
**THE ALTMAN GROUP, INC.
CLOSED-END FUND SUMMARY OF
SIGNIFICANT CORPORATE ACTIONS FOR MAY 2005**

Neuberger Berman Real Estate Fund (NRL)

5% Holders	
Lola Brown Trust No 1B	463,200 shares 11.53%
Western Investments	231,400 shares 5.57%
Phil Goldstein	210,040 shares 5.05%

Background

The Neuberger Berman Real Estate Fund (NRL) incorporated in Maryland was subject on September 12, 2004 in a 13D filing by Trusts associated with Stewart Horejsi to an offer to buy NRL shares at \$19.89 a shares and at the time had acquires 10.05% of the outstanding and intended to buy over 50% of the outstanding shares, replace the funds directors and advisor with Horejsi affiliates.

The directors of NRL announced that they believed the offer represented a substantial threat to NRL and its stockholders and the board adopted a rights plan often referred to as a poison pill. This rights plan would dilute the Trust's shares if they bought additional shares and subject them to Maryland statutes that would disenfranchise the Trust's if they bought more shares the initial rights agreement expired on January 21, 2005.

In a suit brought by the Horesji trusts, the Federal District Court in Maryland held that the fund's rights plan did not conflict with the ICA.

Under section 18(d) of the ICA, the only warrants that a registered management company is permitted to issue are warrants that expire not later than 120 days after issuance and that are issued ratably to all shareholders. The Court rejected the argument by the Trust's that the rights weren't issued ratably to all shareholders because shareholders owning above 11% would end up being treated differently from other shareholders. The court noted that the rights were issued proportionately to a class of shareholders, with one right being attached to each share. The Court also rejected the Trusts argument that the rights plan violated section 18(i) of the ICA which requires that each share have equal voting rights

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Summary of May 2005 Filings and Events Concerning NRL

5/16/05 Filings of Forms SC14D9/a and 8-A12B by NRL

On May 16, 2005, NRL announced that on Friday 13, 2005 its Board after careful consideration by the unanimous vote of the Directors present voted to continue to recommend that common stockholders reject the unsolicited offer commenced by two trusts controlled by Stewart Horejsi to purchase up to 50% of the issued and outstanding shares of the Fund's common stock at a price of \$19.89 per share net to the seller in cash. The Board concluded that the offer continues to represent a substantial threat to the Fund and its stockholders and that the unsolicited, partial and hostile nature of the offer and the plans for the Fund announced by the Horejsi Trusts were designed to coerce Fund Stockholders to tender shares into the offer on disadvantageous terms.

On May 13, 2005, the Board of Directors of Neuberger Berman Real Estate Income Fund, Inc. adopted a resolution declaring a dividend of one right for each outstanding share of common stock, par value \$.0001 per share, of the Company. The dividend is payable on May 18, 2005 to the stockholders of record on that date. Each right entitles the registered holder to purchase from the Company five common shares at a price equal to the aggregate par value of such common shares subject to adjustment.

The rights will become exercisable 10 days following a public announcement that a person or group of affiliated or associated persons have acquired beneficial ownership of 11.5% or more of the outstanding Common Shares of the Company, the Rights will be evidenced, with respect to any of the Common Shares outstanding as of the Record Date.

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The Rights Agreement provides that, until the Distribution Date (or earlier redemption or expiration of the Rights), the Rights will be transferred with and only with the Common Shares.

The Rights are not exercisable until the Distribution Date. The Rights will expire on September 11, 2005 (The Final Expiration Date).

Complaint Exhibit (A) (24) Amended Full Value Partners v Neuberger Berman Real Estate Income Fund filed on May 6, 2005.

Full Value Partners owns 32, 070 shares of common stock of NRL and has owned the stock prior to September 10, 2004.

On April 18, 2005, the United States District Court for the District of Maryland granted the Fund's and the Fund's directors motion to dismiss the FV Partners Complaint and granted leave to file an amended complaint..

On May 6, 2005, FV Partners, on behalf of itself and a punitive class, amended the complaint adding a claim that by executing a second rights agreement on January 18, 2005, the Board effectively extended the Rights Agreement that had been executed on September 23, 2004 beyond 120 days and thereby violated Section 18 (d) of the 1940 Act. FV Partners also claimed that the execution of a second rights agreement was a breach of the directors' fiduciary duty. The Fund and the directors intend to vigorously defend against the Amended FV Partners Complaint.

May 19, 2005 Phillip Goldstein filed a 13D for his holdings in NRL

Mr. Goldstein owns 210,040 shares or 5.05% of the outstanding.

In the Item 4. Purpose of Transaction.. “ The filing person has unanimously determined that certain actions of the issuer's board of directors, including effectively extending a poison pill beyond the 120 day limit allowed under the Investment Company Act of 1940, represents a substantial threat to the Fund and its stockholders. At the issuer's next annual meeting the filing person intends to nominate and elect shareholder friendly directors that will remove these threats.”

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May 24, 2005 Lola Brown Trust No.1B filed a SC To-T/A

This is an Amended and Restated Offer to Purchase Dated May 24, 2005 Relating to the Offer to Purchase Dated September 10, 2004 as Amended. The Trust has Amended and Restated Its Offer to Purchase for Cash up to 1,620,000 Outstanding Shares of Common Stock of Neuberger Berman Real Estate Income Fund at \$18.89 per share. The Offer and Withdrawal Rights will Expire at 5:00pm NYC time on Wednesday September 14, 2005 unless extended.

Background of Horejsi Responses to The Neuberber Berman Real Estate Income Fund

Horejsi responded to the defensive measures taken by NRL's board by filing counterclaims against NRL with the District Court of Maryland on October 6, 2004, seeking among other things, to invalidate the poison pill and the NRL boards attempt to apply Maryland's control share statute to Horejsi and their offer.

NRL filed papers with the District Court of Maryland on October 11, 2004, arguing that NRL's defensive actions are permitted under applicable law and raising for the first time an argument that Horejsi ownership of more than 3% of NRL's outstanding voting stock violates the Investment Company Act of 1940.

Horejsi has extended the offer a number of times in order to provide time for the courts to settle the outstanding issues and in light of NRL's series of poison pills. The offer is currently scheduled to expire at 5:00 pm NYC Time on Wednesday, September 14, 2005.

On October 22, 2004, the district court issued a Memorandum Opinion and Declaratory Judgment Order upholding the validity of NRL's poison pill, which Horejsi refers to as the "poison pill order". The court did not rule on the applicability of the Maryland control share act, but commented that "it would seem unfair to allow NRL to invoke (the control act) against the Trusts under these circumstances." In addition, the court did not address whether their ownership of more than 3% of NRL's shares violated the Investment Company Act of 1940.

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Following the issuance of the poison pill order, Horejsi appealed the poison pill order to the US Court of Appeals for the Fourth District seeking to obtain a final judgment in their favor invalidating NRL's poison pill. On January 25, 2005, the appeals court dismissed the appeal with permission to re-file the appeal once the district court has ruled on all matters involved in the litigation.

Although the first poison pill adopted by NRL's board expired, as required by federal law, on January 21, 2005, on January 18, 2005 NRL's board adopted a second poison pill substantially identical to the first poison pill. NRL's second poison pill expired, as required by federal law on May 18, 2005. On May 13, 2005, NRL's board adopted a third poison pill, Horejsi anticipates that they will need to obtain a final court ruling in their favor on the validity of NRL's "serial poison pills" before they could consummate their offer.

The data provided in the report is based on information contained in filings with The Securities and Exchange Commission. Some information presented by The Altman Group is in summary form and does not represent complete statements. The Altman Group shall not be held responsible for the accuracy or completeness of such information.

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