

# Fletcher Building Limited Annual Results to June 2009

12 August 2009



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## Disclaimer

This annual results presentation dated 12 August 2009 provides additional comment on the media release of the same date. As such, it should be read in conjunction with, and subject to, the explanations and views of future outlook on market conditions, earnings and activities given in that release.



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## Agenda

- Introduction
- Company and Market Overview
- Divisional Performance
- Financial Results
- Strategy
- Outlook



# Company & Market Overview



## Results overview

- Group underlying operating earnings<sup>1</sup> of \$558 million (down 27%).
- Strong cashflow performance – cashflow from operations \$533 million (up 23%).
- Unusual items resulted in \$46 million after tax loss
  - restructuring costs
  - capacity reduction initiatives
  - adjustments to asset carrying values
  - US tax benefit recognition
- Balance sheet strengthened with \$526 million of new equity.
- 14 cents per share final dividend.

1. *Earnings before interest, tax and unusual items*



## FY09 has been a demanding year

- Group operating earnings impacted by:
  - weak residential building markets globally
  - significant deterioration in commercial construction activity
  - only partly offset by increased infrastructure spending in NZ and Australia
- A number of initiatives already undertaken to re-base business around lower activity levels:
  - headcount reductions in all divisions
  - capacity reduction measures
  - streamlining of product lines and distribution within Laminates & Panels
- Balance sheet strengthened
  - \$526 million of new equity issued
  - focus on working capital and capital expenditure, with operating cashflow up 23% to \$533 million.



## Residential construction activity was significantly lower in all key markets

Building Consents	Jun 2009 12 months	Jun 2008 12 months	Jun 2007 12 months	09/08 % Mvmt
New Zealand	12,503	20,902	23,344	-40
Australia	132,073	162,732	153,400	-19
US <sup>1</sup>	565,000	859,000	1,389,000	-34
England <sup>2</sup>	71,480	139,880	155,240	-49
Spain <sup>3</sup>	186,002	495,519	886,181	-62

1. Years to December. 2009 forecast provided by McGraw Hill, includes single and multi-family dwellings

2. England figure for 2009 is provisional

3. 12 months ended 30 April; includes single and multi-unit developments



## FY09 annual results summary

NZ\$m	Jun 2009 12 months	Jun 2008 12 months	% Change
Sales	7,103	7,091	
EBITDA <sup>1</sup>	769	966	-20
EBIT <sup>1</sup>	558	768	-27
Net earnings <sup>1</sup>	314	467	-33
Unusual items after tax	-360	0	
Net earnings (loss) after unusual items	-46	467	
EPS – cps <sup>1</sup>	59.7	93.2	-36
Dividend - cps	38.0	48.5	-22

1. EBITDA, EBIT, Net Earnings and EPS all before Unusual Items





## Focus on optimising cash has proven beneficial

- Cashflow from operations up 23% to \$533 million, driven by:
  - reduction in debtors of \$203 million
  - reduction in inventory of \$101 million
- Capital expenditure of \$289 million reflected 'carry-over' projects of \$168 million:
  - new approved capital expenditure of \$121 million versus depreciation of \$211 million
  - capital expenditure for FY10 budgeted below depreciation
- Asset sales realised \$52 million:
  - sale of Auckland headquarters for \$36 million in February 09
  - Kumeu and Welshpool properties to be sold when market conditions permit



## Unusual items reflect pro-active stance in re-basing operations for lower volumes

- Redundancy and restructuring costs: \$43 million (after tax)
  - labour reduction of 2,500 to 16,500 across the group
  - closure of Plyco door manufacturing business
- Capacity reduction initiatives: \$100 million (after tax)
  - closure of Laminex particleboard and MDF plants
  - reduction in Formica European capacity
  - Formica streamlined product portfolio



## Other unusual items

- Adjustments to asset carrying values: \$157 million (after tax)
  - reduction in goodwill for Formica: \$56 million
  - impairment of fixed assets in Formica: \$65 million
  - IT assets in Distribution: \$23 million
  - other Laminex assets: \$13 million
- Tax benefit recognition:
  - \$60 million of tax losses in Formica
  - written off in accordance with NZ GAAP, but expect to be realised in future years



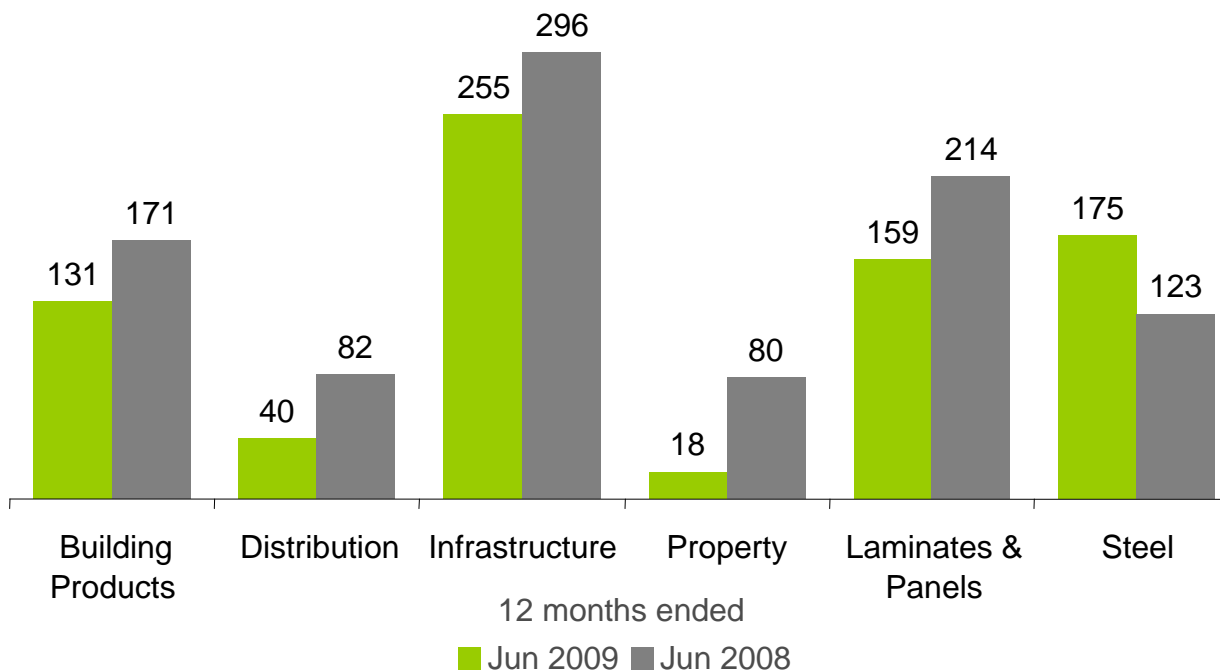


# Divisional Performance



## Strong performance in Steel, other businesses typically had lower volumes and margins

EBITDA NZ\$million<sup>1</sup>



1. *Earnings before interest, tax, depreciation and amortisation, and unusual items*



## Building Products result

NZ\$m	Jun 09 12 mths	Jun 08 12 mths	% Δ
Sales	771	739	+4
EBITDA <sup>1</sup>	131	171	-23
EBIT <sup>1</sup>	106	148	-28
Funds Employed	644	631	+2
EBITDA/sales %	17.0	23.0	
EBIT/sales %	14.0	20.0	
ROFE %	16.5	23.5	

- **Plasterboard** performance impacted by low NZ housing starts.
- **Insulation** in NZ & Australia benefited from stimulus packages in second half.
- **Metal Roof Tiles**  
Strong growth in international sales offset by weak NZ market and high steel prices.

1. Excluding unusual items



## Building Products: volumes typically lower but improved trend in Insulation due to government stimulus

Gross Sales NZ\$m	Jun 09 12 mths	Jun 08 12 mths <sup>1</sup>	% Δ	Volume Δ	Price Δ	EBITDA Δ
<b>New Zealand</b>						
- Plasterboard	202	218	-7	↓	↑	↓
- Insulation <sup>2</sup>	156	158	-1	↓	↓	↓
- Metal Roof Tiles <sup>3</sup>	198	157	+26	↓	↑	↑
<b>Australia</b>						
- Insulation	216	192	+13	↑	↑	↑
- Sinkware	33	41	-20	↓	↑	↓

1. Restated to current exchange rates

2. Includes Forman & Tasman Access Floors (which now reports into Forman)

3. Includes US based Decra business



## Distribution result

NZ\$m	Jun 09 12 mths	Jun 08 12 mths	% Δ
Sales	883	1,083	-18
EBITDA <sup>1</sup>	40	82	-51
EBIT <sup>1</sup>	30	73	-59
Funds Employed	144	185	-22
EBITDA/sales %	5.0	8.0	
EBIT/sales %	3.0	7.0	
ROFE %	20.8	39.5	

- Sales impacted by weak NZ housing starts but market share maintained.
- Significant staff reductions implemented.
- Frame and truss manufacturing activities consolidated.

1. Excluding unusual items





## Infrastructure result

NZ\$m	Jun 09 12 mths	Jun 08 12 mths	% Δ
Sales	2,052	1,857	+11
EBITDA <sup>1</sup>			
- Concrete NZ	125	174	-28
- Concrete Aust.	78	72	+8
- Construction	52	50	+4
- Property	18	80	-78
Total EBITDA	273	376	-27
EBIT <sup>1</sup>	203	308	-34
Funds Employed	1,042	1,027	+1
EBITDA/sales %	13.0	20.0	
EBIT/sales %	10.0	17.0	
ROFE %	19.5	30.0	

1. Excluding unusual items

### NZ Concrete

- Volume declines in cement, aggregates, readymix, masonry and concrete pipe.
- Reflects weaker residential & commercial construction markets only partly offset by infrastructure activity.

### Australia Concrete

- Good volume growth in quarry volumes and non-pipe concrete products.

### Construction

- Strong growth in infrastructure work, commercial activity weaker.
- Backlog \$1.4 billion as at July 09.



## Infrastructure: strong construction levels helped to partly offset lower concrete volumes

Gross Sales NZ\$m	Jun 09 12 mths	Jun 08 12 mths	% Δ	Volume Δ	Price Δ	EBITDA Δ
<b>New Zealand</b>						
- NZ Concrete	689	746	-8	↓	↓	↓
- Construction	1,022	804	+27	↑	↓	-
<b>Australia Concrete</b>	409	390	+5	↓	-	↑



## Property activities include quarry end use, residential and surplus assets

EBIT NZ\$m	2009	2008	2007	2006
Quarry end use	0	42	6	0
Residential	12	19	34	25
Surplus assets	6	19	9	10
<b>Total</b>	<b>18</b>	<b>80</b>	<b>49</b>	<b>35</b>

Property activities include residential land, quarry end use and other property transactions. With its extensive quarry land holdings, Infrastructure generates earnings from waste materials handling, through to residential and commercial development. Because of the nature of the developments, earnings will be of a recurring nature, but will have a degree of volatility.



## Laminates & Panels result

NZ\$m	Jun 09 12 mths	Jun 08 12 mths	% Δ
Sales	2,076	2,132	-3
EBITDA			
- Laminex	99	166	-40
- Formica	60	48	+25
Total EBITDA <sup>1</sup>	159	214	-26
EBIT <sup>1</sup>	74	141	-47
Funds Employed	1,832	2,094	-13
EBITDA/sales %	8.0	10.0	
EBIT/sales %	4.0	7.0	
ROFE %	4.0	6.7	

1. Excluding unusual items

### Laminex

- Volumes down in NZ and Australia, export markets weak.
- Significant input cost increases in first half

### Formica

- Strong performance in Asia. US and European markets significantly weaker.
- Prices remained firm and input cost pressures eased in second half.



## Laminates & Panels: Asian region stronger overall but all other markets were weaker

Gross Sales NZ\$m	Jun 09 12 mths	Jun 08 12 mths	% Δ	Volume Δ	Price Δ	EBITDA Δ
<b>New Zealand</b>						
- Laminex	178	230	-23	↓	↑	↓
<b>Australia</b>						
- Laminex	875	890	-2	↓	↑	↓
<b>Formica</b>						
- Asia	215	178	+21	↑	↑	↑
- Europe	448	486	-8	↓	↑	↓
- Nth America	423	422	-	↓	↑	↑



## Formica growth in Asia and North America turnaround boosted result, but Europe weak

EBITDA NZ\$m <sup>1</sup>	2H09	1H09	2H08	1H08
Asia	19	20	14	16
North America	17	2	-17	10
Europe	8	9	30	22
Corporate	-9	-6	-17	-10
Reported EBITDA (NZ\$)	35	25	10	38

1. Before unusual items



## Steel result

NZ\$m	Jun 09 12 mths	Jun 08 12 mths	% Δ
Sales	1,321	1,279	+3
EBITDA <sup>1</sup>	175	123	+42
EBIT <sup>1</sup>	154	101	+52
Funds Employed	562	589	-5
EBITDA/sales %	13.0	10.0	
EBIT/sales %	12.0	8.0	
ROFE %	27.4	17.1	

- Strong result in first half reflected high steel prices and strong demand.
- Second half sales 30% lower than first half.
- Continued strong demand from infrastructure-related projects.
- Rollforming volumes lower due to weaker residential and light commercial markets.

1. Excluding unusual items



## Steel: strong first half, but volumes lower in second half

Gross Sales NZ\$m	Jun 09 12 mths	Jun 08 12 mths	% Δ	Volume Δ	Price Δ	EBITDA Δ
<b>New Zealand</b>						
- Long Steel	361	288	+25	↓	↑	↑
- Coated products	175	195	-10	↓	↑	↓
- Distribution & Services	339	299	+13	↓	↑	↑
<b>Australia</b>						
- Rollforming	664	654	+2	↓	↑	↓







## Net earnings

NZ \$m	Jun 2009 12 months	Jun 2008 12 months	% Δ
EBIT <sup>1</sup>	558	768	-27
Interest	140	136	+3
Tax <sup>1</sup>	96	150	-36
Minority Interests	8	15	-47
Net Earnings before unusual items	314	467	-33
Unusual items after tax	(360)	0	
Net Earnings	<b>(46)</b>	<b>467</b>	

1. *Before unusual items*



## Balance sheet strengthened with equity raising and higher operating cashflow

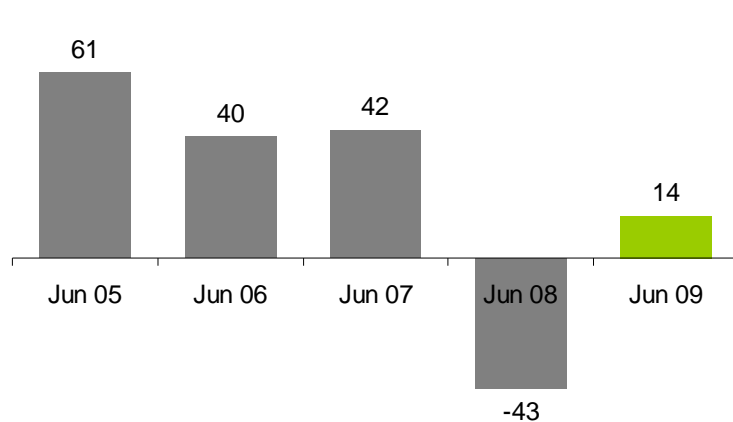
NZ \$m	Jun 2009 12 months	Jun 2008 12 months	% Δ
Operating Cashflow	533	434	+23
Net Debt	1,350	1,846	-27
Net Debt / Equity %	31.1	40.1	-23
EBIT <sup>1</sup> / Total Interest (times)	4.0	5.6	-29
Return <sup>1</sup> on Funds %	11.9	19.0	-37

1. Excluding unusual items

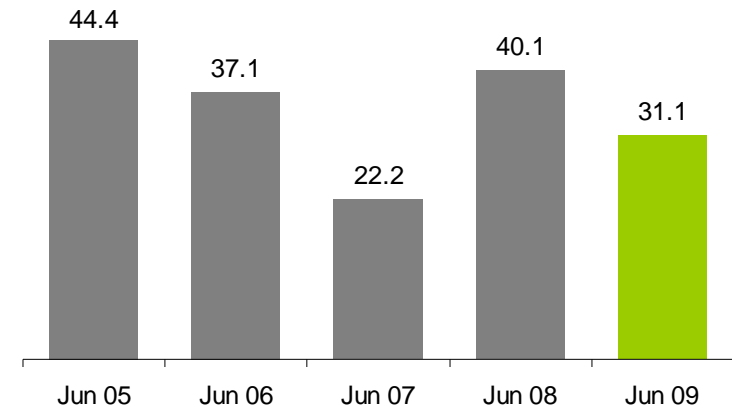


## Key ratios

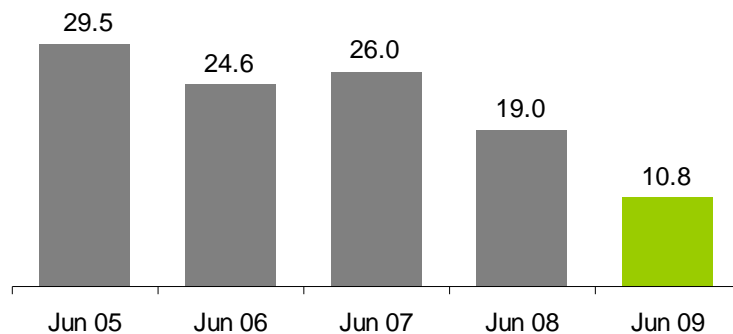
**Total Shareholder Return (TSR)  
Percentage**



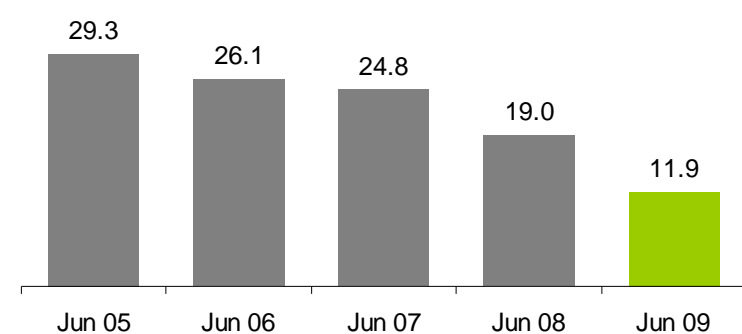
**Debt/Debt Plus Equity  
Percentage**



**Return on Average Equity  
Percentage<sup>1</sup>**



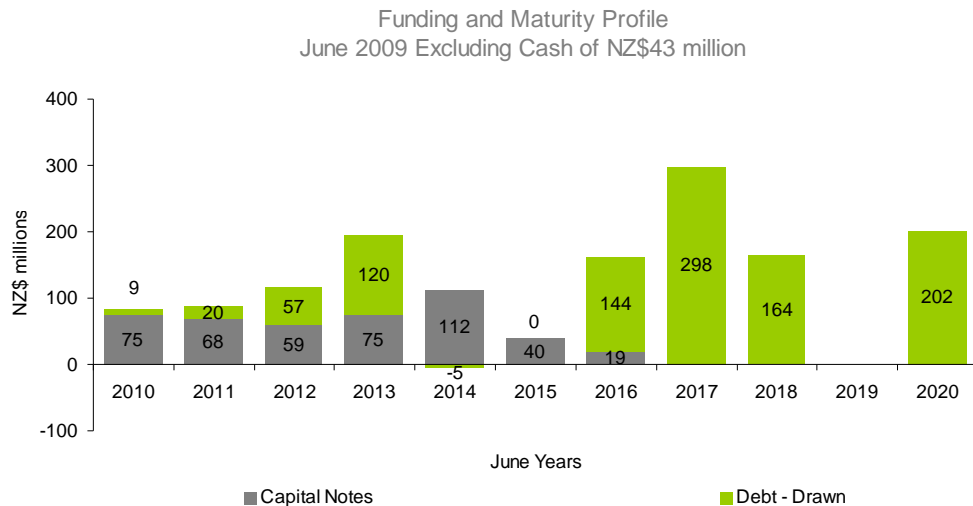
**Return on Average Funds  
Percentage<sup>1</sup>**



1. *Excluding unusual items*



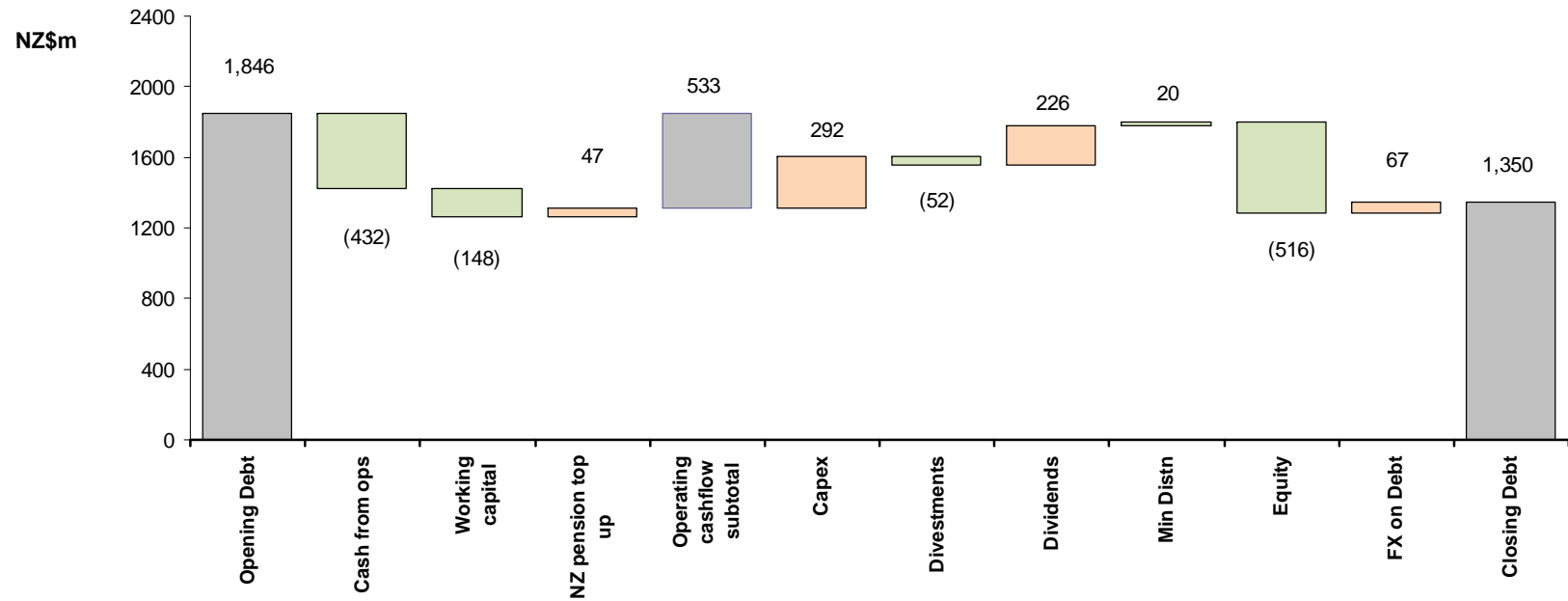
## Debt maturity profile



- No significant refinancing until 2013, with undrawn credit lines of over \$1 billion.
- Average maturity of debt is 6.3 years.
- Average interest rate on debt is 7.42%.
- 87% of borrowings are at fixed rates.



## Net debt movement







# Strategy



## Strategy

Longer term strategy continues to be:

- improve earnings reliability
- maintain and improve internal capabilities
- pursue acquisition opportunities where these meet key investment criteria

Our aspirations by geography:

**New Zealand** Maintain and extend domestic businesses, strengthen channels to market.

**Australia** Create the leading Australasian building products and construction materials business by establishing strong market positions.

**International** Develop existing operations into the world's leading laminates and panels business.





# Outlook



## Outlook 2010

- Subdued outlook for FY10 with low activity levels expected in most markets.
- Infrastructure spending in NZ and Australia will assist construction, concrete and steel businesses.
- Weak residential and commercial building activity will impact results; Insulation will benefit from government stimulus package.
- Asia expected to continue growth overall, Europe expected to remain weak, North American volumes expected to be stable at low levels.
- Continued focus on achieving operational efficiencies and cost control given lower volumes.



