



WEYERHAEUSER COMPANY

**UBS GLOBAL PAPER AND FOREST
PRODUCTS CONFERENCE**

New York, NY

September 15, 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 third quarter 2011, including housing market conditions; market challenges for our Timberlands, Wood Products and Real Estate segments; soft domestic log markets due to weak lumber markets, some improvement in log export demand, particularly in Japan and China, despite continued high inventories in China, and reduced earnings from non-strategic land sales in the third compared to the second quarter; the lack of any recovery in wood products markets, with engineered wood volumes and prices especially weak, and a review of closed capacity that could result in additional non-cash impairments; prices weakening in the third quarter in the Cellulose Fibers segment due to global economic uncertainty and the strengthening U.S. dollar, despite some pickup in export demand; and continued weak markets in our single-family homebuilding operations, with markets softening during the quarter due to weak employment data, political uncertainties and the impact of severe weather in the East and South. 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.





INTRODUCTION

Dan Fulton

President and Chief Executive Officer



WEYERHAEUSER OVERVIEW

**Weyerhaeuser Company
Timberlands (REIT)**

Over 6 million acres of timberlands

Taxable REIT Subsidiary

Non-REIT Timber Business

Minerals and other
non-qualifying activities

Wood Products

Lumber, OSB,
Engineered Wood Products

**Weyerhaeuser Real
Estate Company (WRECO)**

Single Family Homebuilding
Land Development

Cellulose Fibers

Specialty Absorbent Pulp



TIMBERLANDS STRATEGY

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



Increase cash flow and asset value



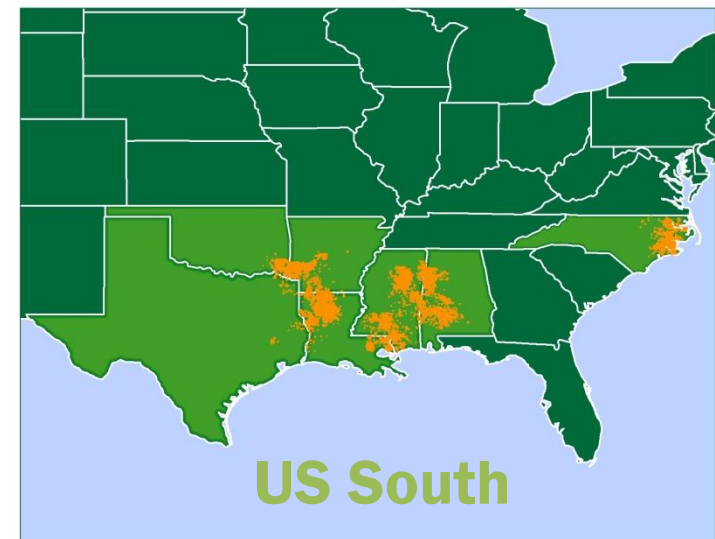
COMPETITIVE ADVANTAGE OF WEYERHAEUSER TIMBERLANDS

- **World class timberland holdings**
- **Managed for optimum value by reducing costs and increasing yield**
 - **Innovative silviculture - precision landscape forestry**
 - **Focus on high value sawlogs**
- **Cost-advantaged infrastructure and logistics capabilities**
- **Broad access to domestic and international markets**
- **Strong, long-standing customer relationships**



U.S. TIMBERLANDS IN MOST PRODUCTIVE REGIONS

- **Approximately 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**



INNOVATIVE FORESTRY MAXIMIZES RETURNS

- **Silviculture practices enable us to grow high-quality sawtimber faster at lower cost**



SCALE INFRASTRUCTURE AND LOGISTICS PROVIDE COST ADVANTAGES

- **Harvesting**
- **Merchandising**
- **Hauling / dispatch trucking**
- **Strategically located, Weyerhaeuser-owned port facilities**



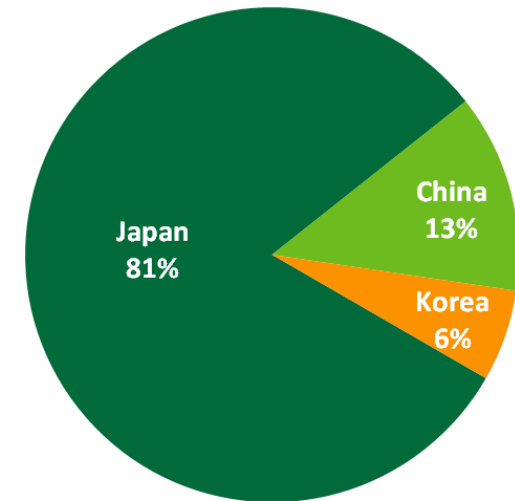
Efficiently reach broad mix of domestic and international markets



UNIQUELY ADVANTAGED TO SERVE ASIAN EXPORT MARKETS

- **One port to one port loading**
- **19% of timberlands revenue from export log sales**
 - Japan is a premium market for Weyerhaeuser logs
 - China represents an increasingly large and attractive opportunity
- **Long-standing customer relationships**

2010 Export Log Revenue by Country



ADDITIONAL SOURCES OF VALUE FROM TIMBERLANDS

- **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



SUSTAINABILITY CREATES VALUE



FTSE4Good



*Good for you.
Good for our forests.™*





BUSINESS CONDITIONS AND FINANCIAL UPDATE

Patty Bedient
*Executive Vice President,
and Chief Financial Officer*



BUSINESS CONDITIONS

- **Timberlands**
 - Export log markets still strong
 - Domestic log markets remain soft
- **Wood Products**
 - Markets remain challenged
- **Weyerhaeuser Real Estate Company (WRECO)**
 - Profitable despite weak housing markets
- **Cellulose Fibers**
 - Uncertainty in global markets
 - U.S. dollar strengthening



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 could 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 6/30/2011: ~\$880 million**
- **New 4-year billion dollar credit facility – no outstanding borrowings**

	2011	2012	2013	2014	2015-2016
Maturities		199	409	15	0
Ending Debt Balances	\$4,509	\$4,310	\$3,901	\$3,886	\$3,886

**Strong capital structure
supports sustainability of dividend**



REASONS TO OWN WEYERHAEUSER

- **World class timberland holdings**
- **Leader in 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**
- **Opportunistic growth in timberland holdings**

**Committed to creating value for our
shareholders**



