

WEYERHAEUSER COMPANY

REIT Week

NAREIT Annual Convention

June 2011



FORWARD LOOKING STATEMENT

This presentation contains statements concerning the Company's future results and performance that are forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. These statements are based on various assumptions and may not be accurate because of risks and uncertainties surrounding the assumptions. Factors listed below, as well as other factors, may cause actual results to differ significantly from these forward-looking statements. There is no guarantee that any of the events anticipated by these forward-looking statements will occur. If any of the events occur, there is no guarantee what effect they will have on Company operations or financial condition. The Company will not update these forward-looking statements after the date of the presentation.

Some forward-looking statements discuss the Company's plans, strategies and intentions. They use words such as "expects," "may," "will," "believes," "should," "approximately," "anticipates," "estimates," and "plans." In addition, these words may use the positive or negative or a variation of those terms.

This presentation contains forward-looking statements regarding the Company's expectations regarding second quarter 2011, including housing market conditions; market challenges for our Timberlands, Wood Products and Real Estate segments; higher selling prices for western logs; higher harvest volumes in Timberlands, partially offset by higher fuel expenses and seasonally higher road and silviculture costs, with increasing global fee harvest volume and percentage of saw timber over time; decreased sales realizations in lumber and OSB, improved operating rates and cost reductions in our Wood Products segment, partially offset by increased log costs; higher price realizations, partially offset by increased scheduled maintenance costs in the Cellulose Fibers segment, with growing demand for fluff pulp over time; and a seasonal increase in home sale closings and lower margins and average sales prices in our single-family homebuilding operations. Major risks, uncertainties and assumptions that affect the Company's businesses and may cause actual results to differ from these forward-looking statements include, but are not limited to:

- general economic conditions, including employment rates, housing starts, interest rate levels, availability of financing for home mortgages, strength of the U.S. dollar;
- market demand for the Company's products, which is related to the strength of the various business segments and economic conditions;
- performance of the Company's manufacturing operations, including maintenance requirements;
- raw material prices;
- energy and transportation costs;
- successful execution of internal performance plans including restructurings and cost reduction initiatives;
- level of competition from domestic and foreign producers;
- the effect of the Japanese disaster on demand for company products;
- the effect of weather and the risk of loss from fires, floods, windstorms, hurricanes, pest infestation and other natural disasters;
- federal tax policies;
- the effect of forestry, land use, environmental and other governmental regulations;
- legal proceedings;
- the effect of timing of retirements and changes in the market price of our common stock on charges for share-based compensation;
- changes in accounting principles;
- performance of pension fund investments and derivatives; and
- the other factors described under "Risk Factors" in the Company's annual report on Form 10-K.

The Company also is a large exporter and is affected by changes in economic activity in Europe and Asia, particularly Japan and China. It also is affected by changes in currency exchange rates, particularly the relative value of the U.S. dollar to the Canadian dollar, Euro and Yen. Restrictions on international trade or tariffs imposed on imports also may affect the Company.

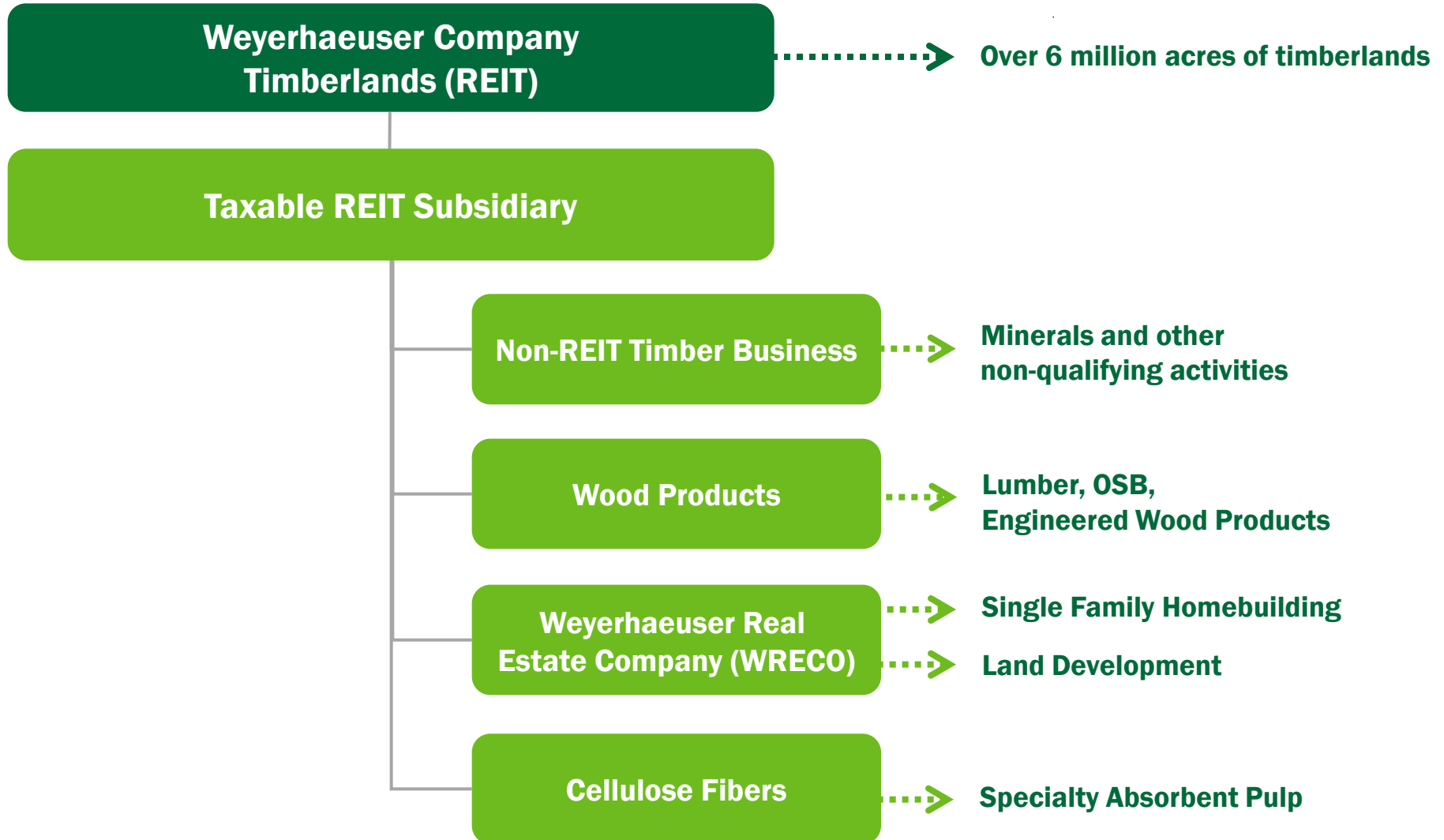


WEYERHAEUSER OVERVIEW

- **Conversion to REIT completed in 2010**
- **Valuable timberland holdings**
 - Leader in adding and extracting value from timberlands
- **Businesses have the size and scale to compete, and generate cash and returns**
- **Committed to creating value for our shareholders**



WEYERHAEUSER OVERVIEW



TIMBERLANDS STRATEGY

- **Grow and manage financially attractive, sustainable forests**
- **Apply market knowledge and scale to create additional value**
- **Explore opportunities for future growth**



Increasing cash flow and asset value



TIMBERLANDS: COMPETITIVE ADVANTAGES

- **World class timberland holdings**
- **Manage for optimum value**
 - Innovative silviculture
 - Focus on high value sawlogs
- **Scale and infrastructure**
- **Broad access to domestic and international markets**
- **Strong, long-standing customer relationships**

Well-positioned as market conditions improve



ASSET BASE IS OVER 90% CORE PRODUCTIVE TIMBERLANDS

- **Weyerhaeuser timberlands located in most productive geographies**
- **High quality sawtimber**
- **Source of environmental and public benefits**

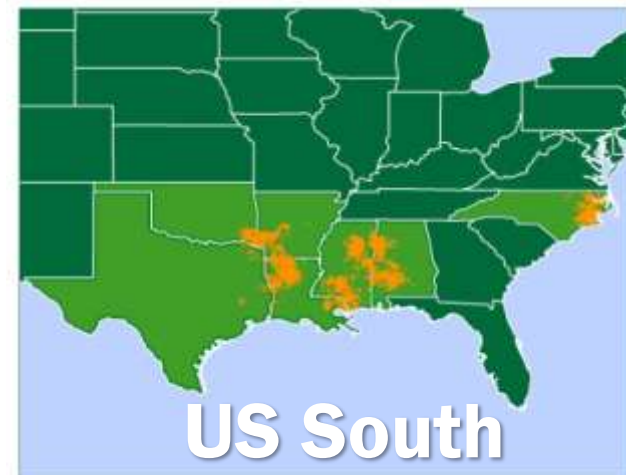
TIMBERLANDS	ACRES (000)					%
	US West	US South	Uruguay	China JV	Total	
Core	1,851	3,723	327	44	5,945	92.5%
Non-Core	104	381	-	-	485	7.5%
TOTAL	1,955	4,104	327	44	6,430	100%

Does not include 14.0 million acres of forestland under license in Canada



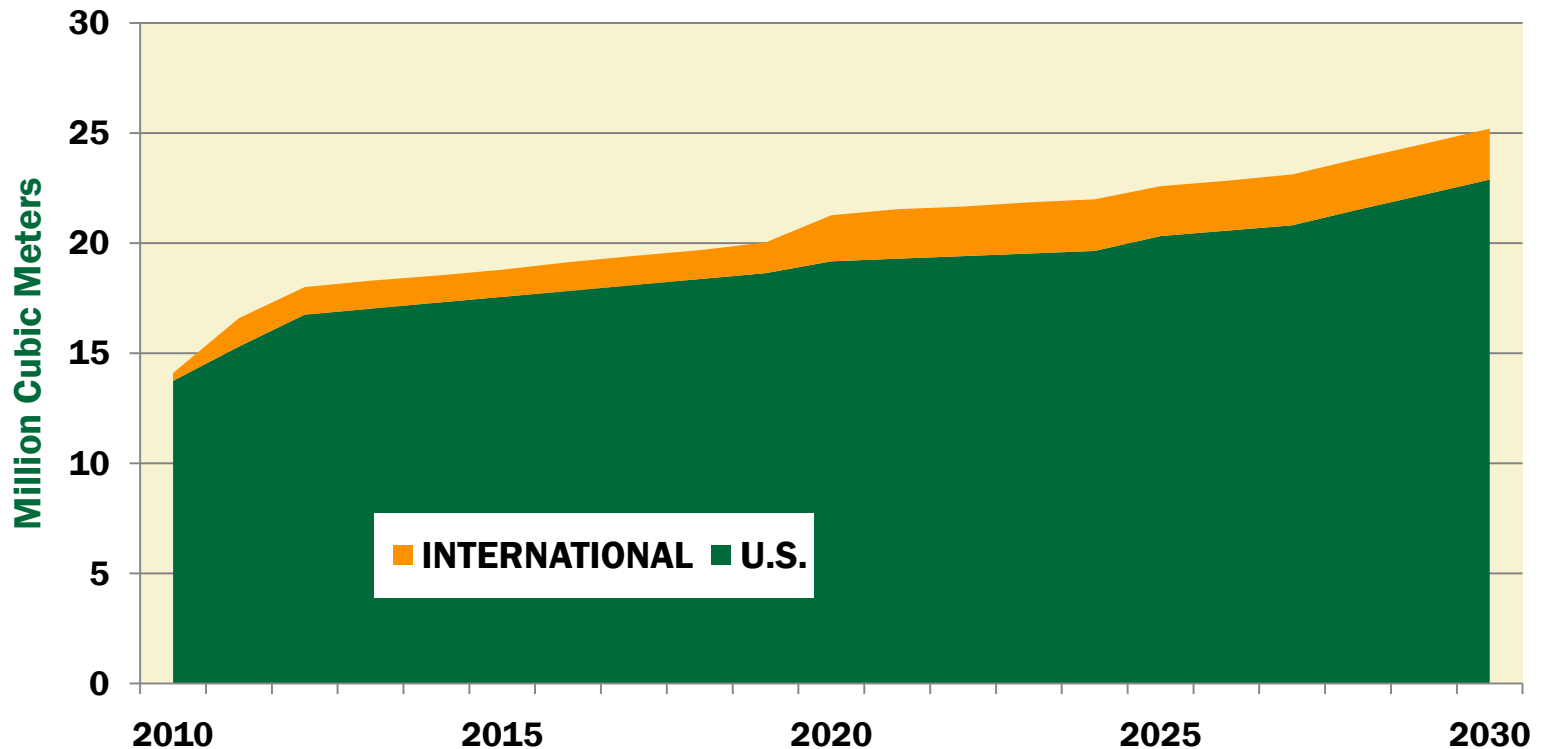
U.S. TIMBERLANDS IN MOST PRODUCTIVE REGIONS

- **Nearly 2 million acres west of the Cascade Mountains, primarily high value Douglas fir**
- **Over 4 million acres in 7 states across the**
- **U.S. South, primarily loblolly pine**



HARVEST VOLUME OUTLOOK IS POSITIVE

Weyerhaeuser Global Fee Harvest Volume

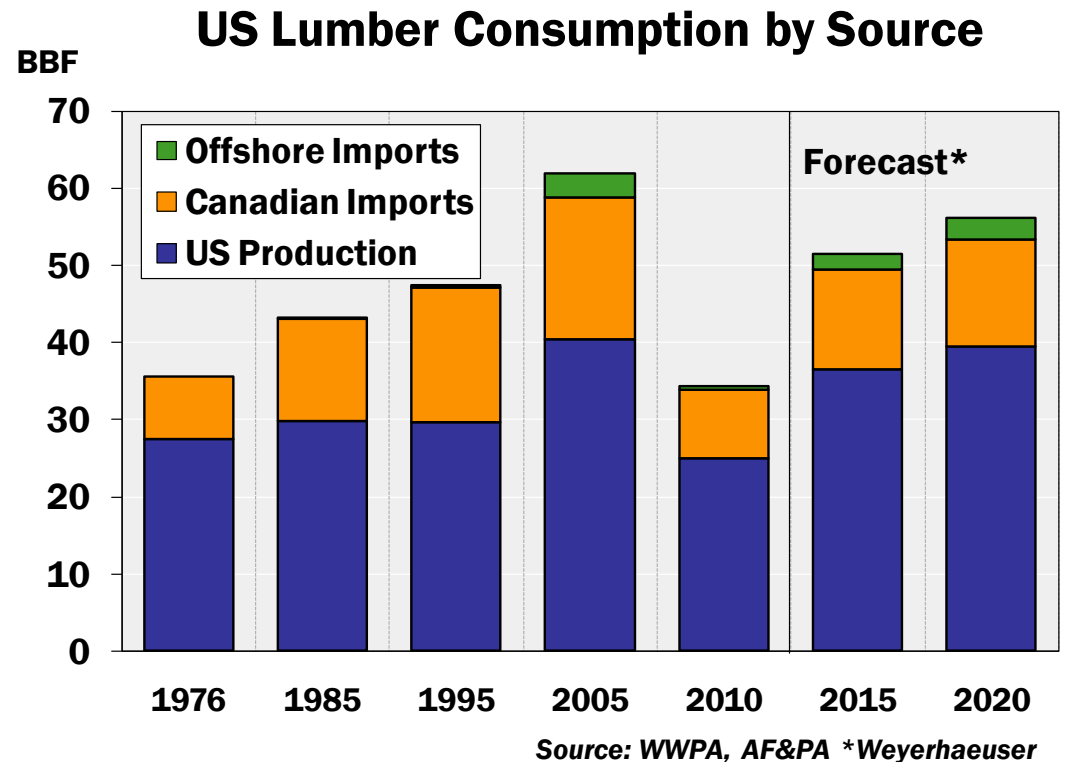


More productivity per acre



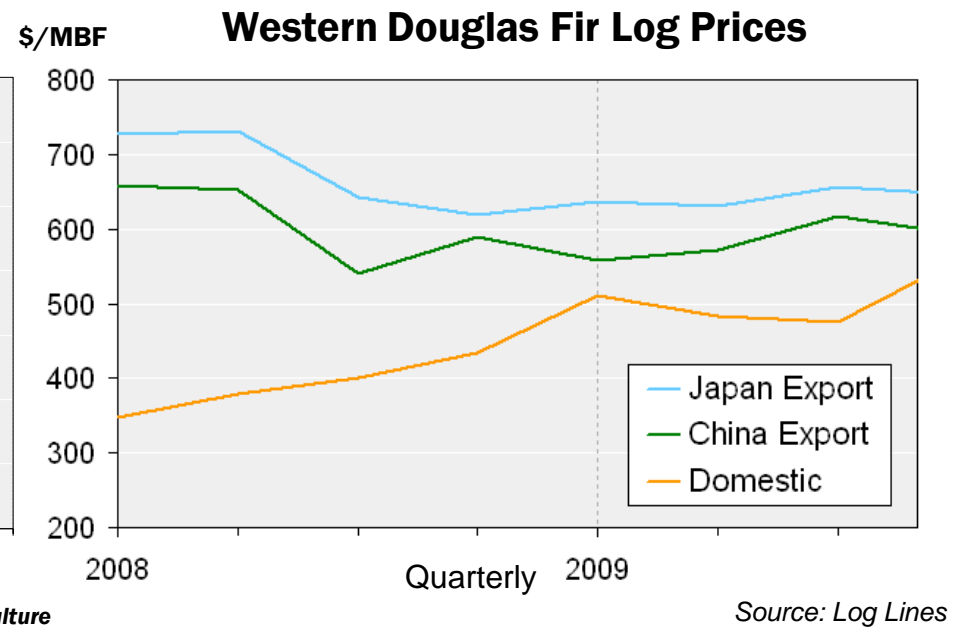
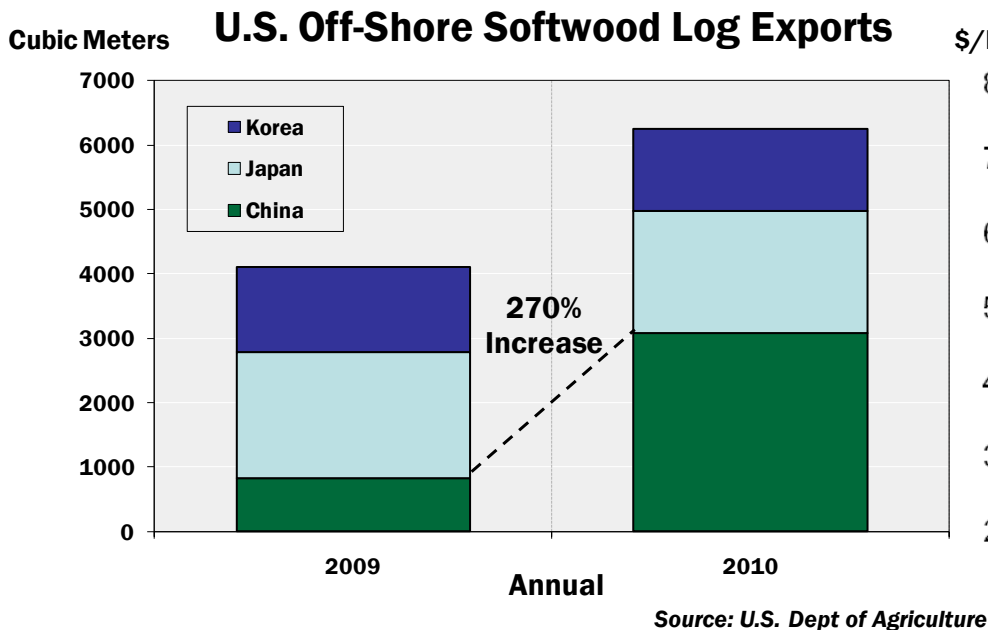
U.S. TREND LOG DEMAND EXCEEDS DOMESTIC SUPPLY

- U.S. lumber demand starting recovery from cyclic low
- Canadian lumber imports will not return to prior peaks
- Rising lumber / log demand should lead to higher prices



ASIAN DEMAND PULLING ADDITIONAL U.S. SUPPLIES

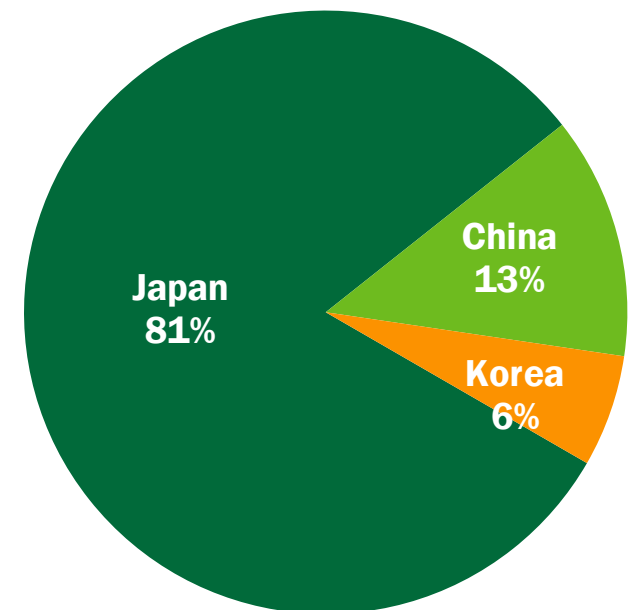
- Japan is a premium market for logs
- China imports of U.S. timber significantly higher, helping offset weak domestic demand



UNIQUELY ADVANTAGED TO SERVE ASIAN EXPORT MARKETS

- **Strategically located timberlands**
- **Well-developed infrastructure and sales relationships**
- **19% of timberlands revenue from export log sales**
 - Japan is a premium market for Weyerhaeuser logs
 - China represents an increasingly large and attractive opportunity

2010 Export Log Revenue by Country



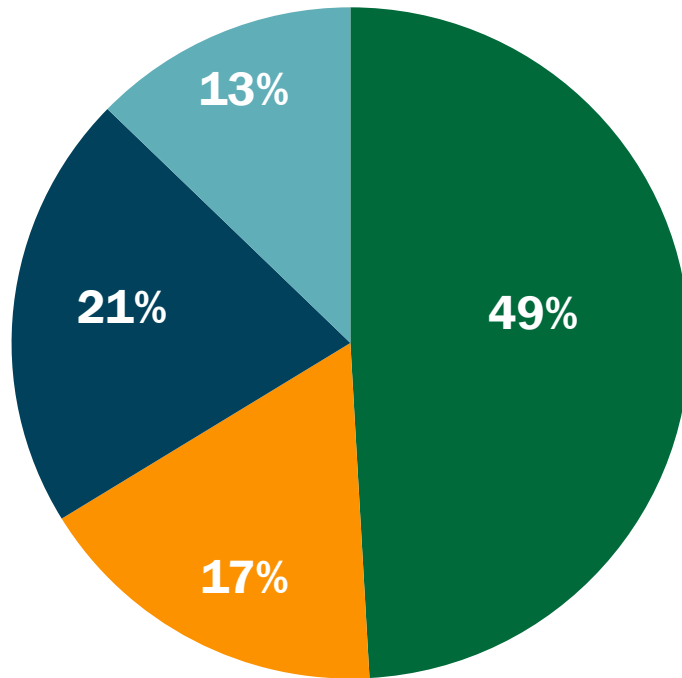
U.S. OIL, NATURAL GAS, AGGREGATES AND MINERALS

- **7.1 million net mineral acres**
- **Oil and gas**
 - \$30-50 million annual business
 - Revenue interest in >1,000 producing wells
 - Haynesville Shale (LA)
 - ~12,000 acres under lease in core
- **Aggregates and minerals**
 - \$10+ million annual business
 - Economic downturn affected 2009-2010 revenues
 - New operations adding to revenues



WOOD PRODUCTS: OVERVIEW

2010 Wood Products Net Sales \$2.6 billion



■ Lumber

- *New residential*
- *Repair & remodel*
- *Export*

■ Engineered Wood Products

- *Primarily new residential*
- *Modest export*

■ OSB / Plywood Panels

- *Primarily new residential*
- *Modest repair & remodel*
- *Modest export*

■ Other

- *New residential*

Leader in manufacture of wood products



SIGNIFICANT LONG-TERM OPPORTUNITY IN WOOD PRODUCTS

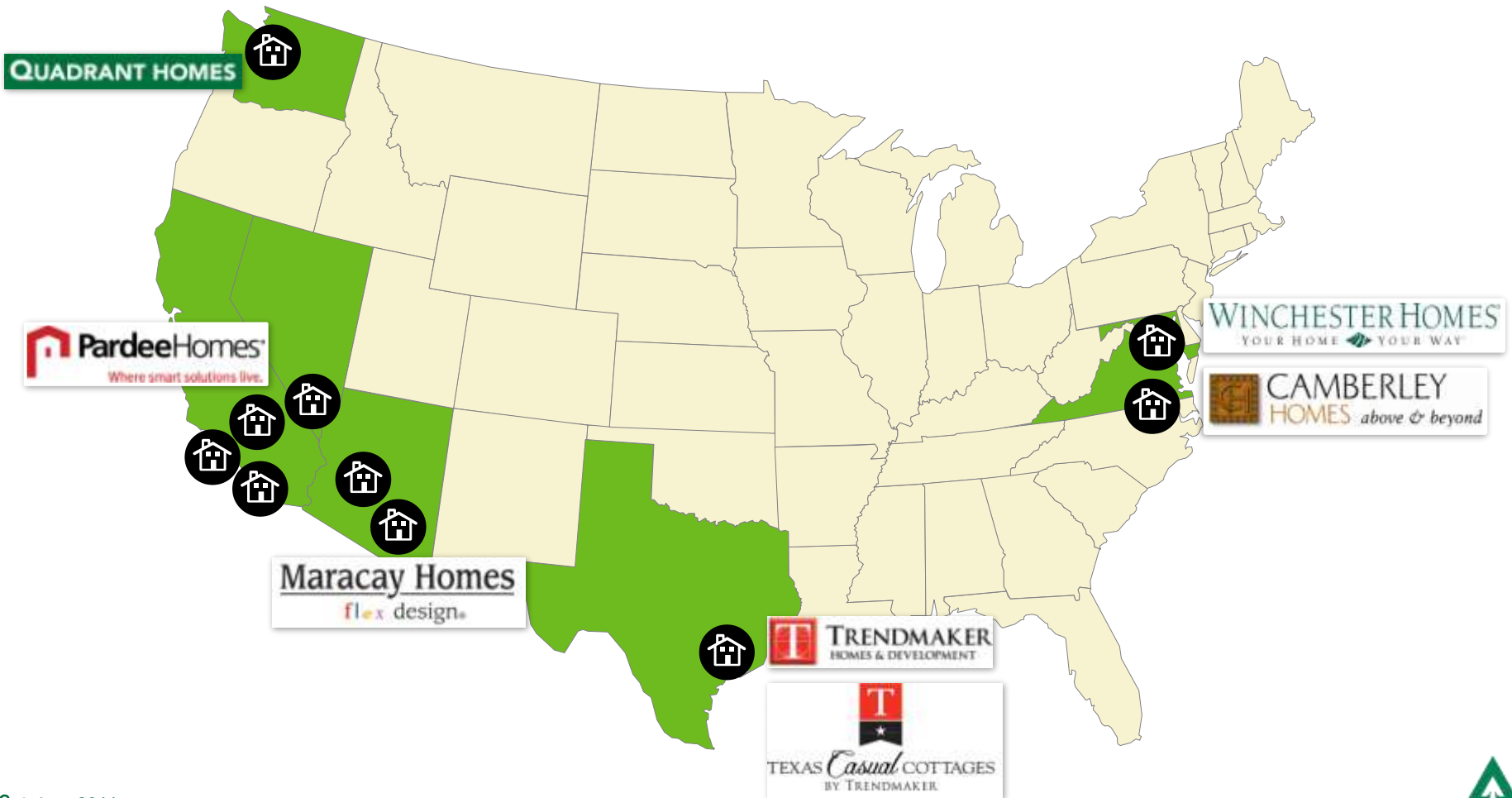
- **U.S. housing will return to trend**
- **Increasing Asian consumption of North American lumber**
- **Decreased Canadian lumber supply due to pine beetle**
- **Earnings upside from additional available capacity**

**Well-positioned to leverage scale
and product mix**



WRECO: OVERVIEW

- Top 20 builder of single-family homes
- Operate in select markets with positive long-term trends



WRECO: STRATEGIC FOCUS

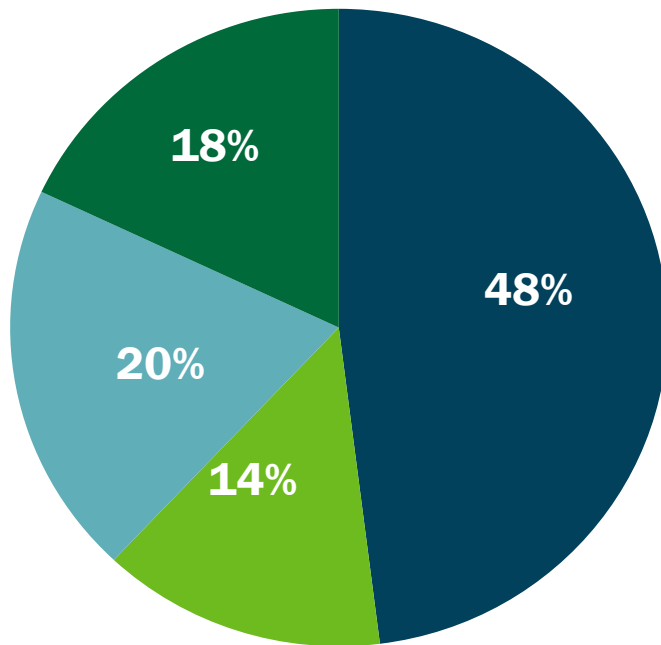
- **Control the controllables**
 - Adjusting to local market conditions
- **Reposition product**
- **Rebalance land portfolio**

Focused on generating cash



CELLULOSE FIBERS: FOCUSED ON VALUE ADDED GRADES

**100% of 2010 Revenues
from Fluff and Other
Value Added Grades**



■ **Absorbent Pulp (Fluff)**

• *26% of global market share*

■ **Specialty Pulp**

■ **Towel and Tissue**

• *10% of global market share*

■ **Liquid Packaging Board**

• *25% of global market share*



CELLULOSE FIBERS: BUILDING ON OUR STRENGTHS

- **Continuing to focus on value added grades**
 - Global fluff pulp markets growing at 4% annual rate
- **Strategic partnerships with key global customers**
 - 62% of revenue from international markets
- **Operational excellence**
- **Innovation**

Significant cash flow generation



DIVIDEND PAYOUT POLICY

- **Targeting a dividend payout ratio of 75% of Funds Available for Distribution (FAD) over cycle**
 - FAD defined as cash flow before debt repayment and dividends
 - Will consider repurchasing shares
- **Current quarterly dividend of 15 cents per share, or 60 cents per share on annualized basis**
 - 2011 dividend payout ratio will exceed 75% of FAD, given current outlook

A sustainable dividend that we expect to grow over time



STRONG LIQUIDITY AND IMPROVING CAPITAL STRUCTURE

- **Cash balance as of 3/31/2011: ~\$1.5 billion**
- **New 4-year credit facility expected by 6/30/2011**

	2011	2012	2013	2014
Beginning Debt Balance	\$5,060			
Maturity Schedule				
Current	33	717	409	15
Make Whole Call	518	(518)		
Revised Maturities	551	199	409	15
Ending Debt Balance	\$4,509	\$4,310	\$3,901	\$3,886

**Strong capital structure
supports sustainability of dividend**



CAPITAL SPENDING

- **Estimated 2011 capital spending: \$250-270 million**
 - Capital investment in projects that:
 - Meet customer demand
 - Lower costs
 - Enhance earnings capabilities



STRATEGIC GROWTH PRIORITIES

- **Increase timberland holdings to grow cash flow and earnings**
 - Apply timberland management expertise
 - Leverage scale, infrastructure and market access



REASONS TO OWN WEYERHAEUSER

- **Leader in adding and extracting value from timberlands**
- **Cash and earnings expected to significantly improve throughout housing recovery**
- **Committed to a sustainable dividend that we expect to grow over time**
- **Target growth in timberland holdings**
- **Take advantage of future opportunities to create value for shareholders**



THIRD PARTY VALIDATION



FTSE4Good



