

2008 Semi-annual Report

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Heijmans result poor in first half of 2008

- Revenues increased by 2% to €1,722 million
- Profit after tax down to €2 million
- Results depressed due to losses incurred by Building and Infrastructure divisions and in Belgium
- Financing ratios more than amply met
- No statement concerning overall 2008 profit projections

Key points for first half of 2008

- Property Development NL: positive results in stagnating market
- Building NL: not yet regained profitable position
- Infrastructure NL: losses in road construction (excess capacity in asphalt production plants), slim margins, project losses on several major construction works
- Belgium: losses in building and property development
- Satisfactory results in Technical Services, UK and Germany
- Order book at a satisfactory level, but margins are under pressure
- Financing ratios more than amply met through management of working capital and limiting capital requirements

Key figures for first half of 2008

In €mln	2008 H1	2007H1	2007
Revenues	1,722	1,689	3,732
Operating result	13	31	88
Profit after tax	2	19	56
Operating cash flow	7	11	258
Order book	3,263	3,605	3,248
Net debt position (period-end)	391	607	366

Composition of operating profit

In € mln	2008 H1	2007 H1	2007
Property Development	32	26	82
Building	-10	-12	-53
Infrastructure	-12	1	22
Technical Services	3	1	5
International	-2	6	29
Other	2	9	3
Total	13	31	88

Property Dev. NL: key figures for first half of 2008

In € mln	2008H1	2007H1	2007
Revenues	434	480*	1,015
Operating profit	32	26	82
Operating margin	7.4%	5.5%*	8.1%
Order book	664	924	786

•2007H1 including approx. €105 million in revenues from the sale of commercial property from inventory with zero margin. Excluding these revenues, the 2007H1 operating margin is 7.1%.

Property Dev. NL: respectable performance in stagnating market

- Stagnating market for the sale of private homes. Decrease of 14% in sale of new homes during first six months
- Number of homes sold by Heijmans decreased by 4% to 1,187 (2007H1: 1,238)
- Revenues and margin remain at a satisfactory level
- Order book declining to €664 million (year-end 2007: €786 million): reflects market conditions
- Order book margins under pressure; difficult to pass on building costs

Building NL: key figures for first half of 2008

In € mln	2008H1	2007H1	2007
Revenues	413	391	806
Operating profit	-10	-12	-53
Operating margin	-2.5%	-3.2%	-6.6%
Order book	818	1.025	882

Building NL: not yet regained profitable position

- Losses incurred in relation to remaining problem projects
- As yet limited positive contribution made by other building projects
- Order book declined to €818 million due to selective contracting policy. Decrease in proportion of tendered works – down to 20%

Infrastructure NL: key figures for first half of 2008

In € mln	2008H1	2007H1	2007
Revenues	416	354	911
Operating profit	-12	1	22
Operating margin	-2.8%	0.2%	2.4%
Order book	980	971	855

Infrastructure NL: excess road construction capacity persists

- Excess capacity in asphalt production plants
- Losses incurred during first half of 2008 partly due to under-utilization of asphalt production capacity
- Margins in road construction too low and remain under pressure
- Revenues and results of several major projects are lagging expectations
- Results produced by specialised operations are satisfactory
- Order book significantly increased to €980 million, partly due to acquisition of medium-sized projects

Technical services NL: key figures for first half of 2008

In € mln	2008H1	2007H1	2007
Revenues	131	99	229
Operating profit	3	1	5
Operating margin	2.2%	1.1%	2.2%
Order book	295	273	292

Technical Services NL: positive development

- Higher revenues and improved profitability of activities related to engineering installations
- Increase in project and synergy benefits due to collaboration with other divisions
- Well-stocked order book (€295 million)

International: key figures for 1st half of 2008

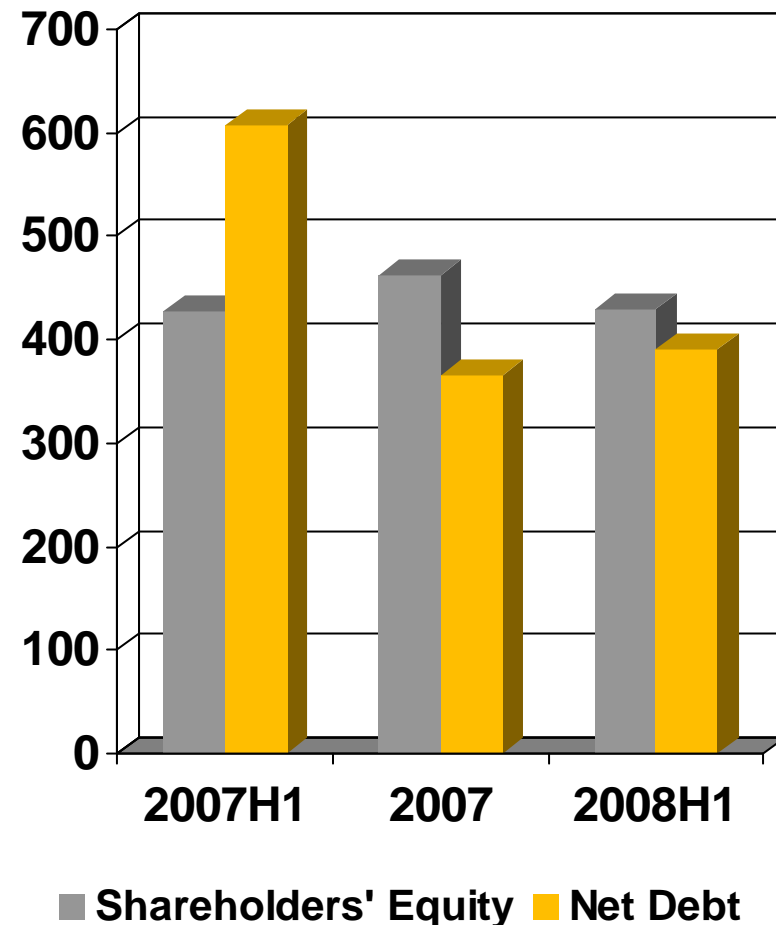
In € mln	2008H1	2007H1	2007
Belgium	139	170	348
United Kingdom	188	175	378
Germany	201	187	412
Revenues	528	532	1,138
Belgium	-10	5	10
United Kingdom	7	4	12
Germany	1	-3	7
Operating result	-2	6	29

International: major highlights

- Belgium: highly unsatisfactory result caused by losses in the building and property development sector. Positive results achieved by infrastructure activities. Order book decreased to €208 million
- United Kingdom: Leadbitter continues to benefit from strong demand for subsidized housing. Revenues and operating profit once again rose. Order book grew to €477 million and is of good quality
- Germany: improved performance by Oevermann and Franki due to improving German market. Heitkamp Rail suffering from highly competitive railway construction market. Order book in Germany stable at €166 million

- The first half of 2008 includes €11 million in book profits realized on the sale of real estate used for business purposes (offices, workshops and properties)
- The first half of 2007 includes a €10 million gain, largely from the sale of commercial property from inventory

- Decrease in shareholders' equity to €429 million due to pay out of dividend;
- Net debt increased slightly to €391 million;
- Financing ratios amply met:
 - Net debt/EBITDA = approx 2.1 (year-end 2007: 1,9)
 - Interest coverage = approx 5.4 (year-end 2007: 5.4)



- No statements on expectations for full year 2008 result
- Order book at a satisfactory level, but margins under pressure
- Expectation is that, with continuing focus on working capital management and limiting capital requirements, Heijmans will fully comply with the agreed financing ratios at year end 2008
- “Charting a new course”

heijmans