

AF Group – 4th quarter 2010

February 15th, 2011



Highlights

Good growth and record results in 2010

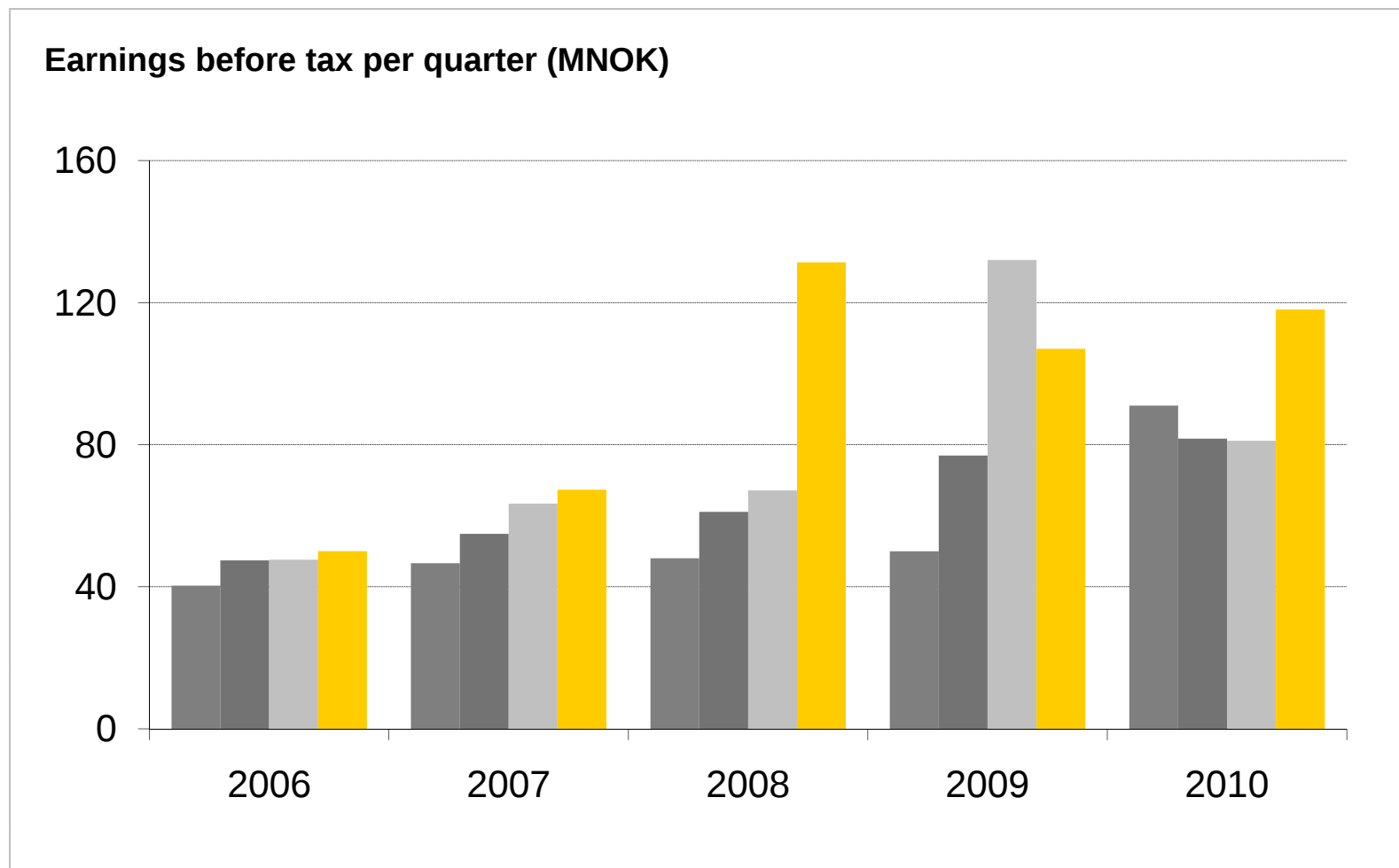
- Earnings before tax (EBT)
Q4: MNOK 118 (107)
2010: MNOK 372 (366)
- High return on capital employed
36.0 % (35.7 %)
- Net interest bearing receivables
2010: MNOK 580 (185)
- Earnings per share in 2010
NOK 3.92 (3.85)
- The Board of Directors suggests a preliminary dividend of
NOK 2.00 (1.60) per share
- Solid order backlog
Q4: MNOK 6,193 (6,033)



Embretsfoss power plant

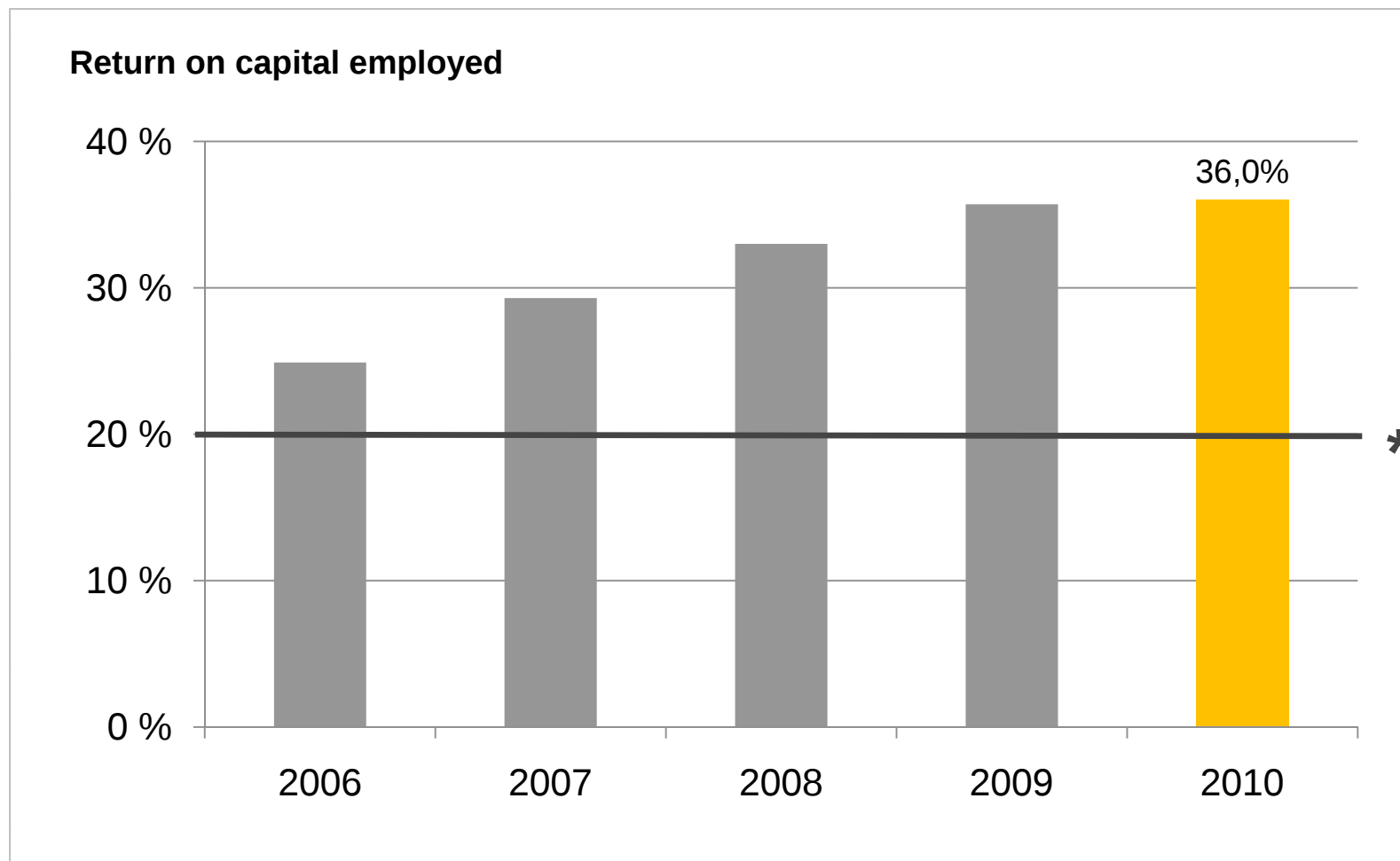
NOK million	Q4 2010	Q4 2009	2010	2009
Revenues	1,550	1,479	5,828	5,401
EBIT	121	114	366	335
EBT	118	107	372	366
EBIT %	7.8 %	7.7 %	6.3 %	6.2 %
EBT %	7.6 %	7.2 %	6.4 %	6.8 %

Earnings before tax



Return on capital employed

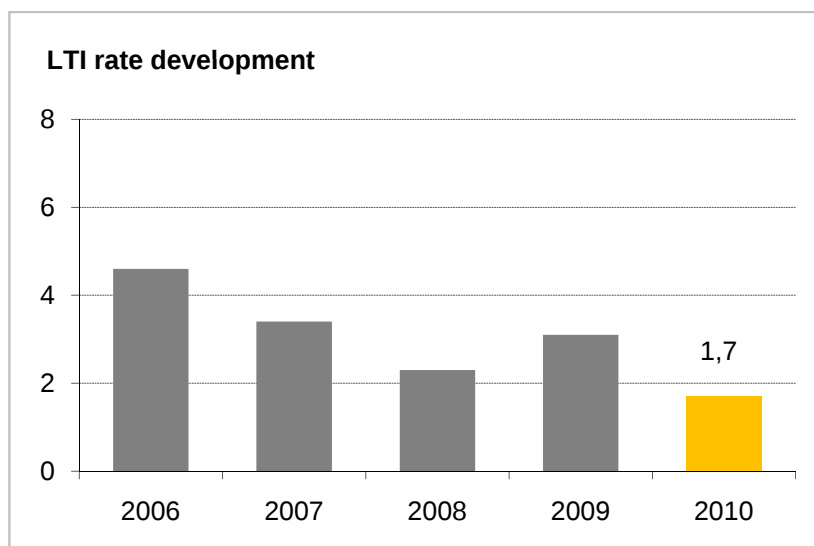
(12 month rolling average)



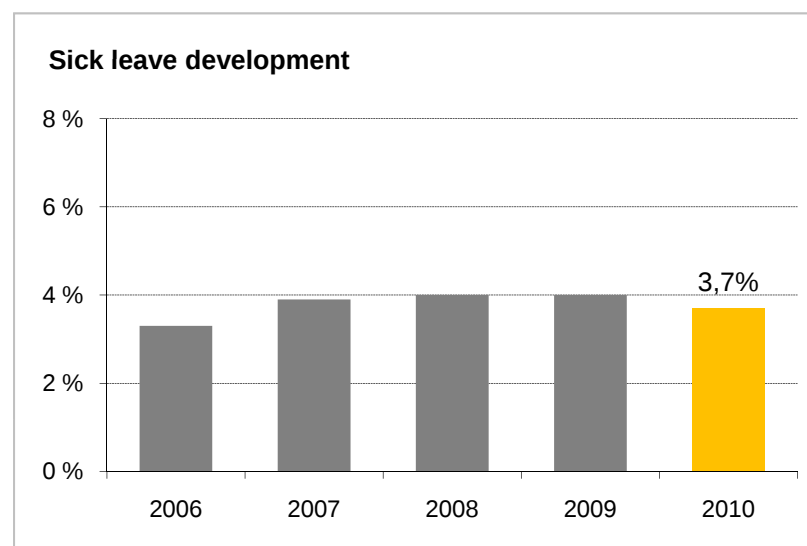
*AF's target is to achieve a return on capital employed above 20 %.

Health, safety and the environment

LTI rate*

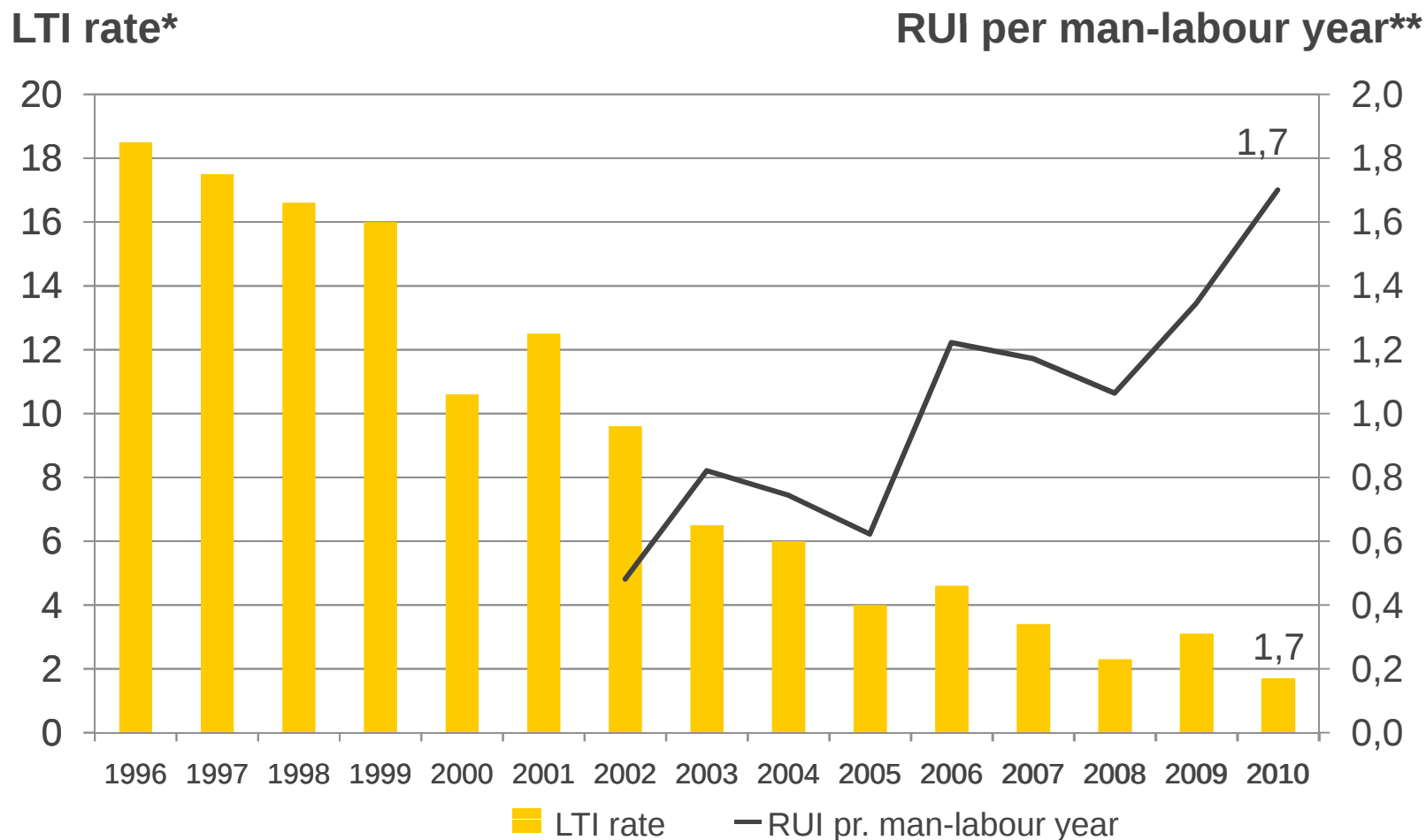


Sick leave



* Lost time to injuries (LTI): Number of injuries resulting in absence per million man-hours in the Norwegian part of the AF Group. AF includes all subcontractors in the calculation basis for the LTI rate.

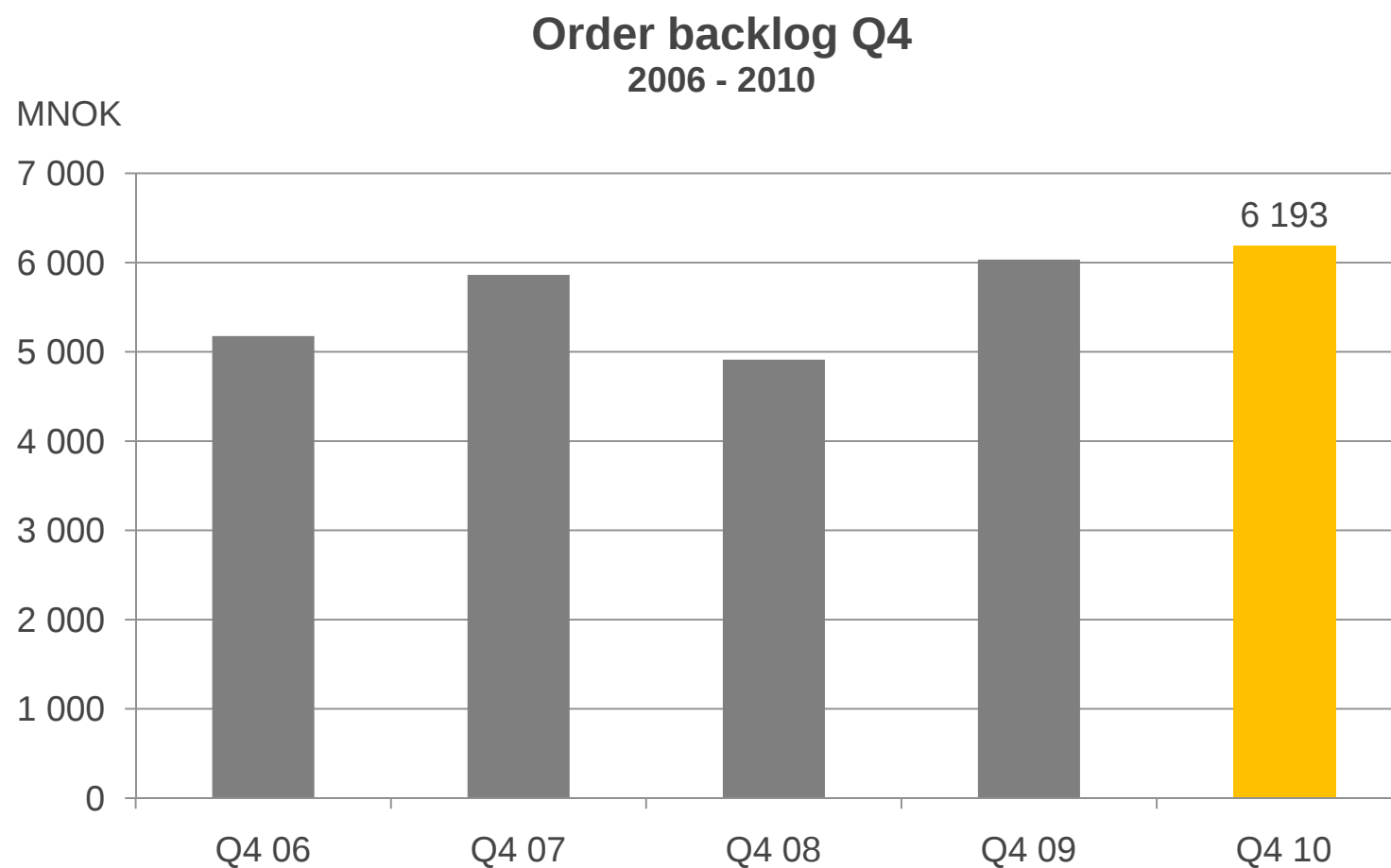
High priority of HSE over time provides a historically low level of injuries



* Lost time to injuries (LTI): Number of injuries resulting in absence per million man-hours in the Norwegian part of the AF Group. AF includes all subcontractors in the calculation basis for the LTI rate.

**Reporting of unwanted incidents/conditions per man-labour year

Order backlog development



Business areas



Civil Engineering

Very good operational performance

- Record high activity level and results.
- All civil engineering units have very good operational performance.
- Signed letter of intent with the Municipality in Oslo as contractor for construction of a high-pressure water supply basin in rock. (MNOK 157)
- Signed contract with Glomma Kraftproduksjon AS for the construction works on the hydro power plant Rånåsfoss III in Glomma in Akershus. (MNOK 100)
- Total order backlog at December 31 is MNOK 1,899 (2,175).



NOK million	Q4 2010	Q4 2009	2010	2009
Revenues	639	499	2,158	1,768
EBIT	58	30	194	82
EBT	58	30	198	105
EBIT %	9.1 %	6.0 %	9.0 %	4.6 %
EBT %	9.1 %	6.1 %	9.2 %	5.9 %

Building

High order bookings

- Stable good operational performance in Norway and a rising market in the Oslo area.
- 2010 results influenced by a loss of MNOK 84 in AF Bygg Göteborg
- Construction contracts signed in Q4:
 - 98 apartments, Sandaker, Oslo (MNOK 158)
 - 85 apartments, Kirkeveien 71, Bærum (MNOK 130)
- Three large contracts signed after year end (MNOK 544)
- Total order backlog at December 31 is MNOK 3,067 (2,324).



NOK million	Q4 2010	Q4 2009	2010	2009
Revenues	617	690	2,267	2,561
EBIT	19	87	46	218
EBT	17	81	51	221
EBIT %	3.1 %	12.6 %	2.0 %	8.5 %
EBT %	2.8 %	11.8 %	2.3 %	8.6 %

Property

Good housing sales

- Good housing sales and start-up of two housing projects contributes to a good result for the year.
- Launched three new projects for sale in the market last quarter, with a total of 96 housing units.
- In 2010, 196 apartments are sold. AF's share is 91 apartments.
- AF has 39 (72) completed unsold housing units. 20 out of these are being let out.



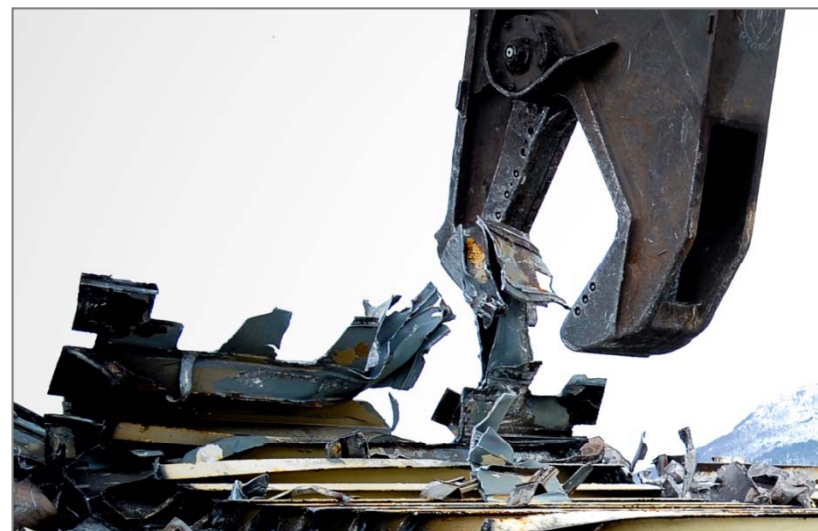
Rolvstrud Park, Building Q

NOK million	Q4 2010	Q4 2009	2010	2009
Revenues	27	7	134	52
EBIT	7	-8	42	-10
EBT	4	-8	35	-15
EBIT %	23.7 %	IA	31.2 %	IA
EBT %	14.9 %	IA	25.8 %	IA

Environment

Good operational performance

- High activity and good operational performance for the land-based activities.
- Within the offshore related business, a total of 5 installations have arrived Vats for recycling.
- Sale of 60 % of the shares in Miljøbase Vats AS contributes with a gain of NOK 42 million.
- Increasing tender activity offshore
- Total order backlog at December 31 is MNOK 892 (1,070).



NOK million	Q4 2010	Q4 2009	2010	2009
Revenues	163	160	767	743
EBIT	57	15	107	46
EBT	53	11	90	43
EBIT %	34.9 %	9.3 %	14.0 %	6.2 %
EBT %	32.8 %	7.0 %	11.7 %	5.8 %

Energy

Weak results

- Increasing level of activity for Mollier, and improving operational performance in 4th quarter.
- Aeron is competitive in a demanding market.
- AF Energi & Miljøteknikk has after year-end signed an energy-saving contract with Avinor covering nine airports.
- Measures taken in AF Energi & Miljøteknikk is expected to yield significantly improved operational performance in 2011.
- Total order backlog at December 31 is MNOK 299 (463).



NOK million	Q4 2010	Q4 2009	2010	2009
Revenues	129	172	564	598
EBIT	-3	6	-15	21
EBT	-6	5	-21	16
EBIT %	-2.6 %	3.5 %	-2.6 %	3.5 %
EBT %	-4.4 %	2.7 %	-3.7 %	2.6 %

Summary 2010



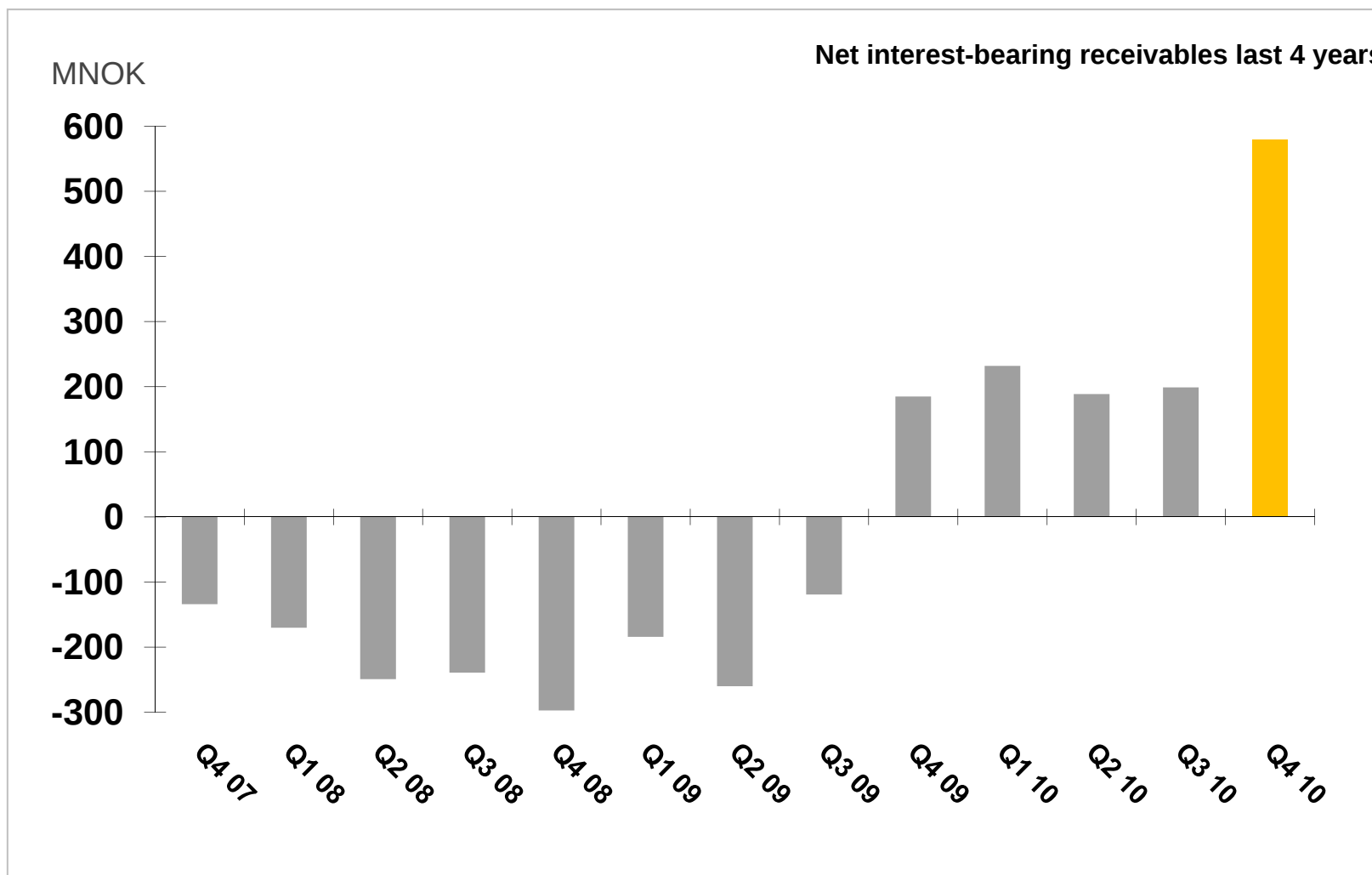
AF Group Business area	2010			2009		
	Revenues	EBIT	EBIT %	Revenues	EBIT	EBIT %
Civil Engineering	2,158	194	9.0 %	1,768	82	4.6 %
Building	2,267	46	2.0 %	2,561	218	8.5 %
Property	134	42	31.2 %	52	-10	-19.2 %
Environment	767	107	14.0 %	743	46	6.2 %
Energy	564	-15	-2.6 %	598	21	3.5 %
Group/eliminations	-62	-8		-321	-22	
Total	5,828	366	6.3 %	5,401	335	6.2 %

Cash flow statement

Cash flow statement NOK Million	Q4 2010	Q4 2009	2010	2009
EBIT	121	114	366	335
Depreciations, amortization and impairment	25	22	97	83
Change in net working capital	-5	206	-151	495
Other adjustments / taxes paid	-90	23	-52	29
Cash flow from operations	51	365	260	941
Net investments	76	-49	-1	-364
Cash flow from capital activities	-142	-4	-246	-88
Cash effect from net financial items	-3	1	6	-2
Net cash flow *	-18	312	20	488
Change in net interest-bearing receivables without cash effect	399	-8	376	-6
Change in net interest-bearing receivables	381	304	396	482

* Cash flow before change in net interest-bearing receivables

Net interest bearing receivables

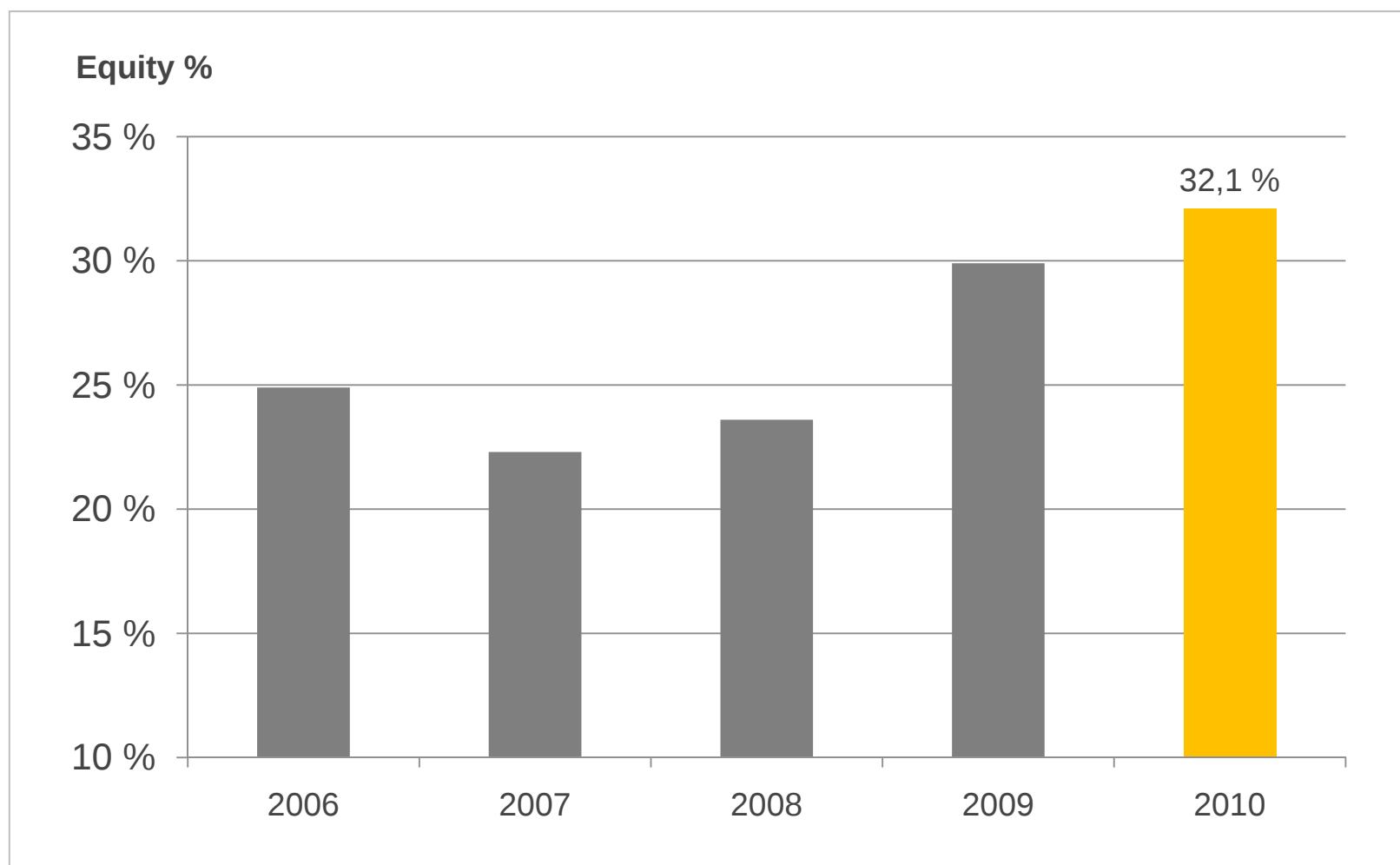


Net interest-bearing receivables at December 31 is MNOK 580 (185).

Balance sheet

NOK million	31.12.2010	31.12.2009
Non-current assets	979	1,294
Current assets, ex. cash	1,412	1,542
Cash and cash equivalents	623	223
Total assets	3,014	3,059
Equity	968	915
Long term debt	365	299
Short term debt	1,680	1,845
Total equity and debt	3,014	3,059

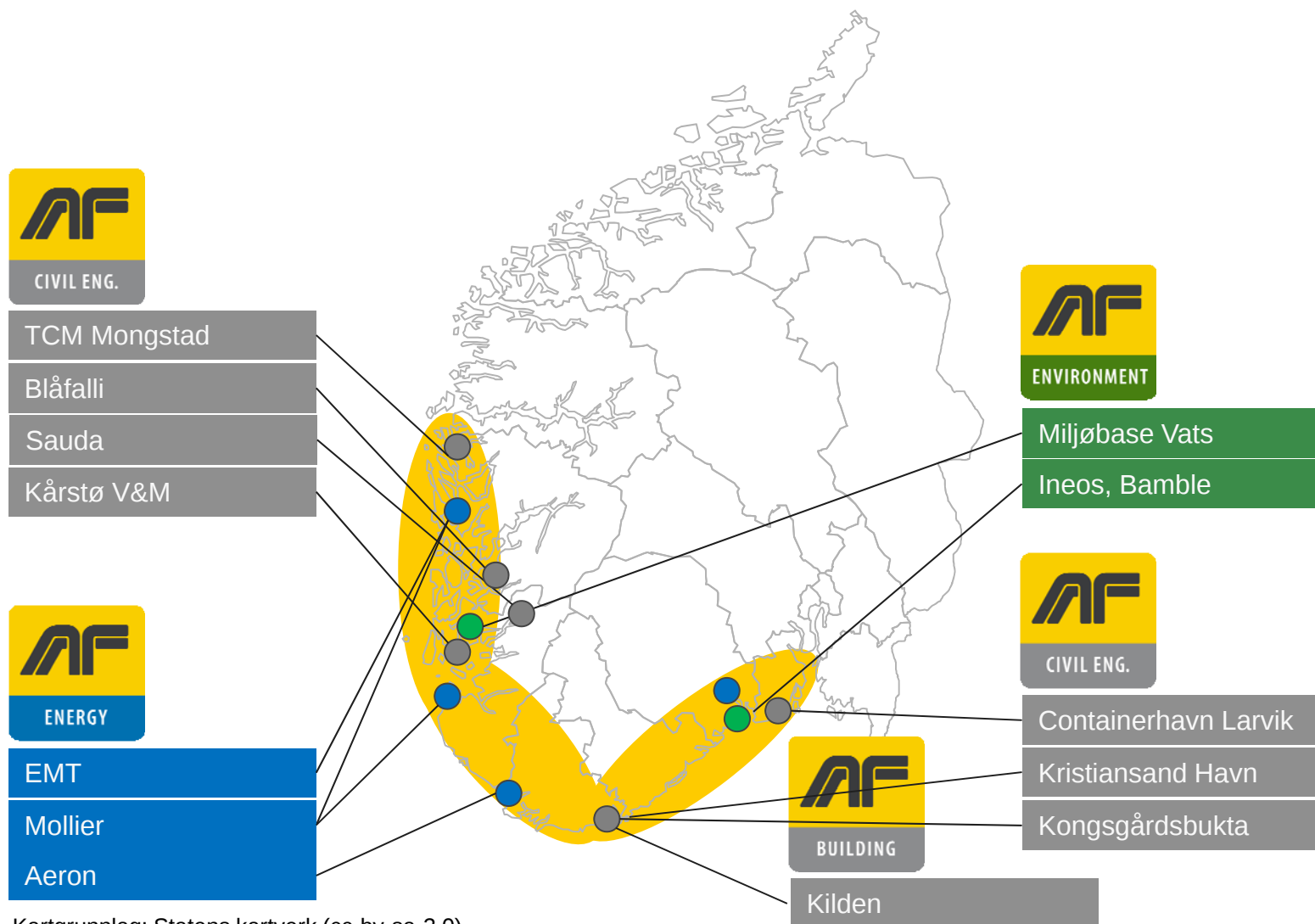
Equity ratio



Market situation

Civil engineering	• Large supply of new projects with strong competition • Higher activity in the Swedish market 
Building	• “Hot” market for housing construction, weaker within commercial buildings • Stable positive rehabilitation market 
Property	• Good housing sales 
Environment	• Stable market for our land-based activities • Increasing activity for offshore studies and tenders 
Energy	• Increasing supply of projects for EMT • Good market within offshore HVAC • Still few new projects within maritime sector 

AF Group has a broad exposure towards the South and West of Norway



AF Group will increase its focus within building and civil engineering in the South of Norway



Kilden, Kristiansand

- The total size of the construction market in Agder and Rogaland is NOK 41 billion
- The market will grow in the time to come due to urbanisation and growth in population
- AF establish local presence within building and civil engineering in the South of Norway
- The project execution track record supports that we have the resources and capabilities required to succeed

Thank you for your attention!

