

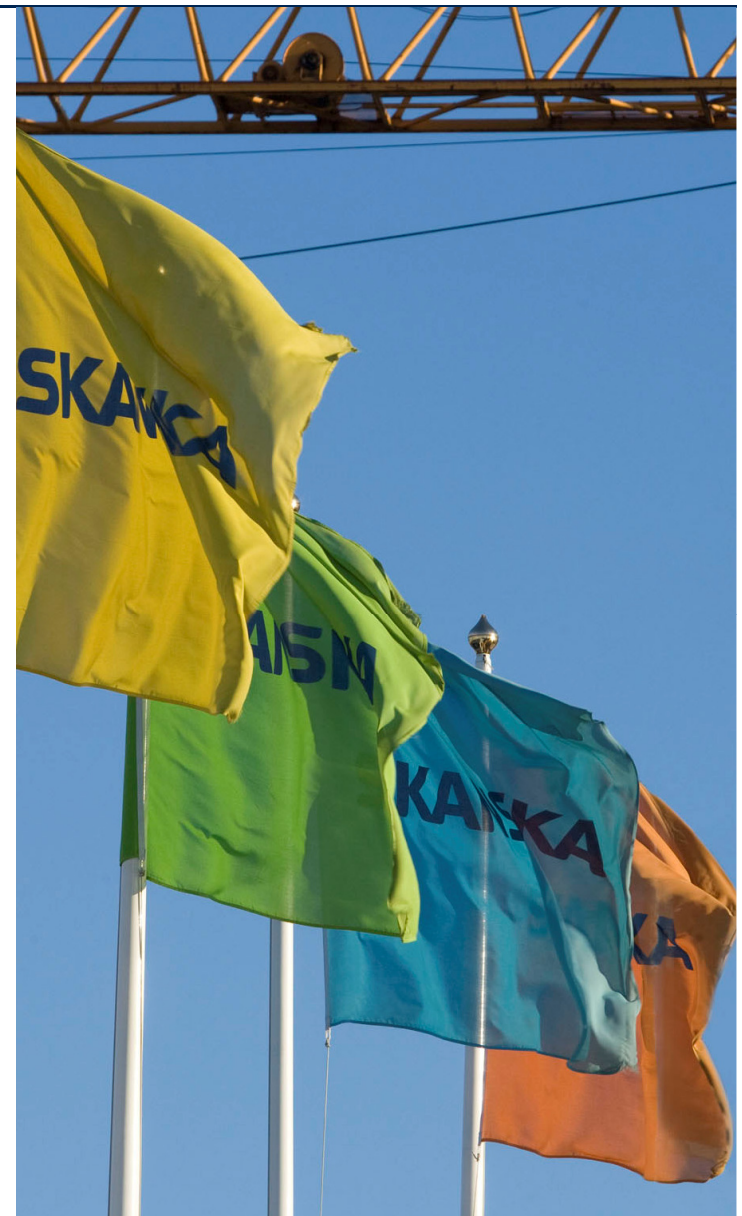
Nine Month Report 2011



No. 7 Line, New York

Nine Month Report 2011

- Order bookings up
- Deliver according to business plan
 - Strategic investments
 - Profitable divestments
- Opportunities
 - Continued high bid activity
 - Value creation in Commercial Property Development
- Challenges
 - Building Norway
 - Residential Development Sweden

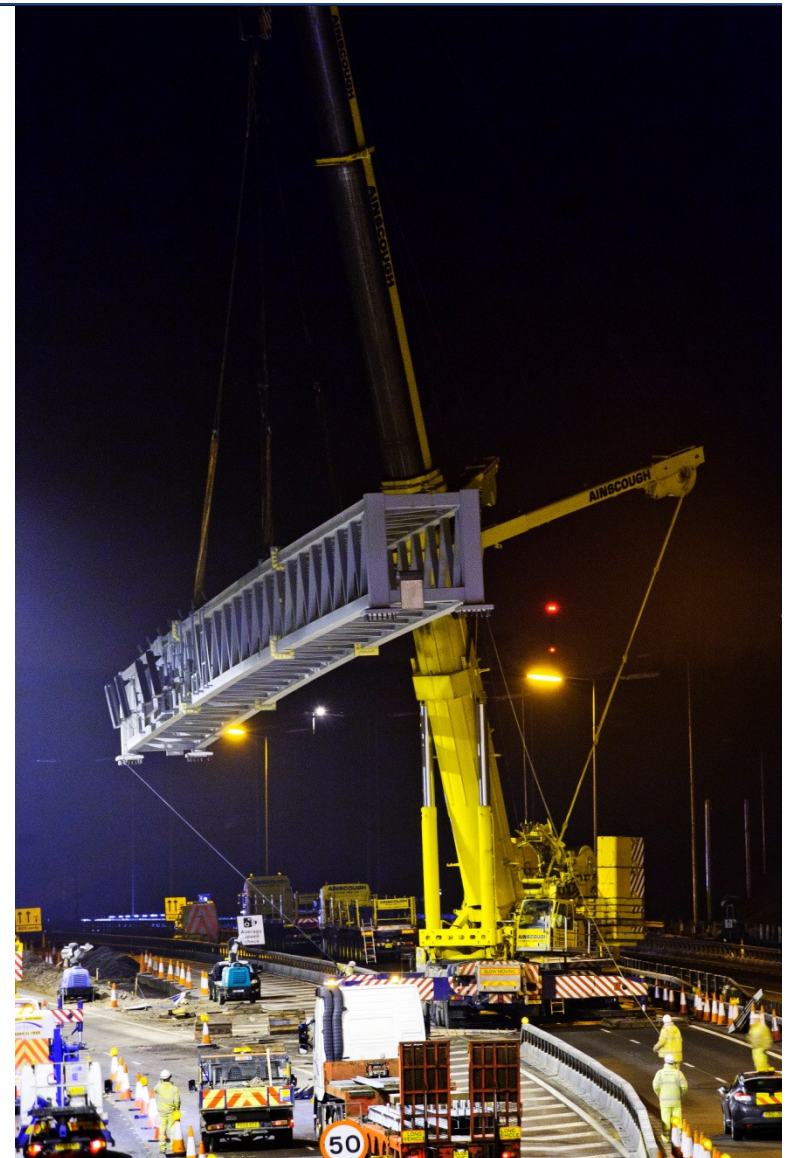


January–September 2011 in brief

- Operating income of SEK 7,754 M (4,070)
- Operating cash flow amounted to SEK 1.4 bn (1.7)
- Revenue in Construction up 7% in local currencies
- Operating margin in Construction amounted to 3.3% (3.8%)
- Order bookings in Q3 up by 26% in local currencies
- Backlog of SEK 147.5 bn represents 15 (17) months of construction
- Book-to-Build ratio 113% in Q3

Construction

- Improved order situation
- Mixed market sentiment
- Mixed performance
 - Good: U.S., Poland, Sweden and U.K.
 - Weak: Norway, Finland and Latin America
- Acquisition of Civil business in Finland



M25 Highway, U.K.

New orders in Construction in Q3

- City University building, New York, U.S., SEK 2.4 bn
- 7 Line subway extension, New York, U.S., SEK 2.4 bn
- Statoil office, Bergen, Norway, SEK 1.5 bn
- 86th Street Subway station structure, New York, U.S., SEK 1.3 bn
- Sveavägen 44, Stockholm, Sweden, SEK 0.8 bn



Residential Development

- Operating margin 4.3%
(8.3%)
- Cost overrun in some projects
- S&A: Adjust to current market situation
- Land acquisition in U.K. and Poland (Q4)



Arneberg Hage, Lysaker, Norway

Commercial Property Development

- Divestments of SEK 2.0 bn
 - Gain 0.6 bn
- Divestments in Q4 (to date) of SEK 1.3 bn
- 26 ongoing projects with a total investment value of SEK 8.1 bn



Hagaporten 3, Sweden

Infrastructure Development

- High bid activity
- Antofagasta, Chile
 - Sale of 50% stake completed and full payment is received
- Mid town tunnel, U.S.
 - Expected Financial Close H1 2012

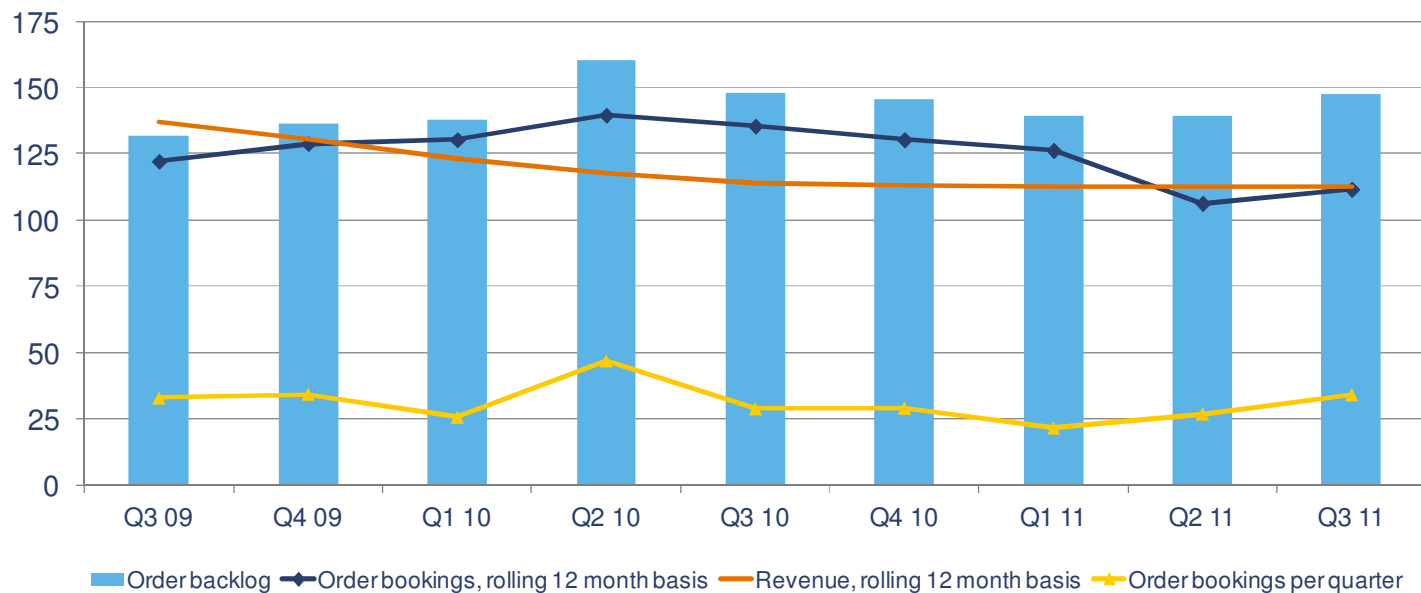


Antofagasta Highway, Chile

Construction

Order situation

SEK bn	Jan–Sept 2011	Jan–Sept 2010	Oct 2010– Sept 2011	Jan–Dec 2010
Revenue	81.7	82.3	112.6	113.2
Order bookings	82.6	101.3	111.6	130.3
Order backlog	147.5	147.9		145.9
Book-to-build ratio	101%	123%	99%	115%



Construction

Order bookings

SEK bn	Jan–Sept 2011	Jan–Sept 2010	Book to build R-12	Duration of backlog month
Sweden	18.6	31.9	101%	15
Norway	11.4	9.6	126%	13
Finland	6.2	6.2	111%	10
Poland	6.7	5.6	82%	10
Czech Republic	4.3	5.7	71%	13
UK	6.1	12.3	67%	18
USA Building	15.6	16.9	113%	16
USA Civil	9.5	6.6	103%	27
Latin America	4.0	6.5	98%	10
Total	82.6	101.3	99%	15

Construction

Income statement

SEK bn	Jan–Sept 2011	Jan–Sept 2010	Oct 2010– Sept 2011	Jan–Dec 2010
Revenue	81.7	82.3	112.6	113.2
Gross income	6.8	7.2	9.7	10.1
Selling and administrative expenses	-4.2	-4.1	-5.8	-5.8
Operating income	2.7	3.1	4.0	4.4
Gross margin, %	8.4	8.8	8.6	9.0
Selling and admin. expenses, %	-5.1	-5.0	-5.1	-5.1
Operating margin, %	3.3	3.8	3.5	3.9

Construction

	Operating income SEK M		Operating margin %	
	Jan–Sept 2011	Jan–Sept 2010	Jan–Sept 2011	Jan–Sept 2010
Sweden	835	819	4.4	5.0
Norway	-234	200	neg	2.4
Finland	-32	-129	neg	neg
Poland	809	438	11.4	6.9
Czech Republic	10	237	0.2	4.1
UK	291	304	3.0	2.8
USA Building	301	297	1.9	1.7
USA Civil	705	799	9.7	8.9
Latin America	-5	135	neg	3.3
Total	2,680	3,100	3.3	3.8

Residential Development

Income statement, segment reporting

SEK M	Jan–Sept 2011	Jan–Sept 2010	Oct 2010– Sept 2011	Jan–Dec 2010
Revenue	6,032	5,189	8,424	7,581
Gross income	759	788	1,066	1,095
Selling and administrative expenses	-498	-411	-676	-589
Income from joint ventures and associated companies	-3	56	-6	53
Operating income	258	433	384	559
Gross margin, %	12.6	15.2	12.7	14.4
Selling and admin. expenses, %	-8.3	-7.9	-8.0	-7.8
Operating margin, %	4.3	8.3	4.6	7.4

Residential Development

Segment reporting

	Operating income SEK M		Operating margin %	
	Jan–Sept 2011	Jan–Sept 2010	Jan–Sept 2011	Jan–Sept 2010
Sweden	104	211	4.0	9.9
Norway	47	66	4.6	6.8
Finland	135	125	6.8	7.3
Nordics	286	402	5.1	8.4
Czech Republic	3	31	0.7	8.0
Expansion ¹⁾	-31	–	–	–
Total	258	433	4.3	8.3

¹⁾ Start-ups

- Development gain only, construction margin reported under Construction

Residential Development

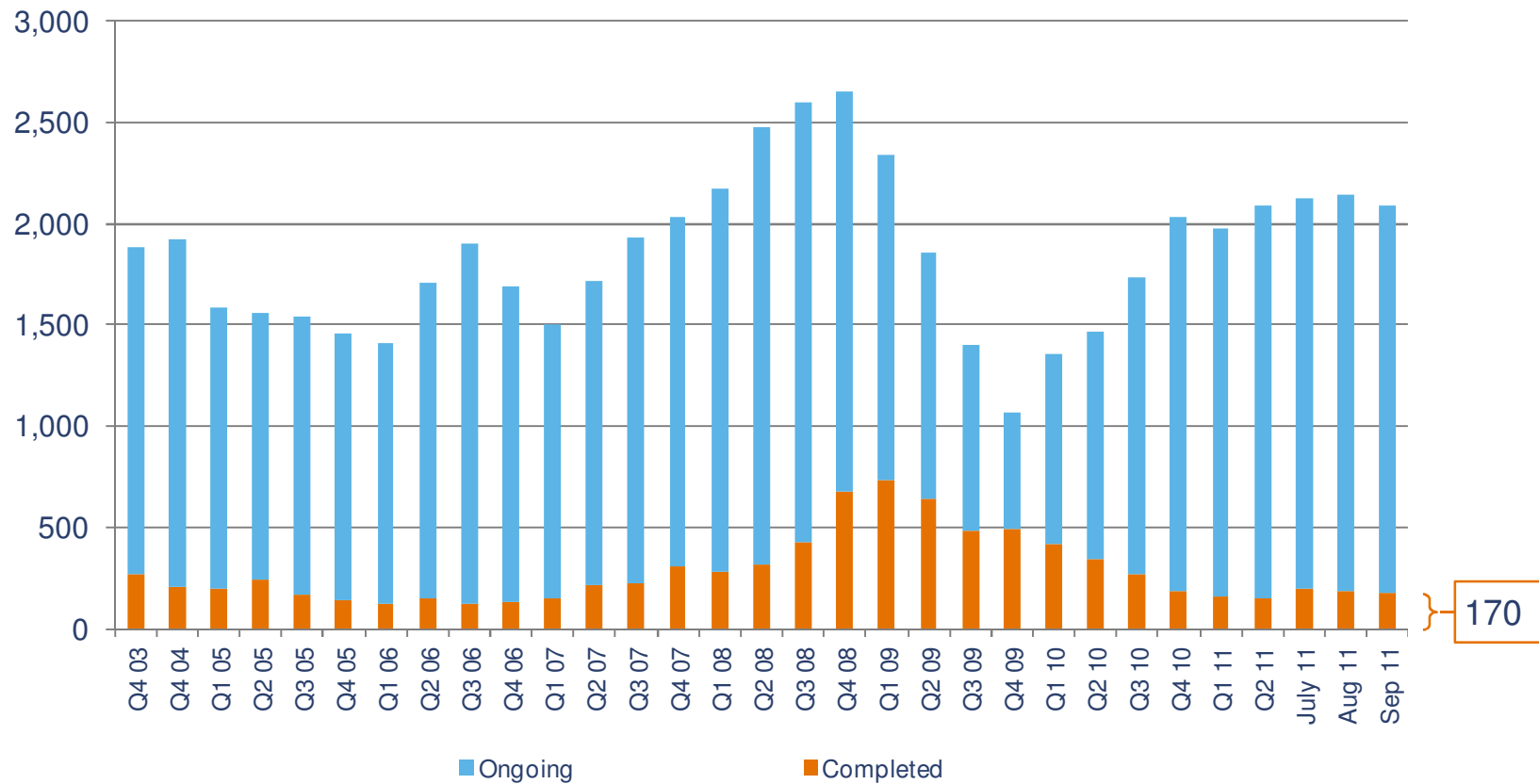
	Homes under construction		Of which sold, %		Completed unsold homes	
	Q3, 2011	Q2, 2011	Q3, 2011	Q2, 2011	Q3, 2011	Q2, 2011
Sweden	1,942	2,303	61	63	39	42
Norway	524	421	69	79	1	2
Finland	1,844	1,909	63	60	33	34
Nordics	4,310	4,633	63	64	73	78
Czech Republic	675	722	52	66	97	70
Total	4,985	5,355	62	64	170	148

Residential Development

	Homes started				Homes sold			
	Jan–Sept 2011	Jan–Sept 2010	Oct 2010– Sept 2011	Jan–Dec 2010	Jan–Sept 2011	Jan–Sept 2010	Oct 2010– Sept 2011	Jan–Dec 2010
Sweden	713	1,178	1,216	1,681	803	860	1,170	1,227
Norway	253	269	445	461	242	238	400	396
Finland	977	1,026	1,507	1,556	908	838	1,208	1,138
Nordics	1,943	2,473	3,168	3,698	1,953	1,936	2,778	2,761
Czech Republic	414	415	414	415	361	314	462	415
Total	2,357	2,888	3,582	4,113	2,314	2,250	3,240	3,176

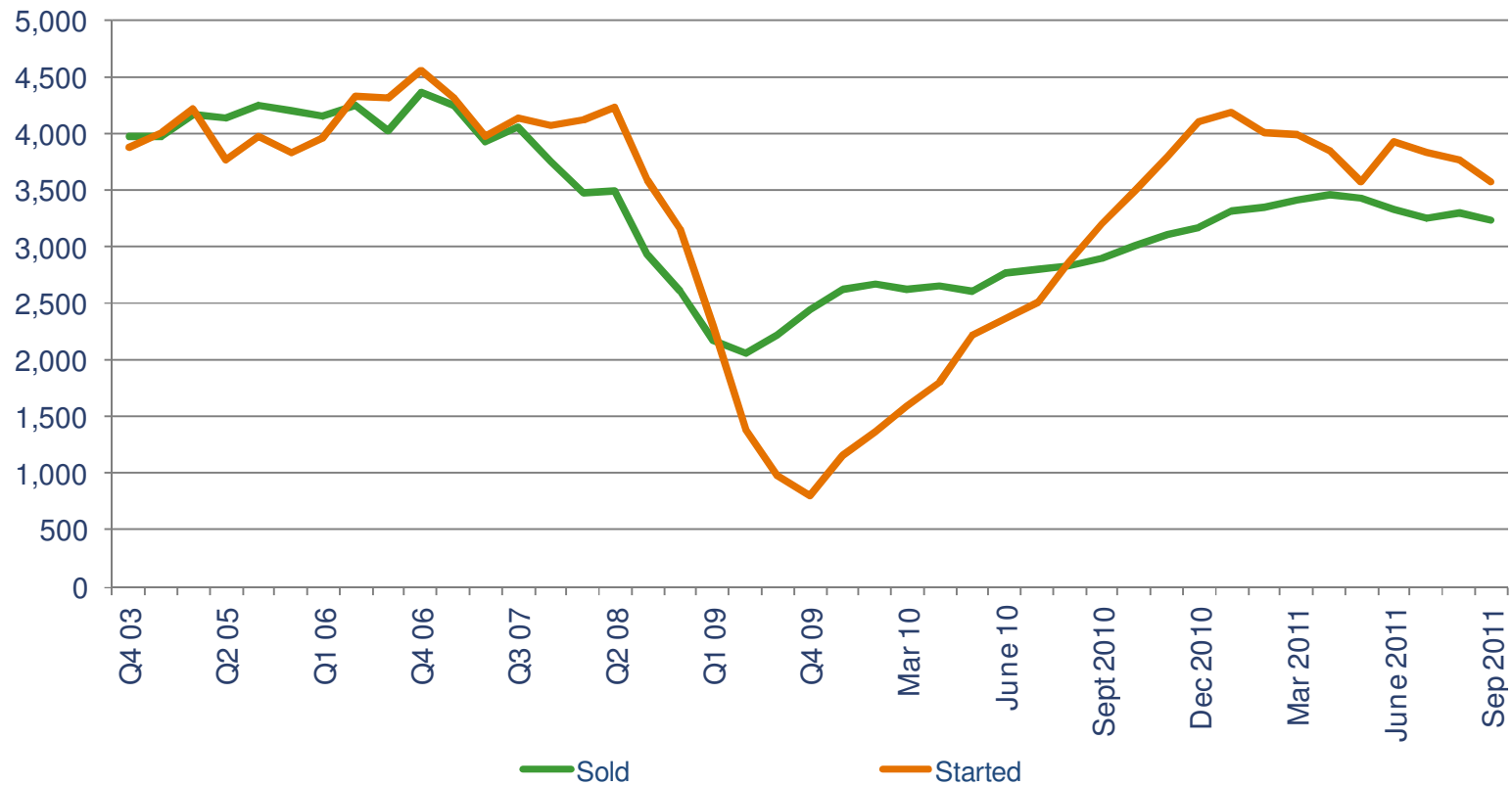
Residential Development

Number of unsold homes



Residential Development

Sold and started R-12 months



Commercial Property Development

Income statement, segment reporting

SEK M	Jan–Sept 2011	Jan–Sept 2010	Oct 2010– Sept 2011	Jan–Dec 2010
Revenue	2,493	4,152	2,989	4,648
Gross income	852	1,048	1,081	1,277
Selling and administrative expenses	-291	-250	-396	-355
Income from J/V and associated companies	-1	-1	-2	-2
Operating income	560	797	683	920
of which gain from divestments of properties ¹⁾	554	698	647	791
of which writedowns/reversal of writedowns	-6	-4	16	18
¹⁾ Additional gain included in eliminations was	75	89	46	80

– Development gain only, construction margin reported under Construction

Sale of commercial properties, Q3 2011 Group

SEK M	Sales price	Capital gain
Q1	183	43
Q2	404	111
Q3	1,437	475
Total	2,024	629

- Earlier eliminated construction profits, SEK 75 M included
- Divestments in Q3: 4 projects, SEK 1.4 bn
- Divestments in Q4 (to date) SEK 1.3 bn

Commercial Property Development

Specification of projects

SEK bn	Carrying amount, end of period	Carrying amount, upon completion	Market value	Occupancy rate, %	Degree of completion, %
Completed projects	4.5	4.5	5.9	88	100
Total completed projects	4.5	4.5	5.9		
Undeveloped land and development properties	4.0	4.0	4.5		
Subtotal	8.5	8.5	10.4		
Ongoing projects	3.6	8.1	10.3	43	45
Total	12.1	16.6	20.7		
of which completed projects sold according to segment reporting	739	739	956		
of which ongoing projects sold according to segment reporting	24	100	118		

– New leases were signed for 17,000 sq.m of space in Q3

Infrastructure Development

Income statement

SEK M	Jan–Sept 2011	Jan–Sept 2010	Oct 2010– Sept 2011	Jan–Dec 2010
Revenue	257	235	341	319
Gross income	-18	-66	-53	-101
Selling and administrative expenses	-101	-100	-139	-138
Income from joint ventures and associated companies	4,802	447	4,891	536
Operating income (EBIT)	4,683	281	4,699	297
of which gains from divestments of shares in projects	4,593	184	4,601	192

Infrastructure Development

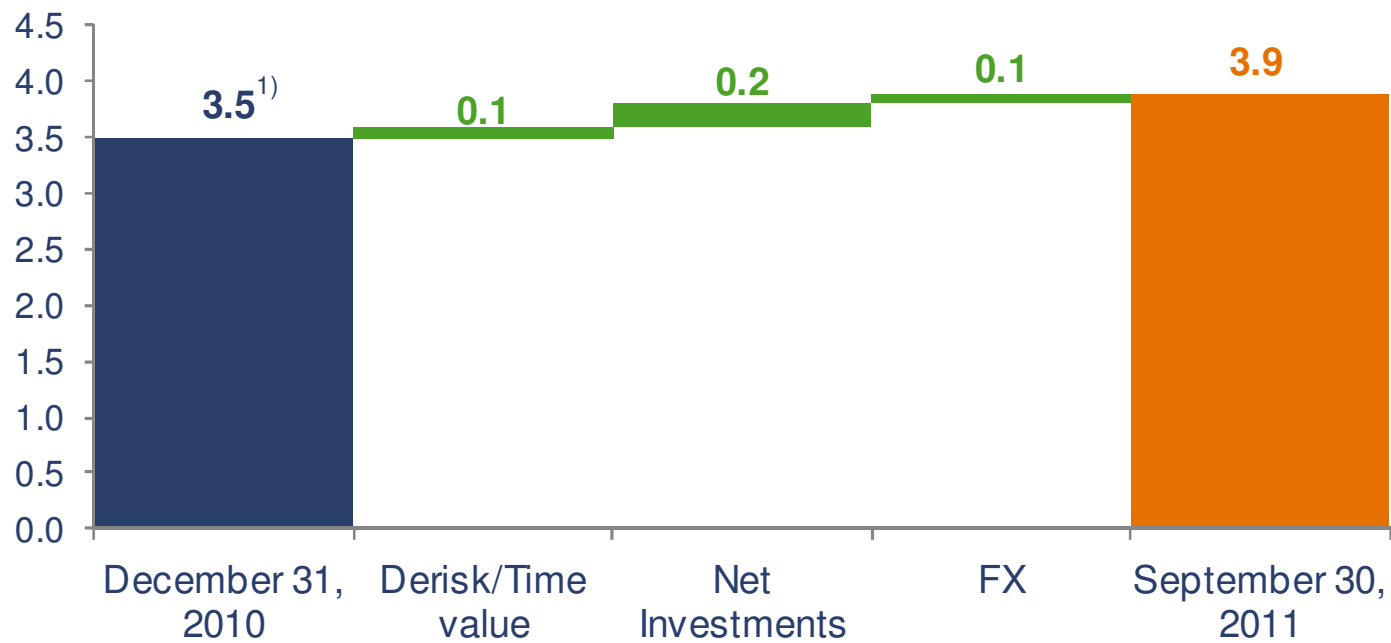
Unrealized development gains, ID projects

SEK bn	Sept 30 2011	Jun 30 2011	Dec 31 ¹⁾ 2010
Present value of cash flow from projects	4.8	4.7	4.6
Present value of remaining investments	-0.9	-1.0	-1.1
Net present value of projects	3.9	3.7	3.5
Carrying amount before Cash flow hedge	-2.6	-2.5	-2.2
Unrealized development gain	1.3	1.2	1.3
Cash flow hedge	1.4	0.6	0.5
Effect in unrealized Equity²⁾	2.7	1.8	1.8

- 1) Excl. Autopista Central
 2) Tax effects not included

Infrastructure Development

Net Present Value of ID projects, SEK bn



¹⁾ Excl. Autopista Central

Income statement, segment reporting

Group

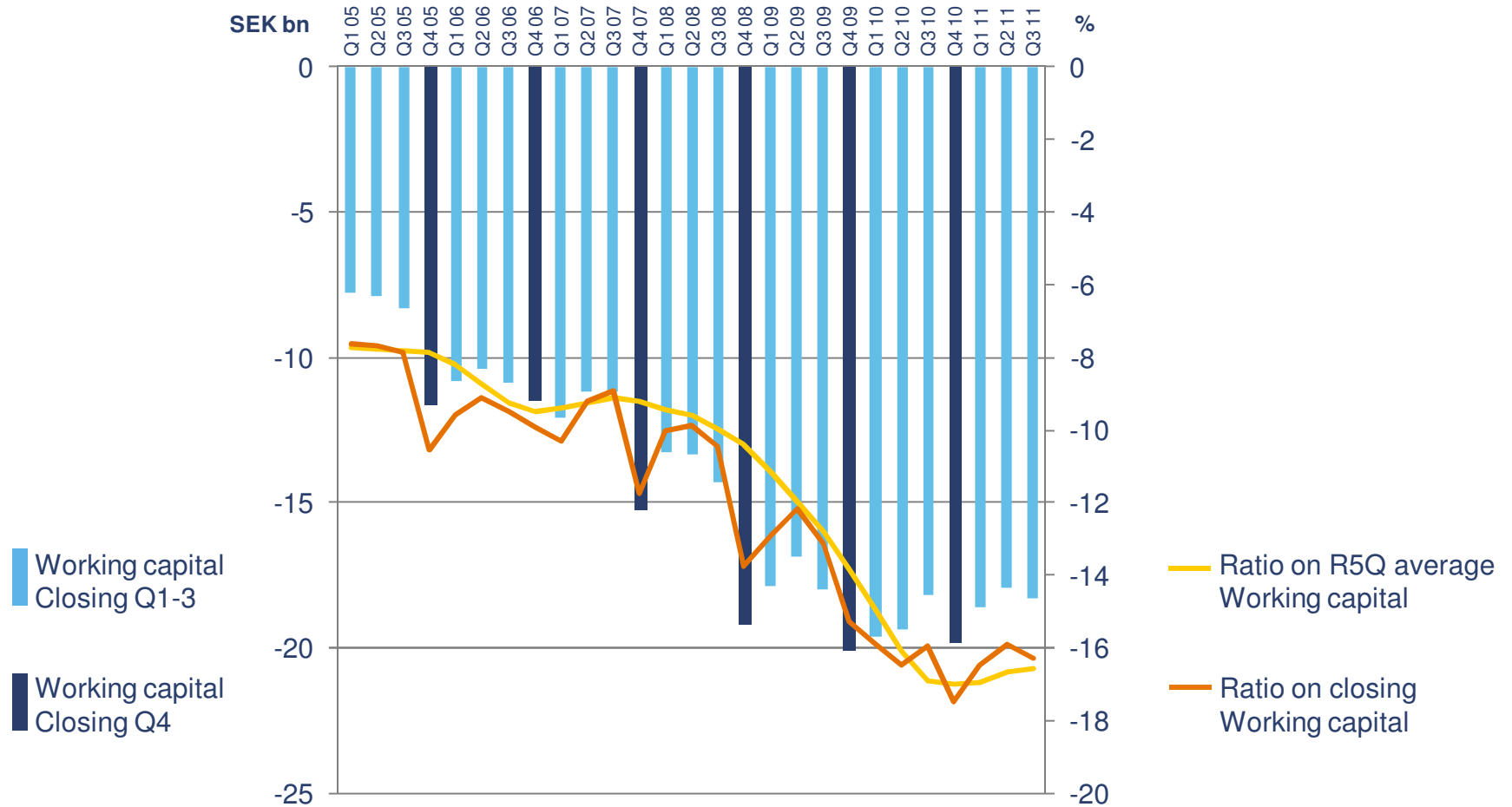
SEK M	Jan–Sept 2011	Jan–Sept 2010	Oct 2010– Sept 2011	Jan–Dec 2010
Operating income from business streams	8,181	4,604	9,739	6,164
Central	-465	-524	-732	-792
Eliminations	38	-10	16	-33
Operating income	7,754	4,070	9,023	5,339
Net financial items	16	-16	-3	-35
Income after financial items	7,770	4,054	9,020	5,304
Taxes	-687	-1,094	-858	-1,364
Profit for the period	7,083	2,960	8,162	3,940
Earnings per share, SEK	17.20	7.16	19.58	9.54
<i>Tax rate, %</i>	<i>9</i>	<i>27</i>	<i>10</i>	<i>26</i>

Balance sheet – Summary

Group

SEK bn	Sept 30 2011	Dec 31 2010
Total assets	81.2	77.7
Equity attributable to equity holders	19.2	20.7
Interest-bearing net receivables (+)/net debt (-)	2.1	9.9
Capital employed, closing balance	29.1	25.7
Equity/assets ratio, %	23.8	26.8

Working capital ratio for Construction



Group

Change in equity

SEK bn	Jan–Sept 2011	Jan–Sept 2010	Oct 2010– Sept 2011	Jan–Dec 2010
Opening balance	20.8	20.2	18.0	20.2
Dividend to shareholders	-5.0	-2.6	-5.0	-2.6
Effects of equity-settled share-based payments	0.2	0.2	0.2	0.2
Repurchase of shares	-0.1	-0.2	-0.1	-0.2
Profit for the period (IFRS)	6.5	2.8	7.8	4.0
Other comprehensive income				
Currency translation differences	0.1	-1.3	0.0	-1.5
Actuarial gains and losses on pensions	-2.0	-0.6	-0.7	0.6
Effects of cash flow hedges	-1.1	-0.3	-0.7	0.1
Other	-0.1	-0.2	-0.2	0.0
Closing balance	19.3	18.0	19.3	20.8

Group

Operating cash flow

SEK bn	Jan–Sept 2011	Jan–Sept 2010	Oct 2010– Sept 2011	Jan–Dec 2010
Cash flow from business operations before change in working capital	2.7	3.3	3.9	4.5
Change in working capital	-2.0	-1.9	-0.2	0.0
Net investments	0.6	0.4	2.1	1.9
Cash flow adjustment	0.4	-0.1	0.4	-0.1
Taxes paid in business operations	-1.5	-1.3	-1.8	-1.7
Cash flow from business operations	0.2	0.4	4.4	4.6
Cash flow from financing operations	0.0	-0.1	0.0	0.0
Net strategic investments	-0.3	0.0	-0.3	0.0
Dividend etc.	-5.1	-2.8	-5.1	-2.9
Cash flow before change in interest- bearing receivables and liabilities	-5.2	-2.5	-1.0	1.7

Group

Change in interest-bearing net receivables

SEK bn	Jan–Sept 2011	Jan–Sept 2010	Oct 2010– Sept 2011	Jan–Dec 2010
Opening balance interest-bearing net receivables	9.9	8.1	4.4	8.1
Cash flow	-5.2	-2.5	-1.0	1.7
Translation differences	-0.4	-0.7	-0.4	-0.7
Change in pension liability	-2.3	-0.7	-0.9	0.8
Other changes	0.1	0.2	0.0	0.0
Change in interest-bearing net receivables	-7.8	-3.7	-2.3	1.8
Closing balance interest-bearing net receivables	2.1	4.4	2.1	9.9

Investments, net investments and capital employed Development streams

SEK bn	Jan–Sept 2011	Jan–Sept 2010	Jan–Dec 2010	Jan–Dec 2009
Investments				
Residential Development	-5.3	-4.3	-5.6	-3.4
Commercial Property Development	-2.3	-1.9	-3.1	-4.3
Infrastructure Development	-0.7	-0.5	-0.7	-0.4
Total	-8.3	-6.7	-9.4	-7.9
Net investments				
Residential Development	-1.6	-0.7	-0.3	2.5
Commercial Property Development	-1.4	1.9	3.4	0.0
Infrastructure Development	5.1	-0.1	-0.3	-0.3
Total	2.1	1.1	2.8	2.2
Capital employed				
Residential Development	11.9	10.2	10.2	8.7
Commercial Property Development	11.7	10.9	9.6	12.1
Infrastructure Development	2.2 ¹⁾	2.2	2.7	1.9
Total	25.8	23.3	22.5	22.7

¹⁾ Gain on sale from Autopista Central excluded

Market outlook

Construction

- General
 - High bid activity
 - Fierce competition
 - Slightly improved outlook in U.S. and U.K.
- Positive outlook
 - Norway
- Stable outlook
 - Larger civil projects
 - Healthcare buildings
- Weak outlook
 - Czech Republic

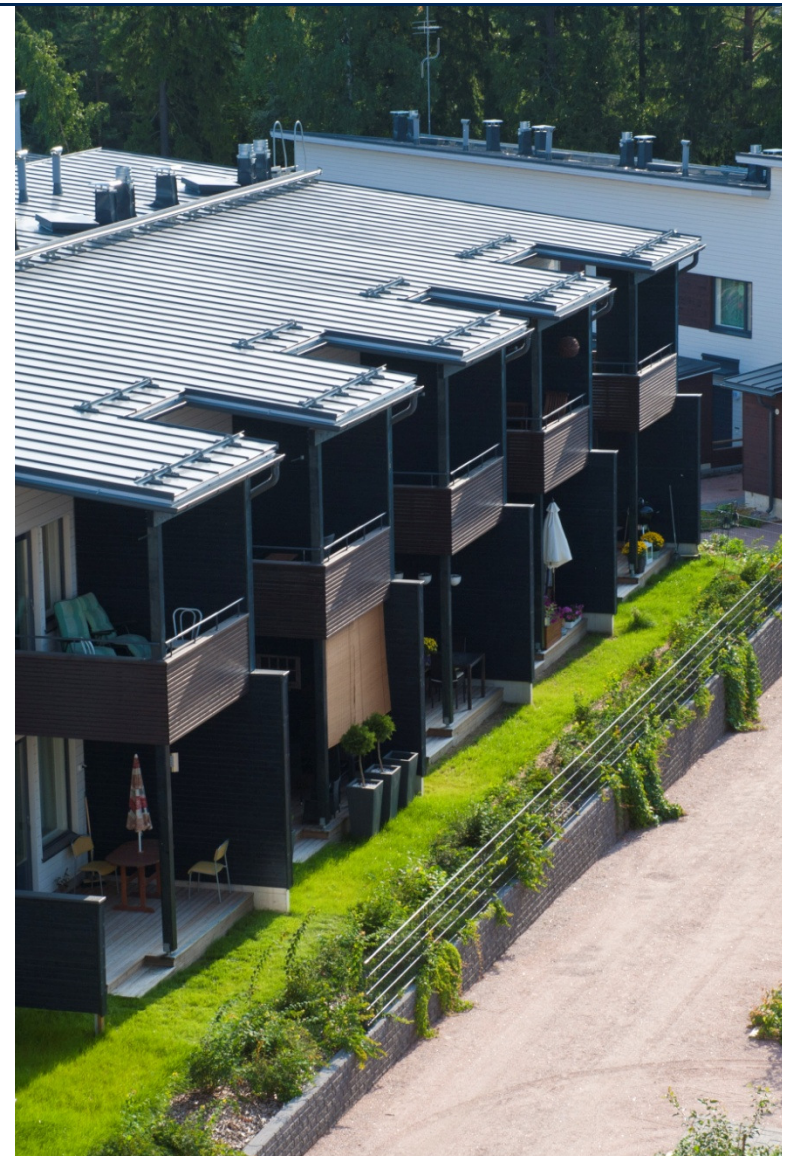


Weymouth Relief Road, U.K.

Market outlook

Residential Development

- Norway
 - Stable growing market
- Sweden and Finland
 - Slower and uncertain market
- Czech Republic
 - Weak market
- U.K. and Poland
 - Opportunities for land investments



Adjutanti, Espoo, Finland

Market outlook

Commercial Property Development

- Nordics and Central Europe
 - Investment allocation towards properties
 - Demand for modern green properties
 - Stable or falling vacancy rates
- U.S.
 - Positive development in selected cities
 - Stable or falling vacancy rates



City Green Court, Prague, Czech Republic

Market outlook

Infrastructure Development

- Progress in the U.K. PPP review
- Interest for PPP in other European markets
- Potential for PPP in U.S. and Latin America



Sjisjka Wind Farm, Sweden

Going forward

- Continued mixed picture of the market situation
- High bid activity in general
- Intensive work with turnarounds
- Lowering activity in RD
- Continue high activity in CD and ID businesses
 - Investments in land
 - Start new projects
 - Divest mature assets



Injury Free Environment Program, U.K.

SKANSKA