

SKANSKA

# Q4 2022

Press release, February 3, 2023, 7:30 a.m. CET

We build for a better society.

Stilm 01 Hammarby Sjöstad Stockholm Sweden



# Year-end report, January - December 2022

## Highlights according to segment reporting

- Revenue for the quarter amounted to SEK 40.4 billion (44.4); adjusted for currency effects, revenue decreased 19 percent. For the full year, revenue amounted to SEK 161.6 billion (147.6); adjusted for currency effects, revenue was unchanged.
- Operating income amounted to SEK 3.5 billion (3.6); adjusted for currency effects, operating income decreased 8 percent. For the full year, operating income amounted to SEK 9.3 billion (9.8); adjusted for currency effects, operating income decreased 11 percent.
- Earnings per share amounted to SEK 7.28 (7.45) for the period, and SEK 18.62 (19.80) for the full year.
- The Board of Directors proposes a dividend of SEK 7.50 (7.00+3.00) per share.
- Operating cash flow from operations amounted to SEK -2.1 billion (2.5) for the period, and SEK -2.3 billion (4.2) for the full year, according to IFRS.
- Adjusted interest-bearing net receivables(+)/net debt(-) totaled SEK 12.1 billion (September 30, 2022: 14.1).
- Order bookings in Construction amounted to SEK 51.6 billion (42.3) for the period. For the full year, order bookings amounted to SEK 162.7 billion (153.6). Adjusted for currency effects, order bookings quarter over quarter increased 9 percent. Rolling 12-month book-to-build ratio was 104 percent (116).
- Operating income in Construction amounted to SEK 2.3 billion (1.6), representing an operating margin of 5.4 percent (4.2). For the full year, operating income amounted to SEK 5.8 billion (5.0), representing an operating margin of 3.7 percent (3.8).
- Operating income in Project Development amounted to SEK 1.3 billion (2.1) in the period, and SEK 3.9 billion (5.2) for the full year.
- Return on capital employed in Project Development was 8.1 percent (11.8).
- Return on equity was 15.8 percent (20.1).

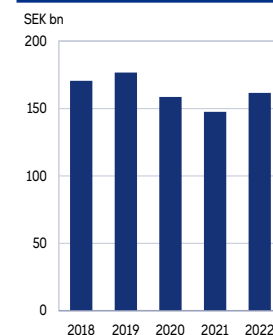
### Performance Analysis

Tables referring to segment reporting are in shaded background. For more information see page 15.  
For definitions of non-IFRS financial measures see pages 16-18.

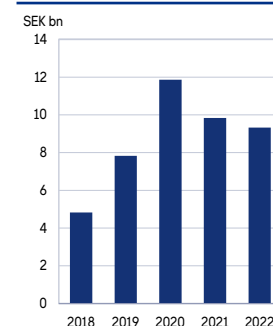
SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
<b>Revenue</b>				
Construction	42,732	37,618	156,004	132,587
Residential Development	775	3,645	9,475	14,377
Commercial Property Development	3,452	6,699	13,552	11,102
Investment Properties	20	0	40	0
Central and Eliminations	-6,628	-3,596	-17,469	-10,490
<b>Total</b>	<b>40,350</b>	<b>44,365</b>	<b>161,602</b>	<b>147,576</b>
<b>Operating income</b>				
Construction	2,305	1,585	5,770	5,013
Residential Development	4	419	1,011	1,980
Commercial Property Development	1,330	1,723	2,903	3,264
Investment Properties	100	0	140	0
Central	-160	-189	-339	-415
Eliminations	-49	88	-187	-9
<b>Operating income</b>	<b>3,530</b>	<b>3,627</b>	<b>9,297</b>	<b>9,832</b>
<b>Net financial items</b>	<b>201</b>	<b>-64</b>	<b>289</b>	<b>-172</b>
<b>Income after financial items</b>	<b>3,731</b>	<b>3,562</b>	<b>9,586</b>	<b>9,660</b>
Income taxes	-726	-484	-1,885	-1,472
<b>Profit for the period</b>	<b>3,006</b>	<b>3,079</b>	<b>7,702</b>	<b>8,188</b>
Earnings for the period per share, SEK	7.28	7.45	18.62	19.80
Revenue for the period according to IFRS	42,362	41,114	163,174	143,865
Operating income for the period according to IFRS	3,854	2,612	10,021	8,293
Earnings for the period per share according to IFRS, SEK	7.92	5.36	20.04	16.64
Operating cash flow from operations	-2,121	2,516	-2,263	4,185
Interest-bearing net receivables(+)/net debt(-)	10,306	12,598	10,306	12,598
Return on capital employed in Project Development, % <sup>1</sup>	8.1	11.8	8.1	11.8
Return on capital employed in Investment Properties, % <sup>1</sup>	13.6	-	13.6	-
Adjusted interest-bearing net receivables(+)/net debt(-)	12,130	17,719	12,130	17,719
Return on equity, % <sup>1</sup>	15.8	20.1	15.8	20.1

<sup>1</sup> Rolling 12 months.

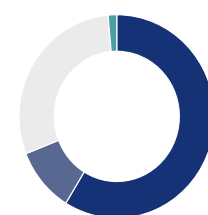
### Revenue



### Operating income

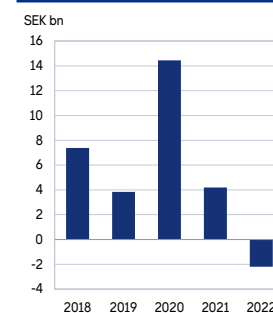


### Operating income per segment Dec 31, 2022



- Construction, 59%
- Residential Development, 10%
- Commercial Property Development, 30%
- Investment Properties, 1%

### Operating cash flow from operations



## CEO comment

We ended 2022 with a strong fourth quarter. Construction profitability was strong, order backlog remained historically high and we completed two divestments from Commercial Property Development to Investment Properties. We have continued to develop a portfolio of high-quality commercial and residential properties, and we maintain a solid financial position. Given the solid performance in 2022, our financial position and the state of the market, the Board of Directors proposes a dividend of SEK 7.50 per share.

Construction had a successful fourth quarter and full year. The strategy, with a clear focus on selective bidding and commercial management continues to support strong performance. We have managed material shortages, cost escalations and other market headwinds well. Revenue picked up during the year, enhanced by inflation and positive currency effects. Order bookings were impressive in the fourth quarter and have been robust for the whole year. The order backlog is at a historic high. Profitability has been strong and the full-year construction margin came in well above target. All three main geographies – the Nordics, Europe and the USA – contributed to the solid performance.

For Residential Development, sales volumes contracted significantly as a consequence of reduced activity in the housing market. Home buyers remain negatively affected by increased interest rates, high energy prices and consumer price inflation. Performance in our affordable segment, BoKlok, was weak last year. A turnaround program has been launched, focusing on operational stability and responding to tougher market conditions. For the Residential Development stream in total, our fourth-quarter margin suffered from low volumes, but profitability held up for the full year. The housing market is cyclical, and I am convinced that demand for modern, energy-efficient homes will return once the overall economic situation stabilizes.

In Commercial Property Development we have carried out several successful divestments during 2022. In the fourth quarter, we completed two large internal transactions in Sweden. Leasing activity has remained subdued throughout the year and leasing will continue to be a priority for the coming year. In the fourth quarter we started two multifamily rental projects, in Copenhagen and Seattle, continuing the expansion of our multifamily rental portfolio.

We launched our new business stream Investment Properties in 2022, targeting a portfolio of high-quality office buildings in Sweden. The stream began the year by acquiring a fully let multitenant building in Malmö in the first quarter. In the fourth quarter, Investment Properties acquired two additional well-performing office properties in attractive locations in Stockholm and Malmö from Commercial Property Development. Together these transactions provided a strong start for our new business stream.



Our combined Scope 1 and 2 emissions declined both during the fourth quarter and for the full year, and are now 55 percent below the baseline year of 2015. We remain committed to our target of net-zero carbon emissions, both in our own operations and in our value chain by 2045.

In the fourth quarter, we announced that Ståle Rød will take on a new position in the Group Leadership team, and that Magnus Persson and Lars Jonson have been appointed new Business Unit Presidents for Skanska Sweden and BoKlok.

We accomplished a lot last year and I am proud of our strong results. We have navigated challenging market conditions, continued to drive the sustainability agenda forward and delivered on our strategy. Thanks to a highly skilled organization and robust financial position, we have a solid foundation from which we can continue to create long-term value for our shareholders, clients, business partners and society.

**Anders Danielsson**  
President and Chief Executive Officer

### Skanska target performance , January-December 2022

Operating margin – Construction

**3.7%**

Target  $\geq 3.5\%$

Return on capital employed –  
Project Development

**8.1%**

Target  $\geq 10\%$

Return on capital employed –  
Investment Properties

**13.6%**

Target  $\geq 6\%$

Return on equity

**15.8%**

Target  $\geq 18\%$

Adjusted net debt (-)/net cash(+)

**+12.1** SEK bn

Limit SEK -10 bn

Climate target (scope 1 and 2)  
Reduction CO<sub>2</sub> compared with 2015

**-55%**

Target -70% (scope 1 and 2) by 2030

# Market outlook, next 12 months

- Weaker outlook compared to previous quarter.
- Unchanged outlook compared to previous quarter.
- Improved outlook compared to previous quarter.
- ↗ Very strong market coming 12m
- ↘ Strong market coming 12m
- ↔ Stable market coming 12m
- ↘ Weak market coming 12m
- ↗ Very weak market coming 12m

## Construction

Market outlook is mostly in line with previous expectations. The overall economic situation remains uncertain, but we are well positioned towards sectors that have stayed active. The civil market is mostly stable. We are slightly more cautious in our view of the building market, with private residential and commercial development being the weakest segments. We expect UK civil market activity to slow, while the US building market in the sectors relevant to our operations is showing signs of improved strength. Supply chain disruptions continued to ease; the availability of building materials is improving and costs for some materials are leveling out.

	Building, non-residential	Building, residential	Civil
<b>↗ Nordics</b>			
Sweden	↔	↘	↔
Norway	↔	↘	↔
Finland	↘	↘	↘
<b>↗ Europe</b>			
Poland	↘	↘	↔
Czech Republic <sup>1</sup>	↘	↘	↔
United Kingdom	↘	—	↘
<b>↗ USA</b>			
USA	↗	—	↔

<sup>1</sup>Including Slovakia.

## Residential Development

Consumer confidence is low and activity in the housing market slowed significantly over the year. We expect home buyers in our markets to remain negatively impacted by the current economic situation, inflation and increased interest rates. New-built supply is expected to reduce over the next few years. Unemployment rates remain low however, and over time demand will return and stabilize the cyclical housing market.

<b>↘ Nordics</b>	
Sweden	↘
Norway	↘
Finland	↘
<b>↘ Europe</b>	



Certuv vrsek, Prague, Czech Republic

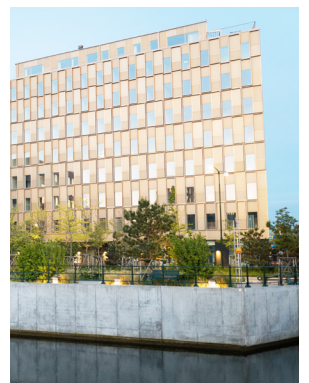
## Commercial Property Development

The investor market continues to be impacted by increased interest rates and low transaction volume. We expect this hesitant investor behavior to continue for some time. Yields have risen but there are few transactions to confirm new levels. Inflation is strengthening income and supporting property valuations. Activity in the leasing market is recovering slowly with a clear focus on flexible, sustainable premises in good locations to attract and retain employees. We continue to see polarization between highly attractive office buildings and less modern stock in both the leasing and investor markets.

### Investment Properties

The leasing market remains competitive. We have seen slight upward pressure on prime rents and reduced vacancy rates in some markets, but expect rents to remain mostly stable for the three main cities of Sweden. Tenant demand continues to focus on flexibility, sustainability and spaces that are ready to move into without many tenant-specific adaptations.

<b>↘ Nordics</b>	
Sweden	↘
Norway	↘
Finland	↘
Denmark	↘
<b>↘ Europe</b>	
Poland	↘
Czech Republic	↘
Hungary	↘
Romania	↘
<b>↘ USA</b>	

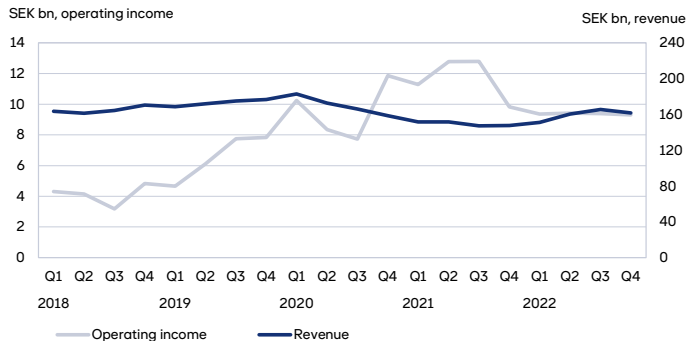


Aqua, Malmö, Sweden

## Performance analysis

### Group

#### Revenue and operating income, rolling 12 months



#### Revenue and earnings

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Revenue	40,350	44,365	161,602	147,576
Operating income <sup>1,2</sup>	3,530	3,627	9,297	9,832
Net financial items	201	-64	289	-172
<b>Income after financial items</b>	<b>3,731</b>	<b>3,562</b>	<b>9,586</b>	<b>9,660</b>
Income taxes	-726	-484	-1,885	-1,472
<b>Profit for the period</b>	<b>3,006</b>	<b>3,079</b>	<b>7,702</b>	<b>8,188</b>
Earnings for the period per share, SEK <sup>3</sup>	7.28	7.45	18.62	19.80
Earnings for the period per share according to IFRS, SEK <sup>3</sup>	7.92	5.36	20.04	16.64

1 Central, SEK -160 M (-189).

2 Eliminations, SEK -49 M (88).

3 Earnings for the period attributable to equity holders divided by the average number of shares outstanding.

#### Changes and currency rate effects

	Change in SEK	Change in local currency	Currency effect
<b>Oct-Dec 2022 / Oct-Dec 2021</b>			
Revenue	-9%	-19%	10%
Operating income	-3%	-8%	6%
<b>Jan-Dec 2022 / Jan-Dec 2021</b>			
Revenue	10%	0%	9%
Operating income	-5%	-11%	5%

#### October-December 2022:

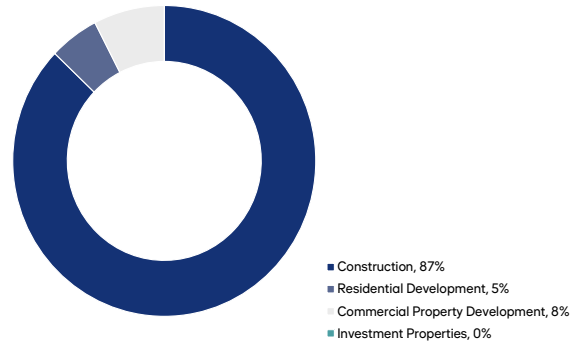
Revenue decreased 9 percent and amounted to SEK 40.4 billion (44.4); adjusted for currency effects, revenue decreased 19 percent. Operating income decreased 3 percent and amounted to SEK 3,530 M (3,627); adjusted for currency effects, operating income decreased 8 percent.

Central stream totaled SEK -160 M (-189), of which SEK 124 M (75) relate to the PPP portfolio.

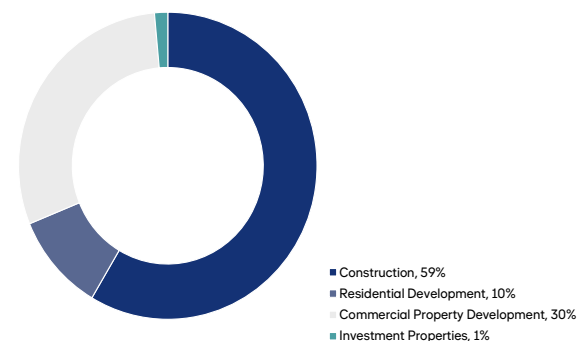
Net financial items amounted to SEK 201 M (-64), following increased interest rates on interest-bearing net receivables and increased capitalized interest as a result of larger investments in ongoing development projects.

Income taxes for the period amounted to SEK -726 M (-484).

#### Revenue per segment, January-December 2022



#### Operating income per segment, January-December 2022



#### January-December 2022:

Revenue amounted to SEK 161.6 billion (147.6) and operating income amounted to SEK 9,297 M (9,832). Operating income in the comparable period includes a gain of SEK 370 M related to the divestment of the infrastructure services business in the UK Construction operations in the second quarter.

Operating income Central stream totaled SEK -339 M (-415). This includes income of SEK 397 M (230) from the PPP portfolio, of which SEK 183 M relates to the divestment of Skanska's equity stake in the Royal Papworth Hospital in the UK in the third quarter.

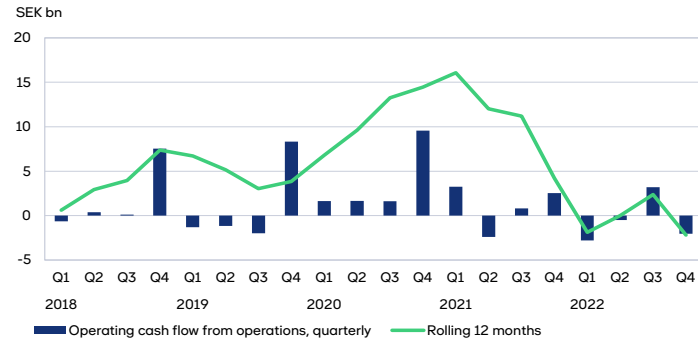
Net financial items amounted to SEK 289 M (-172), following increased interest rates on interest-bearing net receivables and increased capitalized interest as a result of larger investments in ongoing development projects.

Income taxes for the period amounted to SEK -1,885 M (-1,472). Effective tax rate for 2022 amounts to 20 percent (15). The increase is mainly attributable to deferred tax liability from acquisitions by Investment Properties. Comparable period includes use of previously unrecognized tax losses carried forward.

## Cash flow

### Group

#### Operating cash flow from operations



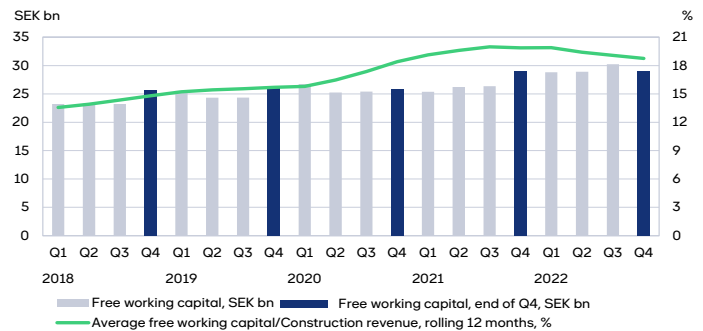
Operating cash flow from operations for the period amounted to SEK -2,121 M (2,516), where change in working capital and higher net investments are the main reasons for the change in cash flow. Divestments from Commercial Property Development to Investment Properties do not generate positive cash flow, as opposed to external divestments. Taxes paid in business operations amounted to SEK -662 M (-1,085) for the period. Commercial Property Development assets sold but not transferred will have a positive effect on cash flow of SEK 6.1 billion during the years 2023 to 2026, of which SEK 2.6 billion during 2023 and SEK 3.5 billion during 2024-2026.

For the full year, operating cash flow from operations amounted to SEK -2,263 M (4,185). Taxes paid in business operations amounted to SEK -1,625 M (-3,861).

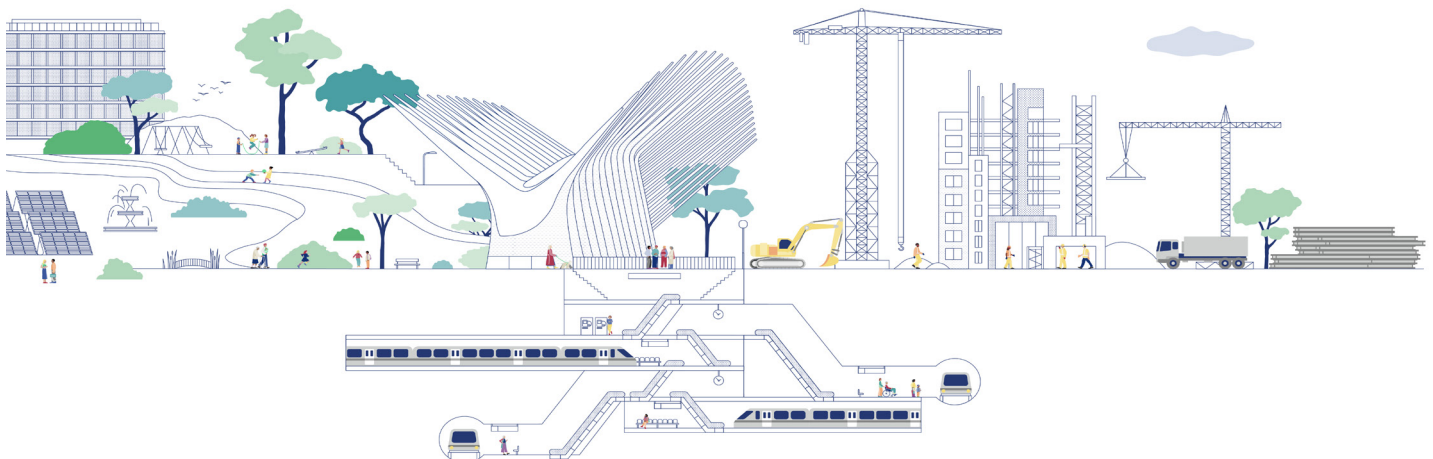
#### Operating cash flow

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Cash flow from business operations	2,390	1,370	5,885	5,314
Change in working capital	-417	2,712	-1,520	3,986
Net divestments(+)/investments(-)	-3,368	-119	-5,030	-345
Cash flow adjustment	-45	-165	468	-23
<b>Cash flow from business operations before taxes paid</b>	<b>-1,440</b>	<b>3,798</b>	<b>-198</b>	<b>8,931</b>
Taxes paid in business operations	-662	-1,085	-1,625	-3,861
Cash flow from financing operations	-20	-197	-441	-885
<b>Operating cash flow from operations</b>	<b>-2,121</b>	<b>2,516</b>	<b>-2,263</b>	<b>4,185</b>
Net strategic divestments(+)/investments(-)	129	4	197	732
Dividend etc.	-154	-63	-4,645	-4,172
<b>Cash flow before change in interest-bearing receivables and liabilities</b>	<b>-2,147</b>	<b>2,458</b>	<b>-6,711</b>	<b>745</b>
Change in interest-bearing receivables and liabilities excluding lease liabilities	-809	-2,593	5,538	-9,729
<b>Cash flow for the period</b>	<b>-2,956</b>	<b>-135</b>	<b>-1,173</b>	<b>-8,984</b>

#### Free working capital in Construction



Free working capital in Construction amounted to SEK 28.9 billion (29.1). The average free working capital in relation to Construction revenue in the past 12 months was 18.8 percent (19.9). Free working capital in Construction remained at a good level due to favorable cash flow profiles in several projects and continued focus on cash generation in the Construction stream. Cash flow due to changes in working capital in Construction amounted to SEK -550 M (2,136) for the period, and amounted to SEK -1,657 M (1,787) for the full year.



## Financial position

### Adjusted interest-bearing net receivables(+)/net debt(-)



### Balance sheet - Summary

SEK bn	Dec 31, 2022	Dec 31, 2021 <sup>1</sup>
Total assets	151.6	139.0
Total equity	55.3	45.5
Interest-bearing net receivables (+)/net debt (-)	10.3	12.6
Adjusted interest-bearing net receivables(+)/net debt(-)	12.1	17.7
Capital employed, closing balance	72.8	66.4
Equity/assets ratio, %	36.4	32.7

<sup>1</sup> Restated in accordance with what is stated on page 14, Other matters.

### Change in net interest-bearing receivables and liabilities

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Opening balance interest-bearing net receivables(+)/net debt(-)	12,769	8,566	12,598	7,280
Cash flow for the period	-2,956	-135	-1,173	-8,984
Less change in interest-bearing receivables and liabilities	809	2,593	-5,538	9,729
Cash flow before change in interest-bearing receivables and liabilities	-2,147	2,458	-6,711	745
Translation differences, net receivables/net debt	-500	551	887	1,340
Remeasurements of pension liabilities	158	799	3,100	2,274
Interest-bearing liabilities acquired/divested	-51	1	-51	286
Other changes, interest-bearing net receivables/net debt	77	224	483	673
Change in interest-bearing net receivables/net debt	-2,463	4,032	-2,292	5,318
Closing balance interest-bearing net receivables(+)/net debt(-)	10,306	12,598	10,306	12,598
Restricted cash	-5,948	-5,637	-5,948	-5,637
Pension liability, net	491	3,798	491	3,798
Lease liabilities	7,281	6,960	7,281	6,960
Closing balance adjusted interest-bearing net receivables(+)/net debt(-)	12,130	17,719	12,130	17,719

Adjusted interest-bearing net receivables (+)/net debt (-) amounted to SEK 12.1 billion (September 30, 2022: 14.1). Interest-bearing net receivables amounted to SEK 10.3 billion (September 30, 2022: 12.8) and include SEK 7.3 billion in interest-bearing lease liabilities according to IFRS 16.

At the end of the quarter, cash, cash equivalents and committed unutilized credit facilities amounted to SEK 16.1 billion (September 30, 2022: 20.2), of which SEK 12.3 billion (September 30, 2022: 16.2) is available within one week. The Group central loan portfolio amounted to SEK 3.7 billion (September 30, 2022: 3.8) consisting of SEK 0.5 billion in a Medium-Term Note (MTN) with a maturity of 0.4 years and SEK 3.2 billion in bilateral loans with an average maturity of 1.9 years. At December 31, the Group's unutilized credit facilities totaled SEK 6.1 billion. During the quarter a group revolving credit facility amounting to EUR 500 M was signed, replacing an existing and undrawn credit facility. The central loan portfolio, including committed unutilized credit facilities, had an average maturity of 3.6 years (September 30, 2022: 1.8).

At the end of the quarter, capital employed amounted to SEK 72.8 billion (September 30, 2022: 71.8).

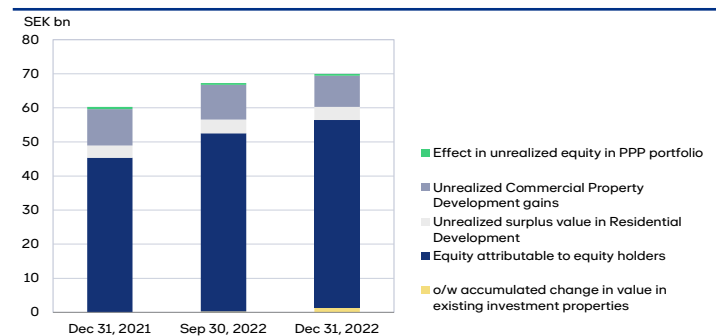
## Equity

### Changes in equity

SEK M	Oct-Dec 2022	Oct-Dec 2021 <sup>1</sup>	Jan-Dec 2022	Jan-Dec 2021 <sup>1</sup>
Adjusted opening balance	52,388	41,890	45,465	38,385
Dividend to shareholders	0	0	-4,124	-3,917
Other changes in equity not included in total comprehensive income for the year	-24	59	-50	133
Profit for the period	3,267	2,216	8,284	6,887
<b>Other comprehensive income</b>				
Translation differences	-574	633	2,386	1,854
Effects of remeasurements of pensions	160	654	3,026	2,010
Effects of cash flow hedges	38	13	267	112
<b>Closing balance</b>	<b>55,255</b>	<b>45,465</b>	<b>55,255</b>	<b>45,465</b>

<sup>1</sup> The equity opening balance has been adjusted by SEK -332 M in accordance with what is stated on page 14, Other matters.

### Adjusted equity

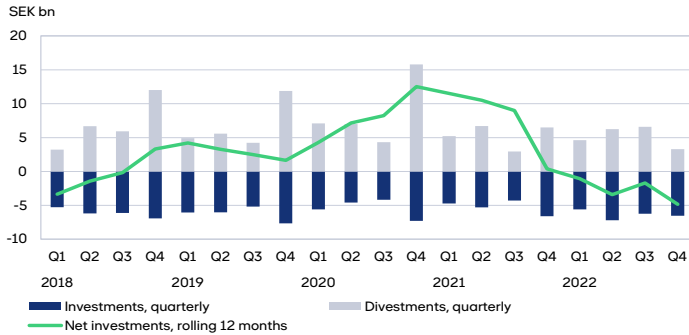


The Group's equity amounted to SEK 55.3 billion (45.5), resulting in an equity/assets ratio of 36.4 percent (32.7) and a net debt/equity ratio of -0.2 (-0.3). Translation differences for the period amounted to SEK -574 M (633) due to a stronger Swedish krona. The effects of remeasurements of pensions amounted to SEK 160 M (654), which means that the net pension liability has been reduced.

Total adjusted equity amounted to SEK 68.6 billion (60.3), resulting in an adjusted equity per share of SEK 166.93 (146.20). Unrealized surplus values in Project Development including the PPP portfolio amounted to SEK 15.1 billion of which SEK 1.6 billion was realized according to segment reporting. Corresponding amounts less standard tax were SEK 13.5 billion and SEK 1.4 billion. In addition to the unrealized surplus values in adjusted equity, surplus value for homes in construction realized according to segment reporting but not yet handed over, amounted to SEK 2.3 billion post standard tax.

## Investments and divestments

### Investments and divestments



The Group's investments amounted to SEK -6,530 M (-6,599), while divestments amounted to SEK 3,291 M (6,484), resulting in net investments of SEK -3,239 M (-115). For the full year, investments amounted to SEK -25,567 M (-20,945), divestments amounted to SEK 20,734 M (21,331), resulting in net investments of SEK -4,833 M (386).

In Construction, investments totaled SEK -684 M (-690). These investments mainly relate to property, plant and equipment for the Group's own operations. Net investments in Construction amounted to SEK -411 M (-597). Depreciation of property, plant and equipment including right-of-use assets amounted to SEK -578 M (-583). For the full year, net investments amounted to SEK -1,446 M (-816).

In Residential Development, investments totaled SEK -3,034 M (-3,256), of which SEK -621 M (-771) relates to land acquisitions, corresponding to 1,088 building rights. Divestments amounted to SEK 2,568 M (3,868). Net investments in Residential Development amounted to SEK -465 M (612). For the full year, net investments amounted to SEK -1,012 M (-722).

In Commercial Property Development, investments totaled SEK -2,897 M (-2,676), of which SEK -122 M (-264) relates to investments in new land, while divestments amounted to SEK 3,368 M (2,973). Net divestments in Commercial Property Development amounted to SEK 471 M (298). For the full year, net divestments amounted to SEK 1,839 M (2,617).

In Investment Properties, investment totaled SEK -2,921 M (n.a.). For the full year, investments amounted to SEK -3,668 M (n.a.).



Investment, Kaye Multifamily Development, Seattle, Washington, USA

### Investments, divestments and net divestments(+)/investments(-)

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
<b>Investments</b>				
Construction	-684	-690	-2,210	-1,850
Residential Development	-3,034	-3,256	-11,633	-11,488
Commercial Property Development	-2,897	-2,676	-11,276	-7,344
Investment Properties	-2,921	0	-3,668	0
Other	3,006	22	3,221	-263
<b>Total</b>	<b>-6,530</b>	<b>-6,599</b>	<b>-25,567</b>	<b>-20,945</b>
<b>Divestments</b>				
Construction	273	93	764	1,034
Residential Development	2,568	3,868	10,622	10,766
Commercial Property Development	3,368	2,973	13,116	9,961
Investment Properties	0	0	0	0
Other	-2,919	-450	-3,767	-430
<b>Total</b>	<b>3,291</b>	<b>6,484</b>	<b>20,734</b>	<b>21,331</b>
<b>Net divestments(+)/investments(-)</b>				
Construction	-411	-597	-1,446	-816
Residential Development	-465	612	-1,012	-722
Commercial Property Development	471	298	1,839	2,617
Investment Properties	-2,921	0	-3,668	0
Other	87	-428	-546	-693
<b>Total</b>	<b>-3,239</b>	<b>-115</b>	<b>-4,833</b>	<b>386</b>
Of which strategic	129	4	197	732

### Capital employed in Project Development and Investment Properties

SEK M	Dec 31, 2022	Sep 30, 2022	Dec 31, 2021
Residential Development	17,837	16,466	14,385
Commercial Property Development	37,080	37,080	32,721
Investment Properties	3,733	755	0
<b>Total in Project Development and Investment Properties</b>	<b>58,650</b>	<b>54,300</b>	<b>47,106</b>



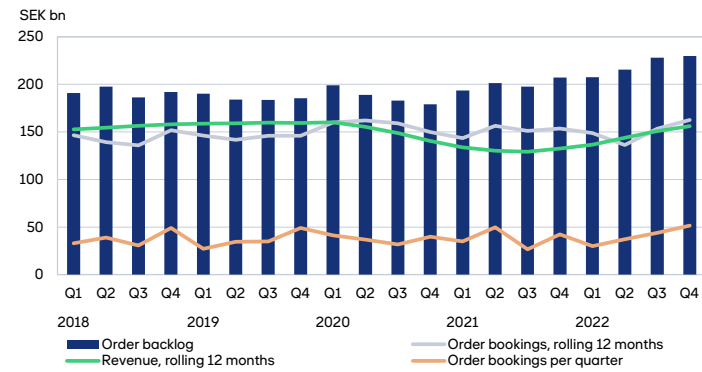
Divestment, Sthlm 01, Stockholm, Sweden



## Performance analysis, business streams

### Construction – Order situation

#### Order backlog, revenue and order bookings



At the end of the quarter, the order backlog amounted to SEK 229.8 billion compared to SEK 227.9 billion at the end of the previous quarter. The order backlog corresponds to 17 months of production (September 30, 2022: 17).

#### Changes and currency rate effects

	Change in SEK	Change in local currency	Currency effect
<b>Oct-Dec 2022 / Oct-Dec 2021</b>			
Order bookings	22%	9%	13%
<b>Dec 31, 2022 / Sep 30, 2022</b>			
Order backlog	1%	4%	-4%

#### Order bookings and order backlog in Construction

SEK bn	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Order bookings	51.6	42.3	162.7	153.6
Order backlog <sup>1</sup>	229.8	207.0		207.0

<sup>1</sup> Refers to the end of each period.

Order bookings amounted to SEK 51.6 billion (42.3); adjusted for currency effects, order bookings increased 9 percent, mainly driven by higher order bookings in the USA and Norway. For the full year, order bookings amounted to SEK 162.7 billion (153.6). On a rolling 12-month basis the book-to-build ratio was 104 percent (September 30, 2022: 102). For more information, see page 27.

#### Major orders in the quarter

Geography	Contract	Amount SEK M	Client
Nordic	Tunnel	5,200	Norwegian Road Authority
USA	Bus depot	4,900	Metropolitan Transportation Authority
USA	Forensics lab	1,900	Virginia Department of Forensic Science (DFS) and Department of General Services
USA	Highway	1,200	Riverside County Transportation Commission
Nordic	University premises	1,200	Akademiska Hus

Construction revenue on a rolling 12-month basis from internal Project Development contracts amounted to:

**15.1** SEK bn

Value of orders in backlog generated through cooperation between Business Units:

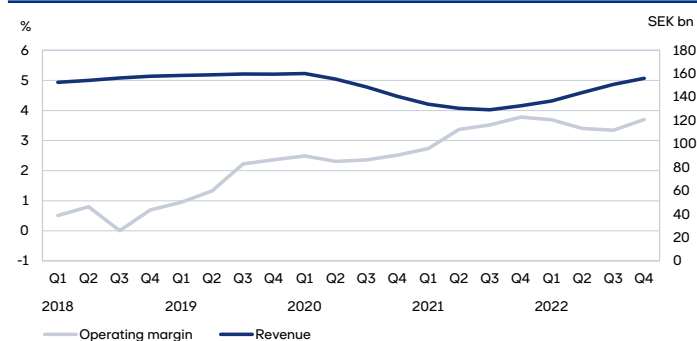
**5.4** SEK bn



Faculty of Arts, Gothenburg, Sweden

## Construction

## Revenue and operating margin, rolling 12 months



## Revenue and earnings

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Revenue	42,732	37,618	156,004	132,587
Gross income	4,168	3,146	12,268	10,687
Selling and administrative expenses	-1,872	-1,572	-6,534	-5,709
Income from joint ventures and associated companies	9	11	36	35
Operating income	2,305	1,585	5,770	5,013
Gross margin, %	9.8	8.4	7.9	8.1
Selling and administrative expenses, %	-4.4	-4.2	-4.2	-4.3
Operating margin, %	5.4	4.2	3.7	3.8
Average number of employees	26,892	28,557	26,892	28,557

## Changes and currency rate effects

	Change in SEK	Change in local currency	Currency effect
Oct-Dec 2022 / Oct-Dec 2021			
Revenue	14%	3%	11%
Operating income	45%	33%	12%
Jan-Dec 2022 / Jan-Dec 2021			
Revenue	18%	8%	10%
Operating income	15%	5%	10%

## October-December 2022:

Revenue in the Construction business stream increased 14 percent and amounted to SEK 42.7 billion (37.6); adjusted for currency effects, revenue increased by 3 percent. The operating margin was 5.4 percent (4.2). Operating income increased 45 percent and amounted to SEK 2,305 M (1,585); adjusted for currency effects, operating income increased by 33 percent. Operating income in the fourth quarter was positively impacted by release of contingencies in mature projects and a claim settlement, elevating the margin for the USA and Sweden. For the comparable period, operating income in the Swedish construction operations include payments of surpluses within the collectively bargained AGS group sickness policy of SEK 160 M.

## January-December 2022:

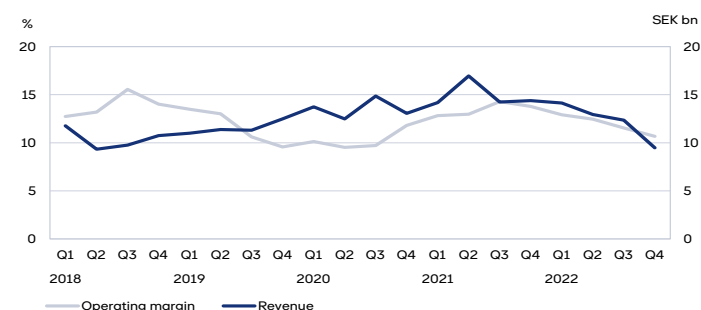
Revenue amounted to SEK 156.0 billion (132.6); adjusted for currency effects, revenue increased by 8 percent. The operating margin was 3.7 percent (3.8). Operating income amounted to SEK 5,770 M (5,013); adjusted for currency effects, operating income increased by 5 percent. The comparable period was positively impacted by SEK 370 M related to the divestment of infrastructure service business in the UK, and SEK 160 M related to the payments within the AGS group sickness policy in Sweden.



Ambra, Helsinki, Finland

## Residential Development

## Revenue and operating margin, rolling 12 months



## Revenue and earnings

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Revenue	775	3,645	9,475	14,377
Gross income	242	633	1,841	2,707
Selling and administrative expenses	-234	-214	-827	-727
Operating income	4	419	1,011	1,980
Gross margin, %	31.2	17.4	19.4	18.8
Selling and administrative expenses, %	-30.2	-5.9	-8.7	-5.1
Operating margin, %	0.6	11.5	10.7	13.8
Return on capital employed, % <sup>1</sup>	7.0	14.1	7.0	14.1

<sup>1</sup> Rolling 12 months. For definition see page 17.

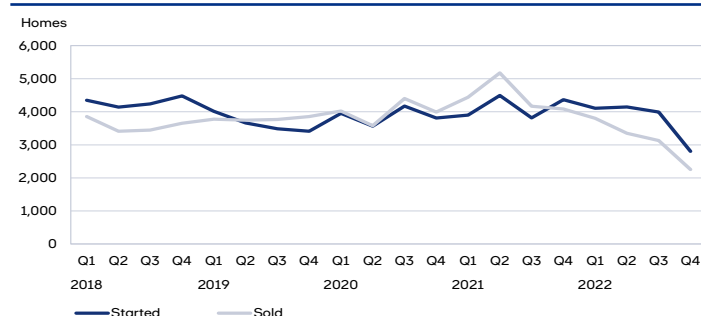
## October-December 2022:

Revenue in the Residential Development business stream amounted to SEK 775 M (3,645). Sales volume contracted significantly as a consequence of low activity in the housing market. Home buyers remain negatively affected by increased interest rates, high energy prices and consumer price inflation. Negative revenue in Sweden relates to canceled sales agreements in our affordable segment, BoKlok. Home buyers in this segment have been particularly impacted by increased costs of living and interest rates. Performance in BoKlok has been weak, with negative result in the fourth quarter and for the full year. A turnaround program has been launched and a new Business Unit President appointed. Initial measures focus on responding to tougher market conditions and operational stability. The number of homes sold, net of cancellations, totaled 155 (1,030) and construction started on 671 homes (1,858). Operating income amounted to SEK 4 M (419), negatively impacted by fewer homes sold in the quarter. A relatively large portion of the result relates to release of reserves in completed projects. The operating margin was 0.6 percent (11.5).

## January-December 2022:

Revenue amounted to SEK 9,475 M (14,377). The number of homes sold totaled 2,254 (4,084) and construction started on 2,805 homes (4,363). Sales of 334 rental apartments in Sweden totaling SEK 800 M are included in the comparable period. Operating income amounted to SEK 1,011 M (1,980). The operating margin was 10.7 percent (13.8). Return on capital employed was 7.0 percent (14.1).

## Homes sold and started, rolling 12 months

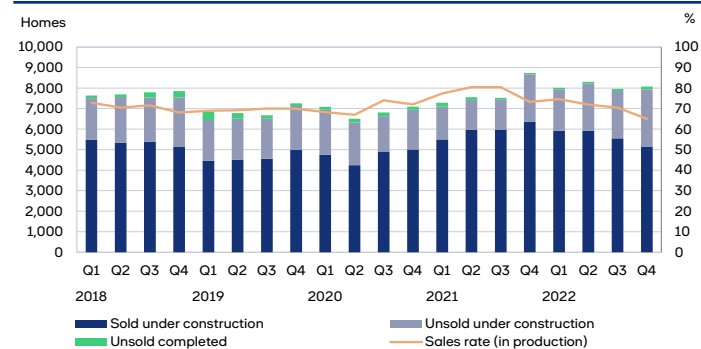


## Homes sold and started

	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Homes sold <sup>1</sup>	155	1,030	2,254	4,084
Homes started	671	1,858	2,805	4,363

<sup>1</sup> Net homes sold, including cancellations.

## Homes under construction and unsold



## Homes under construction and unsold

	Dec 31, 2022	Dec 31, 2021
Homes under construction	7,943	8,673
of which sold, %	65	73
Completed unsold, number of homes	130	57

At the end of the quarter, 7,943 homes (September 30, 2022: 7,865) were under construction. Of these, 65 percent (September 30, 2022: 71) were sold. The number of completed unsold homes amounted to 130 (September 30, 2022: 92).

During the quarter 585 (621) homes were completed. For the full year, 3,527 (2,636) homes were completed.

## Breakdown of carrying amounts

SEK M	Dec 31, 2022	Sep 30, 2022	Dec 31, 2021
Completed projects	549	657	314
Ongoing projects	13,434	12,482	10,605
Undeveloped land and development properties	10,170	9,701	9,135
Total	24,152	22,839	20,054

A breakdown of the carrying amounts for Residential Development is presented in the table above. Ongoing projects amounted to SEK 13.4 billion (September 30, 2022: 12.5) and undeveloped land and development properties amounted to SEK 10.2 billion (September 30, 2022: 9.7). The estimated unrealized surplus value, pre-tax, in unsold homes in construction and undeveloped land and development properties amounted to SEK 4.3 billion. Surplus value, pre-tax, for homes in construction which are sold according to segment reporting amounted to SEK 2.6 billion.

The undeveloped land and development properties correspond to Skanska-owned building rights for 26,000 homes and 1,700 building rights held by joint ventures. In addition, subject to certain conditions, the business stream has the right to purchase 11,800 building rights.

## Commercial Property Development

## Revenue and operating income from property divestments



## Revenue and earnings

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Revenue	3,452	6,699	13,552	11,102
of which from divestment of properties	3,246	6,482	12,873	10,289
Gross income	1,534	1,974	3,690	3,955
Selling and administrative expenses	-366	-255	-955	-784
Income from joint ventures and associated companies	162	4	168	93
Operating income	1,330	1,723	2,903	3,264
of which from divestment of properties	1,478	2,067	3,646	3,928
Return on capital employed, % <sup>1</sup>	8.6	10.8	8.6	10.8

<sup>1</sup> Rolling 12 months. For definition see page 17.

## October–December 2022:

In the Commercial Property Development business stream, divestments worth SEK 3,246 M (6,482) were made in the fourth quarter, of which SEK 2,920 were to Investment Properties. Operating income amounted to SEK 1,330 M (1,723) and included gains from property divestments totaling SEK 1,478 M (2,067).

## January–December 2022:

Divestments worth SEK 12,873 M (10,289) were made in 2022, of which SEK 3,667 were to Investment Properties. Operating income amounted to SEK 2,903 M (3,264), and included gains from property divestments totaling SEK 3,646 M (3,928). Return on capital employed was 8.6 percent (10.8).

## Breakdown of investment value and market values

SEK M	Investment value, end of period	Investment value upon completion	Market value <sup>1,2</sup>	Occupancy rate <sup>7</sup> , %	Degree of completion, %
Ongoing projects <sup>3</sup>	16,956	34,401	42,220	31	50
Completed projects <sup>4,5</sup>	5,412	5,412	6,636	66	100
Undeveloped land and development properties	12,446	12,446	13,560		
<b>Total</b>	<b>34,814</b>	<b>52,259</b>	<b>62,416</b>		
of which carrying amount <sup>6</sup>	34,814	52,259			
of which completed projects sold according to segment reporting	0	0	0		
of which ongoing projects sold according to segment reporting	2,257	4,586	6,189		

<sup>1</sup> Market value according to appraisal on December 31, 2022.

<sup>2</sup> Ongoing projects - estimated market value at completion fully leased.

<sup>3</sup> Including tenant improvement and leasing commissions in CDUS amounting to SEK 119 M.

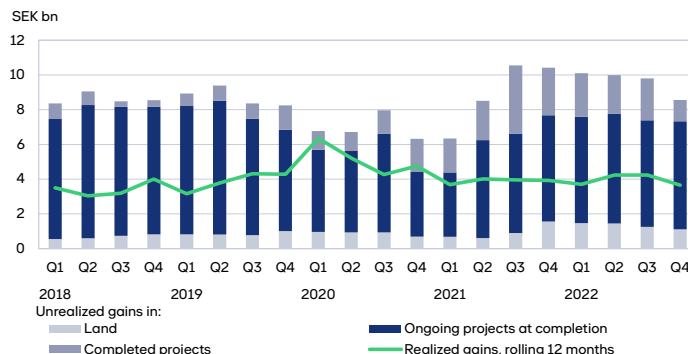
<sup>4</sup> Including tenant improvement and leasing commissions in CDUS amounting to SEK 373 M.

<sup>5</sup> Skanska's share of total production cost in JVs is SEK 0 M end of period and upon completion.

<sup>6</sup> Includes Skanska's total equity investment in JV of SEK 0 M.

<sup>7</sup> Refers to contracted annual rent divided by total annual rent fully let.

## Unrealized and realized gains, segment reporting



## Leasing and degree of completion



At the end of the quarter, 36 projects were ongoing. During the quarter, two new projects were started, and two were completed. The 36 ongoing projects represent leasable space of about 808,000 sq m with an occupancy rate of 31 percent, measured in rent. The projects' degree of completion was 50 percent. Their investment value upon completion is expected to total SEK 34.4 billion, with an estimated market value upon completion of SEK 42.2 billion. Market value of the portfolio is based on assumed market yields upon completion. Yields have risen but there are few comparable transactions completed in the market to confirm new levels. Of the ongoing projects, 10 have been divested according to segment reporting. These projects represent an investment value upon completion of SEK 4.6 billion, with a sales value of SEK 6.2 billion.

By the end of the quarter the total number of completed projects amounted to 14. The occupancy rate, measured in rent, totaled 66 percent (September 30, 2022: 72). The market value of these projects, excluding property divested according to segment reporting, was SEK 6.6 billion. Projects sold but not transferred will have a positive effect on cash flow of SEK 2.6 billion during 2023 and SEK 3.5 billion during 2024-2026.

At the end of the quarter, unrealized gains, excluding properties divested according to segment reporting, totaled SEK 8.5 billion. These gains related to SEK 6.2 billion in ongoing projects, SEK 1.2 billion in completed projects and SEK 1.1 billion in undeveloped land and development properties.

Accumulated eliminations of Intra-Group Construction gains amounted to SEK -538 M, reducing the carrying amount for current asset properties in Commercial Property Development. These eliminations are released at the Group level as each project is divested.

During the fourth quarter of 2022 the total amount of leased space came in at 42,000 sq m (71,000). During 2022, new leases were signed for 146,000 sq m (196,000).

## Investment Properties

### Revenue and earnings

SEKM	Oct-Dec 2022	Oct-Dec 2021 <sup>1</sup>	Jan-Dec 2022	Jan-Dec 2021 <sup>1</sup>
Revenue	20		40	
<b>Operating net</b>	<b>15</b>		<b>30</b>	
Selling and administrative expenses	-1		-2	
Change in property value	86		112	
<b>Operating income</b>	<b>100</b>		<b>140</b>	
Investments	-2,921		-3,668	
Divestments	0		0	
<b>Net divestments(+)/investments(-)</b>	<b>-2,921</b>		<b>-3,668</b>	
Capital employed	3,733		3,733	
Property value	3,758		3,758	
Return on capital employed, % <sup>2</sup>	13.6		13.6	
Net leasing	0		0	
Economic occupancy rate, %	86		86	
Surplus ratio, %	75.9		75.4	

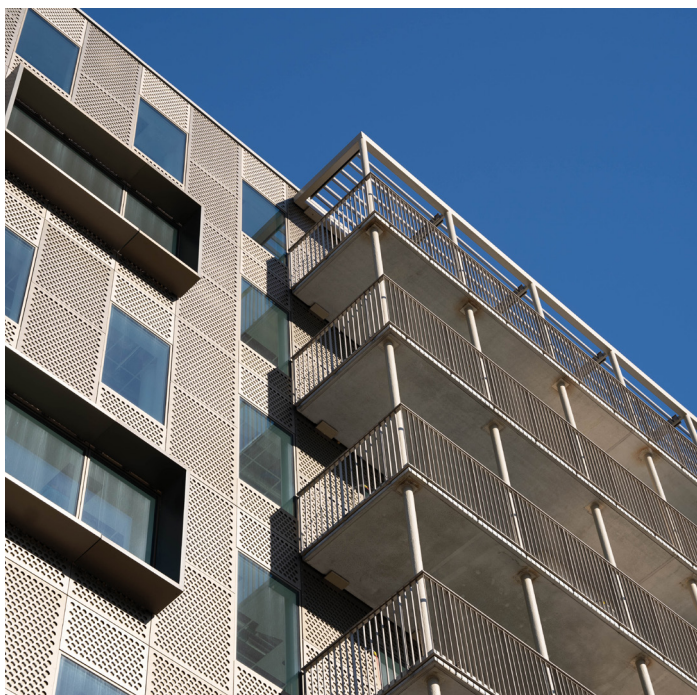
<sup>1</sup> Investment Properties is a new business stream from 2022.

<sup>2</sup> Rolling 12 months. For definition see page 17.

### October–December 2022:

Revenue in the Investment Properties business stream amounted to SEK 20 M (n.a.). Investment Properties acquired two properties totaling SEK 2,921 M during the fourth quarter. Operating income amounted to SEK 100 M (n.a.) and mainly relates to a change in property value following application of IFRS principles for fair value reporting of investment properties.

The properties acquired in the fourth quarter are called Aqua and Sthlm 01. They are located in Malmö and Stockholm, in clusters where we have developed several properties in the past and have a pipeline of ongoing and future developments. Both buildings are high quality multitenant offices, holding the highest sustainability certification, LEED Platinum.



Aqua, Malmö, Sweden

### January–December 2022:

Revenue in the Investment Properties business stream amounted to SEK 40 M (n.a.). Operating income amounted to SEK 140 M (n.a.). Investment Properties acquired three properties totaling SEK 3,668 M during the year.

We will continue to build this portfolio of high quality sustainable properties in attractive locations, targeting a total value of SEK 12-18 bn.



## Personnel

During the period, the average number of employees in the Group was 28,380 (30,051). At the end of the quarter, the number of employees totaled 27,666 people (September 30, 2022: 27,891).

## Transactions with related parties

There were no new significant transactions during the quarter.

## Material risks and uncertainties

For information about risks and a description of key estimates and judgments, see the Annual and Sustainability Report 2021, pages 59-65, Note 2 and 6, as well as the section on market outlook included in this report.

## Other matters

In the second quarter of 2022, a US subsidiary discovered an accounting error in the tax amount for 2020. An adjustment has been implemented increasing the tax liability by SEK 332 M for Q4 2020 and subsequent quarters. Quarterly earnings for 2021 are all unaffected. Cash flow impact was taken in 2021. Since the correction relates to a reporting period before the earliest prior period presented, opening balance for 2021 equity and tax liabilities have been adjusted. The five-year group summary has been corrected accordingly.

## Annual General Meeting

Skanska's Annual General Meeting 2022 ("AGM") will take place on Wednesday March 29, 2023. The notice to attend the AGM will be published no later than four weeks prior to the AGM.

## Dividend

The Board of Directors proposes a dividend of SEK 7.50 (7.00+3.00) per share. The proposal is equivalent to a dividend payout totaling SEK 3,083 M (4,124). The Board of Directors proposes March 31, 2023, as the record date, depending on share repurchases and transfers.

## Events after the end of the report period

There were no events after the end of the reporting period.

## Financial reports for 2023

Skanska's interim reports and year-end report are available for download on Skanska's website, [www.skanska.com/investors](http://www.skanska.com/investors). The 2022 Annual and Sustainability Report will be available on Skanska's website in the week commencing March 6, 2023.

The Group's interim reports for 2023 will be published on the following dates:

May 4, 2023	Interim report first quarter 2023
July 21, 2023	Interim report second quarter 2023
November 1, 2023	Interim report third quarter 2023
February 9, 2024	Year-end report 2023

Stockholm, February 3, 2023

## Anders Danielsson

President and Chief Executive Officer

This Year-end report has not been subject to a review by the company's auditors.

## Accounting Principles

For the Group, this Year-end report has been prepared in compliance with IAS 34 Interim Financial Reporting, the Annual Accounts Act and the Securities Market Act. The same accounting policies and methods of computation are followed in the interim financial statements as compared with the most recent annual financial statements. For the Parent Company, the Year-end report has been prepared in compliance with the Annual Accounts Act, the Securities Market Act, and Swedish Financial Reporting Board's Recommendation RFR 2.

Skanska has expanded the operating segment with a new business stream, Investment Properties, starting from the 2022 financial year. The new business stream owns and manages properties. Related accounting principles are presented in the Annual and Sustainability Report 2021, Note 1 within IAS 40 Investment Properties and IFRS 16 Leases.

### Relation between consolidated operating cash flow statement and consolidated cash flow statement

The difference between the operating cash flow statement and the summary cash flow statement in compliance with IAS 7 Cash flow Statements, is presented in the Annual and Sustainability Report 2021, Note 35.

### Segment and IFRS reporting

Skanska's business streams Construction, Residential Development, Commercial Property Development and Investment Properties represent the group's operating segments. Tables in this report that refer to segment reporting are shown with a shaded background. In certain cases, the segment reporting differs from the consolidated results presented in accordance with International Financial Reporting Standards, IFRS.

Construction includes both building construction and civil construction. Revenues and earnings are reported over time for both segment and IFRS reporting.

Residential Development develops residential projects for immediate sale. Homes are adapted to selected customer categories. The units are responsible for planning and selling the projects. The related construction assignments are performed by Skanska's construction units in the Construction segment in each market. In the segment reporting Residential Development recognizes revenue and earnings when contracts are signed for the sale of homes. In the IFRS reporting revenues are instead recognized when the buyer takes possession of the homes.

Commercial Property Development initiates, develops, leases and divests commercial property projects. In most markets the construction assignments are performed by Skanska's Construction segment. In the segment reporting Commercial Property Development recognizes revenue and earnings when contracts are signed for the sale of the properties. In the IFRS reporting revenues are instead recognized when the buyer takes possession of the property.

Investment Properties owns properties for the purpose of earning rentals and for capital appreciation. Rental revenues are recognized on a straight-line basis over the lease term. Change in value on investment properties is recognized each quarter both according to Segment reporting and IFRS.

Joint ventures are reported under the proportional method in the segment reporting of Residential Development, whereas all other streams/operating segments apply the equity method.

Intra-Group pricing between operating segments occurs on market terms.

The Parent Company in a Swedish Group prepares its accounts in compliance with the Swedish Financial Reporting Board's Recommendation RFR 2 Accounting for Legal Entities ("RFR 2"). According to RFR 2, the annual accounts of the legal entity must apply IFRS as far as this is possible within the framework of the Annual Accounts Act and considering the connection between accounting and taxation.

## Definitions

The following measures are used as they are viewed as the best and most accurate ways to measure Skanska's operations; reflecting its business model and strategy. Thus assisting investors and management in analyzing trends and performance in Skanska.

For further definitions, see the Annual and Sustainability Report 2021, Note 43.

### Non-IFRS financial measures

Definition	Reason for use															
<b>Revenue Segment</b>	Revenue segment is the same as revenue IFRS in all streams except for the Residential Development stream and the Commercial Property Development stream, where revenue is recognised for when signing binding agreement for sale of homes and properties. As segment reporting of joint ventures in Residential Development applies the proportional method, revenue segment is affected by this.	Measure revenue generated in current market environment.														
<b>Gross income</b>	Revenue minus cost of sales.	Measure profit generated from projects.														
<b>Gross margin</b>	Gross income as a percentage of revenue.	Measure profitability in projects.														
<b>Operating net</b>	Rental revenue minus operating costs for investment properties (that is, operating expenses, costs for repair and maintenance, property administration and property tax).	Measures earnings from property management.														
<b>Selling and admin expenses, %</b>	Selling and administrative expenses as a percentage of revenue.	Measure cost efficiency in selling and administrative expenses.														
<b>Operating income</b>	Revenue minus cost of sales, selling and administrative expenses and income from joint ventures and associated companies.	Measure profit generated from operations.														
<b>Operating income segment</b>	Revenue minus cost of sales, selling and administrative expenses and income from joint ventures and associated companies, according to segment reporting, and where Residential Development applies the proportional method for reporting of joint ventures.	Measure profit generated from operations in current market environment.														
<b>Operating income rolling 12 months</b>	Revenue minus cost of sales, selling and administrative expenses and income from joint ventures and associated companies, rolling 12 months.	Measure profit generated from operations.														
<b>Operating margin</b>	Operating income as a percentage of revenue.	Measure profitability in operations.														
<b>Net financial items</b>	The net of interest income, financial net pension cost, interest expense, capitalized expense, change in fair value and other net financial items.	Measure total net for financial activities.														
<b>Income after financial items</b>	Operating income minus net financial items.	Measure profit generated before taxes.														
<b>Earnings per share, segment</b>	Profit for the period, segment, attributable to equity holders divided by the average number of shares outstanding.	Measure earnings per share, segment.														
<b>Book-to-build, R-12m, %</b>	Order bookings divided by construction revenue, rolling 12 months.	Measures to which extent new orders are replacing work put in place.														
<b>Unrealized gains, Commercial Property Development (CD)</b>	Market value minus investment value upon completion for ongoing projects, completed projects and land. Excluding projects sold according to segment reporting.	Measure potential realization of future gains in Commercial Property Development.														
<b>Capital employed, Group</b>	Total assets minus non-interest-bearing liabilities.	Measure capital usage and efficiency.														
<b>Capital employed, Stream</b>	Total assets less tax assets, deposits in Skanska's treasury unit and pension receivable minus non-interest-bearing liabilities excluding tax liabilities. Capitalized interest expense is removed from total assets for the Residential Development and Commercial Property Development segments.	Measure capital usage and efficiency in a Stream.														
<b>Capital employed Residential Development (RD) SEK M</b>	<table> <tr><td>Total assets</td><td>28,169</td></tr> <tr><td>- tax assets</td><td>-393</td></tr> <tr><td>- deposits in internal bank</td><td>-771</td></tr> <tr><td>- pension receivable</td><td>-46</td></tr> <tr><td>- non-interest-bearing liabilities (excluding tax liabilities)</td><td>-8,936</td></tr> <tr><td>- capitalized interest expense</td><td>-185</td></tr> <tr><td></td><td><u>17,837</u></td></tr> </table>	Total assets	28,169	- tax assets	-393	- deposits in internal bank	-771	- pension receivable	-46	- non-interest-bearing liabilities (excluding tax liabilities)	-8,936	- capitalized interest expense	-185		<u>17,837</u>	Measure capital usage and efficiency in Residential Development.
Total assets	28,169															
- tax assets	-393															
- deposits in internal bank	-771															
- pension receivable	-46															
- non-interest-bearing liabilities (excluding tax liabilities)	-8,936															
- capitalized interest expense	-185															
	<u>17,837</u>															
<b>Capital employed Commercial Property Development (CD) SEK M</b>	<table> <tr><td>Total assets</td><td>41,909</td></tr> <tr><td>- tax assets</td><td>-580</td></tr> <tr><td>- deposits in internal bank</td><td>-634</td></tr> <tr><td>- pension receivable</td><td>0</td></tr> <tr><td>- non-interest-bearing liabilities (excluding tax liabilities)</td><td>-3,211</td></tr> <tr><td>- capitalized interest expense</td><td>-405</td></tr> <tr><td></td><td><u>37,080</u></td></tr> </table>	Total assets	41,909	- tax assets	-580	- deposits in internal bank	-634	- pension receivable	0	- non-interest-bearing liabilities (excluding tax liabilities)	-3,211	- capitalized interest expense	-405		<u>37,080</u>	Measure capital usage and efficiency in Commercial Property Development.
Total assets	41,909															
- tax assets	-580															
- deposits in internal bank	-634															
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- non-interest-bearing liabilities (excluding tax liabilities)	-3,211															
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<b>Capital employed Investment Properties (IP) SEK M</b>	<table> <tr><td>Total assets</td><td>3,792</td></tr> <tr><td>- tax assets</td><td>-1</td></tr> <tr><td>- deposits in internal bank</td><td>0</td></tr> <tr><td>- pension receivable</td><td>0</td></tr> <tr><td>- non-interest-bearing liabilities (excluding tax liabilities)</td><td>-58</td></tr> <tr><td></td><td><u>3,733</u></td></tr> </table>	Total assets	3,792	- tax assets	-1	- deposits in internal bank	0	- pension receivable	0	- non-interest-bearing liabilities (excluding tax liabilities)	-58		<u>3,733</u>	Measure capital usage and efficiency in Investment Properties.		
Total assets	3,792															
- tax assets	-1															
- deposits in internal bank	0															
- pension receivable	0															
- non-interest-bearing liabilities (excluding tax liabilities)	-58															
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## Non-IFRS financial measures

Non-IFRS financial measures	Definition	Reason for use																																																																						
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Operating income			140																																																																					
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<b>ROCE in Project Development, segment, rolling 12 months SEK M</b>	<p>Is calculated as the summarized adjusted profit for RD and CD divided by the summarized capital employed average for RD and CD.</p> <table border="0"> <thead> <tr> <th></th> <th>Adjusted profit</th> <th>CE avg</th> <th>ROCE</th> </tr> </thead> <tbody> <tr> <td>RD</td> <td><u>1,169</u></td> <td><u>16,630</u></td> <td>7.0%</td> </tr> <tr> <td>CD</td> <td><u>3,036</u></td> <td><u>35,159</u></td> <td>8.6%</td> </tr> <tr> <td></td> <td>4,205</td> <td>51,789</td> <td>8.1%</td> </tr> </tbody> </table>		Adjusted profit	CE avg	ROCE	RD	<u>1,169</u>	<u>16,630</u>	7.0%	CD	<u>3,036</u>	<u>35,159</u>	8.6%		4,205	51,789	8.1%	Measure the performance (profitability and capital efficiency) in Project Development.																																																						
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## Non-IFRS financial measures

	Definition	Reason for use																														
<b>Return on equity segment, rolling 12 months SEK M</b>	Profit attributable to equity holders as a percentage of average equity attributable to equity holders. $7,673 / 48,464 =$	15.8% Measure profitability on invested equity.																														
<b>Equity average attributable to equity holders SEK M</b>	Calculated on the basis of five measuring points. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Q4 2022</td> <td style="width: 15%;">55,111</td> <td style="width: 15%; text-align: center;">x 0.5</td> <td style="width: 15%;">27,555</td> <td style="width: 40%;"></td> </tr> <tr> <td>Q3 2022</td> <td>52,255</td> <td></td> <td>52,255</td> <td></td> </tr> <tr> <td>Q2 2022</td> <td>47,653</td> <td></td> <td>47,653</td> <td></td> </tr> <tr> <td>Q1 2022</td> <td>43,717</td> <td></td> <td>43,717</td> <td></td> </tr> <tr> <td>Q4 2021</td> <td>45,351</td> <td style="text-align: center;">x 0.5</td> <td style="border-bottom: 1px solid black;">22,675</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="border-top: 1px solid black;">193,855</td> <td style="text-align: right;">/ 4 48,464</td> </tr> </table>	Q4 2022	55,111	x 0.5	27,555		Q3 2022	52,255		52,255		Q2 2022	47,653		47,653		Q1 2022	43,717		43,717		Q4 2021	45,351	x 0.5	22,675					193,855	/ 4 48,464	
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<b>Operating cash flow from operations</b>	Cash flow from business operations including taxes paid and cash flow from financing operations.	Measure total cash flow generated from operations.																														
<b>Net divestments/investment</b>	Total investments minus total divestments.	Measure the balance between investments and divestments.																														
<b>Free working capital</b>	Non-interest-bearing receivables less non-interest-bearing liabilities excluding taxes.	Measure the funding stemming from the negative working capital.																														
<b>Average free working capital in Construction SEK M</b>	Calculated on the basis of five measuring points. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Q4 2022</td> <td style="width: 15%;">-28,920</td> <td style="width: 15%; text-align: center;">x 0.5</td> <td style="width: 15%;">-14,460</td> <td style="width: 40%;"></td> </tr> <tr> <td>Q3 2022</td> <td>-30,254</td> <td></td> <td>-30,254</td> <td></td> </tr> <tr> <td>Q2 2022</td> <td>-28,922</td> <td></td> <td>-28,922</td> <td></td> </tr> <tr> <td>Q1 2022</td> <td>-28,821</td> <td></td> <td>-28,821</td> <td></td> </tr> <tr> <td>Q4 2021</td> <td>-29,086</td> <td style="text-align: center;">x 0.5</td> <td style="border-bottom: 1px solid black;">-14,543</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="border-top: 1px solid black;">-117,000</td> <td style="text-align: right;">/ 4 -29,250</td> </tr> </table>	Q4 2022	-28,920	x 0.5	-14,460		Q3 2022	-30,254		-30,254		Q2 2022	-28,922		-28,922		Q1 2022	-28,821		-28,821		Q4 2021	-29,086	x 0.5	-14,543					-117,000	/ 4 -29,250	Measure the funding stemming from the negative working capital generated in Construction.
Q4 2022	-28,920	x 0.5	-14,460																													
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<b>Interest-bearing net receivables/net debt</b>	Interest-bearing assets minus interest-bearing liabilities.	Measure financial position.																														
<b>Adjusted interest-bearing net receivables/net debt</b>	Interest-bearing net receivables/net debt excluding restricted cash, lease liabilities and interest-bearing net pension liabilities.	Measure financial position and investment capacity. The latter is derived by comparing adjusted interest-bearing net receivables/net debt to limits set by the Board of Directors.																														
<b>Equity/assets ratio</b>	Equity including non-controlling interest as a percentage of total assets.	Measure financial position.																														
<b>Net debt/equity ratio</b>	Interest-bearing net debt divided by equity including non-controlling interest.	Measure leverage of financial position.																														
<b>Adjusted equity attributable to equity holders SEK bn</b>	Equity attributable to equity holders Unrealized surplus value in RD Unrealized CD gains Effect in unrealized equity in PPP-portfolio Less standard corporate tax, 10% Adjusted equity	55.1 4.3 10.2 0.6 <u>-1.5</u> 68.6	Measure financial position adjusted for surplus values in Project Development net of taxes. The standard corporate tax represents an approximation of the average corporate income tax within the Group.																													
<b>Net leasing</b>	Annual rent including supplements of new lettings minus annual rent including supplements for agreements that has been served a notice of termination.																															
<b>Economic occupancy rate</b>	Rental income including supplements less discounts for the period divided by total rental value for properties owned at the end of the period. Properties owned at the end of the period are restated as if they have been owned during the whole period, while disposed properties are excluded entirely.	Measures the efficiency of leasing activity.																														
<b>Surplus ratio</b>	Operating net for Investment Properties stream divided by rental revenue.	Measures the efficiency of property management.																														
<b>Leasable area</b>	Leasable area including garage.																															
<b>Rental value</b>	Rental revenue including supplements for the period plus market rent for vacant premises.	Indicates total potential rental income for fully let properties.																														
<b>Environmental certification</b>	Share of Investment Properties' portfolio being certified according to minimum LEED Gold or similar.	Measures the sustainability quality of the property portfolio.																														

## Reconciliation between segment reporting and IFRS

SEK M	External revenue		Intra-Group revenue		Total revenue		Operating income	
	Jan-Dec 2022	Jan-Dec 2021	Jan-Dec 2022	Jan-Dec 2021	Jan-Dec 2022	Jan-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Construction	142,389 <sup>1</sup>	122,355 <sup>1</sup>	13,615	10,232	156,004	132,587	5,770	5,013
Residential Development	9,437	14,377	38	0	9,475	14,377	1,011	1,980
Commercial Property Development	9,652	10,631	3,900	471	13,552	11,102	2,903	3,264
Investment Properties	40	0	0	0	40	0	140	0
<b>Total operating segments</b>	<b>161,518</b>	<b>147,363</b>	<b>17,554</b>	<b>10,703</b>	<b>179,071</b>	<b>158,066</b>	<b>9,824</b>	<b>10,256</b>
Central	85	213	364	395	449	608	-339	-415
Eliminations	0	0	-17,918	-11,097	-17,918	-11,097	-187	-9
<b>Total Group</b>	<b>161,602</b>	<b>147,576</b>	<b>0</b>	<b>0</b>	<b>161,602</b>	<b>147,576</b>	<b>9,297</b>	<b>9,832</b>
<b>Reconciliation to IFRS<sup>2</sup></b>	<b>1,572</b>	<b>-3,712</b>	<b>0</b>	<b>0</b>	<b>1,572</b>	<b>-3,712</b>	<b>724</b>	<b>-1,539</b>
<b>Total IFRS</b>	<b>163,174</b>	<b>143,865</b>	<b>0</b>	<b>0</b>	<b>163,174</b>	<b>143,865</b>	<b>10,021</b>	<b>8,293</b>
1 Of which external revenue from joint ventures in PPP-portfolio	1,524	2,536						
2 Of which effect from joint ventures in Residential Development proportionally	-54	-247					2	-89
Of which effect of different revenue recognition principles	1,626	-3,464					722	-1,450

## Revenue by geographical area (IFRS)

SEK M	Construction		Residential Development		Commercial Property Development		Investment Properties		Central and Eliminations		Total	
	Jan-Dec 2022	Jan-Dec 2021	Jan-Dec 2022	Jan-Dec 2021	Jan-Dec 2022	Jan-Dec 2021	Jan-Dec 2022	Jan-Dec 2021	Jan-Dec 2022	Jan-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Nordics	59,486	56,207	8,907	10,040	6,317	5,803	40	0	-10,834	-7,102	63,916	64,947
of which Sweden	34,071	32,169	4,979	5,240	6,147	3,071	40	0	-9,126	-5,040	36,110	35,440
Europe	26,979	21,707	1,890	955	5,820	2,611	0	0	-2,968	-2,189	31,721	23,085
USA	69,539	54,673	0	0	1,656	2,359	0	0	-3,658	-1,199	67,537	55,833
<b>Total operating segments</b>	<b>156,004</b>	<b>132,587</b>	<b>10,797</b>	<b>10,995</b>	<b>13,793</b>	<b>10,772</b>	<b>40</b>	<b>0</b>	<b>-17,460</b>	<b>-10,490</b>	<b>163,174</b>	<b>143,865</b>

SEK M	Segment	IFRS	Segment	IFRS	Segment	IFRS	Segment	IFRS
	Oct-Dec 2022	Oct-Dec 2022	Oct-Dec 2021	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2022	Jan-Dec 2021	Jan-Dec 2021
<b>Revenue</b>								
Construction	42,732	42,732	37,618	37,618	156,004	156,004	132,587	132,587
Residential Development	775	2,656	3,645	3,953	9,475	10,797	14,377	10,995
Commercial Property Development	3,452	3,574	6,699	3,189	13,552	13,793	11,102	10,772
Investment Properties	20	20	0	0	40	40	0	0
Central and Eliminations	-6,628	-6,619	-3,596	-3,646	-17,469	-17,460	-10,490	-10,490
<b>Skanska Group</b>	<b>40,350</b>	<b>42,362</b>	<b>44,365</b>	<b>41,114</b>	<b>161,602</b>	<b>163,174</b>	<b>147,576</b>	<b>143,865</b>
<b>Operating income</b>								
Construction	2,305	2,305	1,585	1,585	5,770	5,770	5,013	5,013
Residential Development	4	399	419	444	1,011	1,488	1,980	1,135
Commercial Property Development <sup>1</sup>	1,330	1,296	1,723	772	2,903	3,108	3,264	2,635
Investment Properties	100	100	0	0	140	140	0	0
Central	-160	-160	-189	-189	-339	-339	-415	-415
of which PPP-portfolio	124	124	75	75	397	397	230	230
Eliminations <sup>1</sup>	-49	-86	88	0	-187	-145	-9	-75
<b>Operating income</b>	<b>3,530</b>	<b>3,854</b>	<b>3,627</b>	<b>2,612</b>	<b>9,297</b>	<b>10,021</b>	<b>9,832</b>	<b>8,293</b>
<b>Net financial items</b>	<b>201</b>	<b>202</b>	<b>-64</b>	<b>-62</b>	<b>289</b>	<b>290</b>	<b>-172</b>	<b>-168</b>
<b>Income after financial items</b>	<b>3,731</b>	<b>4,056</b>	<b>3,562</b>	<b>2,550</b>	<b>9,586</b>	<b>10,312</b>	<b>9,660</b>	<b>8,125</b>
Income taxes	-726	-789	-484	-335	-1,885	-2,027	-1,472	-1,238
<b>Profit for the period</b>	<b>3,006</b>	<b>3,267</b>	<b>3,079</b>	<b>2,216</b>	<b>7,702</b>	<b>8,284</b>	<b>8,188</b>	<b>6,887</b>
Earnings for the period per share, SEK <sup>2</sup>	7.28		7.45		18.62		19.80	
Earnings for the period per share according to IFRS, SEK <sup>2</sup>		7.92		5.36		20.04		16.64
1 Of which gains from divestments of commercial properties reported in:								
Commercial Property Development	1,478	1,444	2,067	1,116	3,646	3,851	3,928	3,300
Eliminations	39	15	143	76	112	164	239	206

2 Earnings for the period attributable to equity holders divided by the average number of shares outstanding.

## The Skanska Group

## Summary income statement (IFRS)

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Revenue	42,362	41,114	163,174	143,865
Cost of sales	-37,412	-36,337	-146,483	-128,156
<b>Gross income</b>	<b>4,950</b>	<b>4,777</b>	<b>16,692</b>	<b>15,709</b>
Selling and administrative expenses	-2,720	-2,263	-8,998	-7,865
Change in value, investment properties	1,327	0	1,692	0
Income from joint ventures and associated companies	297	99	636	449
<b>Operating income</b>	<b>3,854</b>	<b>2,612</b>	<b>10,021</b>	<b>8,293</b>
Financial income	160	18	395	105
Financial expenses	42	-80	-104	-273
<b>Net financial items <sup>1</sup></b>	<b>202</b>	<b>-62</b>	<b>290</b>	<b>-168</b>
<b>Income after financial items</b>	<b>4,056</b>	<b>2,550</b>	<b>10,312</b>	<b>8,125</b>
Income taxes	-789	-335	-2,027	-1,238
<b>Profit for the period</b>	<b>3,267</b>	<b>2,216</b>	<b>8,284</b>	<b>6,887</b>
1 Of which				
Interest income	158	21	355	68
Financial net pension costs	-9	-25	-48	-70
Interest expenses	-61	-57	-255	-178
Interest expenses from lease liabilities	-62	-53	-222	-209
Capitalized interest expenses	175	75	477	234
<b>Net interest items</b>	<b>201</b>	<b>-40</b>	<b>307</b>	<b>-155</b>
Change in fair value	2	-2	4	-2
Other net financial items	-1	-20	-20	-12
<b>Net financial items</b>	<b>202</b>	<b>-62</b>	<b>290</b>	<b>-168</b>
Profit attributable to:				
Equity holders	3,261	2,210	8,256	6,864
Non-controlling interests	6	6	28	23
Earnings per share, SEK <sup>2</sup>	7.92	5.36	20.04	16.64
Earnings per share after dilution, SEK <sup>3</sup>	7.86	5.31	19.90	16.52

<sup>2</sup> Earnings for the period attributable to equity holders divided by the average number of shares outstanding.

<sup>3</sup> Earnings for the period attributable to equity holders divided by the average number of shares outstanding after dilution.

## Statement of profit or loss and other comprehensive income (IFRS)

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
<b>Profit for the period</b>	<b>3,267</b>	<b>2,216</b>	<b>8,284</b>	<b>6,887</b>
<b>Other comprehensive income</b>				
<b>Items that will not be reclassified to profit and loss</b>				
Remeasurements of defined benefit plans	202	856	3,818	2,585
Tax related to items that will not be reclassified to profit and loss	-42	-202	-792	-575
	<b>160</b>	<b>654</b>	<b>3,026</b>	<b>2,010</b>
<b>Items that have been or will be reclassified to profit and loss</b>				
Translation differences attributable to equity holders	-561	616	2,290	1,808
Translation differences attributable to non-controlling interests	5	3	14	7
Hedging of exchange rate risk in foreign operations	-18	14	81	40
Effects of cash flow hedges <sup>1</sup>	47	11	108	2
Share of other comprehensive income of joint ventures and associated companies <sup>2</sup>	1	8	178	113
Tax related to items that have been or will be reclassified to profit and loss	-10	-6	-19	-3
	<b>-536</b>	<b>646</b>	<b>2,653</b>	<b>1,966</b>
<b>Other comprehensive income after tax</b>	<b>-377</b>	<b>1,300</b>	<b>5,679</b>	<b>3,977</b>
<b>Total comprehensive income</b>	<b>2,891</b>	<b>3,516</b>	<b>13,963</b>	<b>10,863</b>
Total comprehensive income attributable to				
Equity holders	2,880	3,507	13,920	10,834
Non-controlling interests	11	9	43	30
1 Of which transferred to income statement	-19	-1	-44	-1
2 Of which transferred to income statement	11	21	64	153

## Summary statement of financial position (IFRS)

SEKM	Dec 31, 2022	Dec 31, 2021 <sup>1</sup>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Investment properties	3,758	0
Property, plant and equipment	7,803	7,279
Property, plant and equipment right-of-use assets	3,256	3,314
Goodwill	4,160	3,934
Other intangible assets	488	676
Investments in joint ventures and associated companies	2,901	2,185
Financial non-current assets <sup>2,4</sup>	3,607	3,875
Deferred tax assets	995	1,984
<b>Total non-current assets</b>	<b>26,970</b>	<b>23,247</b>
<b>Current assets</b>		
Current-asset properties <sup>3</sup>	58,474	49,745
Current-asset properties right-of-use land	3,676	3,289
Inventories	1,300	1,090
Financial current assets <sup>4</sup>	14,413	18,810
Tax assets	1,248	1,247
Contract assets	7,772	5,451
Trade and other receivables	27,726	25,212
Cash	10,014	10,947
<b>Total current assets</b>	<b>124,623</b>	<b>115,791</b>
<b>TOTAL ASSETS</b>	<b>151,593</b>	<b>139,039</b>
of which interest-bearing financial non-current assets	3,569	3,838
of which interest-bearing current assets	24,327	29,694
<b>Total interest-bearing assets</b>	<b>27,896</b>	<b>33,531</b>
<b>EQUITY</b>		
Equity attributable to equity holders	55,111	45,351
Non-controlling interests	144	114
<b>Total equity</b>	<b>55,255</b>	<b>45,465</b>
<b>LIABILITIES</b>		
<b>Non-current liabilities</b>		
Financial non-current liabilities <sup>4</sup>	2,714	3,389
Lease liabilities	6,328	6,040
Pensions	2,891	5,936
Deferred tax liabilities	1,943	1,254
<b>Total non-current liabilities</b>	<b>13,876</b>	<b>16,619</b>
<b>Current liabilities</b>		
Financial current liabilities <sup>4</sup>	4,854	4,780
Lease liabilities	953	920
Tax liabilities	388	710
Current provisions	10,368	11,239
Contract liabilities	24,059	22,664
Trade and other payables	41,840	36,642
<b>Total current liabilities</b>	<b>82,462</b>	<b>76,955</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>151,593</b>	<b>139,039</b>
of which interest-bearing financial liabilities	14,699	14,997
of which interest-bearing pensions and provisions	2,891	5,936
<b>Total interest-bearing liabilities</b>	<b>17,590</b>	<b>20,933</b>
<sup>1</sup> Restated in accordance with what is stated on page 14, Other matters.		
<sup>2</sup> Of which shares and participations	38	37
<sup>3</sup> Current-asset properties		
Commercial Property Development	34,322	29,691
Residential Development	24,152	20,054
<sup>4</sup> Items regarding non-interest-bearing unrealized changes in derivatives/financial instruments are included in the following amounts:		
Financial non-current assets	0	0
Financial current assets	99	63
Financial non-current liabilities	0	0
Financial current liabilities	150	131

Contingent liabilities, excluding partners' share in joint operations, as at Dec 31, 2022 amounted to SEK 1.2 bn (1.3). Skanska's obligations for partners' share of future performance in joint operations amounted to SEK 31.9 bn (\$5.9). In the event that Skanska takes over part of the performance, Skanska's order backlog will increase accordingly. For more information see 2021 Annual and Sustainability Report, Note 20B, 20C and 33.

## Summary statement of changes in equity (IFRS)

SEK M	Oct-Dec 2022	Oct-Dec 2021 <sup>1</sup>	Jan-Dec 2022	Jan-Dec 2021 <sup>1</sup>
Adjusted opening balance	52,388	41,890	45,465	38,385
of which non-controlling interests	133	106	114	97
Dividend to shareholders	0	0	-4,124	-3,917
Dividend to non-controlling interests	0	-1	-13	-13
Effects of equity-settled share-based payments	130	122	471	388
Repurchase of shares	-154	-62	-507	-242
Total comprehensive income attributable to				
Equity holders	2,880	3,507	13,920	10,834
Non-controlling interests	11	9	43	30
<b>Closing balance</b>	<b>55,255</b>	<b>45,465</b>	<b>55,255</b>	<b>45,465</b>
of which non-controlling interests	144	114	144	114

<sup>1</sup> The equity opening balance has been adjusted by SEK -332 M in accordance with what is stated on page 14, Other matters.

## Summary consolidated cash flow statement (IAS 7) (IFRS)

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
<b>Cash flow from operating activities before change in working capital, according to IAS 7</b>	<b>1,742</b>	<b>298</b>	<b>4,297</b>	<b>1,483</b>
<b>Cash flow from change in working capital, according to IAS 7</b>	<b>-3,341</b>	<b>3,521</b>	<b>-3,816</b>	<b>5,953</b>
Net investments in property, plant and equipment and intangible assets (investment properties included)	-489	-1,092	-2,266	-2,336
Tax payments on sold property, plant and equipment and intangible assets	-14	-13	-37	-30
<b>Cash flow from business operations including taxes paid according to operating cash flow</b>	<b>-2,102</b>	<b>2,713</b>	<b>-1,823</b>	<b>5,070</b>
Less net investments in property, plant and equipment and intangible assets (investment properties included)	489	1,092	2,266	2,336
Less tax payments on sold property, plant and equipment and intangible assets	14	13	37	30
<b>Cash flow from operating activities, according to IAS 7</b>	<b>-1,599</b>	<b>3,818</b>	<b>480</b>	<b>7,436</b>
<b>Cash flow from net strategic divestments(+)/ investments(-) according to operating cash flow</b>	<b>129</b>	<b>4</b>	<b>197</b>	<b>732</b>
Net investments in property, plant and equipment and intangible assets (investment properties included)	-489	-1,092	-2,266	-2,336
Increase and decrease in interest-bearing receivables	-317	-2,048	6,026	-9,734
Taxes paid on sold property, plant and equipment and intangible assets	-14	-13	-37	-30
<b>Cash flow from investing activities, according to IAS 7</b>	<b>-691</b>	<b>-3,149</b>	<b>3,920</b>	<b>-11,368</b>
<b>Cash flow from financing operations according to operating cash-flow statement</b>	<b>-20</b>	<b>-197</b>	<b>-441</b>	<b>-885</b>
Change in interest-bearing receivables and liabilities excluding lease liabilities	-809	-2,593	5,538	-9,729
Increase and decrease in interest-bearing receivables	317	2,048	-6,026	9,734
Dividend etc. <sup>1</sup>	-154	-63	-4,645	-4,172
<b>Cash flow from financing activities, according to IAS 7</b>	<b>-666</b>	<b>-804</b>	<b>-5,574</b>	<b>-5,053</b>
<b>Cash flow for the period</b>	<b>-2,956</b>	<b>-135</b>	<b>-1,173</b>	<b>-8,984</b>

<sup>1</sup> Of which repurchases of shares -154 -62 -507 -242

## Operating cash flow (IFRS), supplementary information

SEKM	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
<b>Construction</b>				
Cash flow from business operations	2,892	2,167	8,172	6,783
Change in working capital	-550	2,136	-1,657	1,787
Net divestments(+)/investments(-)	-540	-601	-1,643	-1,548
<b>Total Construction</b>	<b>1,802</b>	<b>3,702</b>	<b>4,871</b>	<b>7,022</b>
<b>Residential Development</b>				
Cash flow from business operations	-173	-294	-625	-599
Change in working capital	-162	265	-1	2,039
Net divestments(+)/investments(-)	-465	612	-1,012	-722
Cash flow adjustment	64	0	205	0
<b>Total Residential Development</b>	<b>-736</b>	<b>584</b>	<b>-1,433</b>	<b>718</b>
<b>Commercial Property Development</b>				
Cash flow from business operations	-48	-253	-1,142	-462
Change in working capital	90	299	200	37
Net divestments(+)/investments(-)	471	298	1,839	2,617
Cash flow adjustment	-109	-165	263	-23
<b>Total Commercial Property Development</b>	<b>404</b>	<b>178</b>	<b>1,160</b>	<b>2,168</b>
<b>Investment Properties</b>				
Cash flow from business operations	15	0	29	0
Change in working capital	28	0	47	0
Net divestments(+)/investments(-)	-2,921	0	-3,668	0
<b>Total Investment Properties</b>	<b>-2,878</b>	<b>0</b>	<b>-3,593</b>	<b>0</b>
<b>Central and Eliminations</b>				
Cash flow from business operations	-296	-250	-548	-407
Change in working capital	177	12	-108	122
Net divestments(+)/investments(-)	87	-428	-546	-693
of which PPP-portfolio	53	-426	-547	-623
<b>Total Central and Eliminations</b>	<b>-32</b>	<b>-666</b>	<b>-1,203</b>	<b>-978</b>
Total cash flow from business operations	2,390	1,370	5,885	5,314
Total change in working capital	-417	2,712	-1,520	3,986
Total net divestments(+)/investments(-)	-3,368	-119	-5,030	-345
Total cash flow adjustment	-45	-165	468	-23
<b>Cash flow from business operations before taxes paid</b>	<b>-1,440</b>	<b>3,798</b>	<b>-198</b>	<b>8,931</b>
Taxes paid in business operations	-662	-1,085	-1,625	-3,861
<b>Cash flow from business operations including taxes paid</b>	<b>-2,102</b>	<b>2,713</b>	<b>-1,823</b>	<b>5,070</b>
Net interest items, other net financial items and amortization of lease liabilities	-25	-255	-565	-1,150
Taxes paid in financing operations	6	59	124	264
<b>Cash flow from financing operations</b>	<b>-20</b>	<b>-197</b>	<b>-441</b>	<b>-885</b>
<b>Operating cash flow from operations</b>	<b>-2,121</b>	<b>2,516</b>	<b>-2,263</b>	<b>4,185</b>
Net strategic divestments(+)/investments(-)	129	4	197	732
Dividend etc. <sup>1</sup>	-154	-63	-4,645	-4,172
<b>Cash flow before change in interest-bearing receivables and liabilities</b>	<b>-2,147</b>	<b>2,458</b>	<b>-6,711</b>	<b>745</b>
Change in interest-bearing receivables and liabilities excluding lease liabilities	-809	-2,593	5,538	-9,729
<b>Cash flow for the period</b>	<b>-2,956</b>	<b>-135</b>	<b>-1,173</b>	<b>-8,984</b>
Cash and cash equivalents at the beginning of the period	13,115	10,975	10,947	19,508
Exchange rate differences in cash and cash equivalents	-145	107	240	423
<b>Cash and cash equivalents at the end of the period</b>	<b>10,014</b>	<b>10,947</b>	<b>10,014</b>	<b>10,947</b>

1 Of which repurchases of shares

-154

-62

-507

-242

## Group net divestments(+)/investments(-) (IFRS)

SEKM	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
<b>OPERATIONS - INVESTMENTS</b>				
Investment properties	-1	0	-1	0
Intangible assets	-9	-11	-24	-103
Property, plant and equipment	-690	-684	-2,238	-1,834
Shares and participations	52	-495	-696	-731
Current-asset properties	-5,882	-5,409	-22,609	-18,277
of which Residential Development	-3,019	-2,788	-11,378	-11,013
of which Commercial Property Development	-2,863	-2,621	-11,230	-7,264
<b>Investments in operations</b>	<b>-6,530</b>	<b>-6,599</b>	<b>-25,567</b>	<b>-20,945</b>
<b>Total Investments</b>	<b>-6,530</b>	<b>-6,599</b>	<b>-25,567</b>	<b>-20,945</b>
<b>OPERATIONS - DIVESTMENTS</b>				
Intangible assets	15	2	15	5
Property, plant and equipment	144	95	476	307
Shares and participations	0	0	201	20
Current-asset properties	3,003	6,383	19,844	20,268
of which Residential Development	2,563	3,868	10,530	10,766
of which Commercial Property Development	440	2,515	9,314	9,502
<b>Divestments in operation</b>	<b>3,162</b>	<b>6,480</b>	<b>20,537</b>	<b>20,600</b>
<b>STRATEGIC DIVESTMENTS</b>				
Businesses	129	4	197	732
<b>Strategic divestments</b>	<b>129</b>	<b>4</b>	<b>197</b>	<b>732</b>
<b>Total divestments</b>	<b>3,291</b>	<b>6,484</b>	<b>20,734</b>	<b>21,331</b>
<b>TOTAL NET DIVESTMENTS(+)/INVESTMENTS(-)</b>	<b>-3,239</b>	<b>-115</b>	<b>-4,833</b>	<b>386</b>
Depreciation, non-current assets	-671	-655	-2,714	-2,669

## Capital employed in Project Development and Investment Properties (IFRS)

SEKM	Dec 31, 2022	Sep 30, 2022	Dec 31, 2021
Residential Development	17,837	16,466	14,385
Commercial Property Development	37,080	37,080	32,721
Investment Properties	3,733	755	0
<b>Total in Project Development and Investment Properties</b>	<b>58,650</b>	<b>54,300</b>	<b>47,106</b>



## Parent company<sup>1</sup>

The Parent company's revenue consists mainly of amounts billed to Group companies. The balance sheet consists mainly of shares in Group companies, Intra-Group receivables and equity. The Parent company does not report any significant events during the period.

### Summary income statement (RFR2)

SEKM	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Revenue	212	210	768	636
Selling and administrative expenses	-106	-133	-600	-543
<b>Operating income</b>	<b>106</b>	<b>77</b>	<b>168</b>	<b>93</b>
Net financial items	-153	331	9,880	10,308
<b>Income after financial items</b>	<b>-47</b>	<b>408</b>	<b>10,048</b>	<b>10,401</b>
Income taxes	3	-1	-18	-1
<b>Profit for the period</b>	<b>-44</b>	<b>407</b>	<b>10,030</b>	<b>10,400</b>
<b>Total comprehensive income</b>	<b>-44</b>	<b>407</b>	<b>10,030</b>	<b>10,400</b>

### Summary balance sheet (RFR2)

SEKM	Dec 31, 2022	Dec 31, 2021
<b>ASSETS</b>		
Intangible non-current assets	1	3
Property, plant and equipment	0	0
Financial non-current assets <sup>2</sup>	23,627	17,627
<b>Total non-current assets</b>	<b>23,628</b>	<b>17,630</b>
Current receivables	164	186
<b>Total current assets</b>	<b>164</b>	<b>186</b>
<b>TOTAL ASSETS</b>	<b>23,792</b>	<b>17,816</b>
<b>EQUITY AND LIABILITIES</b>		
Equity <sup>3</sup>	23,195	17,326
Provisions	213	251
Non-current interest-bearing liabilities <sup>2</sup>	276	134
Current liabilities	108	105
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>23,792</b>	<b>17,816</b>

<sup>1</sup> As a Parent company in an IFRS-group, Skanska AB applies RFR2 in its accounting.

<sup>2</sup> Of which SEK 12,045 M (11,783) were shares in Group companies, SEK 11,422 M (5,669) intra-Group receivables and SEK 276 M (134) intra-Group liabilities.

<sup>3</sup> During the year SEK 10,000 M (10,400) in dividend has been received from Group company.

The Parent Company's contingent liabilities as at December 31, 2022 totaled SEK 142.8 bn (172.8), of which SEK 122.3 bn (127.3) were related to obligations on behalf of Group companies. Other obligations, SEK 20.5 bn (45.5), were related to commitments to outside parties of which SEK 11.9 bn (37.2) relates to partners' future performance in the Group's joint operations.

## Share data

	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Earnings per share according to segment reporting, SEK <sup>1</sup>	7.28	7.45	18.62	19.80
Earnings per share, SEK <sup>1</sup>	7.92	5.36	20.04	16.64
Earnings per share after dilution, SEK <sup>2</sup>	7.86	5.31	19.90	16.52
Equity per share, SEK <sup>3</sup>	134.05	110.01		110.01
Adjusted equity per share, SEK <sup>4</sup>	166.93	146.20		146.20
Average number of shares outstanding	412,037,581	412,387,142		412,387,142
Average number of shares outstanding after dilution	414,922,620	415,491,861		415,491,861
Average dilution, %	0.70	0.75		0.75
Number of shares, at balance sheet date	419,903,072	419,903,072		419,903,072
Average price, repurchased shares, SEK	144.79	141.85		141.85
Number of Class B shares repurchased	31,320,728	28,396,728		28,396,728
of which repurchased during the year	900,000	279,500	2,924,000	1,048,500
Number of shares in Skanska's own custody	8,771,931	7,655,488		7,655,488
Number of shares outstanding	411,131,141	412,247,584		412,247,584

1 Earnings for the period attributable to equity holders divided by the average number of shares outstanding.

2 Earnings for the period attributable to equity holders divided by the average number of shares outstanding after dilution.

3 Equity attributable to equity holders divided by the number of shares outstanding.

4 Adjusted equity divided by the number of shares outstanding.

## Five-year Group financial summary

SEK M	Jan-Dec 2022	Jan-Dec 2021 <sup>1</sup>	Jan-Dec 2020 <sup>1</sup>	Jan-Dec 2019	Jan-Dec 2018
Revenue	161,602	147,576	158,606	176,782	170,494
Operating income	9,297	9,832	11,860	7,828	4,827
Profit for the period	7,702	8,188	8,942	6,372	3,929
Earnings per share, SEK	18.62	19.80	21.65	15.46	9.55
Return on capital employed, %	14.1	15.9	20.3	15.1	11.2
Return on equity, %	15.8	20.1	25.1	21.4	14.1
Operating margin, %	5.8	6.7	7.5	4.4	2.8
Return on capital employed according to IFRS, %	15.2	13.5	21.5	14.3	13.0
Cash flow per share according to IFRS, SEK <sup>2</sup>	-16.29	1.81	31.57	3.28	9.51

1 Restated in accordance with what is stated on page 14, Other matters.

2 Cash flow before change in interest-bearing receivables and liabilities divided by the average number of shares outstanding.

## Exchange rates for the most important currencies

SEK	Average exchange rates		Exchange rates on the closing day	
	Jan-Dec 2022	Jan-Dec 2021	Dec 31, 2022	Dec 31, 2021
US dollar	10.12	8.58	10.37	9.06
British pound	12.46	11.80	12.49	12.19
Norwegian krone	1.05	1.00	1.05	1.03
Euro	10.63	10.15	11.08	10.24
Czech koruna	0.43	0.40	0.46	0.41
Polish zloty	2.27	2.22	2.36	2.23

## Construction

### Revenue and earnings

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Revenue	42,732	37,618	156,004	132,587
<b>Gross income</b>	<b>4,168</b>	<b>3,146</b>	<b>12,268</b>	<b>10,687</b>
Selling and administrative expenses	-1,872	-1,572	-6,534	-5,709
Income from joint ventures and associated companies	9	11	36	35
<b>Operating income</b>	<b>2,305</b>	<b>1,585</b>	<b>5,770</b>	<b>5,013</b>
Investments	-684	-690	-2,210	-1,850
Divestments	273	93	764	1,034
<b>Net divestments(+)/investments(-)</b>	<b>-411</b>	<b>-597</b>	<b>-1,446</b>	<b>-816</b>
Gross margin, %	9.8	8.4	7.9	8.1
Selling and administrative expenses, %	-4.4	-4.2	-4.2	-4.3
Operating margin %	5.4	4.2	3.7	3.8
Order bookings, SEK bn	51.6	42.3	162.7	153.6
Order backlog, SEK bn	229.8	207.0	229.8	207.0
Average number of employees	26,892	28,557	26,892	28,557

### Revenue

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Nordics	16,235	16,229	59,468	55,918
of which Sweden	9,754	9,460	34,450	32,775
Europe	7,430	6,153	26,997	21,996
USA	19,066	15,237	69,539	54,673
<b>Total</b>	<b>42,732</b>	<b>37,618</b>	<b>156,004</b>	<b>132,587</b>

### Operating income

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Nordics	966	789	2,377	2,250
of which Sweden	654	533	1,423	1,328
Europe	286	263	762	1,100
USA	1,054	534	2,630	1,663
<b>Total</b>	<b>2,305</b>	<b>1,585</b>	<b>5,770</b>	<b>5,013</b>

### Operating margin, %

	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
	5.9	4.9	4.0	4.0
	6.7	5.6	4.1	4.1
	3.8	4.3	2.8	5.0
	5.5	3.5	3.8	3.0
	<b>5.4</b>	<b>4.2</b>	<b>3.7</b>	<b>3.8</b>

### Order backlog

SEK M	Dec 31, 2022	Dec 31, 2021
Nordics	69,496	69,711
of which Sweden	33,085	33,756
Europe	40,624	39,630
USA	119,651	97,690
<b>Total</b>	<b>229,771</b>	<b>207,031</b>

### Order bookings

	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
	18,213	17,106	57,832	60,439
	8,002	9,370	33,960	31,966
	4,032	3,597	26,289	27,290
	29,363	21,611	78,544	65,860
	<b>51,607</b>	<b>42,314</b>	<b>162,665</b>	<b>153,590</b>

### Book-to build, %

	Dec 31, 2022	Dec 31, 2021
	97	108
	99	98
	97	124
	113	120
	<b>104</b>	<b>116</b>

## Residential Development

### Revenue and earnings

SEKM	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Revenue	775	3,645	9,475	14,377
<b>Gross income</b>	<b>242</b>	<b>633</b>	<b>1,841</b>	<b>2,707</b>
Selling and administrative expenses	-234	-214	-827	-727
Income from joint ventures and associated companies	-3	0	-3	0
<b>Operating income</b>	<b>4</b>	<b>419</b>	<b>1,011</b>	<b>1,980</b>
Operating margin, %	0.6	11.5	10.7	13.8
Investments	-3,034	-3,256	-11,633	-11,488
Divestments	2,568	3,868	10,622	10,766
<b>Net divestments(+)/investments(-)</b>	<b>-465</b>	<b>612</b>	<b>-1,012</b>	<b>-722</b>
Capital employed, SEK bn	17.8	14.4	17.8	14.4
Return on capital employed, % <sup>1</sup>	7.0	14.1	7.0	14.1
Average number of employees	580	582	580	582

<sup>1</sup> Rolling 12 months.

### Revenue

SEKM	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Nordics	497	2,970	8,050	12,497
of which Sweden	-64	1,332	4,198	7,109
Europe	278	674	1,425	1,879
<b>Total</b>	<b>775</b>	<b>3,645</b>	<b>9,475</b>	<b>14,377</b>

### Operating income<sup>1</sup>

	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Nordics	-47	300	835	1,623
of which Sweden	-70	123	463	943
Europe	52	119	176	357
<b>Total</b>	<b>4</b>	<b>419</b>	<b>1,011</b>	<b>1,980</b>

<sup>1</sup> Development gain only. Construction margin reported under Construction.

### Operating margin, %<sup>1</sup>

	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
	neg	10.1	10.4	13.0
	neg	9.2	11.0	13.3
	18.6	17.6	12.3	19.0
<b>Total</b>	<b>0.6</b>	<b>11.5</b>	<b>10.7</b>	<b>13.8</b>

### Homes started

	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Nordics	374	1,333	1,954	3,509
of which Sweden	37	912	1,097	2,525
Europe	297	525	851	854
<b>Total</b>	<b>671</b>	<b>1,858</b>	<b>2,805</b>	<b>4,363</b>

### Homes sold

	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
	50	705	1,696	3,131
	-53	401	1,133	2,136
	105	325	558	953
<b>Total</b>	<b>155</b>	<b>1,030</b>	<b>2,254</b>	<b>4,084</b>

### Homes under construction

	Dec 31, 2022	Dec 31, 2021
Nordics	6,074	6,825
of which Sweden	4,255	5,175
Europe	1,869	1,848
<b>Total</b>	<b>7,943</b>	<b>8,673</b>

### Completed unsold, number of homes

	Dec 31, 2022	Dec 31, 2021
	108	48
	53	17
	22	9
<b>Total</b>	<b>130</b>	<b>57</b>

### Homes under construction of which sold, %

	Dec 31, 2022	Dec 31, 2021
	68	74
	70	74
	56	71
<b>Total</b>	<b>65</b>	<b>73</b>

## Commercial Property Development

### Revenue and earnings

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Revenue	3,452	6,699	13,552	11,102
of which from divestment of properties	3,246	6,482	12,873	10,289
<b>Gross income</b>	<b>1,534</b>	<b>1,974</b>	<b>3,690</b>	<b>3,955</b>
Selling and administrative expenses	-366	-255	-955	-784
Income from joint ventures and associated companies	162	4	168	93
<b>Operating income</b>	<b>1,330</b>	<b>1,723</b>	<b>2,903</b>	<b>3,264</b>
of which from divestment of properties <sup>1</sup>	1,478	2,067	3,646	3,928
of which writedowns/reversal of writedowns	5	-126	-43	-170
<sup>1</sup> Additional gains included in Eliminations	39	143	112	239
Investments	-2,897	-2,676	-11,276	-7,344
Divestments	3,368	2,973	13,116	9,961
<b>Net divestments(+)/Investments(-)</b>	<b>471</b>	<b>298</b>	<b>1,839</b>	<b>2,617</b>
Capital employed, SEK bn	37.1	32.7	37.1	32.7
Return on capital employed, % <sup>2</sup>	8.6	10.8	8.6	10.8
Average number of employees	422	431	422	431

<sup>2</sup> Rolling 12 months.

### Revenue

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Nordics	3,297	1,861	8,896	5,130
Europe	75	2,735	2,999	3,614
USA	79	2,102	1,656	2,359
<b>Total</b>	<b>3,452</b>	<b>6,699</b>	<b>13,552</b>	<b>11,102</b>

### of which from divestments

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
	3,186	1,778	8,581	4,849
	30	2,692	2,805	3,428
	30	2,012	1,487	2,012
<b>Total</b>	<b>3,246</b>	<b>6,482</b>	<b>12,873</b>	<b>10,289</b>

### Operating income

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Nordics	1,394	446	2,406	1,783
Europe	-51	608	599	770
USA	-14	669	-101	711
<b>Total</b>	<b>1,330</b>	<b>1,723</b>	<b>2,903</b>	<b>3,264</b>

### of which from divestments

SEK M	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
	1,421	501	2,650	2,047
	56	708	903	1,023
	2	858	93	858
<b>Total</b>	<b>1,478</b>	<b>2,067</b>	<b>3,646</b>	<b>3,928</b>

### Capital employed

SEK M	Dec 31, 2022	Dec 31, 2021
Nordics	12,525	11,750
Europe	9,087	10,050
USA	15,467	10,920
<b>Total</b>	<b>37,080</b>	<b>32,721</b>

## Investment Properties

### Revenue and earnings

SEK M	Oct-Dec 2022	Oct-Dec 2021 <sup>1</sup>	Jan-Dec 2022	Jan-Dec 2021 <sup>1</sup>
Revenue	20		40	
<b>Operating net</b>	<b>15</b>		<b>30</b>	
Selling and administrative expenses	-1		-2	
Change in property value	86		112	
<b>Operating income</b>	<b>100</b>		<b>140</b>	
Investments	-2,921		-3,668	
Divestments	0		0	
<b>Net divestments(+)/investments(-)</b>	<b>-2,921</b>		<b>-3,668</b>	
Capital employed	3,733		3,733	
Property value	3,758		3,758	
Return on capital employed, % <sup>2</sup>	13.6		13.6	
Economic occupancy rate, %	86		86	
Average valuation yield, %	3.9		3.9	

<sup>1</sup> Investment Properties is a new business stream from 2022.

<sup>2</sup> Rolling 12 months. For definition see page 17.

### Properties

Location	Leasable area, sqm	Annual rental value, SEK M	Economic occupancy rate, %	Property value, SEK M	Environmental certification, %
Malmö	23,110	74	98%	1,378	100%
Stockholm	28,992	122	80%	2,380	100%
<b>Total</b>	<b>52,102</b>	<b>196</b>	<b>86%</b>	<b>3,758</b>	<b>100%</b>

## PPP-portfolio value

### Unrealized development gain in PPP-portfolio

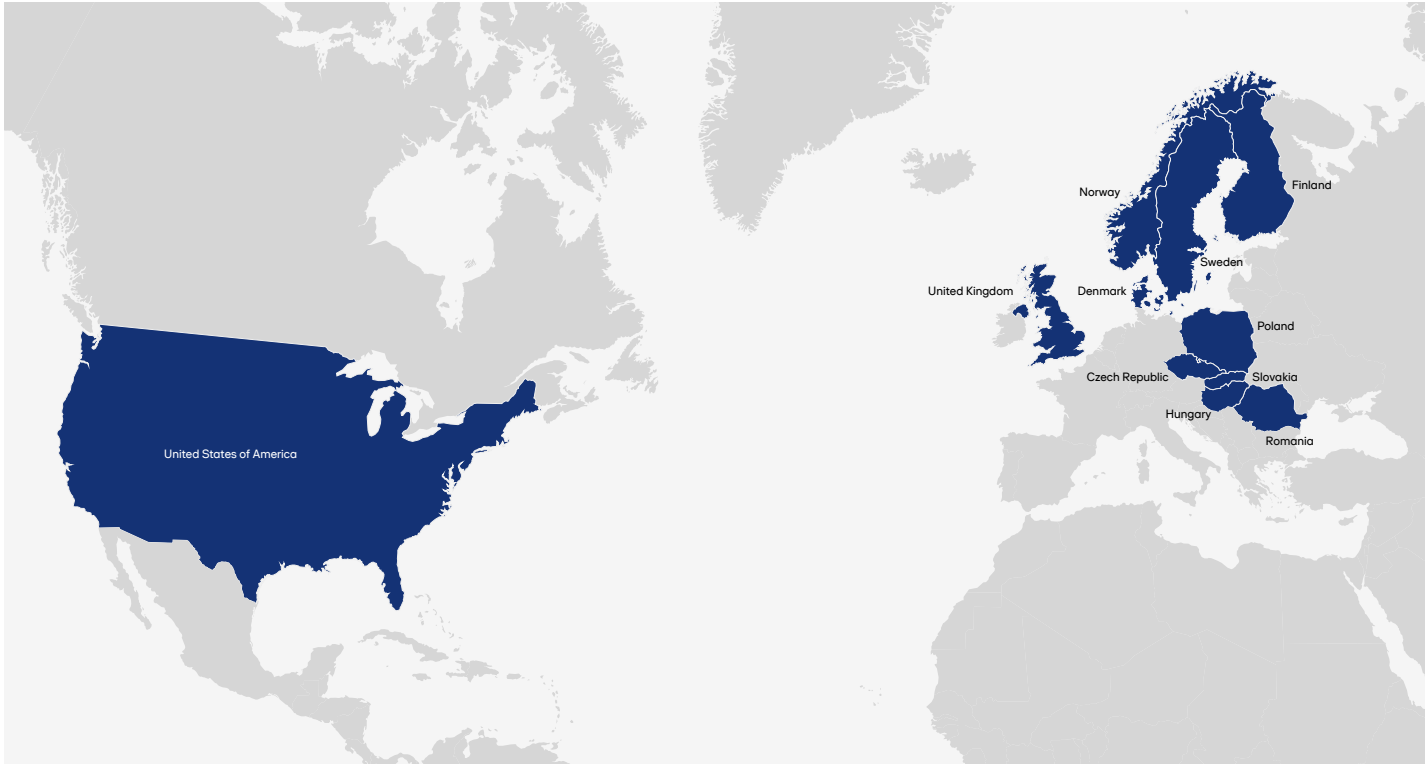
SEK bn	Dec 31, 2022	Sep 30, 2022	Dec 31, 2021
Present value of cash flow from projects	2.7	2.7	2.5
Present value of remaining investments	0.0	0.0	-0.6
<b>Net present value of projects</b>	<b>2.7</b>	<b>2.7</b>	<b>1.9</b>
Carrying amount before Cash flow hedge / Carrying amount	-2.2	-2.2	-1.4
<b>Unrealized development gain</b>	<b>0.5</b>	<b>0.5</b>	<b>0.5</b>
Cash flow hedge	0.1	0.1	0.2
Effect in unrealized equity <sup>1</sup>	0.6	0.6	0.7

<sup>1</sup> Tax effects not included.

# About Skanska

Over 135 years in the making, we are one of the world's largest project development and construction companies. We operate across select markets in the Nordics, Europe and the USA. Together with our customers and the collective expertise of our 28,000 employees, we create innovative and sustainable solutions that support healthy living beyond our lifetime.

## Skanska's home markets



### Sthlm 01, Hammarby Sjöstad, Stockholm, Sweden

Skanska has developed and built the office building Sthlm 01 in Stockholm. The property has the highest LEED certification, level Platinum. LEED is a global third-party certification for environmentally friendly design, construction, operation and maintenance. The building is supplied with solar energy from an off-site solution, outside the electricity certificate market. It was completed in 2020 and is let to about 80 percent let. Among the tenants are Spaces, Westander, Chief Rebel, Subset, Nets, Bravura and Brandskyddsöreningen. Skanska Commercial Property Development Nordic divested the office building to Skanska Investment Properties for about SEK 2.3 billion in Q4, 2022. The transaction was conducted at market value, and had no effect on cash flow.

Skanska AB

[www.group.skanska.com/investors](http://www.group.skanska.com/investors)

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This report will also be presented via a telephone conference and a audiocast at 10:00 CET on February 3, 2023.  
The telephone conference will be webcasted live at [www.skanska.com/investors](http://www.skanska.com/investors), where a recording of the conference will also be available later.  
To participate in the telephone conference, please dial +46 (0)8 5051 00 31, or +44 (0)207 107 06 13, or +1 (1) 631 570 56 13.  
This and previous releases can also be found at [www.group.skanska.com/investors](http://www.group.skanska.com/investors).

This is information that Skanska AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation.  
The information was submitted for publication, through the agency of the Senior Vice President Investor Relations set out above, at 07:30 CET on February 3, 2023.

Enumerated amounts presented in tables and statements may not always agree with the calculated sum of the related line items due to rounding differences. The aim is for each line item to agree with its source and therefore there may be rounding differences affecting the total when adding up the presented line items.