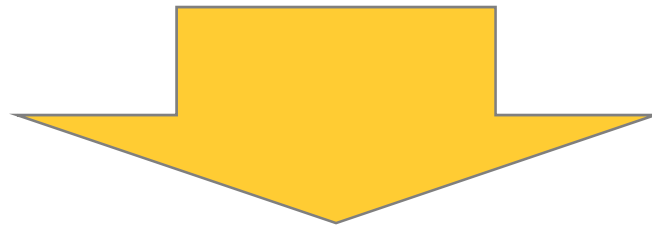
In Progress

- Submitted all regulatory filings to complete the transaction
- SEC Form 10 registration – initial filing and 1st amendment complete
- IRS private letter ruling – initial filing complete
- Credit facilities
 - FinCo: Commitments in excess of \$350 million received
 - InfoCo: Commitments of \$500 million for amendment received



Key Investor Dates

- Stephens Conference – San Francisco March 17th
- Q1 earnings release April 29th
- Investor Day – New York City May 11th
- Investor Roadshow and Conferences May 12th – June 1st



Spin Date: June 1, 2010

APPENDIX

The First American Corporation Fourth Quarter & Year End Financial Review

Information and Outsourcing Solutions Results

(\$ in thousands)

	<u>Q4 2009</u>	<u>Q3 2009</u>	<u>Q2 2009</u>	<u>Q1 2009</u>	<u>Q4 2008</u>	<u>Q4 2009</u> <u>Q4 2008</u> <u>Variance</u>	<u>Q4 2009</u> <u>Q3 2009</u> <u>Variance</u>
Tax and flood	\$ 82,320	\$ 82,861	\$ 90,065	\$ 82,298	\$ 63,007	30.7%	(0.7)%
Collateral valuation	80,374	79,926	98,556	65,135	46,147	74.2%	0.6%
Default	58,778	62,977	65,957	52,565	47,297	24.3%	(6.7)%
Other	2,112	2,023	937	3,561	4,846	(56.4)%	4.4%
Total revenues ^(a)	<u>\$ 223,584</u>	<u>\$ 227,787</u>	<u>\$ 255,515</u>	<u>\$ 203,559</u>	<u>\$ 161,297</u>	38.6%	(1.8)%
Adj. pretax income ^(b)	\$ 44,002	\$ 44,464	\$ 65,263	\$ 57,162	\$ 23,230	89.4%	(1.0)%
GAAP pretax margin	17.4%	19.3%	25.4%	27.7%	14.0%	3.4 ^(c)	(1.9) ^(c)
Adj. pretax margin	19.7%	19.5%	25.5%	28.1%	14.4%	5.3 ^(c)	0.2 ^(c)

Note: Results for the Information and Outsourcing Solutions segment only. Excludes corporate expenses

(a) Excludes net realized investment (losses) gains; see reconciliation in the appendix

(b) Income before income taxes and noncontrolling interest expense; excludes employee separation costs and facilities and other restructuring charges; see reconciliation in the appendix

(c) Margin comparisons reflect percentage point changes only



Data and Analytic Solutions Results

(\$ in thousands)

	<u>Q4 2009</u>	<u>Q3 2009</u>	<u>Q2 2009</u>	<u>Q1 2009</u>	<u>Q4 2008</u>	Q4 2009 Q4 2008 <u>Variance</u>	Q4 2009 Q3 2009 <u>Variance</u>
Property data and analytics	\$ 99,986	\$ 99,725	\$ 106,308	\$ 108,276	\$ 105,018	(4.8)%	0.3%
Other real estate products	17,755	17,718	18,757	18,047	19,096	(7.0)%	0.2%
Other	12,562	9,881	10,501	9,609	9,515	32.0%	27.1%
Total revenues ^(a)	<u>\$ 130,303</u>	<u>\$ 127,324</u>	<u>\$ 135,566</u>	<u>\$ 135,932</u>	<u>\$ 133,629</u>	(2.5)%	2.3%
Adj. pretax income ^(b)	\$ 24,275	\$ 21,322	\$ 27,258	\$ 27,581	\$ 30,073	(19.3)%	13.8%
GAAP pretax margin	17.9%	16.5%	20.8%	20.0%	18.3%	(0.4) ^(c)	1.4 ^(c)
Adj. pretax margin ^(b)	18.6%	16.7%	20.1%	20.3%	22.5%	(3.9) ^(c)	1.9 ^(c)

Note: Results for the Data and Analytic Solutions segment only. Excludes corporate expenses.

(a) Excludes net realized investment gains (losses); see reconciliation in the appendix

(b) Income before income taxes and noncontrolling interest expense; excludes net realized investment gains (losses), employee separation costs, lease termination costs and certain intangible impairments; see reconciliation in the appendix

(c) Margin comparisons reflect percentage point changes only



Risk Mitigation and Business Solutions Results

(\$ in thousands)

	<u>Q4 2009</u>	<u>Q3 2009</u>	<u>Q2 2009</u>	<u>Q1 2009</u>	<u>Q4 2008</u>	Q4 2009 Q4 2008 <u>Variance</u>	Q4 2009 Q3 2009 <u>Variance</u>
Total revenues ^(a)	\$ 155,304	\$ 170,154	\$ 178,079	\$ 203,231	\$ 193,990	(19.9)%	(8.7)%
Adj. pretax income ^(b)	\$ 9,600	\$ 21,193	\$ 21,809	\$ 18,721	\$ 20,322	(52.8)%	(54.7)%
GAAP pretax margin	(3.3)%	10.8%	12.2%	9.2%	(0.8)%	(2.5) ^(c)	(14.1) ^(c)
Adj. pretax margin	6.2%	12.5%	12.2%	9.2%	10.5%	(4.3) ^(c)	(6.3) ^(c)

Note: Results for the Risk Mitigation and Business Solutions segment only. Excludes corporate expenses.

(a) Excludes net realized investment losses; see reconciliation in the appendix

(b) Income before income taxes and noncontrolling interest expense; excludes net realized investment losses, employee separation costs, facilities and other restructuring charges and certain intangible impairments; see reconciliation in the appendix

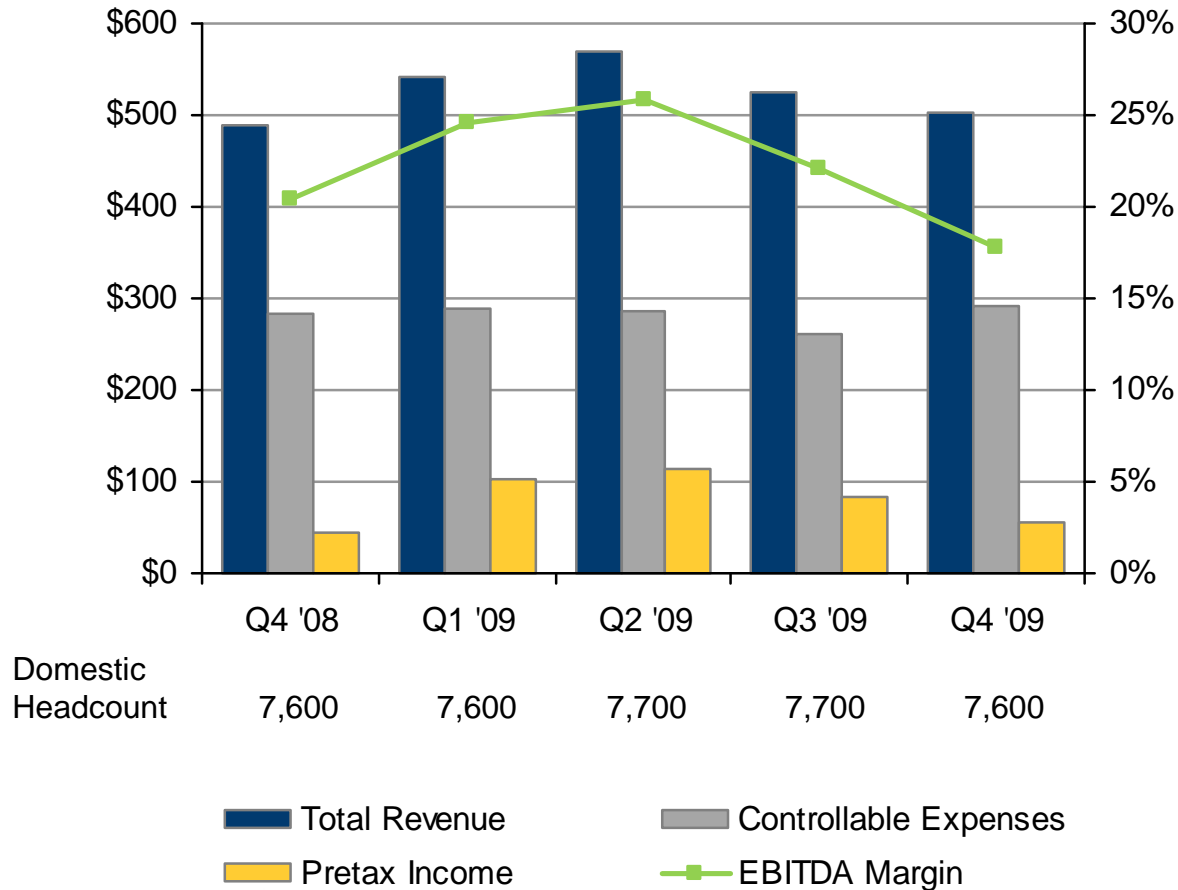
(c) Margin comparisons reflect percentage point changes only



Information Solutions Group

Operational and Financial Highlights

(\$ in millions)



Note: See reconciliation in the appendix

19 Controllable expenses consist of personnel costs and operating expenses not including costs of goods sold



Title Insurance Results

(\$ in thousands)

National Commercial Services	<u>Q4 2009</u>	<u>Q3 2009</u>	<u>Q2 2009</u>	<u>Q1 2009</u>	<u>Q4 2008</u>	Q4 2009 Q4 2008 <u>Variance</u>	Q4 2009 Q3 2009 <u>Variance</u>
Total revenues	\$ 65.5	\$ 52.4	\$ 52.3	\$ 42.5	\$ 61.8	6.0%	25.0%
Title orders opened	14,256	14,616	14,401	13,463	12,857	10.9%	(2.5)%
Title orders closed	8,158	7,527	7,058	6,739	7,586	7.5%	8.4%

(a) Represents the Company's National Commercial Services (NCS) group. Does not include commercial title orders generated from the Company's direct operations, commercial agents or brands other than First American Title



Reconciliation of Segment Results

(\$ in thousands)	Q4 2009	Q3 2009	Q2 2009	Q1 2009	Q4 2008	Q4 2009 Q4 2008 Variance	Q4 2009 Q3 2009 Variance
Consolidated							
GAAP investment income	\$ 33,946	\$ 55,301	\$ 33,582	\$ 58,644	\$ 46,854	(27.5)%	(38.6)%
- Net realized investment (losses) gains	(14,470)	5,106	(21,760)	1,030	(3,081)		
Adjusted investment income	\$ 48,416	\$ 50,195	\$ 55,342	\$ 57,614	\$ 49,935	(3.0)%	(3.5)%
GAAP total revenues	\$ 1,492,101	\$ 1,565,482	\$ 1,537,380	\$ 1,377,813	\$ 1,350,612	10.5%	(4.7)%
- Net realized investment (losses) gains	(14,470)	5,106	(21,760)	1,030	(3,081)		
Adjusted total revenues	\$ 1,506,571	\$ 1,560,376	\$ 1,559,140	\$ 1,376,783	\$ 1,353,693	11.3%	(3.4)%
GAAP salaries and other personnel costs	\$ 482,943	\$ 466,321	\$ 475,942	\$ 462,860	\$ 446,532	8.2%	3.6%
- Employee separation and restructuring costs	21,200	2,900	1,700	4,600	11,700		
Adjusted salaries and other personnel costs	\$ 461,743	\$ 463,421	\$ 474,242	\$ 458,260	\$ 434,832	6.2%	(0.4)%
GAAP other operating	\$ 410,362	\$ 439,325	\$ 449,910	\$ 427,131	\$ 406,857	0.9%	(6.6)%
- Facilities and other restructuring charges	5,400	5,400	-	800	8,300		
- Spin-off related costs	5,700	2,900	-	-	171		
Adjusted other operating	\$ 399,262	\$ 431,025	\$ 449,910	\$ 426,331	\$ 398,386	0.2%	(7.4)%
GAAP loss provision	\$ 92,264	\$ 97,181	\$ 104,616	\$ 89,391	\$ 189,439	(51.3)%	(5.1)%
- Reserve adjustments	(5,200)	(8,403)	-	-	78,010		
Adjusted loss provision	\$ 97,464	\$ 105,584	\$ 104,616	\$ 89,391	\$ 111,429	(12.5)%	(7.7)%
GAAP depreciation and amortization	\$ 54,128	\$ 62,260	\$ 51,532	\$ 52,002	\$ 85,726	(36.9)%	(13.1)%
- Intangible impairments	-	10,940	600	-	28,700		
Adjusted depreciation and amortization	\$ 54,128	\$ 51,320	\$ 50,932	\$ 52,002	\$ 57,026	(5.1)%	5.5%
GAAP pretax income (loss)	\$ 75,370	\$ 113,000	\$ 152,414	\$ 83,013	\$ (89,794)	183.9%	(33.3)%
- Net realized investment (losses) gains	(14,470)	5,106	(21,760)	1,030	(3,081)		
+ Employee separation and restructuring costs	21,200	2,900	1,700	4,600	11,700		
+ Facilities and other restructuring charges	5,400	5,400	-	800	8,300		
+ Reserve adjustments	(5,200)	(8,403)	-	-	78,010		
+ Intangible impairments	-	10,940	600	-	28,700		
+ Spin-off related cost	5,700	2,900	-	-	171		
Adjusted pretax income	\$ 116,940	\$ 121,631	\$ 176,474	\$ 87,383	\$ 40,168	191.1%	(3.9)%



Reconciliation of Segment Results

(\$ in thousands)

	<u>Q4 2009</u>	<u>Q3 2009</u>	<u>Q2 2009</u>	<u>Q1 2009</u>	<u>Q4 2008</u>	<u>Q4 2009</u> <u>Q4 2008</u> Variance	<u>Q4 2009</u> <u>Q3 2009</u> Variance
Information Solutions							
GAAP total revenues	\$ 502,966	\$ 526,285	\$ 570,730	\$ 542,124	\$ 488,598	2.9%	(4.4)%
- Net realized investment (losses) gains	(6,226)	1,021	1,569	(598)	(318)		
Adjusted total revenues	<u>\$ 509,192</u>	<u>\$ 525,264</u>	<u>\$ 569,161</u>	<u>\$ 542,722</u>	<u>\$ 488,916</u>	4.1%	(3.1)%
GAAP pretax income	\$ 56,044	\$ 83,532	\$ 115,267	\$ 102,098	\$ 45,500	23.2%	(32.9)%
+ Interest	(4)	(113)	221	365	378		
+ Depreciation and amortization	33,606	32,900	32,173	30,977	53,923		
EBITDA	<u>\$ 89,647</u>	<u>\$ 116,319</u>	<u>\$ 147,661</u>	<u>\$ 133,439</u>	<u>\$ 99,801</u>	(10.2)%	(22.9)%
- Net realized investment (losses) gains	(6,226)	1,021	1,569	(598)	(318)		
+ Employee separation costs	2,247	1,491	-	768	3,611		
+ Facilities and other restructuring charges	13,358	2,009	-	-	1,877		
Adjusted EBITDA	<u>\$ 111,478</u>	<u>\$ 118,798</u>	<u>\$ 146,092</u>	<u>\$ 134,805</u>	<u>\$ 105,607</u>	5.6%	(6.2)%
EBITDA margin	17.8%	22.1%	25.9%	24.6%	20.4%		
Adjusted EBITDA margin	21.9%	22.6%	25.7%	24.8%	21.6%		

Reconciliation of Segment Results

(\$ in thousands)

	<u>Q4 2009</u>	<u>Q3 2009</u>	<u>Q2 2009</u>	<u>Q1 2009</u>	<u>Q4 2008</u>	<u>Q4 2009</u> <u>Q4 2008</u> <u>Variance</u>	<u>Q4 2009</u> <u>Q3 2009</u> <u>Variance</u>
Information and Outsourcing Solutions							
GAAP total revenues	\$ 218,181	\$ 227,660	\$ 255,139	\$ 203,245	\$ 161,017	35.5%	(4.2)%
- Net realized investment losses	(5,403)	(128)	(377)	(314)	(280)		
Adjusted total revenues	\$ 223,584	\$ 227,788	\$ 255,516	\$ 203,559	\$ 161,297	38.6%	(1.8)%
GAAP pretax income	\$ 37,951	\$ 43,900	\$ 64,886	\$ 56,246	\$ 22,546	68.3%	(13.6)%
- Net realized investment losses	(5,403)	(128)	(377)	(314)	(280)		
+ Employee separation costs	648	376	-	602	174		
+ Facilities and other restructuring charges	-	60	-	-	230		
Adjusted pretax income	\$ 44,002	\$ 44,464	\$ 65,263	\$ 57,162	\$ 23,230	89.4%	(1.0)%
+ Interest	(1,575)	(1,618)	(1,564)	(1,513)	(1,686)		
+ Depreciation and amortization	5,725	6,095	5,699	5,503	5,775		
Adjusted EBITDA	\$ 48,152	\$ 48,941	\$ 69,398	\$ 61,152	\$ 27,319	76.3%	(1.6)%
GAAP pretax margin	17.4%	19.3%	25.4%	27.7%	14.0%	3.4	(1.9)
Adjusted pretax margin	19.7%	19.5%	25.5%	28.1%	14.4%	5.3	0.2
Adjusted EBITDA margin	21.5%	21.5%	27.2%	30.0%	16.9%	4.6	-

Reconciliation of Segment Results

(\$ in thousands)

	<u>Q4 2009</u>	<u>Q3 2009</u>	<u>Q2 2009</u>	<u>Q1 2009</u>	<u>Q4 2008</u>	Q4 2009 Q4 2008 Variance	Q4 2009 Q3 2009 Variance
Data & Analytic Solutions							
GAAP total revenues	\$ 129,811	\$ 129,317	\$ 137,625	\$ 135,690	\$ 133,634	(2.9)%	0.4%
- Net realized investment (losses) gains	(492)	1,993	2,058	(243)	6		
Adjusted total revenues	<u>\$ 130,303</u>	<u>\$ 127,324</u>	<u>\$ 135,567</u>	<u>\$ 135,933</u>	<u>\$ 133,628</u>	(2.5)%	2.3%
GAAP pretax income	\$ 23,241	\$ 21,319	\$ 28,684	\$ 27,172	\$ 24,416	(4.8)%	9.0%
- Net realized investment (losses) gains	(492)	1,993	2,058	(243)	6		
+ Employee separation costs	542	679	-	166	2,693		
+ Lease termination costs	-	1,317	-	-	684		
+ Intangible impairments	-	-	632	-	2,286		
Adjusted pretax income	<u>\$ 24,275</u>	<u>\$ 21,322</u>	<u>\$ 27,258</u>	<u>\$ 27,581</u>	<u>\$ 30,073</u>	(19.3)%	13.8%
+ Interest	1,392	1,511	1,492	1,503	1,656		
+ Depreciation and amortization	16,988	14,854	14,956	14,795	15,064		
Adjusted EBITDA	<u>\$ 42,655</u>	<u>\$ 37,687</u>	<u>\$ 43,706</u>	<u>\$ 43,879</u>	<u>\$ 46,793</u>	(8.8)%	13.2%
GAAP pretax margin	17.9%	16.5%	20.8%	20.0%	18.3%	(0.4)	1.4
Adjusted pretax margin	18.6%	16.7%	20.1%	20.3%	22.5%	(3.9)	1.9
Adjusted EBITDA margin	32.7%	29.6%	32.2%	32.3%	35.0%	(2.3)	3.1

Reconciliation of Segment Results

(\$ in thousands)

	<u>Q4 2009</u>	<u>Q3 2009</u>	<u>Q2 2009</u>	<u>Q1 2009</u>	<u>Q4 2008</u>	<u>Q4 2009 Q4 2008 Variance</u>	<u>Q4 2009 Q3 2009 Variance</u>
Risk Mitigation & Business Solutions							
GAAP total revenues	\$ 154,973	\$ 169,309	\$ 177,966	\$ 203,189	\$ 193,947	(20.1)%	(8.5)%
- Net realized investment losses	(331)	(845)	(113)	(42)	(43)		
Adjusted total revenues	<u>\$ 155,304</u>	<u>\$ 170,154</u>	<u>\$ 178,079</u>	<u>\$ 203,231</u>	<u>\$ 193,990</u>	(19.9)%	(8.7)%
GAAP pretax income	\$ (5,148)	\$ 18,313	\$ 21,697	\$ 18,679	\$ (1,461)	(252.4)%	(128.1)%
- Net realized investment losses	(331)	(845)	(113)	(42)	(43)		
+ Employee separation costs	1,058	436	-	-	744		
+ Facilities and other restructuring charges	13,358	1,600	-	-	963		
+ Intangible impairments	-	-	-	-	20,033		
Adjusted pretax income	<u>\$ 9,599</u>	<u>\$ 21,194</u>	<u>\$ 21,810</u>	<u>\$ 18,721</u>	<u>\$ 20,322</u>	(52.8)%	(54.7)%
+ Interest	179	(6)	293	375	407		
+ Depreciation and amortization	10,893	10,983	10,886	10,678	10,766		
Adjusted EBITDA	<u>\$ 20,671</u>	<u>\$ 32,171</u>	<u>\$ 32,989</u>	<u>\$ 29,774</u>	<u>\$ 31,495</u>	(34.4)%	(35.7)%
GAAP pretax margin	-3.3%	10.8%	12.2%	9.2%	-0.8%	(2.5)	(14.1)
Adjusted pretax margin	6.2%	12.5%	12.2%	9.2%	10.5%	(4.3)	(6.3)
Adjusted EBITDA margin	13.3%	18.9%	18.5%	14.7%	16.2%	(2.9)	(5.6)

Reconciliation of Segment Results

(\$ in thousands)

	Q4 2009	Q3 2009	Q2 2009	Q1 2009	Q4 2008	Q4 2009 Q4 2008 Variance	Q4 2009 Q3 2009 Variance
Title Insurance							
GAAP investment income	\$ 21,268	\$ 30,645	\$ 13,851	\$ 32,918	\$ 35,125	(39.4)%	(30.6)%
- Net realized investment (losses) gains	(9,949)	5,474	(15,525)	1,490	(1,112)		
Adjusted investment income	\$ 31,217	\$ 25,171	\$ 29,376	\$ 31,428	\$ 36,237	(13.9)%	24.0%
GAAP total revenues	\$ 948,023	\$ 996,997	\$ 935,343	\$ 791,994	\$ 823,294	15.2%	(4.9)%
- Net realized investment (losses) gains	(9,949)	5,474	(15,525)	1,490	(1,112)		
Adjusted total revenues	\$ 957,972	\$ 991,523	\$ 950,868	\$ 790,504	\$ 824,406	16.2%	(3.4)%
GAAP salaries and other personnel costs	\$ 280,176	\$ 276,725	\$ 283,475	\$ 267,800	\$ 262,023	6.9%	1.2%
- Employee separation costs	3,765	1,455	1,719	3,870	8,045		
Adjusted salaries and other personnel costs	\$ 276,411	\$ 275,270	\$ 281,756	\$ 263,930	\$ 253,978	8.8%	0.4%
GAAP other operating	\$ 189,428	\$ 220,716	\$ 223,045	\$ 206,140	\$ 202,506	(6.5)%	(14.2)%
- Lease termination costs	1,118	2,457	-	811	5,510		
Adjusted other operating	\$ 188,310	\$ 218,259	\$ 223,045	\$ 205,329	\$ 196,996	(4.4)%	(13.7)%
GAAP loss provision	\$ 48,990	\$ 49,578	\$ 59,897	\$ 49,340	\$ 136,565	(64.1)%	(1.2)%
- Reserve adjustments	(5,200)	(8,403)	-	-	78,010		
Adjusted loss provision	\$ 54,190	\$ 57,981	\$ 59,897	\$ 49,340	\$ 58,555	(7.5)%	(6.5)%
GAAP pretax income (loss)	\$ 44,537	\$ 58,522	\$ 62,183	\$ 172	\$ (97,124)	145.9%	(23.9)%
- Net realized investment (losses) gains	(9,949)	5,474	(15,525)	1,490	(1,112)		
+ Reserve adjustments	(5,200)	(8,403)	-	-	78,010		
+ Employee separation costs	3,765	1,455	1,719	3,870	8,045		
+ Facilities and other restructuring charges	1,118	2,457	-	811	5,510		
Adjusted pretax income (loss)	\$ 54,169	\$ 48,557	\$ 79,427	\$ 3,363	\$ (4,447)	1318.1%	11.6%
GAAP pretax margin	4.7%	5.9%	6.6%	0.0%	-11.8%	16.5	(1.2)
Adjusted pretax margin	5.7%	4.9%	8.4%	0.4%	-0.5%	6.2	0.8



Reconciliation of 2009 EPS

GAAP EPS	\$	2.09
- Net realized investment (losses) gains		(0.18)
+ Employee separation costs		0.12
+ Facilities and other restructuring charges		0.13
+ Reserve adjustments		(0.03)
+ Intangible impairments		0.07
+ Spin-off related cost		0.05
Adjusted EPS	<u>\$</u>	<u>2.61</u>