Royal BAM Group nv

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BAM maintains profit forecast

- Net result for the first nine months of 2011: €84 million (2010: loss of €45 million)
- Pre-tax margin for the first nine months of 2011: 2.0%, as forecast
- Order book at the end of September 2011: €11.1 billion (year-end 2010: €12.1 billion)
- Forecast net profit for 2011 unchanged: €120 million
- Strategic agenda update: simplification of sector classification, reconsidering the position of Consultancy and engineering sector (Tebodin), intensification of risk management and develop new growth tracks.

(in € million, unless otherwise indicated)	**First nine months of 2011**	First nine months of 2010	Full year 2010
Revenue	**5,565**	5,271	7,611
Result before tax	**109.7**	67.0[1]	152.9[1]
Margin before tax	**2.0%**	1.3%[1]	2.0%[1]
Net result	**83.8**	-45.5	15.3
Order book (close of period)	**11,100**	12,300	12,100

[1] Before tax and impairment Property

Nico de Vries, Chairman of the Executive Board of Royal BAM Group:

'As indicated previously, the Royal BAM Group results for the third quarter of 2011 show a trend of levelling off. The uncertain and unfavourable market conditions – typified in the interim results as 'code orange' – continue. BAM companies, too, have been affected by decreasing volumes, fierce competition and a sharp fall in prices. However, partly thanks to having embarked on a strategic course that focuses on areas including operational excellence, risk management and sustainable business operations, performance continues, given the market circumstances, to be solid and stable, strengthening our reputation of reliability and services.

Partly in view of the fact that most of the markets in which BAM operates currently offer limited prospects for further growth of the Group, the decision was taken to review the strategic agenda drafted for the 2010-2012 period. The focus remains in particular on reducing the amount of invested capital, especially in the Property sector, as well as on the abovementioned strategic programmes, while the risk management program will be intensified. We will improve our organisational structure by amending the sector classification (forming sector Construction and mechanical and electrical services). In addition, BAM is reconsidering the position of the engineering and consultancy company Tebodin. In the context of the strategic agenda update, we have made preparations to invest in several new growth tracks in the form of permanent branches in Switzerland and Luxembourg, to intensify collaboration between BAM companies and strengthening the market positions of BAM International outside Europe.'

Profit forecast for 2011

Barring unforeseen circumstances, Royal BAM Group forecasts a net profit level for 2011 of €120 million with a revenue level of €7.7 billion.

Live audio webcast

On 17 November 2011, at 10.00 hrs CET, there will be a conference call in English for press and analysts. This conference call can be followed via live audio webcast (www.bam.eu).

Breakdown of revenue and results by sector

(x € million)	**First nine months of 2011**		First nine months of 2010	
	Result	**Revenue**	Result	Revenue
Construction	**49.8**	**2,214**	61.8	2,190
Property	**-2.9**	**430**	-57.0	412
Civil engineering	**63.9**	**2,711**	56.2	2,580
Public Private Partnerships (PPP)	**1.3**	**363**	6.1	197
Mechanical and electrical contracting	**6.1**	**231**	4.4	198
Consultancy and engineering	**7.7**	**155**	9.9	152
Eliminations and miscellaneous	**0.1**	**-539**	-1.3	-458
Total for sectors	**126.0**	**5,565**	80.1	5,271
Group overhead	**-8.9**		-12.1	
Group interest charge	**-19.6**		-20.0	
Operational activities	**97.5**		48.0	
Dredging	**12.2**		19.0	
Result before tax and impairments	**109.7**	**2.0%**	67.0	1.3%
Impairment at Property	**-**		-127.0	
Tax	**-24.8**		16.8	
Minority interest	**-1.1**		-2.3	
Net result	**83.8**	**1.5%**	-45.5	-0.9%

Construction

- Improved margins in Germany; lower margins in the Netherlands, the United Kingdom and Belgium.
- Increased revenues in the Netherlands and Germany; lower revenues in the UK and Belgium
- Persistent pressure on volume and prices in all markets
- Reduced order book as a result of selective tendering policy

(x € million)	**First nine months of 2011**	First nine months of 2010	Full year 2010
Revenue	**2,214**	2,190	3,211
Result before tax	**49.8**	61.8	95.1
Margin before tax	**2.3%**	2.8%	3.0%
Order book (close of period)	**4,511**	4,814	4,657

The Dutch operating companies in the Construction sector posted a good result with higher revenues in the first nine months of 2011. Non-residential construction revenue increased and housing construction revenue was comparable to the first nine months of 2010. The margins came under greater pressure in the third quarter.

Despite high productivity in the UK in the third quarter, the revenue for the first nine months of 2011, measured in GBP, was 7% lower than in the same period in 2010. BAM Construct UK has taken measures to adapt the organisation in response to the lower revenue level expected.

With a well-filled order book, BAM Deutschland recorded higher revenue and improved results. Its clear focus and selective tendering policy enabled the German non-residential construction company to perform excellently in a German market that continues to be difficult.

A lower yet good margin was achieved in Belgium from reduced revenues. Revenues show an upward trend from quarter to quarter. Further growth is expected in the coming periods, due to the well-filled order book.

Property

- Small loss in the first nine months of 2011 in the Property sector; break-even result still expected for the full year 2011
- A good result in Belgium; small losses in the Netherlands, the UK and Ireland
- Housing sales in the Netherlands from the Group's own development projects: 1,633 homes (first nine months of 2010: 1,784 homes)
- Intended further adjustment AM organisation
- Focus on reducing the amount of capital invested

(x € million)	**First nine months of 2011**	First nine months of 2010	Full year 2010
Revenue	**430**	412	593
Result before tax	**-2.9**	-57.0	-59.7
Margin before tax	Neg.	Neg.	Neg.
Order book (close of period)	**1,282**	1,470	1,394

The Dutch property activities posted a small loss for the first nine months of 2011. Despite the government reducing transfer tax in July 2011, there has been no change in the volume of transactions on the Dutch residential market. Area and property developer AM sees opportunities to further adjust the company structure through increased focus with a smaller and more effective organisation. The priority remains on reducing the amount of invested capital by selling housing, continuing to develop the portfolio and selling land positions. The aim is to reduce the invested capital by a third. In light of the current difficult market conditions, this will take several years.
BAM expects to sell approximately 2,200 homes in the Netherlands in 2011.

1,633 homes were sold from own development projects in the Netherlands in the nine months of 2011 (first nine months of 2010: 1,784 homes). The Group's completed but unsold or unlet stock in the Netherlands increased to 149 homes and approximately 9,400 m^2 of commercial property as at 30 September 2011 (year-end 2010: 111 homes and approximately 2,300 m^2 of commercial property). The increase of commercial property relates to retail shops. The number of unsold homes still under construction fell to 356 as at 30 September 2011 (year-end 2010: 642). Thus the total number of unsold homes under construction or completed as at 30 September 2011 fell by a third compared to the total number at year-end 2010 (505 compared to 753).

In the UK, BAM Properties posted a small loss for the first nine months due to insufficient coverage of overheads. The British market currently offers few opportunities. The Group had approximately 22,700 m^2 of unsold and unlet commercial property in the UK as at 30 September 2011, unchanged from year-end 2010.

In Ireland there are currently no opportunities in the property market, which was the reason for a small loss due to insufficient coverage of overheads and interest charges.

A good result was achieved in Belgium. The order book includes commercial property and apartments and offers favourable prospects for several years to come.

Total investment in the stock of property increased to €1,626 million as at 30 September 2011 (year-end 2010: €1,540 million), primarily because of the investment needed to finalise the development of the projects currently in the order book. €1,282 million of this total amount was invested in the Netherlands, €186 million in the United Kingdom, €47 million in Ireland and €111 million in Belgium. The amount of capital invested in stocks is expected to decrease in the fourth quarter. The investments in stock are funded in part by recourse and non-recourse project-related property loans. As at 30 September 2011, the recourse property loans stood at €220 million (year-end 2010: €307 million) and the non-recourse property loans at €427 million (year-end 2010: €402 million).

Civil engineering

- Higher revenues and improved results in the Netherlands and Belgium
- Higher revenues and a lower margin in the UK
- Positive results in Ireland and Germany with reduced revenues
- Good opportunities for BAM International in niche markets worldwide
- Market development largely dependent on governmental and PPP contracts

(x € million)	**First nine months of 2011**	First nine months of 2010	Full year 2010
Revenue	**2,711**	2,580	3,659
Result before tax	**63.9**	56.2	102.6
Margin before tax	**2.4%**	2.2%	2.8%
Order book (close of period)	**4,889**	5,254	5,517

The Dutch civil-engineering companies achieved higher revenues and improved results overall in the first nine months of 2011. In the current Dutch engineering market it is very difficult to win new contracts with good conditions attached. Accordingly, a selective tendering policy is in place and the order book contracted in the first nine months of 2011.

In the UK, revenues increased sharply in the first nine months of 2011 in comparison with the first nine months of 2010, due in particular to work starting on a number of contracts that were awarded in 2010. The result for the first nine months of 2011 was lower than for the same period in the previous year. Margins are also under pressure on new contracts in the UK. BAM Nuttall's order book reduced slightly in comparison with year-end 2010.

The revenues and results for the Belgian civil-engineering companies increased sharply in the first nine months of 2011 in comparison with the same period in the previous year. The order book of the Belgian civil-engineering companies continued to grow.

In Ireland, the revenue of BAM Contractors fell by 25% in the first nine months of 2011 in comparison with the first nine months of 2010. However, despite this drop in revenues, BAM Contractors was able to maintain a positive result.

In the first nine months of 2011, the German civil-engineering company recorded reduced revenues in comparison with the first nine months of 2010. The company posted a break-even result and the order book contracted as a result of a strict selective tendering policy. Wayss & Freytag Ingenieurbau specialises in tunnel construction and collaborates closely with several other sister companies on projects outside the German home market.

As forecast, BAM International achieved a good result with higher revenues. The order book has grown further and offers opportunities for future growth. BAM International is expanding the organisation to achieve sustainable market positions in South-East Asia, Australia, Africa and the Middle East.

Public-private partnerships (PPP)

- Continued growth revenues PPP sector
- Operational results in line with expectations
- Fifteen bids pending
- Continual good supply of work on the market
- Transfer first tranche to PGGM joint venture in fourth quarter

(x € million)	**First nine months of 2011**	First nine months of 2010	Full year 2010
Revenue	**363**	197	311
Result before tax	**1.3**	6.1	3.5
Margin before tax	**0.4%**	3.1%	1.1%
Order book (close of period)	**1,058**	1,373	1,288

The small profit recorded from operational PPP contracts in the first nine months of 2011 was in line with expectations, with the income from the three toll roads in Ireland lagging somewhat behind. BAM PPP focuses on PPP contracts based on availability payments rather than toll revenues. In Ireland, BAM PPP was selected as the preferred bidder for two contracts, however, these contracts will not be included in the order book until financial close. In the third quarter, BAM PPP achieved financial close for the A9 contract in Germany.

As already announced in the 2011 Q1 report, BAM and pension fund manager PGGM reached agreement in May regarding the establishment of a 50/50 joint venture for investing in current and future PPP contracts after the construction phase. Current and future PPP contracts will be transferred to the joint venture in accordance with a predetermined calculation method (yield). The agreement relates to the transfer of approximately €150 million worth of current PPP contracts to the joint venture between 2011 and 2014 and the investment of approximately €240 million in future PPP contracts by the joint venture. PGGM will acquire 80 percent of the beneficial ownership of the current projects and BAM expects to make approximately €40 million in book profits from those transactions between 2011

and 2014. Of this €40 million, approximately €10 million is expected to relate to the fourth quarter of 2011.
The PPP contracts owned by the joint venture will be partially consolidated in BAM's balance sheet and income statement based on beneficial ownership. This will lighten the balance sheet and improve solvency. The first tranche comprising of a number of operational contracts will be transferred in the fourth quarter and the portion of these contracts that will be sold has been reclassified in the balance sheet as at 30 September 2011 as non-current assets held for sale (€256 million) and liabilities non-current assets held for sale (€269 million).

The total amount of receivables under PPP contracts (including the current portion) and intangible fixed assets (concessions) increased to €1,081 million as at 30 September 2011 (year-end 2010: €1,019 million) due to progress on PPP contracts in the construction phase. PPP loans stood at €995 million as at 30 September 2011 (year-end 2010: €941 million). The total committed net investment obligation for PPP contracts in the order book, excluding the contracts held for sale, was approximately €237 million (year-end 2010: €240 million). Of this amount, approximately €87 million (excluding the contracts held for sale) had actually been invested as at 30 September 2011 (year-end 2010: €87 million).

Mechanical and electrical contracting

- Better revenues and better results reported by BAM Techniek

(x € million)	**First nine months of 2011**	First nine months of 2010	Full year 2010
Revenue	**231**	198	281
Result before tax	**6.1**	4.4	7.5
Margin before tax	**2.6%**	2.2%	2.7%
Order book (close of period)	**347**	439	397

BAM Techniek recorded higher revenues and improved results during the first nine months of 2011. The Mechanical and electrical contracting sector saw pressure on margins as a result of a lower volume in the non-residential construction market and higher tendering costs. Cooperation between BAM Techniek and other BAM (construction) companies is providing valuable synergy and is a very significant part of the success of multidisciplinary, integral projects. The proposed amended sector classification will benefit this collaboration, where the sector Mechanical and electrical contracting will merge with construction into the sector Construction and mechanical and electrical services.

Consultancy and engineering

- Comparable revenues and a lower result posted by Tebodin

(x € million)	**First nine months of 2011**	First nine months of 2010	Full year 2010
Revenue	**155**	152	210
Result before tax	**7.7**	9.9	13.6
Margin before tax	**5.0%**	6.5%	6.5%
Order book (close of period)	**118**	107	101

With comparable revenues, Tebodin achieved a lower result in the first nine months in 2011, particularly due to disappointing results in Germany and Poland and exchange rate fluctuations. The measures taken in Poland are producing effect. After, additional measures are taken in Germany, losses should be contained. The Netherlands, Russia and the Middle East made good contributions to profit. The South-East Asian expansion is running smoothly.

Dredging

The participating interest in dredging company Van Oord (21.5%) generated a lower contribution to the result (€12.2 million) for the first nine months of 2011 than for the same period last year (€19.0 million).

Order book

The total contract value of the work in the order book fell in the first nine months of 2011 to €11.1 billion (year-end 2010: €12.1 billion), partly due to a PPP contract not going ahead in Ireland, a lower order intake in the Construction and the Civil engineering sectors and a more conservative estimate of the order book in the Property sector. More than €2 billion of the total order book is expected to be completed in 2011. The order book comprises contracts for the next five years. The Group has also received more than €3 billion in orders for the post-2016 period. These orders are mainly maintenance contracts for PPP projects and concession income.

Financial position

(x € million)	**30 September 2011**	30 September 2010	31 December 2010
Net cash position	**595**	700	913
Interest-bearing debts	**2,281**	2,240	2,271
Net debt position	**1,681**	1,538	1,357
Fixed assets	**2,619**	2,447	2,560
Net operating capital (excl. cash and cash equivalents and current loans)	**640**	460	311
Shareholders' equity	**1,080**	965	1,100
Capital base	**1,280**	1,167	1,302
Balance sheet total	**7,264**	6,929	7,134
Capital ratio	**17.6%**	16.8%	18.2%

The net cash position, namely the balance of cash and cash equivalents minus short-term credit from banks, was €595 million as at 30 September 2011 (year-end 2010: €913 million). This decrease relates primarily to the usual seasonal pattern.
Interest-bearing debt stood at €2,281 million as at 30 September 2011 (year-end 2010: €2,271 million) and the net debt position was €1,681 million (year-end 2010: €1,357 million). The majority of the debt consists of non-recourse PPP loans and non-recourse project funding (€1,294 million), recourse project funding (€383 million), a senior loan (€360 million) and a subordinated loan (€200 million).
The progress on PPP contracts was responsible for the increase in fixed assets in the first nine months of 2011 to €2,619 million as at 30 September 2011 (year-end 2010: €2,560 million).
Net operating capital (excluding cash and cash equivalents and current loans) stood at €640 million as at 30 September 2011 (year-end 2010: €311 million). The increase in the net operating capital is in line with the usual seasonal pattern.

The Group's capital base was €1,280 million as at 30 September 2011. This decrease compared to year-end 2010 (€1,302 million) was caused by the effects of changes in interest rates on the hedge reserve. Solvency based on the capital base was 17.6 percent as at 30 September 2011, which was therefore lower than at year-end 2010 (18.2 percent).

Covenants

The Group must meet the conditions of a number of covenants in relation to the credit facility (€475 million), the senior loan (€360 million) and the subordinated loan (€200 million). According to its own calculations, the Group complied with these covenants as at 30 September 2011. The main covenants are the recourse leverage ratio with a limit as at 30 September 2011 of ≤ 2.75, the recourse interest coverage ratio with a limit of ≥ 4.0, the recourse solvency ratio with a limit of ≥ 15 percent and the current ratio with a limit of ≥ 1.0. Based on the Group's calculations, the recourse leverage ratio was 1.4, the recourse interest coverage ratio 6.5, the recourse solvency ratio 24.9 percent and the current ratio 1.25 as at 30 September 2011.

Result per ordinary share

The improved results in the first nine months of 2011 compared to the first nine months of 2010 caused the net result per ordinary share outstanding on 30 September of the year in question to rise to €0.36 in the first nine months of 2011 (first nine months of 2010: -€0.20). In respect of the weighted average number of outstanding ordinary shares, the net result rose in the first nine months of 2011 to €0.36 (first nine months of 2010: -€0.23).

Update of strategic agenda 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. Half-way through the current planning period, the Executive Board reviewed the basic principles and targets. At the end of 2012, BAM will present a new strategic agenda for the 2013-2015 period.

The Executive Board has reaffirmed the basic principles as earlier outlined. BAM will continue to position itself as a construction and property group that can provide its customers with infrastructure and buildings that are ready for immediate use, offering an integrated service package including development, design, building, financing, maintenance and operation. BAM operating companies are active principally in the five European home markets – Belgium, Germany, Ireland, the Netherlands and the UK – and a number of fast developing markets outside Europe. BAM is maintaining the targets as earlier set to (1) strengthen the position of the Group in all home markets, (2) to fill the operational activity matrix and (3) to develop new concepts or product-market combinations.

Taking into account the current external influences, the Executive Board has identified specific targets for the rest of the planning period:
1. Increase focus on core business activities;
2. Optimise BAM strengths through synergy;
3. Strengthen financial position; and
4. Develop new growth tracks.

BAM will continue with its ongoing strategic programmes that include risk management, operational excellence and sustainable business operations.

1. Increased focus on core business activities
BAM will structure the organisation of the Group in line with the following four sectors: construction and mechanical and electrical services, civil engineering, property and PPP. This simplified structure improves opportunities to increase focus and optimise synergy. In this context, it has been identified, in conjunction with the Tebodin board that there is limited synergy with the Consultancy and engineering sector. In light of the fact that further growth of Tebodin, primarily in Eastern Europe, the Middle East and Asia, will not bring about change in this regard, the Executive Board is deliberating the position of Tebodin in the Group. It does not rule out a sale, also taking into account Tebodin's potential for further development.

2. Optimise BAM strengths through synergy
There are very limited prospects for growth in the current sectors and geographical markets. Therefore, the Executive Board wants to create new opportunities for BAM to more emphatically raise its profile as provider of comprehensive and multidisciplinary solutions (full service provider for the built environment). The amended sector classification mentioned above will also promote synergy. Previously initiated programmes with regard to lean management, virtual construction and enhanced collaboration provide opportunity for cost reduction and operational excellence.

3. Strengthening the financial position
The Group's current financial position is solid and stable. Nonetheless, the Executive Board aims to strengthen the balance sheet, in which reducing the capital invested in the Property sector is key. The aim is to reduce the invested capital by a third. In light of the current difficult market conditions, this will take several years.
The Group's control of the working capital has greatly improved over the last few years. The focus now is on further improvement where possible. On the one hand, the joint venture with PGGM limits the invested capital in PPP contracts already acquired; on the other hand, it offers financial support for further growth.

4. Develop new growth tracks
The Executive Board sets great store by the further growth and development of the Group. The decision has been taken to continue the successful operations in Switzerland and Luxembourg with permanent establishments (BAM Swiss; BAM Luxembourg). In addition, market growth should be achieved through comprehensive and multidisciplinary projects, more intensive collaboration between BAM companies and actively entering markets outside Europe. BAM International is expanding the organisation to achieve sustainable market positions in South-East Asia, Australia, Africa and the Middle East, using every opportunity to embrace the full capabilities of the Group.

Bunnik, Netherlands, 17 November 2011

Further information

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Annexes

1. Condensed consolidated income statement
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1. Condensed consolidated income statement

(x € million)

	First nine months of 2011	First nine months of 2010	Full year 2010
Revenue	**5,565**	5,271	7,611
Operating result before depreciation, amortisation and impairments	**187.7**	124.5	206.2
Depreciation and amortisation	**-79.6**	-79.9	-109.5
Property impairments	**-**	-127.0	-127.0
Operating result	**108.1**	-82.4	-30.3
Finance income	**51.4**	50.4	87.2
Finance expense	**-64.9**	-48.4	-64.7
Result from associates	**15.1**	20.3	33.7
Result before tax	**109.7**	-60.1	25.9
Income tax	**-24.8**	16.9	-7.6
Net result for the period	**84.9**	-43.2	18.3
Minority interest	**-1.1**	-2.3	-3.0
Net result attributable to shareholders	**83.8**	-45.5	15.3
(x € 1)			
Per ordinary share with par value of €0.10[1]	**0.36**	-0.23	0.08[1]
Per ordinary share with par value of €0.10 (fully diluted)[1]	**0.36**	-0.23	0.08[1]

[1] Average numbers of shares adjusted to take into account the rights issue

2. Consolidated statement of comprehensive income

(x € million)

	First nine months of 2011	First nine months of 2010	Full year 2010
Net result for the period	**84.9**	-43.2	18.3
Fair value cash flow hedges	**-96.2**	-107.1	-38.9
Exchange rate differences	**-5.6**	17.2	23.3
Other not-realized result	**-101.8**	-89.9	-15.6
Total comprehensive income	**-16.9**	-133.1	2.7
Attributable to:			
Minority interest	**0.7**	2.0	2.9
Shareholders of the company	**-17.6**	-135.1	-0.2

3. Consolidated balance sheet

(x € million)

	30 September 2011	31 December 2010	30 September 2010
Property, plant and equipment	**374.2**	409.1	411.6
Intangible assets	**844.6**	850.1	848.4
PPP receivables	**819.6**	753.3	658.5
Associates	**187.0**	210.8	195.3
Other financial assets	**68.8**	48.4	54.1
Derivative financial instruments	**1.9**	1.7	0.7
Pension plan assets	**137.2**	112.0	98.1
Deferred tax assets	**185.8**	174.1	180.4
Non-current assets	**2,619.1**	2,559.5	2,447.1
Inventories	**1,649.1**	1,564.2	1,574.1
Trade and other receivables	**2,129.2**	2,085.9	2,160.7
Current income tax receivable	**7.8**	8.6	42.9
Derivative financial instruments	**4.1**	1.7	1.6
Cash and cash equivalents	**599.3**	913.8	702.2
Non-current assets held for sale	**255.7**	0.1	0.1
Current assets	**4,645.2**	4,574.3	4,481.6
Total assets	**7,264.3**	7,133.8	6,928.7
Share capital	**714.7**	709.5	709.6
Reserves	**-298.4**	-196.9	-271.1
Retained earnings	**664.1**	587.3	526.6
Equity attributable to the Company's shareholders	**1,080.4**	1,099.9	965.1
Minority interest	**1.8**	1.7	1.5
Group equity	**1,082.2**	1,101.6	966.6
Borrowings	**1,982.4**	1,904.0	1,737.3
Derivative financial instruments	**237.6**	149.3	245.1
Employee benefit obligations	**121.9**	120.9	131.7
Provisions	**67.3**	75.5	75.4
Deferred tax liabilities	**68.3**	66.3	62.9
Non-current liabilities	**2,477.5**	2,316.0	2,252.4
Borrowings	**298.3**	367.0	503.0
Trade and other payables	**3,062.9**	3,267.6	3,121.7
Derivative financial instruments	**1.6**	4.0	5.9
Provisions	**44.4**	55.0	49.3
Income tax payable	**28.7**	22.6	29.8
Liabilities non-current assets held for sale	**268.7**	-	-
Current liabilities	**3,704.6**	3,716.2	3,709.7
Total equity and liabilities	**7,264.3**	7,133.8	6,928.7
Capital base	**1,280.4**	1,301.5	1,166.8

4. Consolidated statement of equity

(x € million)

	First nine months of 2011	First nine months of 2010	Full year 2010
Position as at 1 January	**1,101.6**	881.2	881.2
Net result for the period	**84.9**	-43.2	18.3
Fair value cash flow hedges	**-96.2**	-107.1	-38.9
Exchange rate differences	**-5.6**	17.2	23.3
Total comprehensive income	**-16.9**	-133.1	2.7
New shares rights issue	**-**	240.2	240.1
Conversion of preference shares	**1.4**	-	-
Dividend paid	**-4.0**	-15.6	-13.9
Other changes	**0.1**	-6.1	-8.5
Total change	**-19.4**	85.4	220.4
Position as at period-end	**1,082.2**	966.6	1,101.6

5. Condensed cash flow statement

(x € million)

	First nine months of 2011	First nine months of 2010	Full year 2010
Net result for the period	**84.9**	-43.2	18.3
Adjustments for:			
- Taxation	**24.8**	-16.9	7.6
- Depreciation and amortisation	**79.3**	79.6	108.2
- Impairments property	**-**	127.0	127.0
- Other impairments	**0.3**	0.3	1.2
- Result on sale of property, plant and equipment	**-2.3**	-1.8	-2.6
- Finance income and expense	**13.5**	-2.0	-22.5
- Result from associates	**-15.1**	-20.3	-33.7
Investment ppp-receivables	**-315.1**	-153.2	-250.1
Changes in provisions	**-42.9**	-50.3	-69.1
Changes in working capital (excl. net cash position)	**-316.4**	-244.5	14.9
Cash flow from operations	**-489.0**	-325.3	-100.8
Interest paid	**-85.4**	-68.0	-101.3
Income tax paid	**-4.9**	14.6	-3.5
Net cash flow from operating activities	**-579.3**	-378.7	-205.6
Investment/divestment fixed assets	**-47.6**	-59.0	-80.7
Received interest	**51.6**	50.0	86.8
Received dividend	**41.0**	15.3	16.3
Other investment activities	**-3.2**	-4.9	-7.3
Net cash flow from investing activities	**41.8**	1.4	15.1
Net receipt rights issue / repurchase preference shares	**-0.3**	240.2	240.1
Changes long-term loans	**228.2**	126.1	149.7
Paid dividend (incl. minority interest)	**-4.0**	-15.6	-13.8
Net cash flow from financing activities	**223.9**	350.7	376.0
Increase/decrease in net cash position	**-313.6**	-26.6	185.5
Net cash position at beginning of the year	**912.9**	715.2	715.2
Exchange rate differences on net cash position	**-4.5**	11.0	12.2
Net cash position at period-end	**594.8**	699.6	912.9
Of which in construction consortiums and other partnerships	**226.4**	240.3	214.8

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

(x €1, unless indicated otherwise)

	First nine months of 2011	First nine months of 2010	Full year 2010
Net result attributable to shareholders (fully diluted)	**0.36**	-0.23[1]	0.08[1]
Cash flow (net result + depreciation + impairments)	**0.70**	0.83[1]	1.23[1]
Equity attributable to shareholders	**4.64**	4.16[1]	4.75[1]
Highest closing share price	**5.76**	6.19[2]	6.19[2]
Lowest closing share price	**2.75**	3.62[2]	3.62[2]
Closing share price at period-end	**3.04**	4.75	4.60
Number of shares ranking for dividend (x 1,000)	**232,938**	231,766	231,766
-Average number of shares ranking for dividend (fully diluted) (x1,000)	**232,573**	172,331	187,399
Adjusted for rights issue:			
-Average number of shares ranking for dividend (fully diluted) (x1,000)	**232,573**	195,329	204,624

[1] Average numbers of shares adjusted to take into account the rights issue.

[2] Share prices before rights issue are adjusted to the theoretical value based on the rights issue.

7. Explanatory notes

Royal BAM Group was incorporated under Dutch law and is domiciled in the Netherlands. This interim report contains the financial data for the first nine months of 2011 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 2010 Annual Report and the 2011 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].

<u>This press release has not been audited.</u>