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Quarter **3** 2009 presentation

29 October 2009

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Q3 2009 Highlights – Group

- Operating revenues; NOK 534 million
  - Down 18.5% y/y
- Acceptable EBITDA margin; 9.7%
  - EBITDA NOK 52 million, down 35.4% y/y
- New orders; NOK 654 million
  - Up 23.2% y/y
- Positive development in order backlog
  - Up 8.6% on Q2-2009 figures
- Strong cash flow; NOK 116 million, pre tax NOK 171 million
  - Up NOK 288 million y/y
- Net interest bearing debt; down NOK 162 million from Q2-2009
  - Down NOK 441 million y/d
  - Extraordinary additional instalment of NOK 30 million in October

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Financials

Key figures Q3 2009

NOK million	Q3-2009		Q3-2008		Y/Y
Operating revenue	**534**		655		- 18.5%
EBITDA	**52**	**9.7%**	80	10.1%	- 35.4%
EBIT	**47**	**8.8%**	71	9.0%	- 33.9%
EPS (NOK)	**0.20**		0.23		
Cash flow from operations after interest and tax	**116**		-172		
New orders	**654**		531		23.2%
Order backlog	**1 388**		1 678		- 17.3%
Number of employees	**814**		1 202		-32.3%

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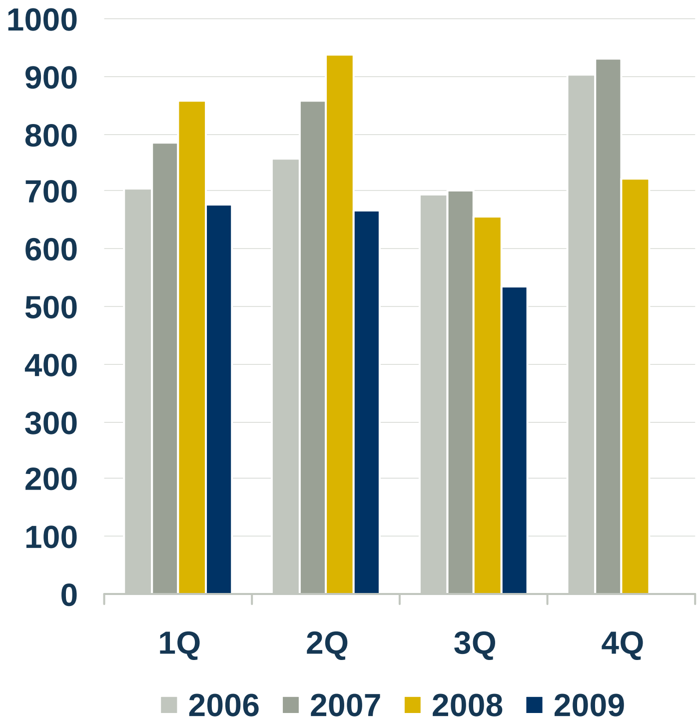
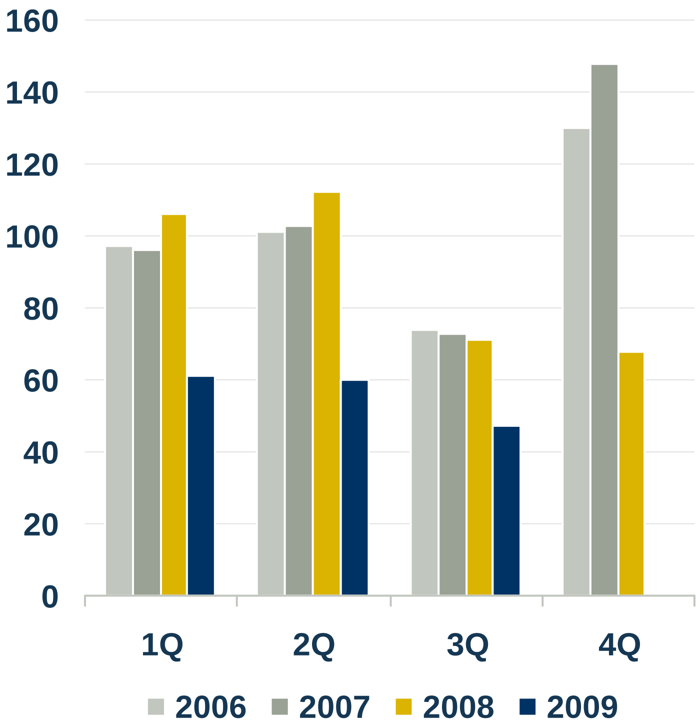
Quarterly development:

Revenues: - 18.5% EBIT: - 33.9%





Revenue Q3-2009: NOK 534 million.
Revenue Q3-2008: NOK 655 million.

EBIT Q3-2009: NOK 47 million, 8.8% margin.
EBIT Q3-2008: NOK 71 million, 10.8% margin.

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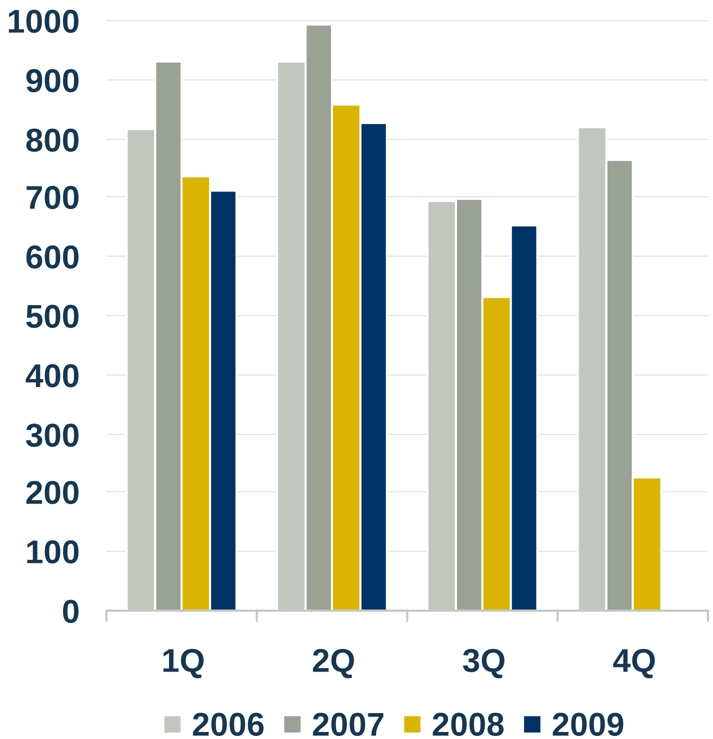
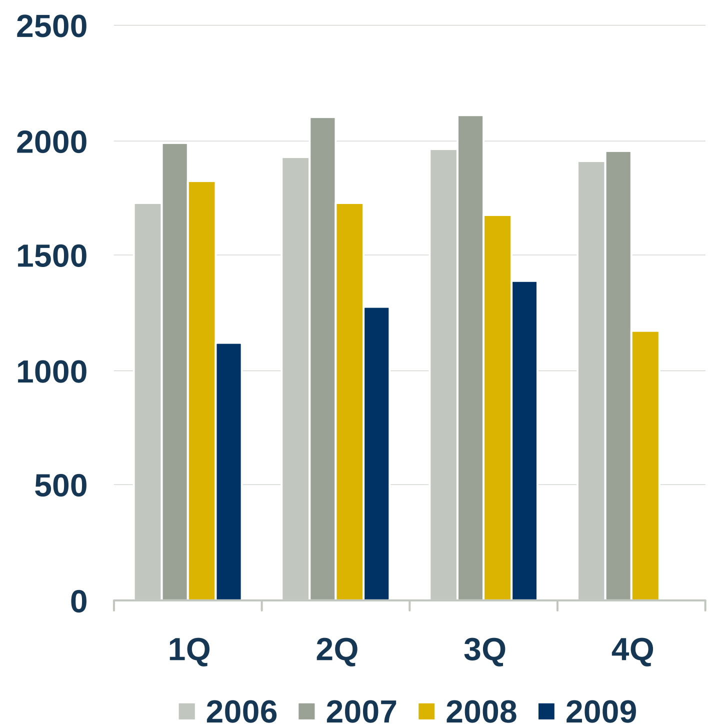
Quarterly development:
New orders: 23.2% Order backlog: NOK 1.4 billion





New orders Q3-2009: 654 million.
New orders Q3-2008: 531 million.

Order backlog Q3-2009: NOK 1 388 million.
Order backlog Q3-2008: NOK 1 678 million.

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Cash flow and Net interest bearing debt

NOK million	**Q3-2009**	Q3-2008	2008
Net cash flow from operating activities	**116**	-172	-226
Net cash flow from investing activities	**18**	-8	-20
Net cash flow from financing activities	**-138**	131	225
Net change in cash & cash equivalents	**-4**	-49	-21
Cash & cash equivalents at end of period	**117**	56	61
Net interest-bearing debt	**1 632**	2 046	2 073

- Cash flow from operations improved by NOK 288 million y/y
- Net interest bearing debt reduced by NOK 162 million y/y and by 441 million y/d
- All covenants fulfilled for Q3-2009

Key figures 30.09.2009

NOK million	30.09.2009		30.09.2008		Y/Y
Operating revenue	**1 878**		2 450		- 23.4%
EBITDA	**189**	**10.1%**	310	12.7%	- 39.1%
EBIT	**168**	**9.0%**	289	11.8%	- 41.9%
EPS (NOK)	**0.52**		2.05		
Cash flow from operations after interest and tax	**169**		-275		
New orders	**2 192**		2 123		3.3%

- Acceptable margins in a demanding market
- Strong cash flow
- New orders on level with 2008

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The Norwegian operation

Norway: Q3 2009 Financials

- ➔ New orders up 45.3% y/y, and 17.3% y/d
- ➔ Increasing order backlog. Up 9.9% on Q2-2009, but still on the lower side
- ➔ Reduced production offset by sale of finished houses
- ➔ Increased production capacity end Q4-2009 onwards
- ➔ Profitable operations and strong margins

NOK million	**Q3-2009**		Q3-2008		**Y/Y**
Operating revenue	**315**		339		-7.1%
EBITDA	**41**	**12.9%**	57	17.0%	- 29.2%
EBIT	**39**	**12.3%**	55	16.3%	- 29.8%
Number of employees	**424**		626		- 32.3%

The Swedish operation

Sweden: Q3 2009 Financials

Myresjöhus SmålandsVillan

- New orders up 3.8% y/y, down 9.4% y/d
- Increasing order backlog. Up 7.7% on Q2-2009
- Significantly reduced production to grow order backlog in 2009 hit revenues and results
- Vivid cost control allows profitable operations
- Increased sales and order backlog basis for a rise in production rate end 2009 into 2010

NOK million	**Q3-2009**		Q3-2008		**Y/Y**
Operating revenue	**219**		316		- 30.7%
EBITDA	**16**	**7.2%**	27	8.4%	-40.8%
EBIT	**13**	**5.7%**	19	6.1%	- 34.8%
No of employees	**336**		571		- 41.2%

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Summary Q3 2009 and going forward

Norway:
Q3 2009 Highlights

Block Watne

- Increasing demand and strong devlopment in sales
- Low interest rates and available credit facilities
- 78 unsold finished houses by end of Q3-2009; acceptable level
- Gradually increasing production capacity
- Aquisition of land considered when attractive location at reasonable costs

Sweden:
Q3 2009 Highlights

Myresjöhus SmålandsVillan

- Positive development in sales
- Order backlog growth
- Still low interest rates, but unemployment and banks' restricted credit policy have a dampening affect on sales
- The agreement with the Norwegian Mestergruppen for delivery of house modules has potential to increase volumes during 2010

Going forward:
Outlook 2009

- “Absent” sales Q4-2008 and price pressure in 2009 will continue to pressure on revenues and margins in Q4-2009. Recovery expected to start mid to end Q4-2009 with effect in 2010
- Sales are strong in Norway, and the Swedish market is improving
- Order backlog to reach levels to increase capacity in Q4-2009 onwards
- Strong cash flow and reduced debt secure financial strength into 2010
- Attractive products and projects tailored for the “affordable home” segment

Welcome back
4th Quarter 2009: 12 February 2010 at 11:00 hrs

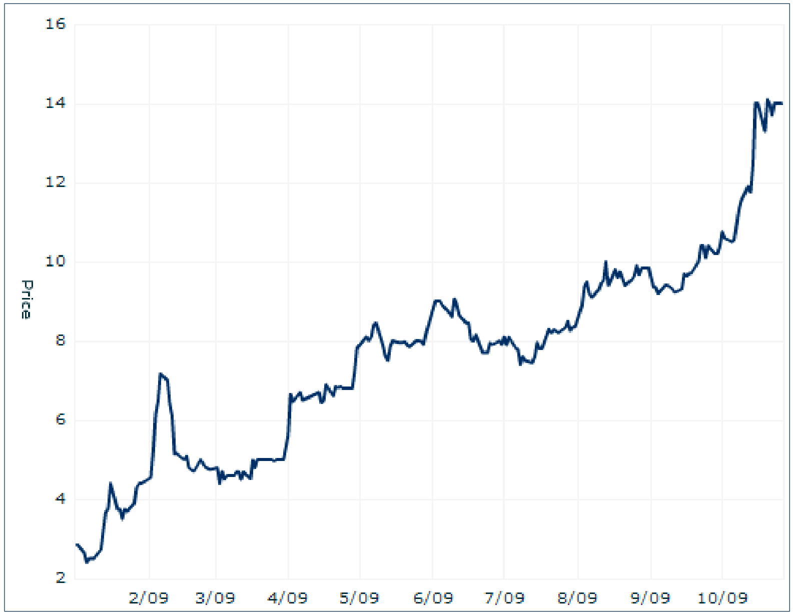
Appendix 1
Shareholder Information

10 largest shareholders per 26 October 2009:

SHAREHOLDER	% TOTAL
Lani Industrier AS	28.70%
Rasmussengruppen AS	12.01%
Ojada AS	3.57%
Perestroka AS	3.56%
Lani Development AS	3.51%
Bank of New York Mellon SA/NV	2.12%
Staff-Gruppen	2.04%
MP Pensjon	2.04%
Odin Norge	1.87%
DnB NOR SMB VPF	1.83%

CEO Lars Nilsen has 32.52%

BWG share price development 2009:



The share price has increased by 454.69%

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Appendix 2

Housing starts in 2009 expected at a low level

- Norway:
  - Expected 20 000 housing starts; 12 500 detached houses + 7 500 apartments
- Sweden:
  - Expected 16 000 housing starts; 7 000 detached houses + 9 000 apartments
- Increasing population
  - Norway: +62 000 (2008)
  - Sweden +70 000 (2008)
- Pent up demand for affordable homes

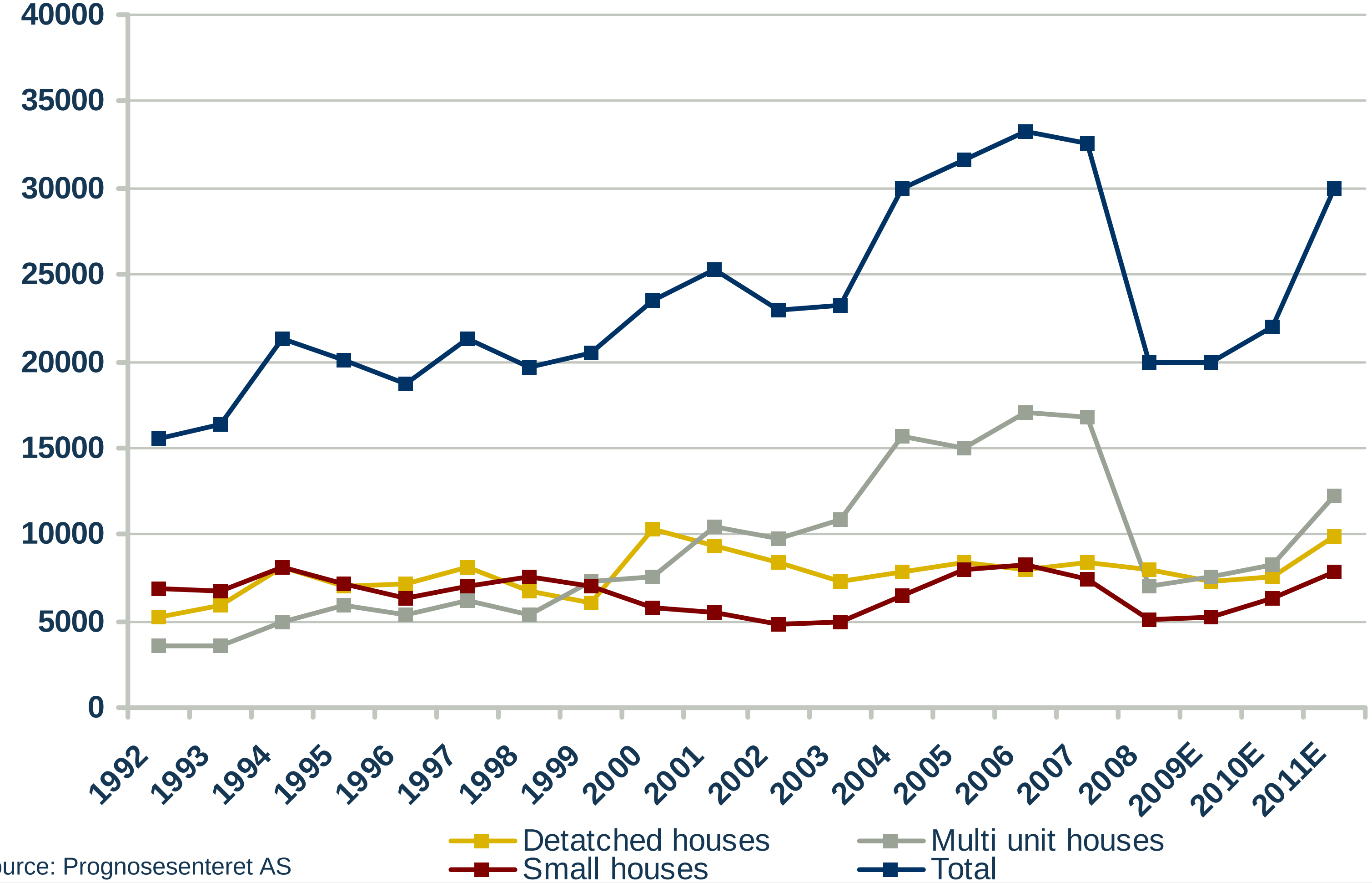
Housing starts per 1 000 capita

	Norway	Sweden	Finland
2000	5.26	1.89	6.12
2001	5.61	2.20	5.20
2002	5.08	2.16	5.33
2003	5.09	2.46	5.94
2004	6.55	3.06	6.12
2005	6.86	3.52	6.46
2006	7.18	4.64	6.39
2007	6.95	3.84	5.69
2008	5.45	2.40	4.43

Source: Prognosesenteret AS

Appendix 3

Housing starts in Norway 1992 - 2011



Source: Prognosesenteret AS

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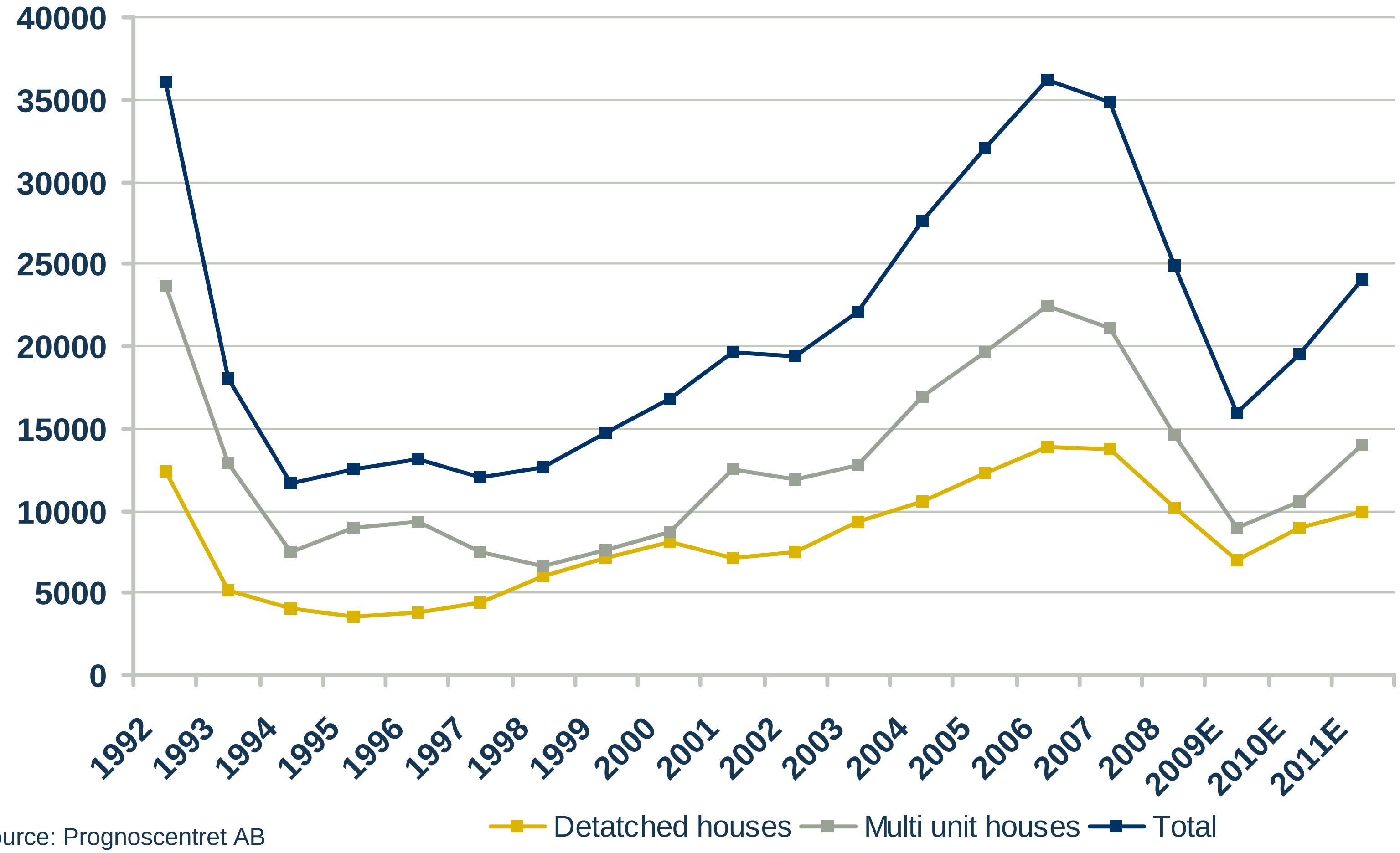
Appendix 4

Housing starts in Sweden 1992 - 2011



Source: Prognoscentret AB

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