



Investor Conference Weyerhaeuser Company

**San Francisco, CA
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Presented by:

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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 these 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 this 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 other variations of those terms.

This presentation contains forward-looking statements regarding the company's expectations during the fourth quarter of 2009, including fee timber harvest levels and operating costs in the Timberlands segment, sales of non-strategic timberlands, demand and pricing for our products in the Wood Products segment, increased expenses for annual planned maintenance and raw material costs in the Cellulose Fiber segment, average pulp price realizations, home sale closings and prices, cost control measures, and earnings and performance of our business segments. 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:

- the effect of general economic conditions, including the level of interest rates, availability of financing for home mortgages, strength of the U.S. dollar, employment rates and housing starts;
- market demand for the company's products, which is related to the strength of the various U.S. business segments and economic conditions;
- raw material prices;
- energy prices;
- transportation costs;
- the successful execution of internal performance plans, including restructurings and cost reduction initiatives;
- changes in the Company's business support functions and support costs;
- performance of the company's manufacturing operations, including maintenance requirements and operating efficiencies;
- changes in legislation or tax rules;
- the level of competition from domestic and foreign producers;
- the effect of forestry, land use, environmental and other governmental regulations;
- legal proceedings;
- the effect of weather;
- the risk of loss from fires, floods, windstorms, hurricanes, pest infestation and other natural disasters;
- changes in accounting principles;
- performance of pension fund investments and related derivatives;
- the effect of timing of retirements and changes in the market price of company stock on charges for stock-based compensation; and
- 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, China and Korea. It also is affected by changes in currency exchange rates, particularly the relative value of the U.S. dollar to the euro and the Canadian dollar. Restrictions on international trade or tariffs imposed on imports also may affect the company.



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Real Estate

Real Estate: Unique brands with distinctive value propositions



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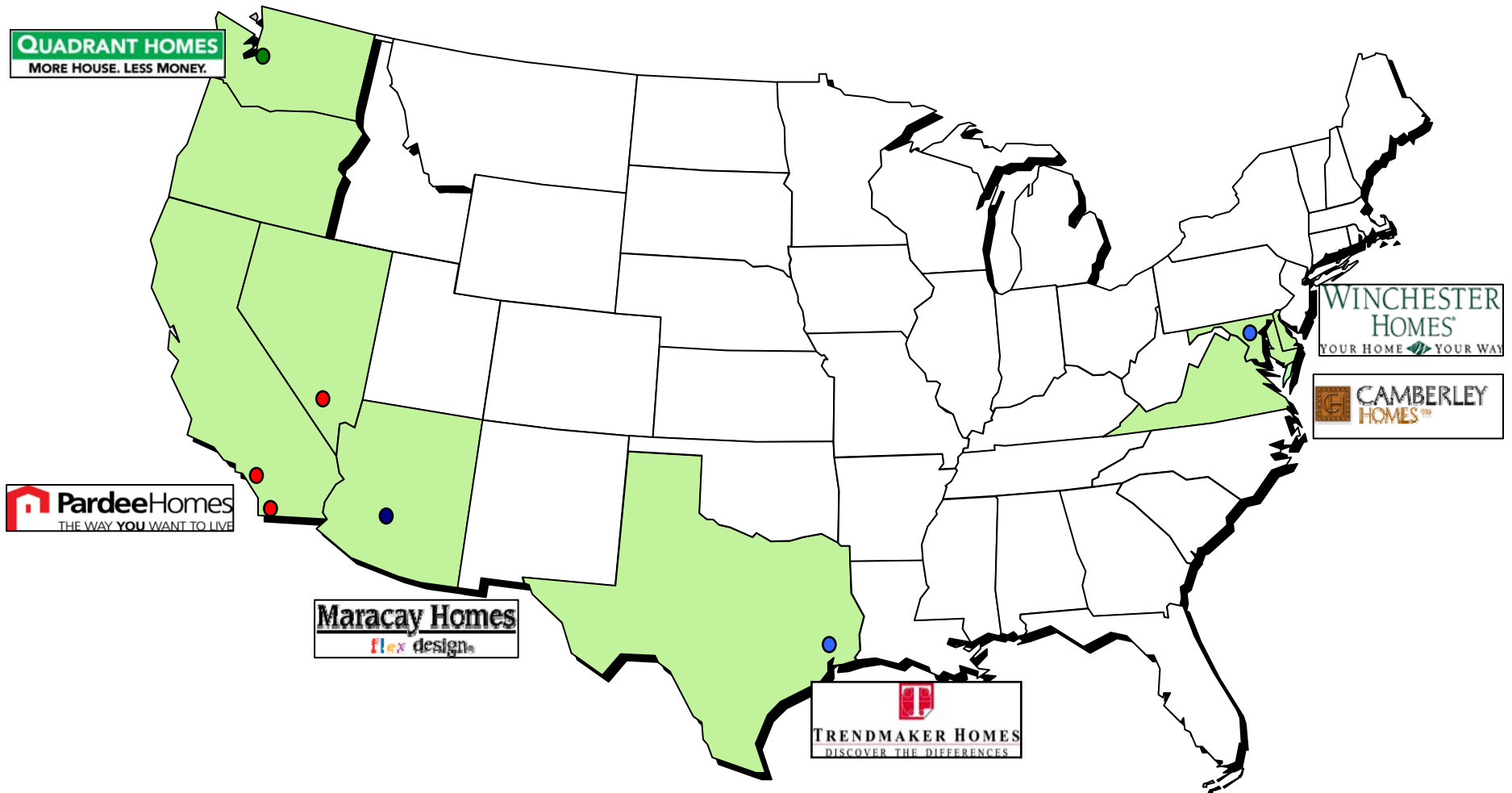


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Maracay Homes
flex design

Real Estate: Located in diverse and high-growth geographies



Real Estate: Key indicators—better than a year ago but still some tough sledding

	<u>2008</u>				<u>2009</u>		
	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>
Sales Traffic (in Thousands)	33	30	30	20	19	20	15
Single-Family Homes Sold (Net New Orders)	920	742	531	329	455	790	593
Single-Family Homes Sold But Not Closed At End of Period (Backlog)	1,300	1,173	984	558	584	910	997
Cancellation Rate (%)	26%	31%	36%	41%	28%	19%	22%
Single-Family Homes Closed	844	869	720	755	429	464	506
Average Home Closing Price (\$ Thousands)	\$399	\$399	\$421	\$408	\$377	\$388	\$366

Real Estate: Managing through the cycle

- Adjusting SG&A
- Reducing inventory
- Redesigning and re-bidding product for current market conditions and emerging trends
- Curtailing spending on land acquisitions and development
- Opportunistically selling non-strategic residential lots
- Focusing on generating cash



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Timberlands: Global timberland footprint

	Thousands of Acres			
	Fee Ownership	Long-term Lease	Total Fee and Lease	License Arrangements
U.S. West	2,063		2,063	
U.S. South	3,429	696	4,125	
Canada				15,177
Uruguay	321	26	347	
China		52		
TOTAL	5,813	774	6,587	15,177

Timberlands: Managed forestry creates value

Weyerhaeuser grows high-value softwood sawtimber using intensive forestry practices

Loblolly pine in the South

- Fast early growth, resulting in younger harvest ages (compared to Douglas fir)
- Responsive to management to influence growth and reduce risk of insect loss

Douglas fir in the West

- Manageable to increase yields
- Taller/older at normal harvest ages compared to pine
- Products generally command higher market values



Timberlands: Managed forestry creates value

Deferring harvest to preserve value in response to lower log demand and realizations

Upgrading portfolio through exchanges and occasional sales of non-strategic timberlands

Additional revenue streams from land and timber

- Minerals, oil and gas, and geothermal
- Pursuing potential of biomass, carbon credits, wind power and conservation easements

Wood Products

A leading producer of solid wood products and panels

Largest engineered wood products producer

National distribution footprint

Most recognized and trusted product brands



Wood Products: Managing through the downturn

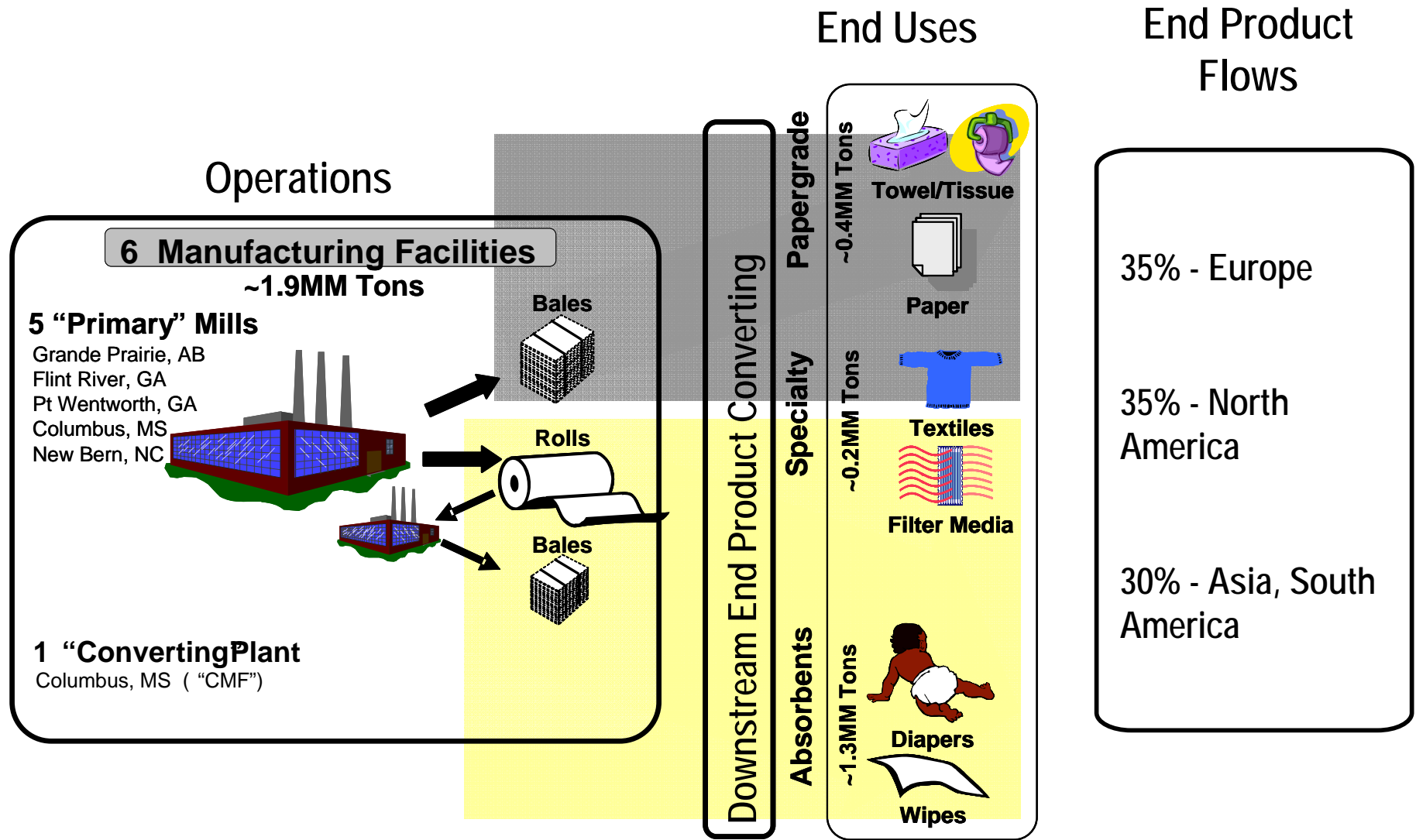
Re-scaling operations to balance production against demand

- Closed or curtailed almost half of wood products facilities since market peak
- Comparable reduction in staffing

Maintaining pricing discipline across all product lines

Managing working capital and controlling cost

Cellulose Fibers



Cellulose Fibers: Value through differentiation

Focus on absorbents and specialty fibers provides competitive advantage

- Continuing leadership position with key customers
- Selectively pursuing opportunities that support business strategy

Pursuing potential opportunities in green energy and new uses for cellulose fibers

2009 Q3 Consolidated Results

	<u>2009 Q3</u>
Revenues (\$ Millions)	\$1,407
Net Earnings before Special Items (\$ Millions) (1)	(\$56)
Earnings Per Share before Special Items (1)	(\$0.26)

\$ Millions except EPS	2009	2009
	Q2	Q3
Contribution to Pre-Tax Earnings before Special Items		
Timberlands	\$71	\$58
Wood Products	(147)	(92)
Cellulose Fibers	(7)	44
Real Estate	2	(9)
Corporate and Other	20	14
Total Contribution to Pre-Tax Earnings before Special Items	(\$61)	\$15
Special Items	28	128
Total Contribution to Pre-Tax Earnings	(\$33)	\$143
Interest Expense, net	(105)	(108)
Income Taxes (2)	32	(35)
Net Income	(\$106)	\$0
EPS	(\$0.50)	\$0.00
EPS before Special Items (1)	(\$0.59)	(\$0.26)

1. A reconciliation to GAAP is set forth at www.weyerhaeuser.com
2. Income taxes for 2009 Q3 include a \$15 million tax charge related to the true-up of previous tax liabilities and a \$6 million charge related to FIN 48 tax liabilities, state tax law and rate changes.

2009 Q4 Outlook

Segment	Comments
Timberlands	<ul style="list-style-type: none"> Weyerhaeuser expects 2009 Q4 earnings to be lower than 2009 Q3, primarily due to additional harvest deferrals and seasonally higher silviculture costs. Weyerhaeuser does not expect any significant non-strategic land sales in 2009 Q4.
Wood Products	<ul style="list-style-type: none"> Weyerhaeuser expects a higher operating loss in 2009 Q4, with seasonally lower volumes and reduced prices. We anticipate continued significant curtailments to match supply with demand.
Cellulose Fibers	<ul style="list-style-type: none"> Weyerhaeuser expects earnings from operations for 2009 Q4 to be comparable to 2009 Q3. Improved pulp price realizations are expected to be offset by increased annual maintenance and fiber costs. Weyerhaeuser anticipates a slightly lower amount of alternative fuel mixture credit in 2009 Q4 compared to 2009 Q3.
Real Estate	<ul style="list-style-type: none"> Weyerhaeuser expects slightly improved results from homebuilding operations in 2009 Q4 due to seasonally increased volumes. The company is currently considering a number of potential land sales in order to monetize tax benefits.

Financial update

\$2.1 billion cash at the end of October 2009

- Issued \$500 million in 10-year fixed-rate notes, 7.375% coupon on October 1

Only minor debt maturities for the next two years

- \$37 million 4Q 2009
- \$43 million 2010
- \$30 million 2011

Additional liquidity

- \$1.0 billion bank facility maturing in December 2011
- \$0.4 billion bank facility maturing in March 2010

REIT update

Unlikely that 2009 conversion would be value creating for shareholders

- Limitations on NOL carryback
- Low level of timber income reduces 2009 benefit

Maintaining flexibility to elect REIT conversion

- Minimizing earnings and profit distribution
- Current portfolio likely meets REIT qualifications

Monitoring potential tax law changes



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Questions