

Nine Month Report 2009



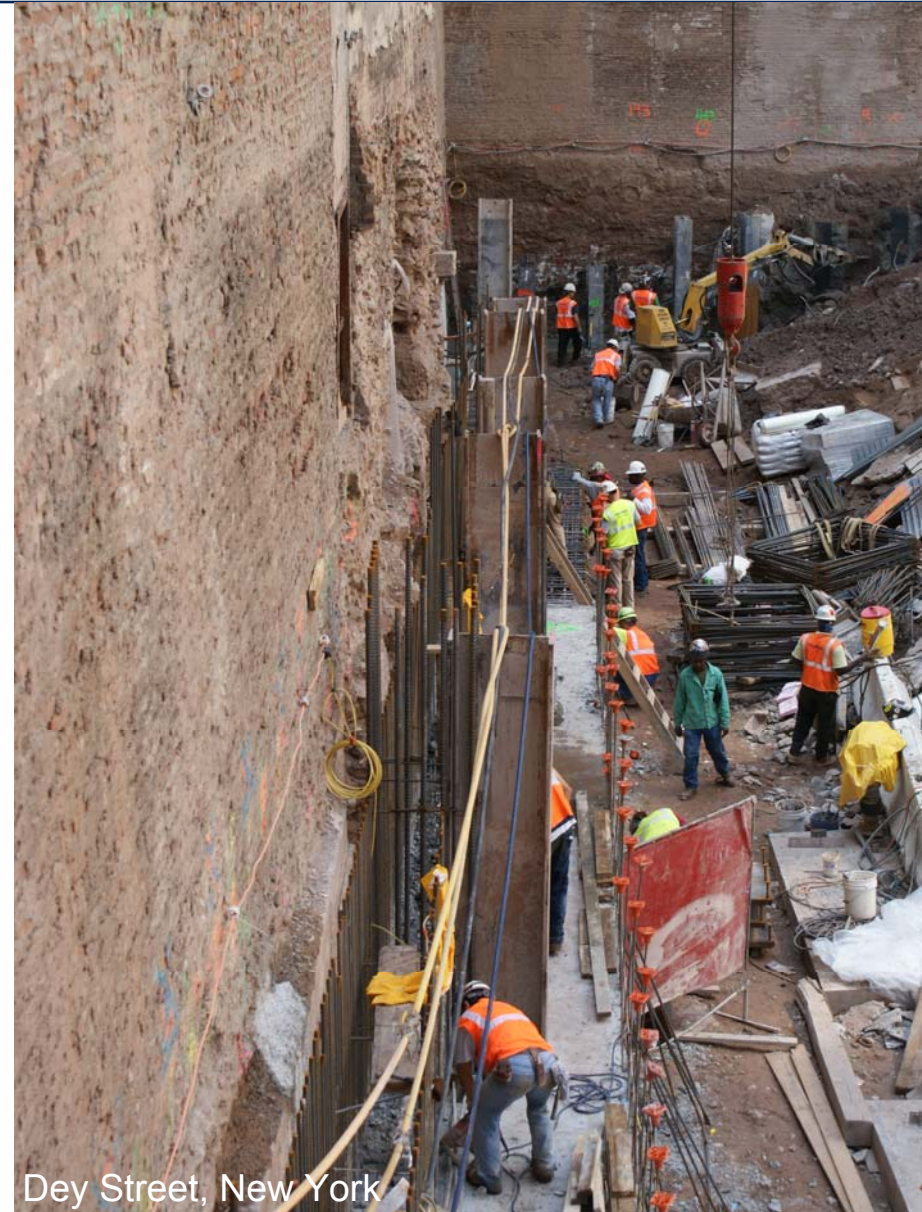
Manhattan Bridge, New York

January–September 2009 in brief

- Revenue for the Group SEK 102.2 bn (104.6)
- Revenue in Construction SEK 98.6 bn (101.2)
 - Down 12 percent in local currencies
- Operating margin in construction increased to 3.8 (2.8) percent
- Order bookings down 4 percent to SEK 94.6 bn
 - Down 11 percent in local currencies
- Backlog of SEK 131.8 bn represents 12 months of construction
- Operating income of SEK 3,914 M (4,013)
 - Gains from divestment of properties SEK 694 M (972)
 - Gains from divestment of ID assets SEK 0 M (684)

Construction

- Very strong earnings
 - Risk management
 - Project execution
 - Late phase, increasing margins
- S&A costs - down
- Late cycle business



Dey Street, New York

Residential Development

- Turnaround market
in Sweden & Norway
 - Focus on project starts
- Improved market
in Finland
 - Focus on sales
- Weak market
in Czech Republic
 - Focus on sales



Piispankallio, Finland

Commercial Development

- Citykajen divested
- Entered US Market (Q4)
- Low vacancy rates and strong tenants in our properties
- Negative market trends
- SEK 1.9 bn unrealized gains



Office Building, Washington D.C.

Infrastructure Development

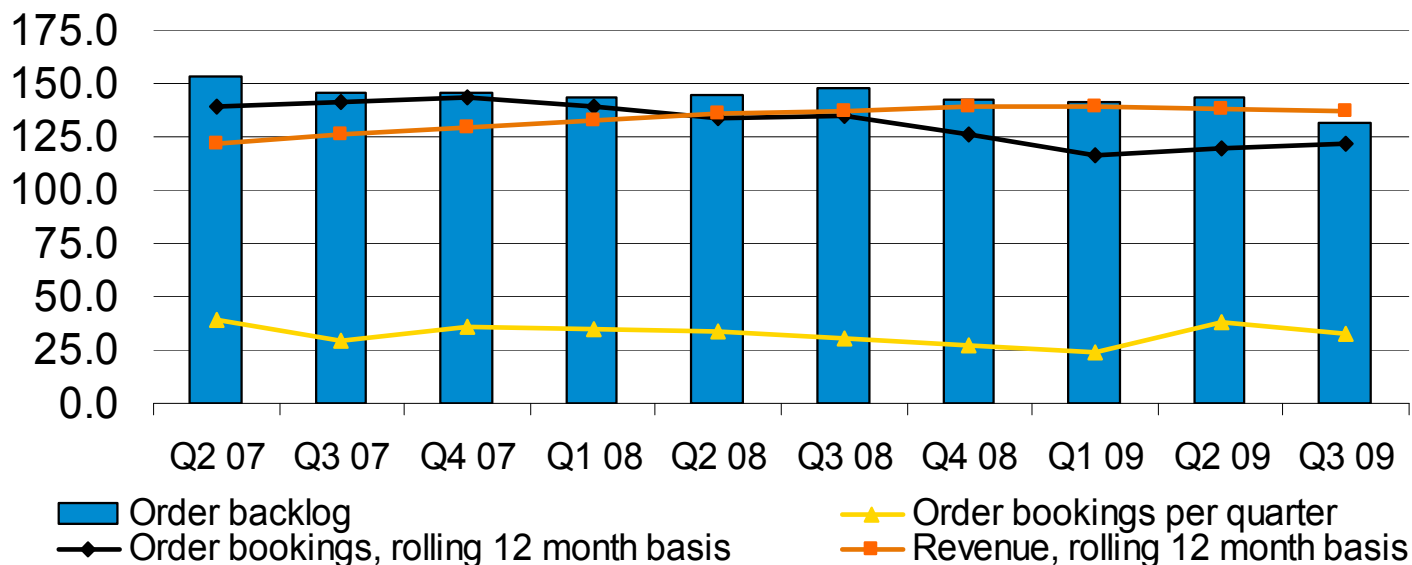
- Financial close A1, Poland
- Signs of easing financial market
- SEK 7.2 bn unrealized gains



A1, Poland

Order situation – Construction

| SEK bn | Jan–Sep 2009 | Jan–Sep 2008 | Oct 2008–Sep 2009 | Jan–Dec 2008 |
|----------------|--------------|--------------|-------------------|--------------|
| Revenue | 98.6 | 101.2 | 136.9 | 139.5 |
| Order bookings | 94.6 | 98.9 | 122.2 | 126.5 |
| Order backlog | 131.8 | 148.1 | | 142.4 |



Order bookings – Construction

| SEK bn | Jan–Sep 2009 | Jan–Sep 2008 | Sep 30 order book months |
|----------------|-----------------|-----------------|-----------------------------|
| Sweden | 16.9 | 21.3 | 8 |
| Norway | 6.5 | 8.8 | 7 |
| Finland | 4.3 | 5.2 | 7 |
| Poland | 11.5 | 6.9 | 20 |
| Czech Republic | 7.7 | 10.6 | 13 |
| UK | 17.7 | 11.9 | 18 |
| USA Building | 20.4 | 17.9 | 10 |
| USA Civil | 6.3 | 12.3 | 24 |
| Latin America | 3.3 | 4.2 | 8 |
| Total | 94.6 | 98.9 | 12 |

Construction

Income statement

| SEK bn | Jan–Sep 2009 | Jan–Sep 2008 | Oct 2008– Sep 2009 | Jan–Dec 2008 |
|-------------------------------------|-----------------|-----------------|-----------------------|-----------------|
| Revenue | 98.6 | 101.2 | 136.9 | 139.5 |
| Gross income | 8.5 | 7.5 | 11.5 | 10.5 |
| Selling and administrative expenses | -4.7 | -4.8 | -6.8 | -6.8 |
| Operating income | 3.7 | 2.8 | 4.7 | 3.8 |
| Gross margin, % | 8.6 | 7.4 | 8.4 | 7.5 |
| Selling and admin. expenses, % | -4.8 | -4.7 | -4.9 | -4.9 |
| Operating margin, % | 3.8 | 2.8 | 3.4 | 2.7 |

Construction

reporting units

| | Operating income SEK M | | Operating margin % | |
|----------------|---------------------------|-----------------|-----------------------|-----------------|
| | Jan-Sep 2009 | Jan-Sep 2008 | Jan-Sep 2009 | Jan-Sep 2008 |
| Sweden | 921 | 1,160 | 5.1 | 5.2 |
| Norway | 363 | 332 | 4.3 | 3.3 |
| Finland | 149 | 178 | 2.8 | 2.6 |
| Poland | 267 | 322 | 5.6 | 6.0 |
| Czech Republic | 366 | 271 | 4.3 | 2.9 |
| UK | 315 | -476 | 2.2 | neg |
| USA Building | 400 | 307 | 1.6 | 1.4 |
| USA Civil | 784 | 515 | 7.9 | 6.2 |
| Latin America | 152 | 191 | 3.5 | 5.1 |
| Total | 3,717 | 2,800 | 3.8 | 2.8 |

Residential Development

Income statement

| SEK M | Jan–Sep 2009 | Jan–Sep 2008 | Oct 2008– Sep 2009 | Jan–Dec 2008 |
|---|-----------------|-----------------|-----------------------|-----------------|
| Revenue | 4,686 | 5,263 | 5,873 | 6,450 |
| Gross income | 461 | 793 | 147 | 479 |
| Selling and administrative expenses | -394 | -509 | -616 | -731 |
| Income from joint ventures and associated companies | -7 | 69 | -1 | 75 |
| Operating income | 60 | 353 | -470 | -177 |
| Operating margin, % | 1.3 | 6.7 | neg | neg |
| Capital employed, SEK bn | 6.1 | 6.3 | | 6.3 |
| Return on capital employed, % | neg | 10.7 | | neg |

Residential Development

reporting units

| | Operating income SEK M | | Operating margin % | |
|----------------|---------------------------|-----------------|-----------------------|-----------------|
| | Jan-Sep 2009 | Jan-Sep 2008 | Jan-Sep 2009 | Jan-Sep 2008 |
| Sweden | 97 | 239 | 3.8 | 9.2 |
| Norway | -28 | 78 | neg | 9.4 |
| Denmark | -21 | -82 | neg | neg |
| Finland | -56 | -7 | neg | neg |
| Nordics | -8 | 228 | neg | 5.2 |
| Czech Republic | 68 | 125 | 9.9 | 13.7 |
| Total | 60 | 353 | 1.3 | 6.7 |

Residential Development

September 30, 2009

| | Under construction # | | Of which sold % | | Completed unsold # | |
|--------------------------|-------------------------|-----------------|--------------------|-----------------|--------------------------|-----------------|
| | Sep 30, 2009 | Jun 30, 2009 | Sep 30, 2009 | Jun 30, 2009 | Sep 30, 2009 | Jun 30, 2009 |
| Sweden | 1,804 | 2,198 | 75 | 73 | 35 | 39 |
| Norway | 16 | 83 | 69 | 83 | 18 | 42 |
| Finland incl. Estonia | 323 | 392 | 58 | 46 | 294 | 423 |
| Denmark | 0 | 0 | - | - | 28 | 41 |
| Nordics | 2,143 | 2,673 | 72 | 69 | 375 | 545 |
| Czech Republic | 666 | 1,072 | 51 | 62 | 104 | 91 |
| TOTAL | 2,809 | 3,745 | 67 | 67 | 479 | 636 |

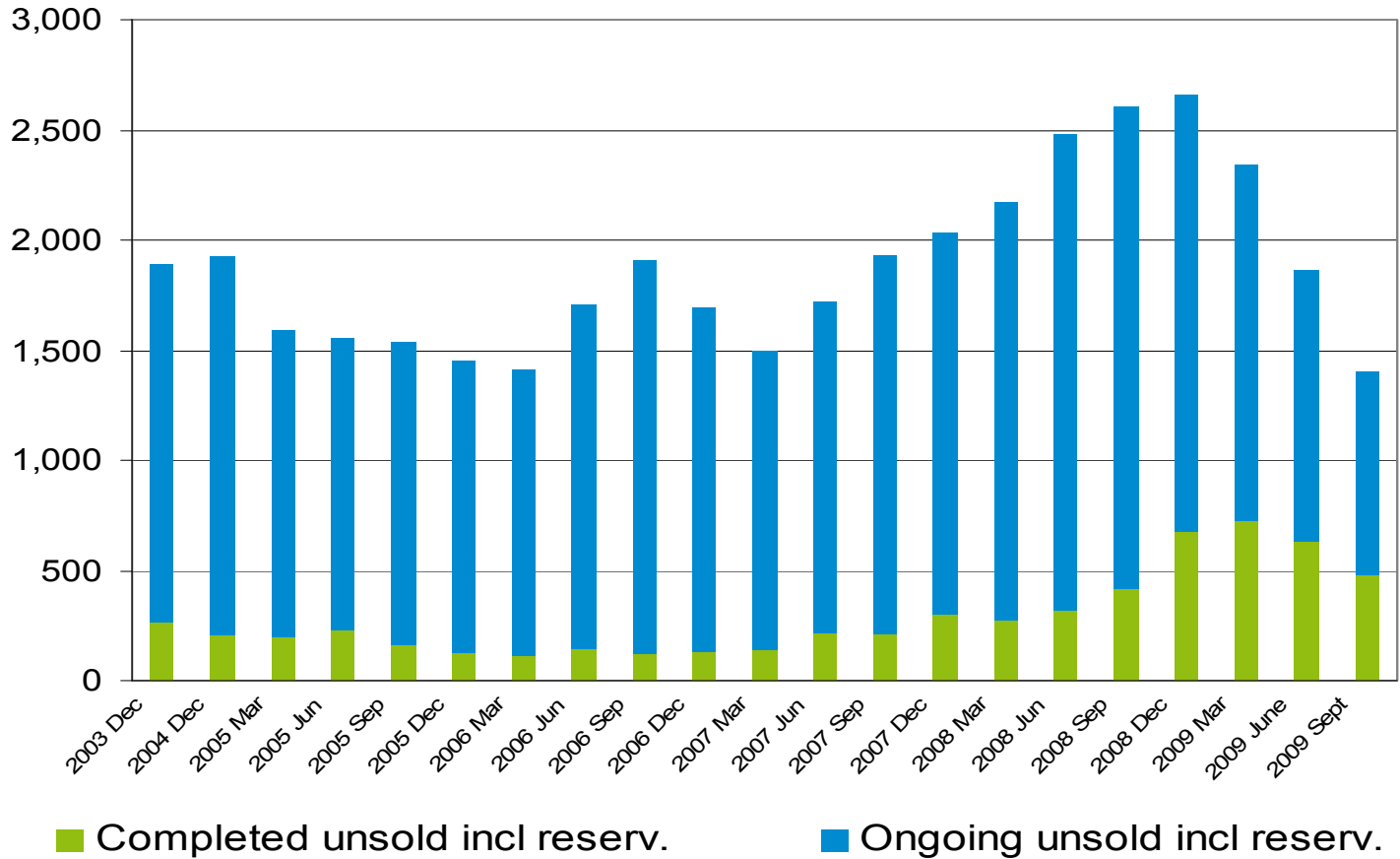
Residential Development

reporting units

| | Started | | | | Sold | | | |
|--------------------------|-----------------|-----------------|-----------------------|-----------------|-----------------|-----------------|-----------------------|-----------------|
| | Jan–Sep 2009 | Jan–Sep 2008 | Oct 2008– Sep 2009 | Jan–Dec 2008 | Jan–Sep 2009 | Jan–Sep 2008 | Oct 2008– Sep 2009 | Jan–Dec 2008 |
| Sweden | 258 | 1,057 | 417 | 1,216 | 729 | 688 | 852 | 811 |
| Norway | 6 | 96 | 13 | 103 | 138 | 68 | 153 | 83 |
| Finland incl. Estonia | 3 | 648 | 26 | 671 | 550 | 688 | 639 | 777 |
| Denmark | 0 | 19 | 0 | 19 | 29 | 16 | 31 | 18 |
| Nordics | 267 | 1,820 | 456 | 2,009 | 1,446 | 1,460 | 1,675 | 1,689 |
| Czech Republic | 121 | 766 | 364 | 1,009 | 203 | 553 | 349 | 699 |
| TOTAL | 388 | 2,586 | 820 | 3,018 | 1,649 | 2,013 | 2,024 | 2,388 |

Residential Development

Number of unsold units



Commercial Development

Income statement

| SEK M | Jan–Sep 2009 | Jan–Sep 2008 | Oct 2008– Sep 2009 | Jan–Dec 2008 |
|--|-----------------|-----------------|-----------------------|-----------------|
| Revenue ¹ | 2,826 | 2,881 | 3,906 | 3,961 |
| Gross income | 932 | 1,026 | 1,198 | 1,292 |
| Selling and administrative expenses ² | -218 | -202 | -321 | -305 |
| Income from J/V and assoc. companies | -4 | 5 | -43 | -34 |
| Operating income | 710 | 829 | 834 | 953 |
| of which gain from divestments of properties ³ | 654 | 934 | 903 | 1,183 |
| of which operating net, completed properties ⁴ | 202 | 84 | 233 | 115 |
| of which writedowns/reversal of writedowns | -22 | 0 | -124 | -102 |
| Capital employed SEK bn | 10.9 | 10.7 | | 11.5 |
| 1 Of which SEK 206 M consisted of intra-Group property divestments | | | | |
| 2 Of which cost for development organization | -189 | -171 | -280 | -262 |
| 3 Additional gain included in eliminations | 40 | 38 | 57 | 55 |
| 4 After selling and administrative expenses | | | | |

Sale of commercial properties, Q3 2009

| SEK M | Total | | Of which ongoing projects | |
|--------------|--------------------------|---------------------------|---------------------------|---------------------------|
| | Sales price ¹ | Capital gain ² | Sales price | Capital gain ² |
| Q1 | 657 | 166 | 404 | 146 |
| Q2 | 1,127 | 378 | 897 | 261 |
| Q3 | 570 | 150 | 570 | 150 |
| Total | 2,354 | 694 | 1,871 | 557 |

1 Including sale of building right to RDN for SEK 206 M with 0 gain

2 Including eliminations of intra-Group project gains

- Divestments in Q3
 - Citykajen – ongoing project, investment value SEK 375 M
- Gains from ongoing projects are reported on a percentage of completion basis.

Commercial Development

Specification of projects

| SEK bn | Carrying amount, end of period | Carrying amount, upon completion | Market value | Occupancy rate, % | Degree of completion, % |
|---|--------------------------------|----------------------------------|--------------|-------------------|-------------------------|
| Completed projects | 3.5 | 3.6 | 4.8 | 92 | 100 |
| Undeveloped land and development properties | 2.4 | 2.4 | 2.7 | | |
| Subtotal | 6.0 | 6.0 | 7.4 | | |
| Ongoing projects | 4.1 | 5.4 | 4.5 | 83 | 78 |
| Total | 10.1 | 11.4 | 12.0 | | |

–New leases were signed for 21,000 sq.m of space in Q3 and 51,000 sq.m in 2009

Infrastructure Development

Income statement

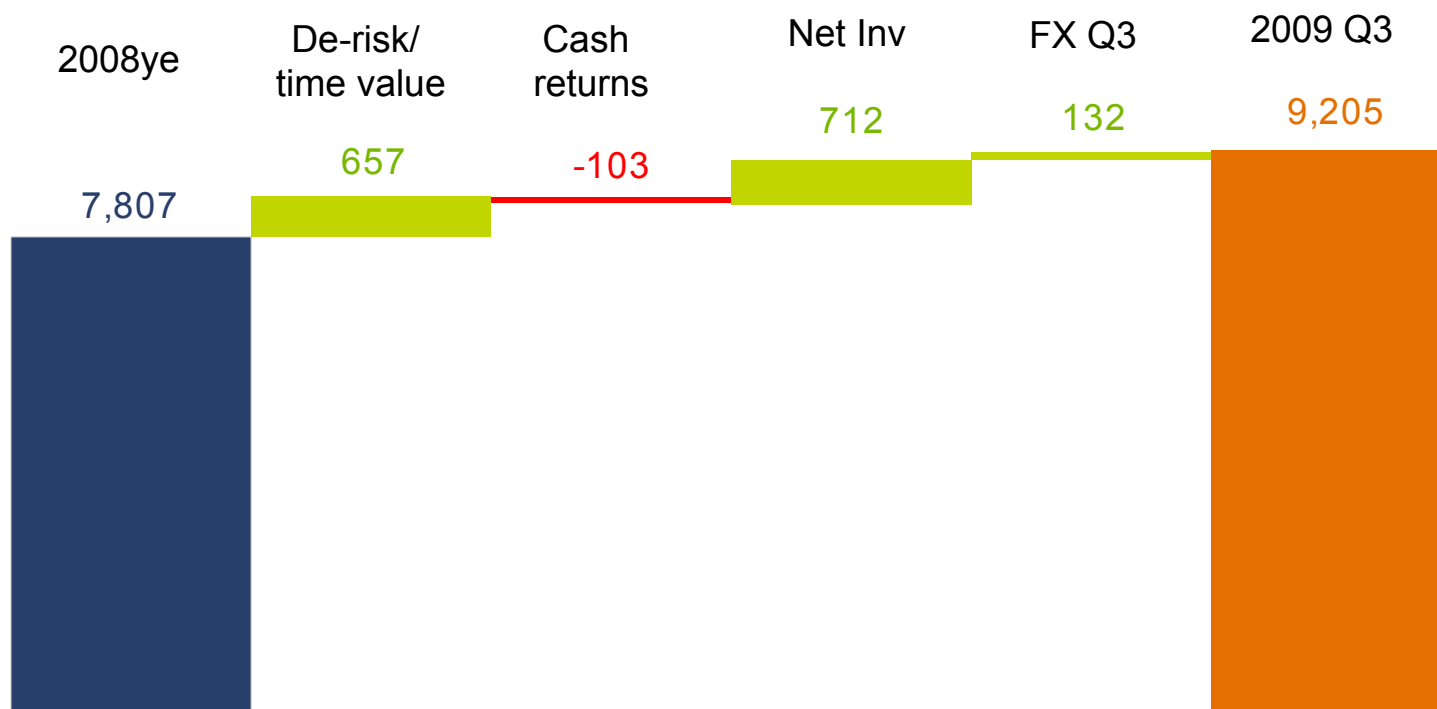
| SEK M | Jan–Sep 2009 | Jan–Sep 2008 | Oct 2008– Sep 2009 | Jan–Dec 2008 |
|--|-----------------|-----------------|-----------------------|-----------------|
| Revenue | 114 | 35 | 134 | 55 |
| Gross income | -46 | -126 | -104 | -184 |
| Selling and administrative expenses | -122 | -121 | -203 | -202 |
| Income from joint ventures and associated companies | 96 | 812 | 66 | 782 |
| Operating income (EBIT) | -72 | 565 | -241 | 396 |
| of which gains from divestments of projects | 0 | 684 | 0 | 684 |
| Capital employed, SEK bn | 2.1 | 2.1 | | 1.8 |

Unrealized development gains, ID projects

| SEK bn | Sep 30 2009 | June 30 2009 | Dec 31 2008 |
|--|----------------|-----------------|----------------|
| Present value of cash flow from projects | 10.4 | 11.4 | 8.4 |
| Present value of remaining investments | -1.2 | - 1.3 | -0.6 |
| Net Present Value of projects | 9.2 | 10.1 | 7.8 |
| Carrying amount | -2.3 | - 2.4 | -2.0 |
| Unrealized development gain, Skanska ID | 6.9 | 7.7 | 5.8 |
| Group eliminations | 0.3 | 0.3 | 0.2 |
| Unrealized development gain, Group | 7.2 | 8.0 | 6.0 |

Net Present Value of ID projects

SEK M



Income statement

Group

| SEK M | Jan-Sep 2009 | Jan-Sep 2008 | Jul-Sep 2009 | Jul-Sep 2008 |
|--|-----------------|-----------------|-----------------|-----------------|
| Operating income from business streams | 4,415 | 4,547 | 1,763 | 1,770 |
| Central | -441 | -500 | -142 | -141 |
| Eliminations | -60 | -34 | -17 | -40 |
| Operating income | 3,914 | 4,013 | 1,604 | 1,589 |
| Net financial items | -151 | 326 | -79 | 63 |
| Income after financial items | 3,763 | 4,339 | 1,525 | 1,652 |
| Taxes | -1,016 | -1,172 | -390 | -447 |
| Profit for the period | 2,747 | 3,176 | 1,135 | 1,205 |
| Earnings per share | 6.57 | 7.52 | 2.72 | 2.87 |
| <i>Tax rate</i> | 27 | 27 | 26 | 27 |

Financial net

Group

| SEK bn | Jan-Sep 2009 | Jan-Sep 2008 | Jul-Sep 2009 | Jul-Sep 2008 |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|
| Interest income | 175 | 409 | 55 | 125 |
| Financial net pension costs | -29 | 67 | -9 | 21 |
| Interest expenses | -180 | -239 | -78 | -124 |
| Capitalized interest | 58 | 151 | 11 | 60 |
| Net interest | 24 | 388 | -21 | 82 |
| Change in fair value | -81 | 12 | -19 | 32 |
| Other financial net | -94 | -74 | -39 | -51 |
| Net financial items | -151 | 326 | -79 | 63 |

Balance sheet – summary

Group

| SEK bn | Sep 30 2009 | Sep 30 2008 | Dec 31 2008 |
|---|----------------|----------------|----------------|
| Total assets | 83.7 | 83.8 | 83.5 |
| Equity attributable to equity holders | 19.1 | 19.1 | 19.1 |
| Interest-bearing net receivables (+)/net debt (-) | 8.0 | 6.9 | 9.2 |
| Working capital in construction, net | -18.0 | -14.3 | -19.1 |
| Capital employed, closing balance | 25.8 | 25.0 | 25.2 |
| Equity/assets ratio, % | 23.1 | 23.0 | 23.1 |

Changes in equity

Group

| SEK bn | Jan–Sep 2009 | Jan–Sep 2008 | Oct 2008– Sep 2009 | Jan–Dec 2008 |
|--|-----------------|-----------------|-----------------------|-----------------|
| Opening balance | 19.2 | 20.7 | 19.3 | 20.7 |
| Profit for the period | 2.7 | 3.1 | 2.7 | 3.2 |
| Dividend | -2.2 | -3.4 | -2.2 | -3.4 |
| Translation differences incl. Fx hedges | -0.4 | 0.7 | 1.3 | 1.0 |
| Actuarial losses on pensions | 0.1 | -1.5 | -0.4 | -2.0 |
| Repurchase of shares | -0.2 | -0.3 | -0.2 | -0.3 |
| Other | 0.1 | 0 | 0 | -0.1 |
| Closing balance | 19.3 | 19.3 | 19.3 | 19.2 |

Operating cash flow

Group

| SEK bn | Jan–Sep 2009 | Jan–Sep 2008 | Oct 2008– Sep 2009 | Jan–Dec 2008 |
|---|-----------------|-----------------|-----------------------|-----------------|
| Cash flow from business operations before change in working capital | 4.1 | 2.6 | 4.6 | 3.2 |
| Change in working capital | 0.2 | -1.6 | 3.6 | 1.9 |
| Net investments in business operations | -0.7 | -2.5 | -1.8 | -3.6 |
| Cash flow adjustment, net investments | -0.3 | 0.1 | -0.4 | 0.0 |
| Taxes paid in business operations | -1.1 | -1.4 | -1.4 | -1.8 |
| Cash flow from business operations | 2.2 | -2.7 | 4.6 | -0.4 |
| Cash flow from financing operations | -0.2 | 0.3 | -0.2 | 0.3 |
| Dividend | -2.4 | -3.7 | -2.4 | -3.8 |
| Cash flow before change in interest- bearing receivables and liabilities | -0.4 | -6.2 | 1.9 | -3.8 |

Change in interest-bearing net receivables

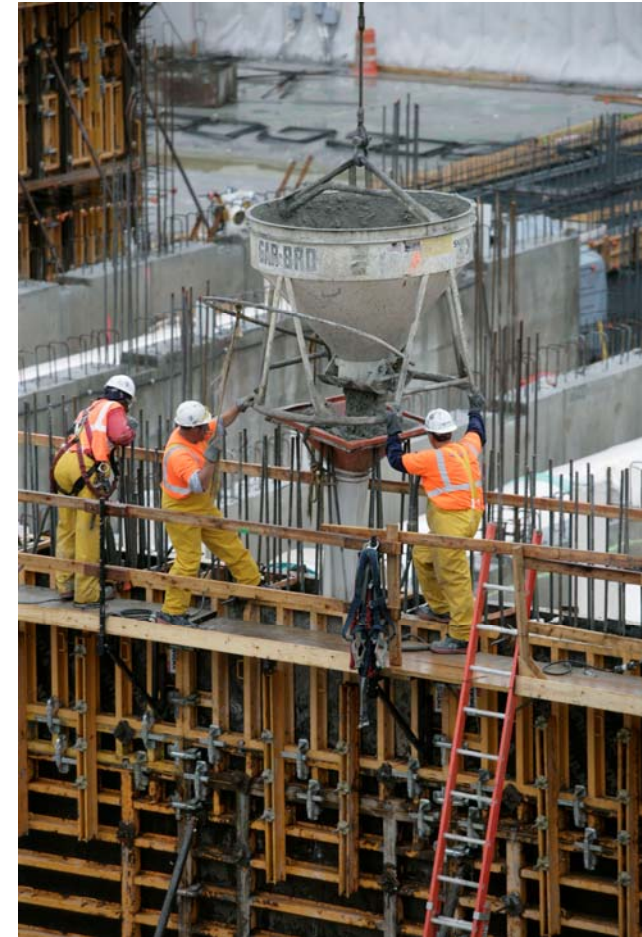
Group

| SEK bn | Jan–Sep 2009 | Jan–Sep 2008 | Oct 2008– Sep 2009 | Jan–Dec 2008 |
|---|-----------------|-----------------|-----------------------|-----------------|
| Opening balance interest-bearing net receivables | 9.2 | 14.6 | 6.9 | 14.6 |
| Cash flow before change in interest-bearing receivables and liabilities | -0.4 | -6.2 | 2.0 | -3.8 |
| Translation differences, interest-bearing net receivables | -0.8 | 0.4 | -0.4 | 0.8 |
| Change in pension liability | 0.1 | -1.8 | -0.5 | -2.4 |
| Other changes, interest-bearing net receivables | -0.1 | -0.1 | 0 | 0.0 |
| Change in interest-bearing net receivables | -1.2 | -7.7 | 1.1 | -5.4 |
| Closing balance interest-bearing net receivables | 8.0 | 6.9 | 8.0 | 9.2 |

Market outlook – Construction

- Stable outlook
 - Civil markets in general, Stimulus in US and Norway
 - Some segments in US Building market
 - Residential construction in the Nordics

- Weak outlook
 - Private clients
 - Czech Republic and Slovakia
 - UK
 - Other Nordics



Croton Water Filtration Plant, New York

Market outlook – Residential Development

- Norway and Sweden – positive market
- Finland – stabilized market
- Czech Republic and Slovakia – continued weak market
- Development of unemployment and interest rates key factors



Järvastaden, Sweden

Market outlook – Commercial Development

- Vacancy rates expected to increase
- Pressure on rent levels
- Stabilized yield levels
- Low transaction volumes
- Increasing interest in green buildings



Lintulahti, Finland

Market outlook – Infrastructure Development

- Still a good volume of PPP projects in the UK
- Some interest in PPP in other markets
- Financing still relatively expensive
- Increased interest from financial institutions



M25 , London

Going forward

- Winning new orders
- Continued focus on cash flow and risk management
- Increased project starts in RD
- Increased presence in US
- Increased interest in green construction
- Unrealized development gains of SEK 10 bn
- Revenue decline in 2010
- Focus on S&A costs

SKANSKA