Royal BAM Group nv

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No. of pages 11

Good performances by BAM result in higher profit forecast

- Net result for the first nine months of 2007: €192.6 million
- Turnover for the first nine months of 2007: €6.4 billion (+10%)
- German operations developing in accordance with expectations
- BAM mostly positive about present market conditions
- Further increase in order book: €13.7 billion (+12% on a comparable basis)
- Outlook for 2007 raised: net profit of at least €310 million

Course of business during first nine months of 2007

Royal BAM Group performed well during the first nine months of 2007. Net profit rose to €192.6 million (2006: €68.5 million), with contributions to the higher profit coming from all sectors. The increase in the result is also related to the recovery of the German results. Turnover rose by approximately 10% to €6.4 billion (2006: €5.8 billion). The increase in turnover was largely the result of organic growth. The impact of acquisitions on the increase in turnover was approximately 1.4%.

The formal completion of the sale of US operating company Flatiron will soon take place. Flatiron's turnover and results will be consolidated up to the end of the third quarter of 2007, and the book profit of approximately €70 million will be accounted for in the fourth quarter of 2007.

	1st nine months			
	2007		2006	
(x € million)	**Result**	**Turnover**	Result	Turnover
Construction	**75.5**	**2,786**	-56.5	2,363
Property	**73.9**	**940**	64.2	812
Civil engineering	**87.8**	**2,779**	85.9	2,635
Public private partnerships	**16.3**	**51**	0.3	50
M&E contracting	**8.2**	**151**	4.8	137
Consultancy and engineering	**22.4**	**154**	15.4	149
Pensions [1] / eliminations	**0.7**	**-437**	22.0	-303
Total for sectors	**284.8**	**6,424**	136.1	5,843
Group overhead	**-13.7**		-5.6	
Group interest	**-35.6**		-28.4	
Operating activities	**235.5**		102.1	
Dredging	**22.8**		14.4	
Result before tax	**258.3**		116.5	
Bitumen fines (net)	**-**		-6.0	
Taxation	**-65.2**		-41.7	
Minority interests	**-0.5**		-0.3	
Net result	**192.6**		68.5	

[1] With effect from 2007 all results on pensions are allocated to the sectors.

During the first nine months of 2007, the tax burden was lower than during the same period last year, as a result of a one-off tax gain in the United Kingdom (stemming from the sale in 2006 of commercial property from the Group's own development) and the recovery of the German results.

Construction

The results recorded by the Construction sector rose sharply during the first nine months of 2007 compared with the same period last year, thanks in part to the recovery of results in Germany. Most of the increase in turnover was realised in the United Kingdom, although more projects were started in the Netherlands, Belgium and Germany as well. As at 30 September 2007, the order book stood at approximately €5.8 billion (year-end 2006: €4.7 billion). The work in hand in the United Kingdom and the Netherlands rose in particular.

The conditions on the market for residential and non-residential construction in the Netherlands remain favourable, although the operating companies' margins are still under pressure as a result of a tight labour market and the sharp increases in prices charged by subcontractors and suppliers. Considering these conditions, the Dutch operating companies recorded good results. The price rises appear to be slowing; however, the significant increases in construction costs mean that more and more bids no longer fit the available budgets. Together with time-consuming spatial planning procedures, this is causing delays in the awarding of contracts.

In Belgium, Interbuild achieved an excellent result with a markedly higher turnover. The prospects on the office market in Brussels and Flanders remain favourable for Interbuild.

In the United Kingdom, a further improvement of the good results was realised. HBG UK has further consolidated its position on the British non-residential construction market. Turnover rose substantially, and HBG UK's order book is at a high level, in part as a result of the recent acquisition of a large number of new projects, including designing and constructing the first phase of a major inner-city regeneration project (King's Cross Central) in London. The prospects for the British market remain positive, partly because of a further increase in government investment in education and healthcare.

As projected, BAM Deutschland broke even over the first nine months of the year. BAM continues to expect to achieve a similar result for the year as a whole. BAM Deutschland recently acquired two major non-residential construction projects, one of which is the construction of a football stadium in Augsburg.

Property

The Property sector achieved excellent results, owing in part to a major contribution from the sale of commercial property in the United Kingdom, where the increase in turnover was also primarily realised. The effect of acquisitions on the increase in turnover was in excess of 4%. The Property sector's order book as at 30 September 2007 totalled approximately €2.9 billion (year-end 2006: €3.2 billion).

The property results in the Netherlands remain favourable. The Dutch operating companies BAM Vastgoed and AM once again contributed substantially to the results. Consumer demand for homes remains high, in part as a consequence of the shortfall in new build. Tight budgets caused by increased construction costs and time-consuming spatial planning procedures are delaying projects. The Dutch government has prepared ambitious programs to increase new build. For this, the switch to new (major) locations is essential in light of the expiration of the major Vinex locations. During the first nine months of the year, the Group sold a total of approximately 3,400 homes developed from the Group's own development in the Netherlands (last year: 3,700). The decline in the number of homes sold compared with last year stems primarily from the aforementioned delays in projects. For the year as a whole, the Group expects to sell approximately 5,200 homes (2006: 5,400). The Group's unsold, unlet supply in the Netherlands is small (29 homes and approximately 3,500 m^2 of office space). The Group's total development potential is currently approximately 75,000 homes.

In Belgium, Kairos performed as expected. The Kairos order book includes fifteen projects in progress and a number of concrete plans for projects in Brussels, Antwerp and the other urban areas in Flanders.

As announced previously, in the United Kingdom eight new property projects were sold to an investor in a single transaction in the third quarter of 2007 that made a substantial contribution to turnover and result. The UK property company continues to make selective investments in promising development positions.

In Ireland, the property company achieved a good result, despite the wavering Irish housing market. The start of new development projects has been delayed. The demand for homes is expected to remain strong in the long term.

Civil engineering

Turnover and results in the Civil engineering sector continued to increase during the first nine months of 2007. The increase in turnover was realised primarily in Germany, the United States and Ireland. The sector's order book rose by more than 10% on a comparable basis to €5.1 billion (year-end 2006: €4.6 billion, not including Flatiron's order book), owing in part to a recent acquisition in Belgium.

The Dutch civil engineering companies performed up to standard. The road construction, energy and telecommunications sectors showed particularly good results. The major projects taken on during the 2005-2006 period contributed only modest to the result, in part as a result of the sharp increases in prices charged by subcontractors and suppliers. The volume on the Dutch civil engineering market continues to be high, although the improvement in prices is still unsatisfactory. In addition, regulations – on air quality, among others – are causing more and more civil engineering projects to be delayed or postponed.

The Belgian operations made a good contribution to the result. The takeover of road building company Betonac was finalised during the third quarter of 2007. Betonac's turnover and result have been consolidated with effect from 1 September 2007. The total order book in Belgium is at a high level, partly because of the activities in the Walloon provinces and the recent contract to build the Diabolo rail link near Brussels.

In the United Kingdom, Nuttall once again recorded good results. The volume on the civil engineering market in the UK is expected to remain high, thanks in part to work to be carried out for the 2012 Olympic Games. However, the civil engineering market is marked by fierce competition and increasing complexity as regards contract types.

In Ireland, Ascon made a good contribution to the result. Despite the recent economic slowdown in Ireland, the prospects for the civil engineering and non-residential construction markets remain favourable, partly as a consequence of the major investment programmes that the Irish government has planned for the coming years. The order book remains at a high level.

The result from German civil engineering activities is slightly negative in the first nine months of 2007, primarily because of under-recovery of fixed costs. A similar result is expected for the year as a whole. The Wayss & Freytag Ingenieurbau order book is at a solid level, in part as a result of the acquisition (in a joint venture) of tunnel projects in Belgium and Switzerland.

The turnover and result for Interbeton – which operates on niche markets outside Europe – continued to improve during the first nine months of 2007. The order book is of good quality and remains substantial.

Public private partnerships

BAM PPP recorded an excellent result during the first nine months of the year as a consequence of the favourable results from operational PPP contracts and the transfer of a UK school contract at the client's request.

At present, BAM has 26 PPP contracts in its order book, of which nineteen are operational. BAM is also tendering for around ten projects on the Group's five home markets. BAM is setting up a joint venture with investment fund DIF (Dutch Infrastructure Fund), as part of the divestment strategy announced previously and the Group will transfer four UK operational PPP contracts to the joint venture. That transaction will contribute to the result in the fourth quarter of 2007.

The PPP receivables (including the current portion) on the consolidated balance sheet rose slightly during the first nine months of 2007 to €568 million (year-end 2006: €540 million), while the non-recourse PPP loans also increased slightly to €526 million (year-end 2006: €500 million). The net investment commitment for the 26 PPP contracts in portfolio is approximately €170 million, of which approximately €83 million had actually been invested as at 30 September 2007 (year-end 2006: €82 million).

Only the revenues and results from the operational PPP contracts are reported in the Public private partnership sector. The construction and facilities management revenues related to PPP contracts are accounted for in their respective sectors.

Mechanical and electrical contracting

BAM Techniek made a good contribution to the result during the first nine months of 2007. Market conditions remain favourable. The order book rose further, and is at the high level of €268 million.

Consultancy and engineering

Tebodin recorded an excellent result, owing in part to the fact that occupancy rates remain high in all regions of the world. The quality of the order book (30 September 2007: €112 million) is excellent. The prospects remain favourable on virtually all markets where Tebodin operates.

Other

The participating interest in **dredging** company Van Oord (21.5%) contributed significantly more to the result for the first nine months of 2007 compared to last year. The contribution includes a preference dividend of €2.8 million. This year, Van Oord commenced an early repurchase of the preference shares held by BAM. To date, preference shares worth a total of €35 million have been repurchased, of which €25 million in November. The book value of the remaining preference shares is €35 million.

Starting this financial year, pension results stemming from the total or partial release of pension provisions taken under IFRS will be allocated to the sectors (gross: €8.4 million profit for first nine months of 2007). During the first nine months of 2006, this result, together with the result from the further transfer of defined benefit schemes to external parties, were reported under the heading **Pensions / eliminations** (gross: €21.5 million).

Geographical spread of turnover and results

	1st nine months					
		2007			2006	
(x € million)	**Turnover**	**Result**	**Margin**	Turnover	Result	Margin
Netherlands	**2,610**	**126.8**	**4.9%**	2,604	116.4	4.5%
Belgium	**419**	**12.1**	**2.9%**	359	7.3	2.0%
United Kingdom	**1,833**	**91.3**	**5.0%**	1,507	52.7	3.5%
Ireland	**325**	**13.4**	**4.1%**	285	12.5	4.4%
Germany	**593**	**-3.7**	**-0.6%**	511	-110.2	-21.6%
United States	**415**	**14.2**	**3.4%**	357	13.1	3.7%
Global businesses	**297**	**30.7**	**10.3%**	268	22.8	8.5%
Others incl. eliminations	**-68**	**-**		-48	21.5	
Countries total	**6,424**	**284.8**	**4.4%**	5,843	136.1	2.3%
Group overhead		**-13.7**			-5.6	
Group interest		**-35.6**			-28.4	
Operating activities		**235.5**			102.1	
Dredging		**22.8**			14.4	
Result before tax and fines		**258.3**	**4.0%**		116.5	2.0%

Order book

The order book remains at a high record level and amounts to €13.7 billion as at 30 September 2007 (year-end 2006: €12.2 billion, not including Flatiron). This increase on a comparable basis of approximately 12% compared with year-end 2006 was realised over the whole of the Group. The effect of acquisitions on the increase in the order book was approximately 1.5%. Of the total order book, €2.5 billion is expected to be executed during the fourth quarter of 2007, with €6.8 billion in 2008 and €4.4 billion in subsequent years.

Financial position

The cash position – the balance of cash and cash equivalents less bank overdrafts – was €381 million as at 30 September 2007 (year-end 2006: €551 million). This is including the cash position of Flatiron (presented in the consolidated balance sheet as at 30 September 2007 as held for sale). The lower cash position stemmed largely from seasonal patterns. AM's takeover of De Wilgen Vastgoed and IPMMC Vastgoed in the Netherlands, and the takeover of Kairos and Betonac in Belgium, also contributed to a lower cash position.

Interest-bearing debts as at 30 September 2007 – including Flatiron – totalled €2,375 million (year-end 2006: €1,897 million). This increase stems primarily from the increased financing of property development activities in the Netherlands, the aforementioned takeovers in the Netherlands and Belgium, and the €50 million increase in the subordinated loan as part of the recent renewal of the Group's financing facilities. A substantial portion of the interest-bearing debts consists of non-recourse PPP loans and project financing (€933 million) and subordinated loans (€285 million, including €36 million in preference shares and €49 million for third-party shareholders AM). The net debt position as at 30 September 2007 – including Flatiron – was €1,639 million (year-end 2006: €1,136 million). The capital ratio based on the capital base was 15.8% of the balance sheet total as at 30 September 2007 (year-end 2006: 14.7%).

Results per ordinary share

The average number of ordinary shares ranking for dividend rose slightly, compared with the first nine months of 2006, to 124 million (2006: 123.1 million shares). This increase was the result of the conversion of convertible preference shares into ordinary shares: approximately 3 million convertible preference shares were converted during the first nine months of 2007 (2006: 1.3 million shares). At present, around 8.8 million convertible preference shares remain outstanding.

On balance, the net result rose to €1.55 per ordinary share for the first nine months of 2007 (2006: €0.56). Based on full conversion of the convertible preference shares, the net result per ordinary share rose to €1.44 (2006: €0.53).

Forecast for 2007

Based on current information, and considering the quality of the order book, the Group expects to record turnover in excess of €9 billion for 2007, and a net profit of at least €310 million. This profit forecast includes the book profit of approximately €70 million on the sale of US operating company Flatiron.

Further information

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Conference call

A conference call for the press and analysts will be held (in Dutch) on 29 November 2007, at 10 a.m. (CET), to comment on the results. A simultaneous English interpretation will also be available.

Interested parties can dial in on +31 (0)20 531 58 13 for the listen-only session. The English translation is available at +31 (0)20 531 58 71. A recording of the conference call will remain available for one month at +31 (0)70 315 43 00 (access code for English: 14 27 59#, access code for Dutch: 14 27 57#).

Annexes

1. Condensed income statement for first nine months
2. Condensed income statement for third quarter
3. Figures per ordinary share with €0.10 nominal value
4. Consolidated balance sheet
5. Changes in the equity attributable to the Company's shareholders
6. Condensed cash flow statement
7. Explanatory notes to the report for first nine months of 2007

1. Condensed income statement for first nine months

(x € million)

	1st nine months 2007			1st nine months 2006		
	Continued operations	Discont. operations	Total	Continued operations	Discont. operations	Total
Revenue	**6,009**	**415**	**6,424**	5,486	357	5,843
Operating result before amortisation, depreciation, impairments and fines	**308.3**	**20.1**	**328.4**	185.6	18.8	204.4
Amortisation and depreciation	**-65.4**	**-6.5**	**-71.9**	-62.8	-6.1	-68.9
Impairments	**-**	**-**	**-**	-	-	-
Bitumen fines	**-**	**-**	**-**	-7.8	-	-7.8
Operating result	**242.9**	**13.6**	**256.5**	115.0	12.7	127.7
Finance income	**23.5**	**0.3**	**23.8**	14.0	0.5	14.5
Finance expense	**-52.6**	**-0.2**	**-52.8**	-47.6	-0.3	-47.9
Result from associates	**30.8**	**-**	**30.8**	14.3	-	14.3
Result before tax	**244.6**	**13.7**	**258.3**	95.7	12.9	108.6
Income tax	**-59.5**	**-5.7**	**-65.2**	-34.6	-5.2	-39.8
Net result for the period	**185.1**	**8.0**	**193.1**	61.1	7.7	68.8
Net result attributable for minority interest	**0.5**	**-**	**0.5**	0.3	-	0.3
Net result attributable to shareholders	**184.6**	**8.0**	**192.6**	60.8	7.7	68.5

2. Condensed income statement for third quarter

(x € million)

	3rd quarter 2007			3rd quarter 2006		
	Continued operations	Discont. operations	Total	Continued operations	Discont. operations	Total
Revenue	**2,176**	**147**	**2,323**	1,847	134	1,981
Operating result before amortisation, depreciation, impairments and fines	**108.8**	**4.5**	**113.3**	7.1	7.5	14.6
Amortisation and depreciation	**-20.5**	**-2.3**	**-22.8**	-21.0	-2.3	-23.3
Impairments	**-**	**-**	**-**	-	-	-
Bitumen fines	**-**	**-**	**-**	-7.8	-	-7.8
Operating result	**88.3**	**2.2**	**90.5**	-21.7	5.2	-16.5
Finance income	**7.7**	**0.1**	**7.8**	6.0	0.2	6.2
Finance expense	**-19.0**	**-**	**-19.0**	-18.7	-0.2	-18.9
Result from associates	**12.2**	**-**	**12.2**	7.3	-	7.3
Result before tax	**89.2**	**2.3**	**91.5**	-27.1	5.2	-21.9
Income tax	**-23.7**	**-0.9**	**-24.6**	2.8	-2.1	0.7
Net result for the period	**65.5**	**1.4**	**66.9**	-24.3	3.1	-21.2
Net result attributable for minority interest	**0.6**	**-**	**0.6**	0.1	-	0.1
Net result attributable to shareholders	**64.9**	**1.4**	**66.3**	-24.4	3.1	-21.3

3. Figures per ordinary share with €0.10 nominal value

(x €1, unless otherwise indicated)

3rd quarter 2007	3rd quarter 2006		1st nine months 2007	1st nine months 2006
0.53	-0.17	Net result	1.55	0.56
0.50	-0.15	Net result (fully diluted)	1.44	0.53
0.72	0.02	Cash flow	2.13	1.12
6.70	5.01	Equity attributable to shareholders	6.70	5.01
22.58	16.23	Highest closing share price	22.58	18.49
17.70	13.55	Lowest closing share price	14.44	12.93
18.69	13.94	Share price at end of period	18.69	13.94
126,756	123,758	Number of shares ranking for dividend at end of period (x 1,000)	126,756	123,758
124,383	123,757	Average number of shares ranking for dividend (x 1,000)	123,978	123,140
135,543	135,539	Average number of shares ranking for dividend (fully diluted) (x 1,000)	135,541	135,500

4. Consolidated balance sheet

(x € million)

	30 September 2007		31 December 2006		30 September 2006	
Property. plant and equipment	423.8		442.1		434.1	
Intangible assets	774.0		726.2		737.6	
PPP receivables	558.3		530.0		511.3	
Associates	150.0		134.6		129.4	
Other financial assets	126.8		128.4		102.0	
Derivative financial instruments	21.8		10.8		2.6	
Deferred tax assets	20.4		19.7		19.6	
Non-current assets		**2,075.1**		**1,991.8**		**1,936.6**
Inventories	1,645.8		1,313.2		1,365.8	
Trade and other receivables	2,484.7		2,284.7		2,178.9	
Current income tax receivable	21.2		51.4		84.8	
Derivate financial instruments	1.1		0.2		0.4	
Cash and cash equivalents	667.6		761.3		542.7	
Non-current assets held for sale	273.0		1.5		1.6	
Current assets		**5,093.4**		**4,412.3**		**4,174.2**
Total assets		**7,168.5**		**6,404.1**		**6,110.8**
Equity attributable to the Company's shareholders	848.4		692.6		621.4	
Minority interest	13.2		4.2		2.6	
Group equity		**861.6**		**696.8**		**624.0**
Borrowings	1,798.0		1,484.2		1,479.3	
Derivative financial instruments	9.1		22.9		28.2	
Employee benefit obligations	116.3		155.7		175.0	
Provisions	87.5		109.6		114.8	
Deferred tax liabilities	74.3		118.7		161.8	
Non-current liabilities		**2,085.2**		**1,891.1**		**1,959.1**
Borrowings	549.1		412.7		380.5	
Trade and other payables	3,320.2		3,238.5		3,034.7	
Derivate financial instruments	0.8		-		0.4	
Provisions	89.4		95.4		80.3	
Current income tax payable	84.2		69.6		31.8	
Liabilities associated with non-current assets held for sale	178.0		-		-	
Current liabilities		**4,221.7**		**3,816.2**		**3,527.7**
Total equity and liabilities		**7,168.5**		**6,404.1**		**6,110.8**
Capital base		**1,133.5**		**939.8**		**868.6**

5. Changes in equity attributable to the Company's shareholders

(x € million)

	1st nine months 2007		Full year 2006		1st nine months 2006	
Position as at 1 January		692.6		581.7		581.7
Net result attributable to shareholders	192.6		137.0		68.5	
Fair value cash flow hedges	17.9		28.5		18.5	
Exchange rate differences	-11.9		-8.4		-4.1	
Total result		198.6		157.1		82.9
Conversion of preference shares		12.9		5.9		5.9
Dividend paid		-55.7		-49.1		-49.1
Other changes		-		-3.0		-
Total change		155.8		110.9		39.7
Position at end of period		848.4		692.6		621.4

6. Condensed cash flow statement

(x € million)

	1st nine months 2007		Full year 2006		1st nine months 2006	
Net result for the period	193.1		137.6		68.8	
Adjustments for:						
- Taxation	65.2		90.8		39.8	
- Amortisation and depreciation	71.9		98.9		68.9	
- Impairments	-		1.0		-	
- Result on sale of property. plant and equipment	-4.1		-3.3		-5.9	
- Finance income and expense	29.0		47.6		33.4	
- Result from associates	-30.8		-20.8		-14.3	
Changes in provisions	-68.3		-24.2		-14.6	
Changes in working capital (excluding net liquidities)	-316.9		37.0		-120.4	
Cash flow from operations		-60.9		364.6		55.7
Interest paid		-74.0		-95.1		-67.0
Income tax paid		-73.8		-53.2		-32.5
Net cash flow from operating activities		-208.7		216.3		-43.8
Net cash flow from investing activities		-232.5		-414.0		-340.0
Net cash flow from financing activities		282.4		120.3		53.8
Decrease in net liquidities		-158.8		-77.4		-330.0
Net liquidities at beginning of the year		551.2		632.3		632.3
Exchange rate differences on net liquidities		-11.9		-3.7		-2.5
Net liquidities at end of period		380.5		551.2		299.8
Of which in construction consortiums and other partnerships		239.4		239.0		205.7

7. Explanatory notes to the report for first nine months of 2007

This interim financial report for the first nine months of 2007 was compiled in accordance with IAS 34. ‘Interim Financial Reporting’. This report should be read in conjunction with the consolidated financial statements for the 2006 financial year.

The accounting principles used in this interim financial report are consistent with the principles applied and described in the consolidated financial statements for the 2006 financial year.

Segment reporting

From the 2007 financial year onward, Royal BAM Group reports separately on its construction activities and on its property activities. BAM offers with this breakdown clearer information about the Group's operational and financial situation. The return and risk profiles for construction and for property are different. The basic assumption remains that both activities are closely-linked, often also within one single operating company. With effect from this financial year, the Group's segments have become the following sectors: Construction, Property, Civil engineering, Public private partnerships, Mechanical and electrical contracting and Consultancy and engineering.

Business combinations

On 19 March 2007, AM acquired Dutch property development company De Wilgen Vastgoed. The company specialises in development of inner-city property projects in the western part of the Netherlands (the Randstad urban region), especially in the province of South-Holland.

On 29 March 2007, the Group acquired the Belgian property developer Landsbeeck nv and its subsidiary Kairos (the companies will continue under the trade name Kairos). Both companies have been active on the high-end office development market since 1989, focussing mainly on Brussels, Antwerp and the other urban areas in Flanders.

On 5 June 2007, AM acquired the Dutch property development company IPMMC Vastgoed. The company is an independent, specialist property development company involved in development, consultancy and management of commercial property projects in the Netherlands.

On 14 September 2007, the Group acquired the Belgian road building company Betonac. The company specialises in concrete and asphalt road building and civil engineering works.

The total purchase price of the aforementioned acquisitions amounts to €210.2 million, of which €183.6 million has been paid as at 30 September 2007. The payment of the remainder of €26.6 million is dependent on the future operational results of the acquired entities (earn out agreements). This amount is reported under current liabilities as at 30 September 2007.
The acquisitions are accounted for according to the purchase method of accounting. The goodwill identified amounts to €54.8 million after initial allocation of the cost of the acquisitions to the assets, liabilities and contingencies acquired. The fair value of the acquired assets and liabilities on the date of acquisition amounted to €155.4 million, compared to a book value of €108.6 million (including cash and cash equivalents acquired of €41.1 million). The fair value adjustments relate for €18.1 million to the value of among others the brand name and client portfolio (intangible assets) and for €32.6 million to the valuation of existing contracts. Furthermore, a fair value adjustment was made for contingencies (€3.9 million).

Aforementioned acquisitions will not have a material impact on the Group's revenue and result in 2007.

Discontinued operations

At the end of September 2007, an agreement was reached about the sale of Flatiron. As a result of that sale, Flatiron's turnover and result have been consolidated until the end of the third quarter of 2007, while the company's assets and liabilities are presented separately on the consolidated balance sheet as at 30 September 2007 (under the heading 'held for sale').

The formal completion of the transaction will soon take place. The book profit of approximately €70 million, after deduction of expenses and provisions, will be accounted for in the fourth quarter of 2007.

Unaudited.