

Date 19 November 2009

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**BAM: Substantial write-down on Property in third quarter**

- Net result for the first nine months of 2009: €65 million
- All sectors profitable – with the exception of Property
- Additional losses at Property of €68 million in the Netherlands and €21 million in Ireland
- Write-down of goodwill Dutch property activities: €40 million
- Extraordinary tax benefit of €80 million
- Revenue for the first nine months of 2009: €6.0 billion (-6%)
- Order book €11.6 billion as at 30 September 2009
- Profit forecast for 2009: at least €100 million

(in € million, unless otherwise indicated)	<b>First nine months of 2009</b>	First nine months of 2008	Full year 2008
Revenue	<b>5,966</b>	6,348	8,835
Operating result before depreciation, amortisation and impairment	<b>168.1</b>	299.6	428.9
Result before tax and impairment	<b>76.9</b>	242.3	352.5
Margin before tax and impairment	<b>1.3%</b>	3.8%	4.0%
Net result attributable to shareholders	<b>65.4</b>	191.5	161.9
Profit per share (x €1)	<b>0.48</b>	1.44	1.21
Profit per share (fully diluted) (x €1)	<b>0.48</b>	1.42	1.20
Capital base	<b>1,075</b>	1,298	1,098
Solvency	<b>15.5%</b>	18.2%	16.3%
Return on shareholders' equity	<b>14.1%</b>	29.1%	17.6%
Net liquidity	<b>316</b>	331	510
Interest-bearing debts	<b>2,341</b>	2,398	2,130
Net debt position	<b>1,835</b>	1,834	1,479
Operating capital (excl. net liquidity)	<b>494</b>	819	527
Order book (close of period)	<b>11,600</b>	14,100	13,100

**Course of business during the first nine months of 2009**

Royal BAM Group operated under difficult market conditions during the first nine months of 2009. In nearly all markets, operating companies are facing shrinking volumes, intensifying competition and substantial pressure on pricing. This puts a strain on the results, turnover and order book. Various group divisions – both in the Netherlands and abroad – are further adjusting their organisation to the changes in the market situation. In view of these circumstances, most of the operating companies

performed well during the first nine months. With the exception of Property, all sectors posted a profit for the first nine months of 2009.

Revenue fell by approximately eleven percent during the first nine months of 2009, to €6.0 billion (first nine months of 2008: €6.3 billion). More than half of this decline was caused by currency exchange fluctuations. The result before tax and impairment fell sharply to €77 million (first nine months of 2008: €242 million). The drop in profit can be attributed primarily to the loss in the Property sector and lower contributions to profits in the Construction and Consultancy & Engineering sectors. The loss in the Property sector was caused by provisions for lower revenue forecasts, provisions for redevelopment costs and insufficient coverage of overheads. Of the total additional loss in the Property sector in the Netherlands (€68 million), €24 million was an operating loss while €44 million was recorded as an impairment of property positions.

It is currently clear that the property market would take an even longer time to recover. This forced BAM to write down goodwill paid upon the acquisition of the Dutch property activities by €40 million. Although the developments on the property market – as on almost all other markets – are still marked by a great deal of uncertainty, BAM is convinced that its own property companies will once again contribute to the Group's profits in due course.

The Group's net result for the first nine months of 2009 amounted to €65 million (first nine months of 2008: €191 million), because of €80 million in extraordinary tax benefit as a result of the liquidation of non-operational activities in Germany.

### Allocation of revenue and results by sector

(x € million)	First nine months of 2009		First nine months of 2008	
	Result	Revenue	Result	Revenue
Construction	73.7	2,588	100.5	2,787
Property	-81.0 *	584	64.8 *	825
Civil engineering	72.0	2,796	72.5	2,719
Public-private partnerships	1.2	47	4.1	50
Mechanical and electrical contracting	6.4	180	9.1	172
Consultancy and engineering	9.0	150	22.8	171
Eliminations and miscellaneous	-1.0	-379	-5.2	-376
<b>Total for sectors</b>	<b>80.3</b>	<b>5,966</b>	268.6	6,348
Group overhead	8.7		-7.0	
Group interest charge	-28.3 *		-51.9 *	
<b>Operational activities</b>	<b>60.7</b>		209.7	
Dredging	16.2		32.6	
<b>Result before tax and impairment</b>	<b>76.9</b>	<b>1.3%</b>	242.3	3.8%
Impairment at Property	-44.0		-	
Write-down of goodwill	-40.0		-	
Tax	76.5		-47.6	
Minority interests	-4.0		-3.2	
<b>Net result</b>	<b>65.4</b>	<b>1.1%</b>	191.5	3.0%

\* Interest charges adjusted to take into account the restructuring of the AM financing facility.

## Construction

- Positive results from Dutch operating companies
- BAM Construct UK performed as forecast
- BAM Deutschland continued the upward trend
- Interbuild achieved a strong result from lower turnover

(x € million)	<b>First nine months of 2009</b>	First nine months of 2008	Full year 2008
Revenue	<b>2,588</b>	2,787	3,826
Result before tax	<b>73.7</b>	100.5	144.7
Margin (before tax)	<b>2.8%</b>	3.6%	3.8%
Order book (close of period)	<b>4,942</b>	6,111	5,268

In the Construction sector, there was a net decline in the results achieved by the Dutch operating companies from slightly lower turnover compared to the good period of the first nine months of 2008. Non-residential construction achieved a good but lower result in the third quarter. A number of substantial contracts were won in the first half of the year, so the order book of non-residential construction was at a higher level than at year-end 2008. In the third quarter, there was increased pressure on pricing in bidding for contracts. As reported earlier, the major decrease in the number of residential construction projects at BAM Woningbouw resulted in organisational adjustments. The step-by-step capacity reduction is going according to plan.

Revenue of BAM Construct UK expressed in pound sterling went up by four percent compared to the first nine months of 2008. However, due to currency exchange rate fluctuations, revenue was lower when measured in euros. Given the difficult market, the contribution to the result in the first nine months was good, although still less than the excellent contribution of the previous year. Although the market appears to be stabilising, there is great pressure on the price level of new contracts because of increased competition. The order book decreased in line with the shrinkage in construction output.

As forecasted, BAM Deutschland achieved a larger profit and an improved margin from lower revenues in the first nine months of 2009. The size of BAM Deutschland's order book is comparable to year-end 2008.

In Belgium, Interbuild again achieved a good result from reduced revenues. The non-residential construction company very successfully completed a number of projects from previous years in the first nine months of 2009. The size of the order book decreased compared to the favourable situation at year-end 2008.

## Property

- Loss for the first nine months of 2009: €81 million
- Additional loss for third quarter in the Netherlands: €68 million, of which €24 million was an operating loss and €44 million was recorded as an impairment
- Residential sales from the Group's own projects stabilised at 389 homes in the third quarter
- Additional loss for third quarter in Ireland of €21 million
- United Kingdom stable in the third quarter
- Good results from Belgian property activities

(x € million)	<b>First nine months of 2009</b>	First nine months of 2008	Full year 2008
Revenue	<b>584</b>	825	1,205
Result before tax*	<b>-81.0</b>	64.8	47.4
Margin (before tax)	<b>Neg.</b>	7.9%	3.9%
Order book (close of period)	<b>1,657</b>	2,813	2,460

\* Interest charges adjusted to take into account the restructuring of the AM financing facility.

The negative result in the Property sector increased in the third quarter because of additional losses in the Netherlands (€68 million) and Ireland (€21 million). It is clear that the property market has gone down even further and that its recovery would take longer than originally assumed. This also caused the Group to record an impairment of property positions in the amount of €44 million.

In the Netherlands, the operating loss for the first nine months of 2009 amounted to €45 million. This loss relates to provisions for lower revenue forecasts in respect of current projects (approximately €25 million), costs of project redevelopment (including a write-off of development costs from previous years) and insufficient coverage of overheads (together approximately €20 million). On 14 October 2009, the Group announced its intention to merge the operating companies AM and BAM Vastgoed with effect from 1 January 2010.

The residential market in the Netherlands seems to have stabilised, but at an unsatisfactory low level. An increase in demand will require a recovery of consumer confidence. In total, the Group sold 1,104 homes from its own development projects during the first nine months (2008: approximately 2,300 homes). On an annual basis, the number of homes sold from the Group's own development projects is forecasted to be approximately 1,500 units (2008: 3,231; 2007: 5,334). The Group's supply of unsold and unlet property in the Netherlands, as at 30 September 2009, was limited: 84 homes and approximately 2,000 m<sup>2</sup> of office space (72 homes and approximately 2,000 m<sup>2</sup> of office space at year-end 2008). The Group remains positive about the long-term prospects for the Dutch residential market, partly due to the overall shortage of good quality homes.

The property activities in the United Kingdom and Ireland have been at a very low level for some time. In Ireland, there is still uncertainty about market stabilisation. The valuation of the Irish property positions, based on current forecasts of revenue from sales and lets, resulted in further additions to the loss provisions in the third quarter of €21 million. In view of the current market situation, the provision for losses in the United Kingdom is adequate.

Kaïros performed well in Belgium. The property company manages to be successful in difficult market circumstances.

### Civil engineering

- Dutch and Belgian civil engineering companies posted comparable results
- Performance in the United Kingdom was slightly down
- Appropriate results from German activities
- The Irish market was under significant pressure
- BAM International made a good contribution to the overall result

(x € million)	<b>First nine months of 2009</b>	First nine months of 2008	Full year 2008
Revenue	<b>2,796</b>	2,719	3,795
Result before tax	<b>72.0</b>	72.5	139.2
Margin (before tax)	<b>2.6%</b>	2.7%	3.7%
Order book (close of period)	<b>4,774</b>	5,051	5,248

The results achieved by the Dutch civil engineering companies in the first nine months of 2009 were similar to last year. BAM Infratechniek in particular made a healthy contribution to the overall result. The order book in the Netherlands increased, especially because of contracts won by BAM Infratechniek and BAM Rail. The volume of work on the Dutch civil engineering market remains at a sound level, due in part to the expected effects later in the financial year and next year of government stimulus measures.

In the United Kingdom, BAM Nuttall performed satisfactorily despite the current market conditions. Revenue and result were lower compared to the first nine months of last year, partly on account of currency exchange rate fluctuations. The ratio of revenue to result (margin) remained the same. The current market is marked by intense competition. The order book decreased.

In the first nine months, the Belgian civil engineering activities generated a margin similar to last year, but from higher revenues. Despite sufficient market volume, fierce competition put pressure on pricing when tendering for contracts.

In Ireland, BAM Contractors achieved a positive margin from reduced construction revenues. Circumstances in the Irish market are extremely difficult and the market volume in both the private sector and the public sector remains very low, which is reflected in a sharp decline in the order book. BAM Contractors is therefore forecasting significantly reduced revenues for the next few years and will modify its organisation accordingly.

The German company Wayss & Freytag Ingenieurbau achieved a positive result, as anticipated, from increased revenue in the first nine months. The order book is at a high level due in particular to various large tunnel construction contracts.

BAM International made a good contribution to the overall result from higher revenues. The company focuses on specialist niche markets outside Europe, where it applies a selective contracting policy.

## Public-private partnerships

- Three new projects in 2009
- Good results from operational PPP contracts
- Large number of actual and potential tenders

(x € million)	<b>First nine months of 2009</b>	First nine months of 2008	Full year 2008
Revenue	<b>47</b>	50	67
Result before tax	<b>1.2</b>	4.1	19.4
Margin (before tax)	<b>2.6%</b>	8.2%	29.1%
Order book (close of period)	<b>362</b>	451	389

BAM PPP's positive results from operational PPP contracts in the first nine months were as forecast. The drop in revenue compared to the previous year was the result of the fall in the value of pound sterling. The drop in the result was caused by higher tendering costs.

BAM PPP was involved in three new projects in the third quarter: Kantienberg (Belgium), the Brandenburg parliament building (Germany) and Burgdorf prison (Switzerland). The financial close of the first two projects has now been achieved.

As at 30 September 2009, BAM PPP had 28 PPP contracts in its order book (excluding the three projects mentioned above), of which 18 contracts are operational. Work is currently in progress on 17 tenders in the Group's five home markets. The demand for PPP contracts is strong in all of the Group's home markets. There were no disposals during the first nine months.

The total as at 30 September 2009 of receivables under PPP contracts (including the short-term element) and intangible fixed assets (concessions) increased to €771 million (year-end 2008: €600 million), partly because of the increase in the value of pound sterling compared to year-end 2008. The non-recourse PPP loans as at 30 September 2009 stood at €705 million (year-end 2008: €558 million). The committed net investment obligation for the 28 PPP contracts in the order book totals approximately €180 million (year-end 2008: €180 million). Of that sum, approximately €69 million has actually been invested by 30 September 2009 (year-end 2008: €69 million).

## Mechanical and electrical contracting

- BAM Techniek posted good but lower results
- Order book at record level

(x € million)	<b>First nine months of 2009</b>	First nine months of 2008	Full year 2008
Revenue	<b>180</b>	172	244
Result before tax	<b>6.4</b>	9.1	12.2
Margin (before tax)	<b>3.5%</b>	5.3%	5.0%
Order book (close of period)	<b>427</b>	277	274

BAM Techniek achieved a good but lower result in the first nine months of 2009 from slightly higher revenues. BAM Techniek managed to further expand its order book, which had already seen strong growth during the first half year. The amount of work in the order book is now at a record level.

## Consultancy and engineering

- Consequences of market downturn are evident at Tebodin

(x € million)	<b>First nine months of 2009</b>	First nine months of 2008	Full year 2008
Revenue	<b>150</b>	171	232
Result before tax	<b>9.0</b>	22.8	28.1
Margin (before tax)	<b>6.0%</b>	13.3%	12.1%
Order book (close of period)	<b>94</b>	139	118

Tebodin posted a much lower result for the first nine months of 2009 compared to its excellent results in previous years. Pressure on pricing is increasing in nearly all markets. The Central and Eastern European markets, in particular, were greatly reduced by a significant worsening of the investment climate. Further adjustments will be made to the organisation in these regions. Tebodin's markets in the Middle and Far East are relatively favourable.

## Dredging

The participating interest in dredging company Van Oord (21.5%) generated a lower contribution to the result (€16 million) for the first nine months of 2009 compared to the same period last year (€33 million). As previously announced, BAM does not expect to resume discussions on the possibility of selling its minority interest in Van Oord before May 2010.

## Tax benefit

The result for the first nine months of 2009 contains €80 million in tax benefit. This benefit relates the liquidation of old property development activities in Germany, which are expected to take place in 2010. This liquidation will forfeit part of the tax losses in Germany.

At least €400 million in offsettable losses will remain available to the two operating companies in Germany (BAM Deutschland and Wayss & Freytag Ingenieurbau), which amount can be deducted against future profits.

The tax benefit of €80 million will be realised by offsetting the liquidation loss against Dutch taxable profit. The settlement will take place via the customary method of carry-back and carry-forward, and has therefore no direct effect on net liquidity.

## Order book

The order book fell during the first nine months of 2009, by more than 11% to €11.6 billion as at 30 September 2009 (year-end 2008: €13.1 billion). The drop occurred primarily in the Property sector and in the United Kingdom and Ireland. The drop in the Property sector and in Ireland is in line with the lower revenue forecasts for the coming years. Of the total order book, contracts worth a total of €2.3 billion are expected to be carried out during the fourth quarter of 2009, with €5.4 billion in 2010 and €3.9 billion in subsequent years.

## **Financial position**

The net liquidity, i.e. the balance of cash and cash equivalents minus current bank credit, was €316 million as at 30 September 2009 (year-end 2008: € 510 million, 30 September 2008: €331 million). This drop largely follows the seasonal pattern. The net liquidity remained virtually the same in the third quarter. Working capital (excluding net liquidity) stood at €494 million as at 30 September 2009 (year-end 2008: € 527 million, 30 September 2008: €819 million). The above seasonal pattern applies here as well. The drop in comparison with 30 September 2008 resulted from a better funding situation as regards to work in progress for third parties and from the impairment of property positions. The interest-bearing debts amounted to €2,341 million as at 30 September 2009 (year-end 2008: €2,130 million) and the net debt position stood at €1,835 million (year-end 2008: €1,479 million). The increase in the debt is due mainly to an increase in non-recourse PPP loans. The vast bulk of the debt consists of non-recourse PPP loans and project funding (€1,189 million), recourse project funding (€334 million) and a subordinated loan (€200 million). The Group's capital base as at 30 September 2009 was €1,075 million, which is similar to the year-end 2008 level (€1,098 million). As a result of the higher balance sheet total, solvency based on the capital base was lower at 15.5 percent as at 30 September 2009 (year-end 2008: 16.3 percent).

The acquisition of the remaining 49% interest in AM was completed during the first quarter. BAM has added the funding facilities at AM level (€360 million) to the facilities at Group level, in accordance with the Group's funding structure and the agreements made by the Group with the banks. Based on the Group's calculations, the covenants for the credit facility of €550 million, the loan of €360 million and the subordinated loan of €200 million were satisfied as at 30 September 2009.

## **Result per ordinary share**

The number of ordinary shares ranking for dividend hardly changed in the first nine months of 2009, amounting to approximately 135.2 million shares as at 30 September 2009. At present, approximately 350,000 convertible preference shares are still outstanding.

The average number of issued ordinary shares during the first nine months of 2009 increased by more than 1%, compared to the same period last year, to 135.2 million (2008: 133.4 million shares). This increase arose from the conversion – which mainly took place in 2008 – of convertible preference shares into ordinary shares. The lower results achieved and the increase in the average number of ordinary shares ranking for dividend means that the net result per ordinary share fell in the first nine months of 2009 to €0.48 (2008: € 1.44). Based on full conversion of the convertible preference shares, the net result per ordinary share fell to €0.48 (2008: € 1.42).

## **Outlook for 2009**

Subject to unforeseen circumstances and the risks described in the half-yearly report, Royal BAM Group expects to achieve approximately €8.3 billion in revenue and a net result of at least €100 million for the whole of 2009.



## **Strategic agenda for 2010 - 2012**

Every three years, Royal BAM Group publishes a strategic agenda setting out the targets and strategic action points for the planning period. The Executive Board has drawn up a strategic agenda for 2010-2012 to serve as a guide for management in the Group's further development.

BAM continues to position itself as a construction and property group that can offer its customers infrastructure and buildings that are ready for immediate use. BAM provides its services as an integrated package: development, design, construction, finance, operation and maintenance.

BAM operating companies are active principally in the five European home markets: Belgium, Germany, Ireland, the Netherlands and the United Kingdom. In a number of countries BAM is seeking to become the market leader, in terms of quantity as well as quality. In other countries, the intention is that operating companies should occupy a leading position in their respective market segments. BAM's aim is to achieve sound growth in its activities. In this context, reinforcing BAM's presence in all the home markets is the highest priority. The second priority is to fill BAM's activity matrix. The third priority is to develop new concepts or product-market combinations in segments with growth opportunities, such as healthcare, reduced energy consumption, communication infrastructure and management and maintenance.

The Group is developing these new products and concepts in order to meet its customers' demand for total solutions and in order to comply with society's expectations with regard to reduced energy consumption, waste management, water management, healthcare and education.

BAM wants to offer its shareholders a healthy profit that results from attractive dividends and increased share value. The aim for 2012 is to achieve a pre-tax profit of 4% on approximately €9 billion in turnover, as well as a solvency of approximately 25% (excluding PPP projects). BAM set its financial targets on the assumption that the market will recover.

BAM's success is based on four main areas: expertise, joint strength, its employees and sustainability. Expertise at all levels continues to be the basis for the primary process. BAM is steadily developing into an organisation of professionals. This means that creative technologies and Lean Construction Management will be applied. BAM will make optimum use of the advantages of virtual construction. All staff members must be able to apply the knowledge and experience widely available within the Group and thus increase BAM's strength. The Group's potential (people, knowledge, expertise and equipment) must be utilised in full.

Human resources management will ensure the availability of sufficient expertise and the development of management potential at every level in the Group. The focus will be on the development of skills and the expansion of knowledge, diversity in the workforce and on recruitment and selection.

The policy regarding corporate social responsibility will focus on promoting healthy and safe working conditions throughout the entire construction process, integrity, diversity, reduction of the CO<sub>2</sub> footprint and waste processing.

Bunnik, Netherlands, 19 November 2009

### **Further information**

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### **Conference call**

On 19 November 2009, at 10.00 hrs, there will be a conference call (in Dutch) for press and analysts with a presentation of the results. A simultaneous English interpretation will also be available.

If you wish to listen to the conference (no option for questions), please call +31 (0)10 29 44 213. The English translation is available at +31 (0)10 29 44 271.

A recording of the conference call will remain available for one month at +31 (0)10 29 44 210 (access code for Dutch: 18 00 77 #, English: 18 00 79 #). Downloadable MP3 files of the conference call in Dutch and the English interpretation will be available on the website [www.bam.eu](http://www.bam.eu).

### **Annexes**

1. Condensed consolidated income statement
2. Consolidated statement of comprehensive income
3. Consolidated balance sheet
4. Consolidated statement of equity
5. Condensed cash flow statement
6. Figures per ordinary share with a par value of €0.10
7. Explanatory notes on the interim report

## 1. Condensed consolidated income statement

(x € million)

	1 <sup>st</sup> nine months of 2009	1 <sup>st</sup> nine months of 2008	Full year 2008
<b>Revenue</b>	<b>5,966</b>	6,348	8,835
Operating result before depreciation, amortisation and impairments	<b>168.1</b>	299.6	428.9
Depreciation and amortisation	<b>-76.2</b>	-68.7	-95.5
Impairment property development	<b>-44.0</b>	-	-
Impairment goodwill	<b>-40.0</b>	-	-100.0
<b>Operating result</b>	<b>7.9</b>	230.9	233.4
Finance income	<b>11.4</b>	20.9	27.2
Finance expense	<b>-43.5</b>	-47.6	-58.1
Result from associates	<b>17.1</b>	38.1	50.0
<b>Result before tax</b>	<b>-7.1</b>	242.3	252.5
Income tax	<b>76.5</b>	-47.6	-86.7
<b>Net result for the period</b>	<b>69.4</b>	194.7	165.8
Minority interest	<b>-4.0</b>	-3.2	-3.9
<b>Net result attributable to shareholders</b>	<b>65.4</b>	191.5	161.9
(x € 1)			
Per ordinary share with par value of €0.10	<b>0.48</b>	1.44	1.21
Per ordinary share with par value of €0.10 (fully diluted)	<b>0.48</b>	1.42	1.20

## 2. Consolidated statement of comprehensive income

(x € million)

	1 <sup>st</sup> nine months of 2009	1 <sup>st</sup> nine months of 2008	Full year 2008
<b>Net result for the period</b>	<b>69.4</b>	194.7	165.8
Fair value cash flow hedges	<b>7.5</b>	-4.2	-93.4
Exchange rate differences	<b>21.0</b>	-35.7	-117.2
<b>Other not-realized result</b>	<b>28.5</b>	-39.8	-210.6
<b>Total comprehensive income</b>	<b>97.9</b>	<b>154.8</b>	-44.8
<b>Attributable to:</b>			
Minority interest	<b>4.3</b>	3.1	3.6
Shareholders of the company	<b>93.6</b>	151.7	-48.4
(x € 1)			
Per ordinary share with par value of €0.10	<b>0.69</b>	1.14	-0.36
Per ordinary share with par value of €0.10 (fully diluted)	<b>0.69</b>	1.12	-0.35

### 3. Consolidated balance sheet

(x € million)

	30 September 2009	31 December 2008	30 September 2008
Property, plant and equipment	429.8	430.2	425.4
Intangible assets	824.2	802.3	913.1
PPP receivables	534.3	421.3	530.9
Associates	184.2	184.0	174.1
Other financial assets	71.4	60.6	51.5
Derivative financial instruments	0.2	0.7	13.1
Pension plan assets	70.5	61.3	60.6
Deferred tax assets	125.8	53.7	29.9
<b>Non-current assets</b>	<b>2,240.4</b>	<b>2,014.1</b>	<b>2,198.6</b>
Inventories	1,838.5	1,808.6	1,915.7
Trade and other receivables	2,316.4	2,258.9	2,438.3
Current income tax receivable	34.3	6.2	21.1
Derivative financial instruments	3.2	3.0	1.4
Cash and cash equivalents	506.6	651.0	563.2
Non-current assets held for sale	0.1	0.1	0.1
<b>Current assets</b>	<b>4,699.1</b>	<b>4,727.8</b>	<b>4,939.8</b>
<b>Total assets</b>	<b>6,939.5</b>	<b>6,741.9</b>	<b>7,138.4</b>
Share capital	469.4	469.4	469.4
Reserves	-217.1	-245.4	-75.0
Retained earnings	620.8	623.4	653.1
<b>Equity attributable to the Company's shareholders</b>	<b>873.1</b>	<b>847.4</b>	<b>1,047.5</b>
Minority interest	5.4	5.7	8.9
<b>Group equity</b>	<b>878.5</b>	<b>853.1</b>	<b>1,056.4</b>
Borrowings	1,749.0	1,768.8	1,948.5
Derivative financial instruments	122.0	136.3	26.0
Employee benefit obligations	134.9	134.0	157.8
Provisions	99.0	79.8	82.5
Deferred tax liabilities	66.5	79.1	77.1
<b>Non-current liabilities</b>	<b>2,171.4</b>	<b>2,198.0</b>	<b>2,291.9</b>
Borrowings	592.4	361.1	449.1
Trade and other payables	3,222.4	3,217.6	3,242.2
Derivative financial instruments	1.6	2.2	0.9
Provisions	50.9	78.3	67.6
Income tax payable	22.3	31.6	30.3
<b>Current liabilities</b>	<b>3,889.6</b>	<b>3,690.8</b>	<b>3,790.1</b>
<b>Total equity and liabilities</b>	<b>6,939.5</b>	<b>6,741.9</b>	<b>7,138.4</b>
<b>Capital base</b>	<b>1,074.8</b>	<b>1,098.2</b>	<b>1,298.2</b>

#### 4. Consolidated statement of equity

(x € million)

	1 <sup>st</sup> nine months of 2009	1 <sup>st</sup> nine months of 2008	Full year 2008
Position as at 1 January	853.1	1,004.4	1,004.4
Net result for the period	69.4	194.7	165.8
Fair value cash flow hedges	7.5	-4.2	-93.4
Exchange rate differences	21.0	-35.7	-117.2
Total comprehensive income	97.9	154.8	-44.8
Conversion of preference shares	0.0	23.9	23.9
Dividend paid	-69.4	-122.0	-122.0
Other changes	-3.1	-4.7	-8.4
Total change	25.4	52.0	-151.3
Position as at period-end	<b>878.5</b>	1,056.4	853.1

#### 5. Condensed cash flow statement

(x € million)

	1 <sup>st</sup> nine months of 2009	1 <sup>st</sup> nine months of 2008	Full year 2008
Net result for the period	69.4	194.7	165.8
Adjustments for:			
- Taxation	-76.5	47.6	86.7
- Depreciation and amortisation	76.2	68.7	95.5
- Impairment goodwill	40.0	-	100.0
- Impairment property	44.0	-	-
- Result on sale of property, plant and equipment	-0.8	-1.5	-0.5
- Finance income and expense	28.5	26.7	30.9
- Result from associates	-17.1	-38.1	-50.0
Changes in provisions	-16.6	-33.8	-50.3
Changes in working capital (excl. net cash position)	-70.7	-319.4	-48.0
Cash flow from operations	76.4	-55.1	330.1
Interest paid	-66.8	-85.3	-121.5
Income tax paid	-49.5	-67.0	-81.6
Net cash flow from operating activities	-39.9	-207.4	127.1
Net cash flow from investing activities	-225.9	-133.4	-213.0
Net cash flow from financing activities	61.6	122.5	86.8
Increase/decrease in net cash position	-204.2	-218.3	0.8
Net cash position at beginning of the year	509.7	566.3	566.3
Exchange rate differences on net cash position	10.1	-17.0	-57.4
Net cash position at period-end	<b>315.6</b>	331.0	509.7
Of which in construction consortiums and other partnerships	<b>219.5</b>	222.4	226.5

## 6. Figures per ordinary share with par value of €0.10

(x €1, unless indicated otherwise)

	1 <sup>st</sup> nine months of 2009	1 <sup>st</sup> nine months of 2008	Full year 2008
Net result attributable to shareholders	0.48	1.44	1.21
Net result attributable to shareholders (fully diluted)	0.48	1.42	1.20
Cash flow	1.34	1.95	2.67
Equity attributable to shareholders	6.46	7.75	6.27
Highest closing share price	8.174	16.60	16.60
Lowest closing share price	4.935	8.66	4.67
Closing share price at period-end	7.889	9.04	6.41
Number of shares ranking for dividend (x 1,000)	135,196	135,193	135,193
Average number of shares ranking for dividend (x 1,000)	135,195	133,378	133,834
Average number of shares ranking for dividend (fully diluted) (x1,000)	135,543	135,543	135,543

## 7. Explanatory notes on the interim report

Royal BAM Group nv was incorporated under Dutch law and is domiciled in the Netherlands. This interim report contains the financial data for the first nine months of 2009 for the Company and its subsidiaries (jointly referred to as 'the Group') and for its share in joint ventures.

This interim report does not contain all the information and explanatory notes prescribed for financial statements and should therefore be read in conjunction with the 2008 Annual Report and the 2009 Half-Yearly Report.

This interim report was approved by the Supervisory Board and released for publication by the Executive Board. This interim report also serves as an interim statement as referred to in Section 5:25e of the Financial Supervision Act [*Wet financieel toezicht*].