

SKANSKA

Q4 2024

Press release, February 7, 2025, 7:30 a.m. CET

We build for a better society



Year-end report, January - December 2024

Highlights according to segment reporting

- Revenue amounted to SEK 50.6 billion (41.9); adjusted for currency effects, revenue increased 20 percent. Full-year revenue amounted to SEK 177.2 billion (157.1); adjusted for currency effects, revenue increased by 13 percent.
- Operating income amounted to SEK 2.7 billion (1.0); adjusted for currency effects, operating income increased 189 percent. Full-year operating income amounted to SEK 7.1 billion (3.2); adjusted for currency effects, operating income for the full year increased by 121 percent.
- Earnings per share amounted to SEK 5.54 (2.48) for the period, and SEK 14.12 (7.89) for the full year.
- The Board of Directors proposes a dividend of SEK 8.00 (5.50) per share.
- Operating cash flow from operations amounted to SEK 5.1 billion (4.9) for the period and SEK 6.7 billion (1.1) for the full year, according to IFRS.
- Adjusted interest-bearing net receivables(+)/net debt(-) totaled SEK 12.0 billion (Sep 30, 2024: 6.5).
- Order bookings in Construction amounted to SEK 49.6 billion (44.1) for the period. Adjusted for currency effects, order bookings quarter over quarter increased 11 percent. For the full year, order bookings amounted to SEK 207.9 billion (165.8). Rolling 12-month book-to-build ratio was 123 percent (103).
- Operating income in Construction amounted to SEK 2.1 billion (1.8), representing an operating margin of 4.5 percent (4.4). For the full year, operating income amounted to SEK 5.9 billion (5.6), representing an operating margin of 3.5 percent (3.5).
- Operating income in Project Development amounted to SEK 0.5 billion (-1.4) for the period. For the full year, operating income was SEK 1.2 billion (-2.6).
- Return on capital employed in Project Development was 2.6 percent (-3.7).
- Return on equity was 10.0 percent (5.8).

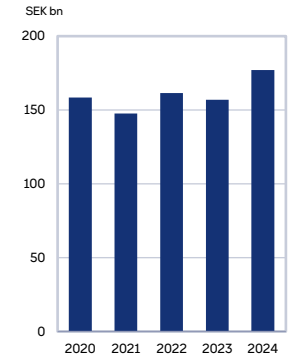
Performance analysis

Tables referring to segment reporting are in shaded background. For more information see page 16. For definitions of non-IFRS financial measures see pages 17-19.

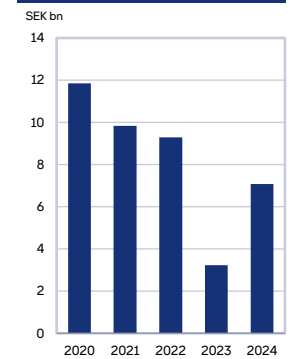
SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Revenue				
Construction	46,983	41,612	168,554	160,636
Residential Development	2,443	1,867	8,302	5,013
Commercial Property Development	3,576	2,832	11,225	5,331
Investment Properties	114	56	363	186
Central and Eliminations	-2,474	-4,480	-11,237	-14,114
Total	50,641	41,886	177,208	157,052
Operating income				
Construction	2,126	1,843	5,854	5,632
Residential Development	196	-502	53	-1,262
Commercial Property Development	332	-932	1,120	-1,365
Investment Properties	74	-129	311	-62
Central	-127	607	-440	290
Eliminations	149	69	188	-3
Operating income	2,750	957	7,087	3,231
Net financial items	177	171	661	601
Income after financial items	2,926	1,128	7,748	3,832
Income taxes	-647	-110	-1,913	-560
Profit for the period	2,279	1,019	5,835	3,272
Earnings for the period per share, SEK	5.54	2.48	14.12	7.89
Revenue for the period according to IFRS	50,401	46,157	176,481	167,168
Operating income for the period according to IFRS	2,824	1,673	6,748	5,282
Earnings for the period per share according to IFRS, SEK	5.66	4.04	13.51	12.17
Operating cash flow from operations	5,071	4,944	6,745	1,148
Interest-bearing net receivables(+)/net debt(-)	15,353	9,037	15,353	9,037
Return on capital employed in Project Development, % ¹	2.6	-3.7	2.6	-3.7
Return on capital employed in Investment Properties, % ¹	4.6	-1.6	4.6	-1.6
Adjusted interest-bearing net receivables(+)/net debt(-)	11,976	10,363	11,976	10,363
Return on equity, % ¹	10.0	5.8	10.0	5.8

¹ Rolling 12 months.

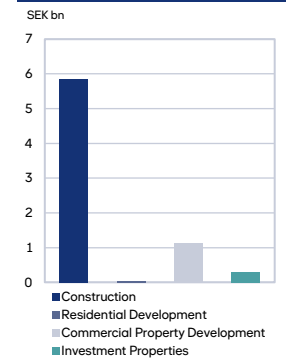
Revenue



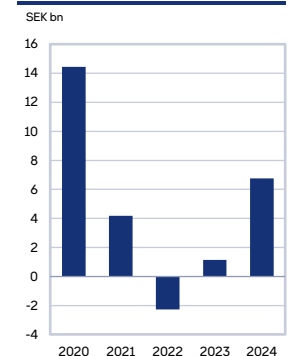
Operating income



Operating income per segment Dec 31, 2024



Operating cash flow from operations



CEO comment

Strong fourth-quarter Group performance concluded a solid year. In 2024, Construction order intake brought the backlog to a new record high, Residential and Commercial Property Development increased sales in gradually recovering markets, and Investment Properties continued to grow its high-quality property portfolio.

Operational cash flow generation in the fourth quarter was good and we maintain a robust financial position, giving us the ability to act on market opportunities. Considering performance, the state of the market and our financial strength, the Board of Directors propose a dividend of SEK 8.00 per share.

The Construction stream finished the year by delivering strong results in the fourth quarter. All primary markets, Nordics, Europe and the USA, contributed with good performance. The US market has offered growth opportunities in our core segments and geographies. We have been successful in securing work and extending the duration of the backlog. Good cost control and commercial management have resulted in a full year construction margin in line with the long-term financial target.

Residential Development delivered solid results in the fourth quarter. The year has been characterized by recovering market activity in the Nordics, reducing costs and restructuring of the low-price segment BoKlok, and continued strong performance in Central Europe. In the fourth quarter we started new projects in all our home markets, and we are preparing for more starts in 2025.

Commercial Property Development ended the year with improved transaction activity, divesting five buildings in the fourth quarter. In total 11 properties were sold in the full year. Three new projects were started, in Finland, Hungary and Sweden. Fourth quarter leasing was solid. Leasing activity has improved in the US portfolio throughout 2024, including signing the biggest lease in Skanska's history in our project The Eight in Seattle, USA.

In 2024, build-up of the Investment Properties portfolio continued with the acquisition of two high-quality office properties: Citygate in Gothenburg in the second quarter and Oasis in Malmö in the fourth quarter. The Investment Properties portfolio is now comprised of seven well-performing properties in the three main cities of Sweden.



Reducing carbon emissions from our own operations is a priority. Scope one and two emissions for 2024 were 61 percent lower than the benchmark year. We remain committed to the ultimate target of reaching net zero by 2045.

Summarizing 2024, I am pleased with the performance in Construction. We are capturing market opportunities and growing the business while remaining true to the strategy that has enabled stable delivery in line with our long-term target. At the same time, it is promising to see that market recovery is underway for our project development businesses. I want to thank all Skanska colleagues across our markets for your dedicated work and engagement in delivering outstanding projects for our customers. Looking into 2025, prioritizing a robust financial position and churning the project development portfolio will allow us to make the most of market opportunities as they arise.

Anders Danielsson
President and Chief Executive Officer

Skanska target performance, January – December 2024

Operating margin – Construction

3.5%

Target \geq 3.5%

Return on equity¹

10.0%

Target \geq 18%

Return on capital employed –
Project Development¹

2.6%

Target \geq 10%

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

+12.0 SEK bn

Limit SEK -10 bn

Return on capital employed –
Investment Properties

4.6%

Target \geq 6%

Climate target (scope 1 and 2)
Reduction of CO₂ compared with 2015

-61%

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

¹ Rolling 12 months performance was impacted by asset impairment charges of SEK 0.6 billion.

Market outlook, next 12 months

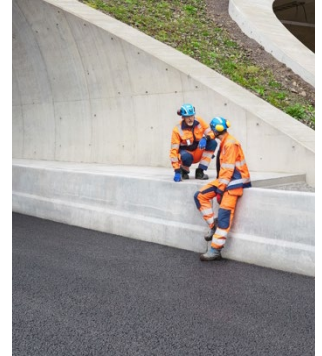
The market outlook aims to describe the situation in markets that are relevant for our operations. This applies to segments, sectors and geographies.

- 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

Construction market outlook remains largely unchanged. The US market strength is expected to continue, supported by economic growth and federal funding programs for investments in civil infrastructure and the built environment. In the Nordics and our European markets, the Norwegian civil market is softening with fewer mega projects being brought to the market in the near term, while our view on the Finnish civil market is getting more positive as pipeline visibility is improving. Going forward, interest rate cuts will likely stimulate the European building market, but it will take some time to materialize.

	Building	Civil
Nordics		
Sweden	↕	➔
Norway	↕	↔
Finland	↕	➔
Europe		
Central Europe	➔	➔
United Kingdom	↕	↕
USA		
USA	↕	↕



Residential Development

A gradual housing market recovery is expected for the Nordic countries. Interest rate cuts and reduced uncertainty will stimulate market activity while restrictive bank lending, increased secondhand supply and high construction costs have a dampening effect on the new-built segment. The housing market in Central Europe maintains a stable outlook and offers good opportunities for project development going forward.

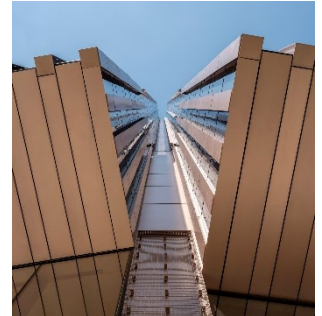
Nordics	↕
of which Sweden	↕
Europe	➔



Commercial Property Development

Transaction market volumes have come up in Europe following lowering of interest rates and improved access to debt markets, but low market activity remain a restricting factor. The US real estate investor market is lagging Europe. European occupier activity is mostly stable. The return to office is slowly increasing in the USA, with a clear pick-up in tenant activity for modern, flexible and amenitized space. The supply of new-built offices will be historically low in the coming years following few new project starts.

Nordics	↕
Europe	↕
USA	↕



Investment Properties

Demand for quality space in buildings with high sustainability standards is good despite weaker macroeconomics. Tenants are prioritizing flexibility and move-in ready offices. The market remains competitive, but rents in class A offices are expected to remain mostly stable.

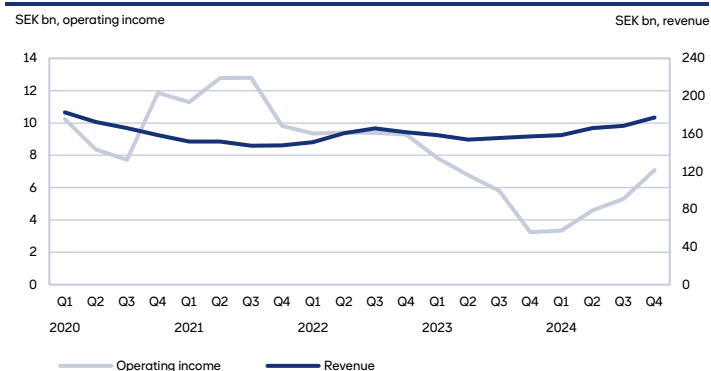
Nordics	
Sweden	➔



Performance analysis

Group

Revenue and operating income, rolling 12 months



Revenue and earnings

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Revenue	50,641	41,886	177,208	157,052
Operating income ¹	2,750	957	7,087	3,231
Net financial items	177	171	661	601
Income after financial items	2,926	1,128	7,748	3,832
Income taxes	-647	-110	-1,913	-560
Profit for the period	2,279	1,019	5,835	3,272
Earnings for the period per share, SEK ²	5.54	2.48	14.12	7.89
Earnings for the period per share according to IFRS, SEK ²	5.66	4.04	13.51	12.17

¹ Including Central and Eliminations.

² 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
Oct-Dec 2024 / Oct-Dec 2023			
Revenue	21%	20%	1%
Operating income	187%	189%	-2%
Jan-Dec 2024 / Jan-Dec 2023			
Revenue	13%	13%	-0%
Operating income	119%	121%	-2%

October- December 2024

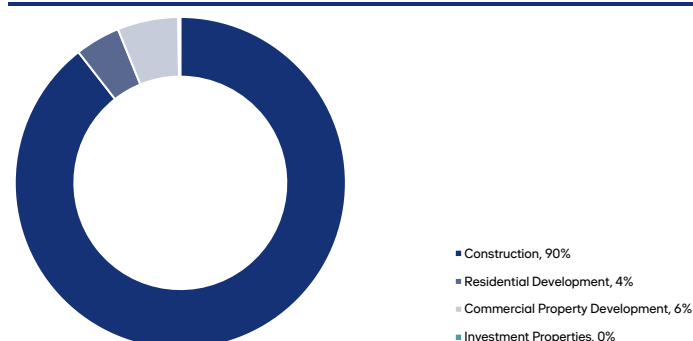
Revenue increased 21 percent and amounted to SEK 50.6 billion (41.9); adjusted for currency effects, revenue increased 20 percent. Operating income increased 187 percent and amounted to SEK 2,750 M (957); adjusted for currency effects, operating income increased 189 percent. Operating income for the comparable period includes asset impairment charges and changes in fair market values of SEK 2.0 billion due to weak property markets.

The Central stream totaled SEK -127 M (607), of which SEK 57 M (877) relates to the PPP portfolio. Operating income for the PPP portfolio for the comparable period includes the divestment of our ownership of LaGuardia Terminal B in New York, USA of SEK 794 M. Eliminations totaled SEK 149 M (69), of which SEK 89 M relates to release of previously adjusted capitalized interest.

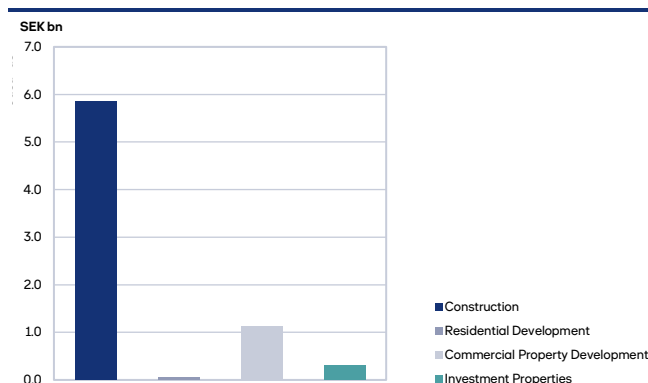
Net financial items amounted to SEK 177 M (171).

Income taxes for the period amounted to SEK -647 M (-110). Effective tax rate amounted to 22 percent (10).

Revenue per segment, January – December 2024



Operating income per segment, January – December 2024



January-December 2024

Revenue increased 13 percent and amounted to SEK 177.2 billion (157.1) and operating income amounted to SEK 7,087 M (3,231). Operating income for the comparable period was impacted by asset impairment charges and changes in fair market values totaling SEK 3.1 billion due to weak property markets.

Central stream totaled SEK -440 M (290). This includes income of SEK 245 M (1,280) from the PPP portfolio. Operating income from the PPP portfolio for the comparable period include divestment of our ownership of LaGuardia Terminal B in New York, USA of SEK 794 M and the impairment of the BoKlok production facility of SEK -120 M. Eliminations totaled SEK 188 M (-3), of which SEK 115 M relates to release of previously adjusted capitalized interest.

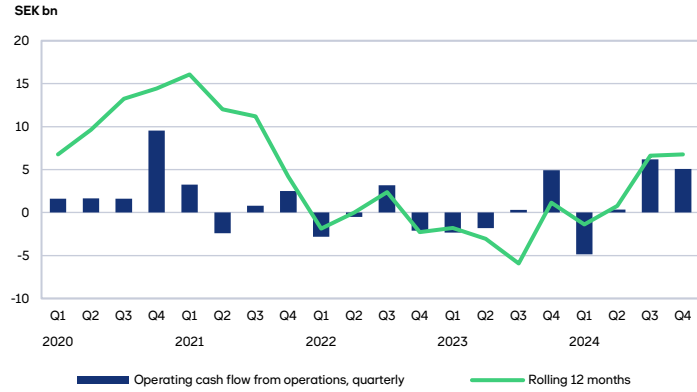
Net financial items amounted to SEK 661 M (601).

Income taxes for the period amounted to SEK -1,913 M (-560). Effective tax rate for 2024 amounted to 25 percent (15). The difference in effective tax rate is mainly explained by changes in the portion of income in markets with a higher tax rate and the proportion of tax-exempt transactions.

Cash flow

Group

Operating cash flow from operations



Operating cash flow

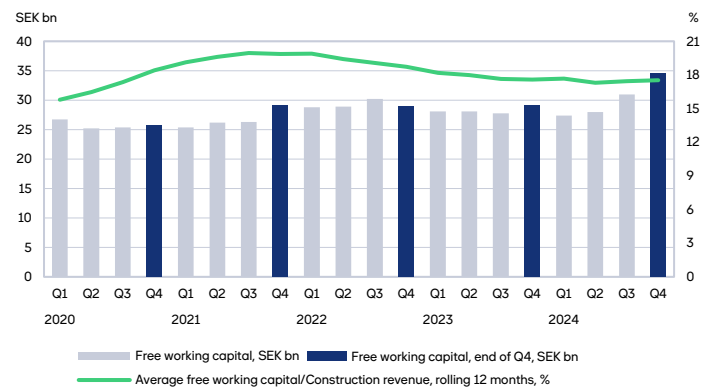
SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Cash flow from business operations	2,038	1,753	6,309	6,406
Change in working capital	1,351	728	517	-217
Net divestments(+)/investments(-)	1,546	2,770	1,516	-2,214
Cash flow adjustment	46	-368	279	-405
Cash flow from business operations before taxes paid	4,981	4,884	8,621	3,570
Taxes paid in business operations	202	257	-1,712	-1,733
Cash flow from financing activities	-112	-197	-164	-689
Operating cash flow from operations	5,071	4,944	6,745	1,148
Strategic net divestments(+)/investments(-)	0	2	2	39
Dividend etc.	-44	-102	-2,493	-3,611
Cash flow before change in interest-bearing receivables and liabilities	5,027	4,843	4,254	-2,424
Change in interest-bearing receivables and liabilities excluding lease liabilities	-1,704	6,003	-3,752	10,373
Cash flow for the period	3,323	10,846	502	7,949

Operating cash flow from operations for the period amounted to SEK 5,071 M (4,944); the positive cash flow is mainly explained by changes in working capital in the Construction stream and net divestments in Project Development. Taxes paid in business operations amounted to SEK 202 M (257) for the period. Cash flow for the comparable period include change in interest-bearing receivables and liabilities of SEK 6.0 billion, mostly explained by the SEK 4.6 billion bond issuance in the fourth quarter last year.

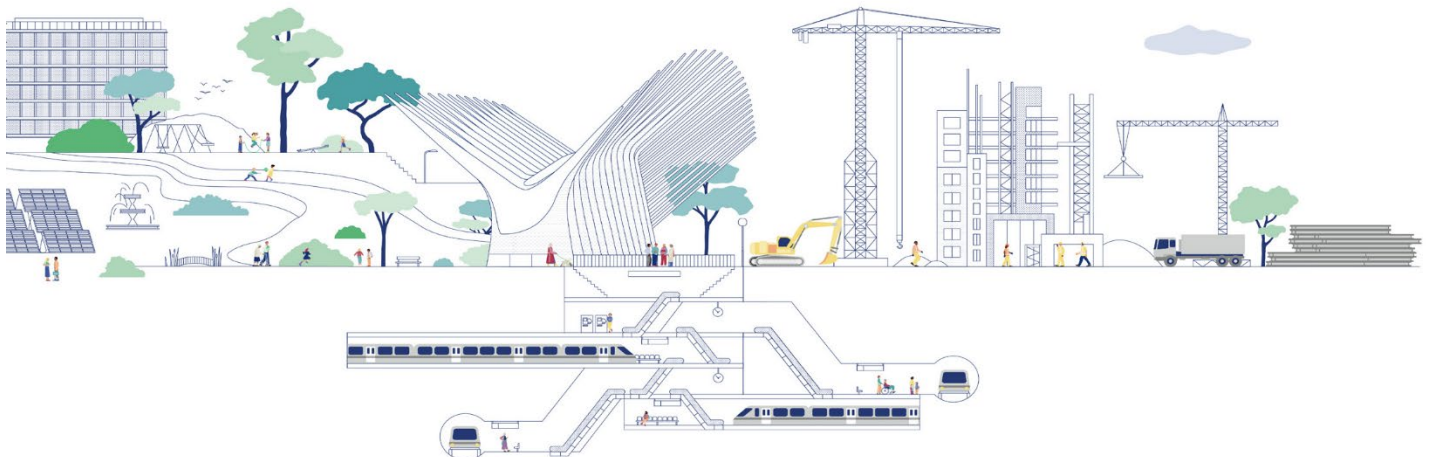
Commercial Property Development assets sold but not transferred will have a positive effect on cash flow of SEK 7.6 billion during the years 2025 to 2027, with SEK 3.1 billion in the first half of 2025.

For the full year, operating cash flow from operations amounted to SEK 6,745 M (1,148); strengthened by net divestments in Project Development and working capital in Construction. Taxes paid in business operations amounted to SEK -1,712 M (-1,733).

Free working capital in Construction



Free working capital in Construction amounted to SEK 34.5 billion (29.1). Average free working capital in relation to Construction revenue in the past 12 months was 17.5 percent (17.6), explained by positive 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 2,131 M (2,415) for the period, and SEK 3,952 M (753) for the full year.



Financial position

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



Balance sheet - Summary

SEK bn	Dec 31, 2024	Dec 31, 2023
Total assets	171.2	155.2
Total equity	62.6	56.3
Interest-bearing net receivables (+)/net debt (-)	15.4	9.0
Adjusted interest-bearing net receivables(+)/net debt(-)	12.0	10.4
Capital employed, closing balance	84.4	77.4
Equity/assets ratio, %	36.6	36.3

Change in interest-bearing net receivables/net liabilities

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Opening balance interest-bearing net receivables(+)/net debt(-)	9,121	5,061	9,037	10,306
Cash flow for the period	3,323	10,846	502	7,949
Less change in interest-bearing receivables and liabilities	1,704	-6,003	3,752	-10,373
Cash flow before change in interest-bearing receivables and liabilities	5,027	4,843	4,254	-2,424
Translation differences, net receivables/net debt	542	57	173	-52
Remeasurements of pension liabilities	395	-1,129	960	255
Interest-bearing liabilities acquired/divested	-	1	-2	21
Other changes, interest-bearing net receivables/net debt	268	204	931	931
Change in net interest-bearing receivables and liabilities	6,232	3,976	6,316	-1,269
Closing balance interest-bearing net receivables(+)/net debt(-)	15,353	9,037	15,353	9,037
Restricted cash	-9,394	-5,769	-9,394	-5,769
Pension liability, net	-1,114	49	-1,114	49
Lease liabilities	7,130	7,047	7,130	7,047
Closing balance adjusted interest-bearing net receivables(+)/net debt(-)	11,976	10,363	11,976	10,363

Adjusted interest-bearing net receivables (+)/net debt (-) amounted to SEK 12.0 billion (Sep 30, 2024: 6.5). Interest-bearing net receivables amounted to SEK 15.4 billion (Sep 30, 2024: 9.1) and include SEK 7.1 billion in interest-bearing lease liabilities according to IFRS 16. The increase in restricted cash is mainly explained by an increased amount of Construction joint ventures.

At the end of the quarter, cash, cash equivalents and committed unutilized credit facilities amounted to SEK 28.6 billion (Sep 30, 2024: 24.9), of which SEK 21.8 billion (Sep 30, 2024: 19.5) is available within one week. The Group central loan portfolio amounted to SEK 10.1 billion (Sep 30, 2024: 9.8) consisting of SEK 5.7 billion in Medium-Term Notes (MTN) with an average maturity of 2.5 years and SEK 4.4 billion in bilateral loans with an average maturity of 3.3 years. On Dec 31, 2024, the Group's unutilized credit facilities amounted to SEK 10.1 billion. The central loan portfolio, including committed unutilized credit facilities, had an average maturity of 3.3 years (Sep 30, 2024: 3.2).

At the end of the quarter, capital employed amounted to SEK 84.4 billion (Sep 30, 2024: 80.2).

Equity

Changes in equity

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Opening balance	58,133	57,654	56,347	55,255
Dividend to the parent company's shareholders	-0	-0	-2,257	-3,081
Other changes in equity not included in total comprehensive income for the period	44	14	126	-65
Profit for the period	2,328	1,661	5,584	5,029
Other comprehensive income				
Translation differences	1,633	-1,796	1,852	-974
Effects of remeasurements of pensions	455	-1,158	936	209
Effects of cash flow hedges	24	-28	29	-25
Closing balance	62,617	56,347	62,617	56,347

Adjusted equity

SEK bn	Dec 31, 2024	Dec 31, 2023	Sep 30, 2024
Equity attributable to the parent company's equity holders	62.5	56.2	58.0
Unrealized surplus value in Residential Development	3.0	3.1	3.0
Unrealized Commercial Property Development gains	4.0	5.1	3.7
Effect in unrealized equity in PPP portfolio	0.7	0.8	0.9
Adjusted equity	70.2	65.2	65.7

The Group's equity amounted to SEK 62.6 billion (56.3), resulting in an equity/assets ratio of 36.6 percent (36.3). The net receivable position resulted in a negative net debt/equity ratio of -0.2 (-0.2).

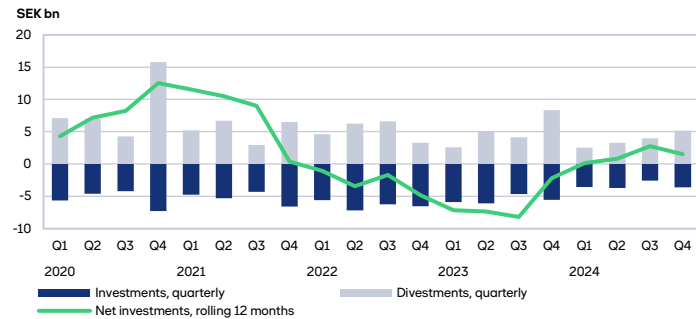
Translation differences amounted to SEK 1,633 M (-1,796) due to stronger US dollar. For the full year, translation differences amounted to SEK 1,852 M (-974).

Effects of remeasurements of pensions amounted to SEK 455 M (-1,158) for the fourth quarter and SEK 936 M (209) for the full year. This is mainly explained by increased discount rate in Norway and the UK during the year.

Total adjusted equity amounted to SEK 70.2 billion (65.2), resulting in adjusted equity per share of SEK 170.50 (158.97). Unrealized surplus values in Project Development including the PPP portfolio amounted to SEK 8.5 billion, of which SEK 1.6 billion was realized according to segment reporting. Corresponding amounts less standard tax were SEK 7.7 billion and SEK 1.4 billion.

Investments and divestments

Investments and divestments



The Group's investments amounted to SEK -3,613 M (-5,560), while divestments amounted to SEK 5,159 M (8,331), resulting in net divestments of SEK 1,546 M (2,771). For the full year, investments amounted to SEK -13,452 M (-22,189), and divestments amounted to SEK 14,970 M (20,014), resulting in net divestments of SEK 1,518 M (-2,175).

In Construction, investments totaled SEK -852 M (-737). These investments mainly relate to property, plant and equipment for the Group's own operations. Net investments in Construction amounted to SEK -767 M (-645). Depreciation of property, plant and equipment including right-of-use assets amounted to SEK -605 M (-629). For the full year, net investments amounted to SEK -2,305 M (-2,015).

In Residential Development, investments totaled SEK -1,405 M (-2,491). Divestments amounted to SEK 2,947 M (3,634). Net divestments in Residential Development amounted to SEK 1,542 M (1,143). For the full year, net divestments amounted to SEK 5,193 M (2,404).

In Commercial Property Development, investments totaled SEK -1,324 M (-2,389), while divestments amounted to SEK 2,510 M (5,060). Net divestments in Commercial Property Development amounted to SEK 1,186 M (2,672). For the full year, net divestments amounted to SEK 1,606 M (-2,670).

In Investment Properties, net investments totaled SEK -396 M (-1,569), relating to property acquisition of the office building Oas in Malmö and tenant adjustments for premises that have been leased out. For the full year, total investments amounted to SEK -2,968 M (-1,575).



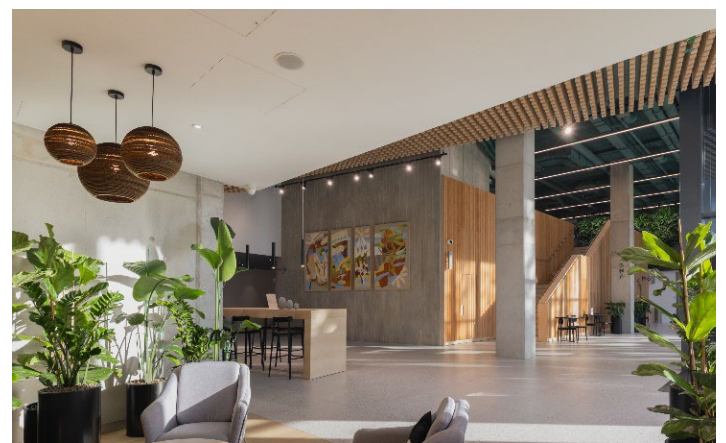
Investment: office project Firdo, Helsinki, Finland

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

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Investments				
Construction	-852	-737	-2,632	-2,531
Residential Development	-1,405	-2,491	-4,577	-9,038
Commercial Property Development	-1,324	-2,389	-6,167	-10,668
Investment Properties	-396	-1,569	-2,968	-1,575
Other	364	1,626	2,891	1,625
Total	-3,613	-5,560	-13,452	-22,189
Divestments				
Construction	85	92	327	516
Residential Development	2,947	3,634	9,770	11,442
Commercial Property Development	2,510	5,060	7,773	7,999
Investment Properties	-	-	-	-
Other	-384	-456	-2,899	57
Total	5,159	8,331	14,970	20,014
Net divestments(+)/investments(-)				
Construction	-767	-645	-2,305	-2,015
Residential Development	1,542	1,143	5,193	2,404
Commercial Property Development	1,186	2,672	1,606	-2,670
Investment Properties	-396	-1,569	-2,968	-1,575
Other	-20	1,170	-8	1,681
Total	1,546	2,771	1,518	-2,175
Of which strategic	0	2	2	39

Capital employed in Project Development and Investment Properties

SEK M	Dec 31, 2024	Sep 30, 2024	Dec 31, 2023
Residential Development	13,601	14,132	14,406
Commercial Property Development	44,076	42,478	40,760
Investment Properties	8,364	7,675	5,076
Total in Project Development and Investment Properties	66,041	64,284	60,242

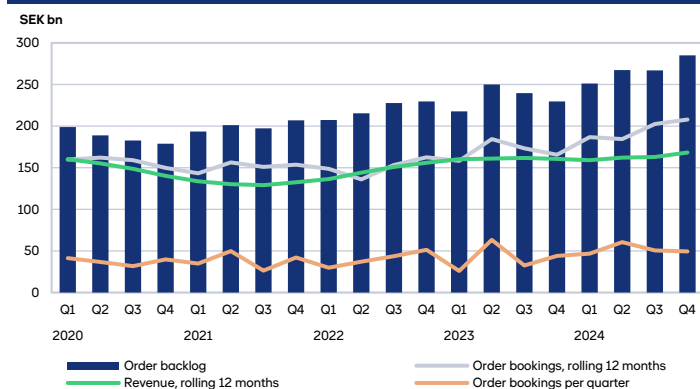


Divestment: P180, Warsaw, Poland

Performance analysis, business streams

Construction – Order situation

Order backlog, revenue and order bookings



Order bookings and order backlog in Construction

SEK bn	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Order bookings	49.6	44.1	207.9	165.8
Order backlog ¹	285.0	229.6	285.0	229.6

¹ Refers to the end of each period.

Order bookings amounted to SEK 49.6 billion (44.1); adjusted for currency effects, order bookings increased 11 percent. For the full year, order bookings amounted to SEK 207.9 billion (165.8). On a rolling 12-month basis the book-to-build ratio was 123 percent (Sep 30, 2024: 124). For more information, see page 28.

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

8.2 SEK bn

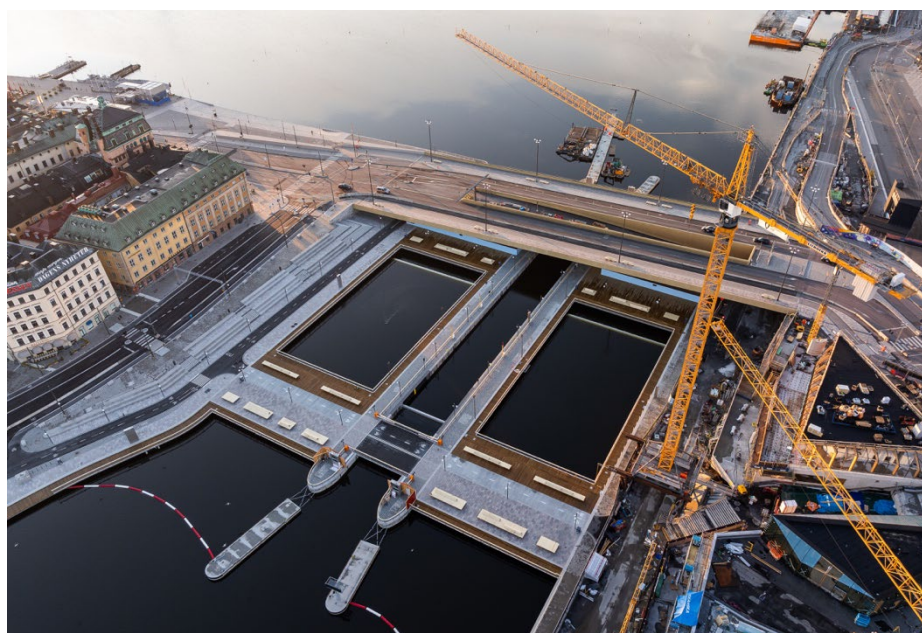
The order backlog stands at a historic high amounting to SEK 285.0 billion, compared to SEK 267.0 billion at the end of the previous quarter; adjusted for currency effects, the order backlog increased by 1 percent. The order backlog corresponds to 20 months of production (Sep 30, 2024: 20).

Changes and currency rate effects

	Change in SEK	Change in local currency	Currency effect
	Oct-Dec 2024 / Oct-Dec 2023		
Order bookings	12%	11%	2%
	Dec 31 2024 / Sep 30, 2024		
Order backlog	7%	1%	6%

Major orders in the quarter

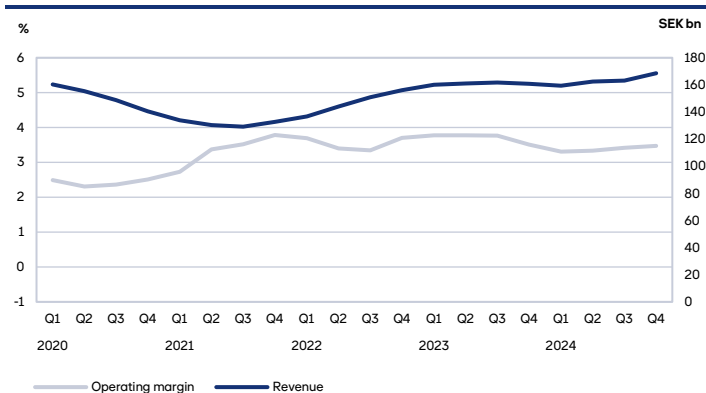
Geography	Contract	Amount SEK M	Client
USA	Airport	4,700	Massachusetts Port Authority (Massport)
USA	Hospital	4,600	Lee Health
USA	I-15 highway	3,500	San Bernardino County Transportation Authority
Nordics	Tram depot	2,900	City Transport Ltd
Europe	Commercial office development	2,600	Grosvenor and Mitsui Fudosan UK



Slussen, Stockholm, Sweden

Construction

Revenue and operating margin, rolling 12 months



Revenue and earnings

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Revenue	46,983	41,612	168,554	160,636
Gross income	3,836	3,670	12,378	12,423
Selling and administrative expenses	-1,727	-1,837	-6,538	-6,808
Income from joint ventures and associated companies	18	10	14	17
Operating income	2,126	1,843	5,854	5,632
Gross margin, %	8.2	8.8	7.3	7.7
Selling and administrative expenses, %	-3.7	-4.4	-3.9	-4.2
Operating margin, %	4.5	4.4	3.5	3.5
Average number of employees	25,140	25,826	25,140	25,826

Changes and currency rate effects

	Change in SEK	Change in local currency	Currency effect
Oct-Dec 2024 / Oct-Dec 2023			
Revenue	13%	12%	1%
Operating income	15%	15%	-0%
Jan-Dec 2024 / Jan-Dec 2023			
Revenue	5%	5%	-0%
Operating income	4%	5%	-1%

October-December 2024

Revenue in the Construction business stream increased 13 percent and amounted to SEK 47.0 billion (41.6); adjusted for currency effects, revenue increased by 12 percent. Operating income increased by 15 percent and amounted to SEK 2,126 M (1,843); adjusted for currency effects, operating income increased by 15 percent. The operating margin was 4.5 percent (4.4).

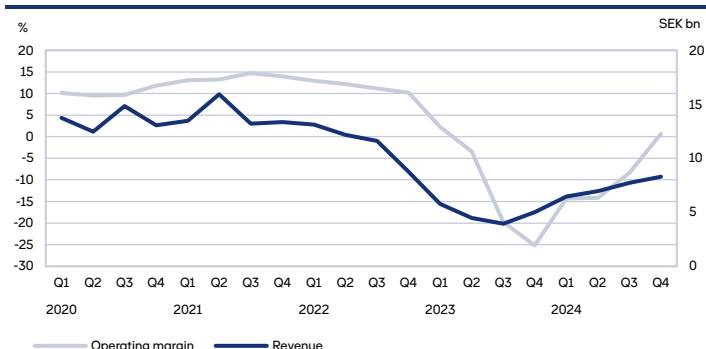
January-December 2024

Revenue in the Construction business stream increased by 5 percent and amounted to SEK 168.6 billion (160.6); adjusted for currency effects, revenue increased by 5 percent. Operating income increased by 4 percent and amounted to SEK 5,854 M (5,632); adjusted for currency effects, operating income increased by 5 percent. Operating margin for the full year was 3.5 percent (3.5), in line with the long-term target.



Residential Development

Revenue and operating margin, rolling 12 months¹



¹ Including residential rentals until Q4 2020.

Revenue and earnings

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Revenue	2,443	1,867	8,302	5,013
Gross income	334	-325	658	-332
Selling and administrative expenses	-138	-176	-605	-930
Operating income	196	-502	53	-1,262
Gross margin, %	13.7	-17.4	7.9	-6.6
Selling and administrative expenses, %	-5.7	-9.4	-7.3	-18.5
Operating margin, %	8.0	-26.9	0.6	-25.2
Return on capital employed, % ²	1.6	-7.0	1.6	-7.0

² Rolling 12 months. For definition see page 18.

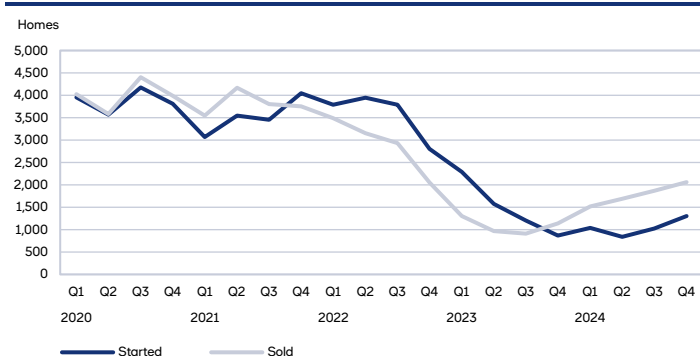
October-December 2024

Revenue in the Residential Development business stream amounted to SEK 2,443 M (1,867). Improved market activity has increased sales volumes compared to last year but remain weak in comparison to a normal market. Operating income for the business stream amounted to SEK 196 M (-502), impacted by operational losses in the low-price segment BoKlok of SEK -60 M. The result was strengthened by release of provisions from completed projects. Operating income in the comparable period was impacted by property asset impairment charges of SEK -0.5 billion as a result of weak property markets and operating losses in BoKlok of SEK -0.1 billion. Operating margin for the residential development stream was 8.0 percent (-26.9).

January-December 2024

Revenue for the full year amounted to SEK 8,302 M (5,013). Operating income amounted to SEK 53 M (-1,262), including losses in BoKlok of SEK -614 M. Operating income for the comparable period was negatively impacted by property asset, goodwill impairments and operating losses in BoKlok, totaling SEK -1.7 billion.

Homes sold and started, rolling 12 months³



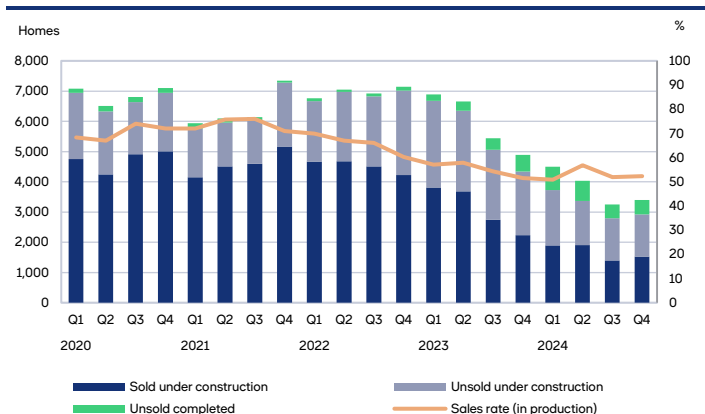
³ Including residential rentals until Q4 2020. Homes sold and started.

Homes sold and started

	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Homes sold ⁴	573	384	2,056	1,136
Homes started	620	339	1,302	868

⁴ Net homes sold, including cancellations.

Homes under construction and unsold⁵



⁵ Including residential rentals until Q4 2020.

Homes under construction and unsold

	Dec 31, 2024	Dec 31, 2023
Homes under construction	2,918	4,341
of which sold, %	52	52
Completed unsold, number of homes	477	549

In the fourth quarter, the number of homes sold was 573 (384) and construction of 620 (339) homes were started. At the end of the quarter, 2,918 homes (Sep 30, 2024: 2,917) were under construction. The sales rate was 52 percent (Sep 30, 2024: 52). The number of unsold completed homes peaked at 772 units by the end of the first quarter, and has since then come down, amounting to 477 (Sep 30, 2024: 454) at the end of the year. During the quarter 587 (1,058) homes were completed.

Breakdown of carrying amounts

SEK M	Dec 31, 2024	Sep 30, 2024	Dec 31, 2023
Completed projects	2,567	1,743	2,217
Ongoing projects	4,760	5,861	8,467
Undeveloped land and development properties	9,799	10,240	9,986
Total	17,126	17,844	20,670

A breakdown of the carrying amounts for Residential Development is presented in the table above. The estimated unrealized surplus value, pre-tax, in unsold homes under construction and undeveloped land and development properties amounted to SEK 3.4 billion (SEK 3.0 billion post standard tax).

The undeveloped land and development properties correspond to Skanska-owned building rights for 26,425 homes. Additionally, we hold 2,200 building rights through joint ventures and, subject to certain conditions, we have the right to purchase 7,900 building rights.

Commercial Property Development

Revenue and operating income from property divestments¹



¹ Including residential rentals as of Q1 2021.

Revenue and earnings

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Revenue	3,576	2,832	11,225	5,331
of which from divestment of properties	3,280	2,583	10,055	4,428
Gross income	559	-652	1,959	-416
Selling and administrative expenses	-228	-230	-836	-895
Income from joint ventures and associated companies	1	-50	-3	-54
Operating income	332	-932	1,120	-1,365
of which from divestment of properties	561	598	2,064	1,014
Return on capital employed, % ²	3.0	-2.6	3.0	-2.6

² Rolling 12 months. For definition see page 18.

October-December 2024

In the Commercial Property Development business stream, revenue amounted to SEK 3,576 M (2,832). Operating income amounted to SEK 332 M (-932). Operating income in the comparable period was impacted by property asset impairments of SEK -1.4 billion as a result of weak property markets. Divestments of five properties worth SEK 3,280 M (2,583) were made in the fourth quarter. Gains from property divestments totaling SEK 561 M (598) include release of provisions from old projects. Return on capital employed was 3.0 percent (-2.6).

January-December 2024

Total revenue amounted to SEK 11,225 M (5,331). Sales improved following a gradual recovery of real estate transaction market activity. Operating income was SEK 1,120 M (-1,365). Operating income in the comparable period was negatively impacted by property asset impairments of SEK -1.7 billion. Divestments totaling SEK 10,055 M (4,428) were carried out in 2024. Gains from property divestments totaled SEK 2,064 M (1,014) for the full year.

Breakdown of investment value and market value

SEK M	Investment value, end of period	Investment value upon completion	Market value ^{3,4}	Unrealized gains ⁹
Ongoing projects ⁵	12,649	20,496	23,091	2,595
Completed projects ^{6,7}	15,634	15,634	16,675	1,041
Undeveloped land and development properties	12,774	12,774	13,574	800
Total	41,057	48,904	53,340	4,436
of which carrying amount ⁸	41,057	48,904	-	-
of which completed projects sold according to segment reporting	643	643	790	147
of which ongoing projects sold according to segment reporting	3,508	5,379	6,792	1,413

³ Market value according to appraisal on December 31, 2024.

⁴ Ongoing projects - estimated market value at completion fully leased.

⁵ Including tenant improvement and leasing commissions in CDUS amounting to SEK 89 M.

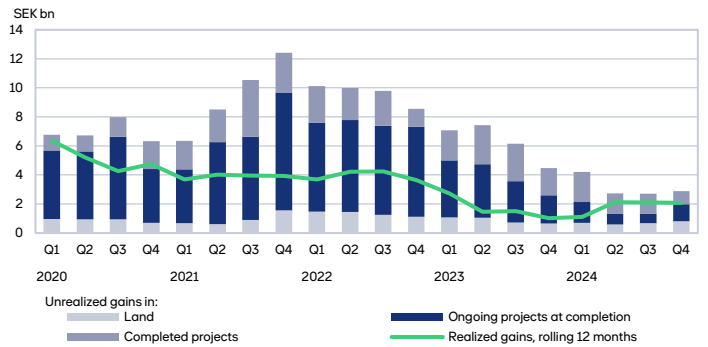
⁶ Including tenant improvement and leasing commissions in CDUS amounting to SEK 1,179 M.

⁷ Skanska's share of total production cost in JVs is SEK 0 M at the end of period and upon completion.

⁸ Includes Skanska's total equity investment in JV of SEK 0 M.

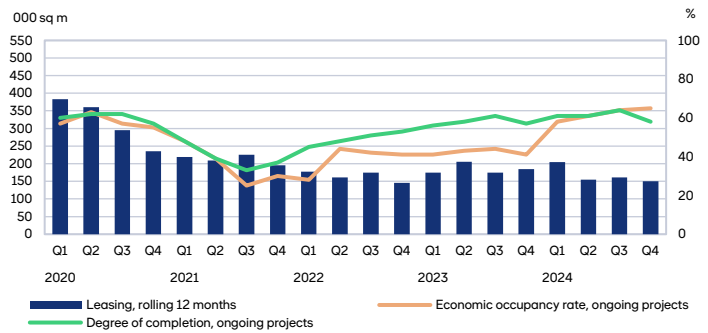
⁹ Market value less investment value upon completion.

Unrealized and realized gains, segment reporting¹⁰



¹⁰ Including residential rentals as of Q1 2021.

Commercial properties, leasing, and degree of completion¹¹



¹¹ Excluding residential rental projects, except for Leasing, rolling 12 months, which includes residential rentals in the USA and Denmark until Q4 2020.

Estimated market value at completion for the Commercial Property Development portfolio amounted to SEK 53.3 billion at the end of the fourth quarter, corresponding to an unrealized gain of SEK 4.4 billion.

During the fourth quarter, five projects were completed. Three projects were started in the quarter. Four projects were handed over to buyers, of which three to external customers, resulting in a positive cash flow for the Group of SEK 2.0 billion. Assets sold but not transferred will have a positive effect on cash flow of SEK 7.6 billion during the years 2025 to 2027, with SEK 3.1 billion in the first half of 2025.

At the end of the quarter, 15 projects with a total leasable area of 311,000 sq m were ongoing. Of these, 12 were commercial properties and three were residential rental. The commercial properties were on average 65 percent leased and were 58 percent completed. The portfolio of completed projects includes 24 properties with a total leasable area of 494,000 sq m. This portfolio was 65 percent let by the end of the quarter.

Fourth-quarter leasing came in at 55,000 sq m (63,000), of which residential rentals accounted for 16,000 sq m (13,000). For the full year, leasing amounted to 219,000 sq m (213,000), of which residential rentals accounted for 69,000 sq m (28,000).

Accumulated eliminations of intra-Group Construction profits amounted to SEK -417 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.

Investment Properties

Revenue and earnings

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Revenue	114	56	363	186
Operating net	77	42	264	137
Selling and administrative expenses	-6	-6	-14	-9
Change in property value	4	-165	61	-190
Operating income	74	-129	311	-62
Investments	-396	-1,569	-2,968	-1,575
Divestments	-	-	-	-
Net divestments(+)/investments(-)	-396	-1,569	-2,968	-1,575
Capital employed	8,364	5,076	8,364	5,076
Property value	8,154	5,141	8,154	5,141
Return on capital employed, % ¹	4.6	-1.6	4.6	-1.6
Net leasing	-5	7	-7	16
Economic occupancy rate, %	87	91	87	91
Surplus ratio, %	68	76	73	74

¹ Rolling 12 months. For definition see page 18.

October-December 2024:

Revenue in the Investment Properties business stream amounted to SEK 114 M (56). Operating income amounted to SEK 74 M (-129). Operating income for the comparable period was impacted by changes in fair market values of SEK -165 M due to weak property markets.

Average valuation yield in the portfolio at the end of the fourth quarter was 4.7 percent. The economic occupancy rate in the portfolio was 87 percent.



Oas, Malmö, Sweden

January-December 2024

Revenue amounted to SEK 363 M (186) and operating income amounted to SEK 311 M (-62).

At year-end the portfolio held seven high-quality office properties amounting to a total property value of SEK 8.2 billion.

We will continue to build-up the Investment Properties asset portfolio with high-quality sustainable office properties in attractive locations in the three main cities of Sweden, targeting a total value of SEK 12-18 billion.



Sustainability information

Climate data

	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Scope 1 and 2 (tonnes CO ₂ e) ¹	23,000	40,000	155,000	161,000
Carbon intensity ²	0.45	0.95	0.88	1.03
Renewable fuels, %	38	22	26	24
Renewable electricity, %	99	88	99	93

¹ Scope 1 and 2 (market-based)

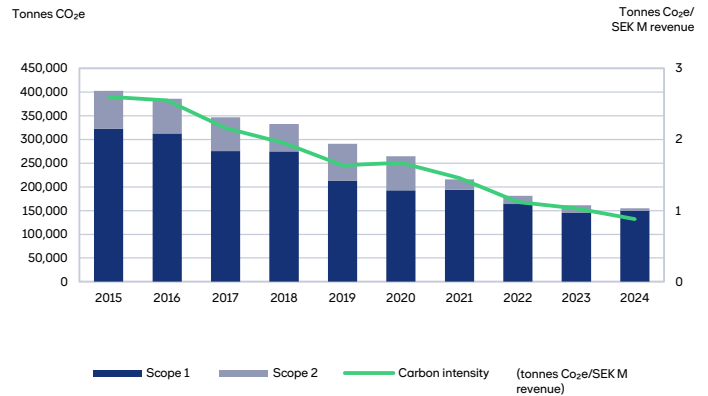
² Scope 1 and 2 (market-based)/ SEK M revenue, according to segment reporting.

Combined scope 1 and 2 emissions totaled 23,000 tonnes (40,000) for the fourth quarter. The reduction is mostly explained by reduced scope 2 emissions, following an increase in purchase of renewable electricity. For the full year, combined scope 1 and 2 emissions totaled 155,000 tonnes (161,000). This constitutes a 61 percent reduction compared to our 2015 baseline. Our carbon intensity stands at 0.45 (0.95) in the fourth quarter, and at 0.88 (1.03) for the full year, compared to 2.60 in 2015.

Scope 1 emissions are driven by the use of fuels. In the fourth quarter the share of renewable fuels stood at 38 percent. For the full year, the share was 26 percent.

Scope 2 emissions are primarily driven by the use of electricity. Group-wide share of renewable electricity was 99 percent for the quarter, and 99 percent for the full year.

Skanska's own emissions (scope 1 and 2)



Health and Safety data

	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Lost time accident rate (LTAR) ¹	2.1	2.0	2.2	2.6
Executive Site Safety Visits (ESSV) ¹	2,000	2,095	7,575	7,600

¹ For definitions see page 19.

Lost time accident rate (LTAR) is an indicator for monitoring safety performance. LTAR was 2.1 (2.0) during the fourth quarter and 2.2 (2.6) for the full year, continuing a positive trend with fewer injuries.

Executive Site Safety Visits (ESSV) promote clear and visible leadership for enhanced safety performance. In the fourth quarter, 2,000 ESSV (2,095) were conducted. For the full year, the total was 7,575 (7,600).

Personnel

During the period, the average number of employees in the Group was 26,276 (27,256). At the end of the quarter, the number of employees totaled 25,922 people (Sep 30, 2024: 26,489).

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 2023, pages 99-105, Note 2 and 6, as well as the section on market outlook included in this report.

Other matters

Annual General meeting

Skanska's Annual General Meeting 2024 (AGM) will take place on Monday April 7, 2025. 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 8.00 (5.50) per share. The proposal is equivalent to a dividend payout totaling SEK 3,292 M (2,257). The Board of Directors proposes April 9, 2025, as the record date depending on share repurchases and transfers.

Events after the end of the report period

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

Financial reports for 2025

Skanska's interim reports and year-end report are available for download on Skanska's website, www.group.skanska.com/investors. The Annual and Sustainability Report 2024 will be available on Skanska's website on March 17, 2024.

The Group's interim reports for 2025 will be published on the following dates:

May 7, 2025	Interim report first quarter 2025
July 18, 2025	Interim report second quarter 2025
November 6, 2025	Interim report third quarter 2025
February 6, 2026	Year-end report 2025

Stockholm, February 7, 2025

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.

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

The principle 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 2023, 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. Revenue 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, revenue is instead recognized when the buyer takes possession of the home.

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, revenue is instead recognized when the buyer takes possession of the property. As of 2023, residential rental projects in Sweden have been reallocated and included in the multifamily rental portfolio in the Commercial Property Development business stream. Historical financial information from 2021 and 2022 has been restated to reflect this reallocation.

Investment Properties owns properties for the purpose of earning rentals and for capital appreciation. Rental revenue is 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, and thereby assisting investors and management in analyzing trends and performance in Skanska.

For further definitions, see the Annual and Sustainability Report 2023, Note 44.

Non-IFRS financial measures	Definition	Reason for use														
Revenue, Segment	Revenue, segment is the same as Revenue, IFRS in all business streams except for Residential Development and Commercial Property Development, where revenue is recognized when a binding contract is signed for the sale of homes and properties. As segment reporting of joint ventures in Residential Development applies the proportional method, this also affects Revenue, segment.	Measures revenue generated in current market environment.														
Gross income	Revenue minus cost of sales.	Measures profit generated from projects.														
Gross margin, %	Gross income as a percentage of revenue.	Measures profitability in projects.														
Operating net	Rental income 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.														
Selling and admin expenses, %	Selling and administrative expenses as a percentage of revenue.	Measures cost efficiency in selling and administrative expenses.														
Operating income	Revenue minus cost of sales, selling and administrative expenses, change in value of investment properties, and income from joint ventures and associated companies.	Measures profit generated from operations.														
Operating income segment	Revenue minus cost of sales, selling and administrative expenses, change in value of investment properties, 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.	Measures profit generated from operations in current market environment.														
Operating income rolling 12 months	Revenue minus cost of sales, selling and administrative expenses, change in value of investment properties, and income from joint ventures and associated companies, rolling 12-month period.	Measures profit generated from operations.														
Operating margin, %	Operating income as a percentage of revenue.	Measures profitability in operations.														
Net financial items	The net of interest income, financial net pension cost, interest expense, capitalized interest expense, change in fair value and other net financial items.	Measures total net for financial activities.														
Income after financial items	Operating income minus net financial items.	Measures profit generated before taxes.														
Earnings per share, segment, SEK	Profit for the period, segment, attributable to equity holders divided by the average number of shares outstanding.	Measures earnings per share, segment.														
Book-to-build, R-12m, %	Order bookings divided by construction revenue, rolling 12 months.	Measures to which extent new orders are replacing work put in place.														
Unrealized gains, Commercial Property Development (CD)	Market value minus investment value upon completion for ongoing projects, completed projects, and undeveloped land and development properties. Excludes projects sold according to segment reporting.	Measures potential realization of future gains in Commercial Property Development.														
Capital employed, Group	Total assets minus non-interest-bearing liabilities.	Measures capital usage and efficiency.														
Capital employed, Stream	Total assets less tax assets, deposits in Skanska's treasury unit (internal bank) 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.	Measures capital usage and efficiency in a Stream.														
Capital employed Residential Development (RD) SEK M	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Total assets</td> <td style="text-align: right;">20,117</td> </tr> <tr> <td>- tax assets</td> <td style="text-align: right;">-587</td> </tr> <tr> <td>- deposits in internal bank</td> <td style="text-align: right;">-141</td> </tr> <tr> <td>- pension receivable</td> <td style="text-align: right;">-50</td> </tr> <tr> <td>- non-interest-bearing liabilities (excluding tax liabilities)</td> <td style="text-align: right;">-5,534</td> </tr> <tr> <td>- capitalized interest expense</td> <td style="text-align: right;">-203</td> </tr> <tr> <td></td> <td style="text-align: right; border-top: 1px solid black;">13,601</td> </tr> </table>	Total assets	20,117	- tax assets	-587	- deposits in internal bank	-141	- pension receivable	-50	- non-interest-bearing liabilities (excluding tax liabilities)	-5,534	- capitalized interest expense	-203		13,601	Measures capital usage and efficiency in Residential Development.
Total assets	20,117															
- tax assets	-587															
- deposits in internal bank	-141															
- pension receivable	-50															
- non-interest-bearing liabilities (excluding tax liabilities)	-5,534															
- capitalized interest expense	-203															
	13,601															
Capital employed Commercial Property Development (CD) SEK M	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Total assets</td> <td style="text-align: right;">50,689</td> </tr> <tr> <td>- tax assets</td> <td style="text-align: right;">-1,852</td> </tr> <tr> <td>- deposits in internal bank</td> <td style="text-align: right;">-620</td> </tr> <tr> <td>- pension receivable</td> <td style="text-align: right;">-</td> </tr> <tr> <td>- non-interest-bearing liabilities (excluding tax liabilities)</td> <td style="text-align: right;">-3,277</td> </tr> <tr> <td>- capitalized interest expense</td> <td style="text-align: right;">-864</td> </tr> <tr> <td></td> <td style="text-align: right; border-top: 1px solid black;">44,076</td> </tr> </table>	Total assets	50,689	- tax assets	-1,852	- deposits in internal bank	-620	- pension receivable	-	- non-interest-bearing liabilities (excluding tax liabilities)	-3,277	- capitalized interest expense	-864		44,076	Measures capital usage and efficiency in Commercial Property Development.
Total assets	50,689															
- tax assets	-1,852															
- deposits in internal bank	-620															
- pension receivable	-															
- non-interest-bearing liabilities (excluding tax liabilities)	-3,277															
- capitalized interest expense	-864															
	44,076															

Non-IFRS financial measures	Definition	Reason for use																
Capital employed Investment Properties (IP) SEK M	Total assets 8,560 - tax assets -42 - deposits in internal bank - - non-interest-bearing liabilities (excluding tax liabilities) -154 - capitalized interest expense - <u>8,364</u>	Measures capital usage and efficiency in Investment Properties.																
Capital employed average	Calculated on the basis of five measuring points; see below.																	
ROCE in RD segment, rolling 12 months, %	Operating income 53 + capitalized interest expense 163 +/- financial income and other financial items 17 - interest income from internal bank 0 <u>Adjusted profit 233</u> Capital employed average* 14,743 ROCE RD 1.6% * Average Capital employed Q4 2024 13,601 x 0,5 6,801 Q3 2024 14,132 14,132 Q2 2024 15,387 15,387 Q1 2024 15,450 15,450 Q4 2023 14,406 x 0,5 <u>7,203</u> <u>58,972 /4 14,743</u>	Measures the performance (profitability and capital efficiency) in RD.																
ROCE in CD segment, rolling 12 months, %	Operating income 1,120 + capitalized interest expense 153 +/- financial income and other financial items 27 - interest income from internal bank 0 <u>Adjusted profit 1,301</u> Capital employed average* 43,242 ROCE CD 3.0% * Average Capital employed Q4 2024 44,076 x 0,5 22,038 Q3 2024 42,478 42,478 Q2 2024 43,493 43,493 Q1 2024 44,581 44,581 Q4 2023 40,760 x 0,5 <u>20,380</u> <u>172,969 /4 43,242</u>	Measures the performance (profitability and capital efficiency) in CD.																
ROCE in IP segment, rolling 12 months, %	Operating income 311 +/- financial income and other financial items 0 - interest income from internal bank - <u>Adjusted profit 311</u> Capital employed average* 6,798 ROCE IP 4.6% * Average Capital employed Q4 2024 8,364 x 0,5 4,182 Q3 2024 7,675 7,675 Q2 2024 7,671 7,671 Q1 2024 5,126 5,126 Q4 2023 5,076 x 0,5 <u>2,538</u> <u>27,192 /4 6,798</u>	Measures the performance (profitability and capital efficiency) in IP.																
ROCE in Project Development, segment, rolling 12 months, %	Calculated as the sum of the adjusted profit in RD and CD divided by the aggregate amount of capital employed, average, for RD and CD. <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Adjusted profit</th> <th>CE avg</th> <th>ROCE</th> </tr> </thead> <tbody> <tr> <td>RD</td> <td>233</td> <td>14,743</td> <td>1.6%</td> </tr> <tr> <td>CD</td> <td>1,301</td> <td>43,242</td> <td>3.0%</td> </tr> <tr> <td></td> <td><u>1,533</u></td> <td><u>57,985</u></td> <td><u>2.6%</u></td> </tr> </tbody> </table>		Adjusted profit	CE avg	ROCE	RD	233	14,743	1.6%	CD	1,301	43,242	3.0%		<u>1,533</u>	<u>57,985</u>	<u>2.6%</u>	Measures the performance (profitability and capital efficiency) in Project Development.
	Adjusted profit	CE avg	ROCE															
RD	233	14,743	1.6%															
CD	1,301	43,242	3.0%															
	<u>1,533</u>	<u>57,985</u>	<u>2.6%</u>															

Non-IFRS financial measures	Definition	Reason for use																																										
Return on equity segment, rolling 12 months, %	Profit attributable to equity holders as a percentage of average equity attributable to equity holders. $5,803 / 57,989 =$ 10.0	Measures profitability on invested equity.																																										
Equity average attributable to equity holders SEK M	Calculated on the basis of five measuring points. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Q4 2024</td> <td style="width: 10%;">62,466</td> <td style="width: 10%;">x 0,5</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;">31,233</td> </tr> <tr> <td>Q3 2024</td> <td>57,987</td> <td></td> <td></td> <td></td> <td>57,987</td> </tr> <tr> <td>Q2 2024</td> <td>58,128</td> <td></td> <td></td> <td></td> <td>58,128</td> </tr> <tr> <td>Q1 2024</td> <td>56,508</td> <td></td> <td></td> <td></td> <td>56,508</td> </tr> <tr> <td>Q4 2023</td> <td>56,202</td> <td>x 0,5</td> <td></td> <td></td> <td>28,101</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="border-top: 1px solid black;">231,956 /4</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>57,989</td> </tr> </table>	Q4 2024	62,466	x 0,5			31,233	Q3 2024	57,987				57,987	Q2 2024	58,128				58,128	Q1 2024	56,508				56,508	Q4 2023	56,202	x 0,5			28,101						231,956 /4						57,989	
Q4 2024	62,466	x 0,5			31,233																																							
Q3 2024	57,987				57,987																																							
Q2 2024	58,128				58,128																																							
Q1 2024	56,508				56,508																																							
Q4 2023	56,202	x 0,5			28,101																																							
					231,956 /4																																							
					57,989																																							
Operating cash flow from operations	Cash flow from business operations including taxes paid and cash flow from financing operations.	Measures total cash flow generated from operations.																																										
Net divestments/investment	Total investments minus total divestments.	Measures the balance between investments and divestments.																																										
Free working capital	Non-interest-bearing receivables minus non-interest-bearing liabilities excluding taxes.	Measures the funding stemming from the negative working capital.																																										
Average free working capital in Construction SEK M	Calculated on the basis of five measuring points. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Q4 2024</td> <td style="width: 10%;">-34,497</td> <td style="width: 10%;">x 0,5</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;">-17,249</td> </tr> <tr> <td>Q3 2024</td> <td>-30,974</td> <td></td> <td></td> <td></td> <td>-30,974</td> </tr> <tr> <td>Q2 2024</td> <td>-27,990</td> <td></td> <td></td> <td></td> <td>-27,990</td> </tr> <tr> <td>Q1 2024</td> <td>-27,406</td> <td></td> <td></td> <td></td> <td>-27,406</td> </tr> <tr> <td>Q4 2023</td> <td>-29,107</td> <td>x 0,5</td> <td></td> <td></td> <td>-14,553</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="border-top: 1px solid black;">-118,171 /4</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-29,543</td> </tr> </table>	Q4 2024	-34,497	x 0,5			-17,249	Q3 2024	-30,974				-30,974	Q2 2024	-27,990				-27,990	Q1 2024	-27,406				-27,406	Q4 2023	-29,107	x 0,5			-14,553						-118,171 /4						-29,543	Measures the funding stemming from the negative working capital generated in Construction.
Q4 2024	-34,497	x 0,5			-17,249																																							
Q3 2024	-30,974				-30,974																																							
Q2 2024	-27,990				-27,990																																							
Q1 2024	-27,406				-27,406																																							
Q4 2023	-29,107	x 0,5			-14,553																																							
					-118,171 /4																																							
					-29,543																																							
Interest-bearing net receivables/net debt	Interest-bearing assets minus interest-bearing liabilities.	Measures financial position.																																										
Adjusted interest-bearing net receivables/net debt	Interest-bearing net receivables/net debt excluding cash and cash equivalents with restrictions, lease liabilities and interest-bearing net pension liabilities.	Measures 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.																																										
Equity/assets ratio, %	Equity including non-controlling interest as a percentage of total assets.	Measures financial position.																																										
Net debt/equity ratio	Interest-bearing net debt divided by equity including non-controlling interest.	Measures leverage of financial position.																																										
Adjusted equity attributable to equity holders SEK bn	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Equity attributable to equity holders</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">62.5</td> </tr> <tr> <td>Unrealized surplus value in RD</td> <td></td> <td style="text-align: right;">3.4</td> </tr> <tr> <td>Unrealized CD gains</td> <td></td> <td style="text-align: right;">4.4</td> </tr> <tr> <td>Effect in unrealized equity in PPP portfolio</td> <td></td> <td style="text-align: right;">0.8</td> </tr> <tr> <td>Less standard corporate tax, 10%</td> <td></td> <td style="text-align: right; border-bottom: 1px solid black;">-0.8</td> </tr> <tr> <td>Adjusted equity</td> <td></td> <td style="text-align: right;">70.2</td> </tr> </table>	Equity attributable to equity holders		62.5	Unrealized surplus value in RD		3.4	Unrealized CD gains		4.4	Effect in unrealized equity in PPP portfolio		0.8	Less standard corporate tax, 10%		-0.8	Adjusted equity		70.2	Measures 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.																								
Equity attributable to equity holders		62.5																																										
Unrealized surplus value in RD		3.4																																										
Unrealized CD gains		4.4																																										
Effect in unrealized equity in PPP portfolio		0.8																																										
Less standard corporate tax, 10%		-0.8																																										
Adjusted equity		70.2																																										
Net leasing	Annual rent including supplements of new leases minus annual rent including supplements for agreements that have been served a notice of termination.																																											
Economic occupancy rate, %	Contracted 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.																																										
Surplus ratio, %	Operating net for Investment Properties stream as a percentage of rental income.	Measures the efficiency of property management.																																										
Leasable area, sq m	Leasable area including garage.																																											
Rental value	Rental income including supplements for the period plus market rent for vacant premises.	Indicates total potential rental income for fully leased properties.																																										
Environmental certification, %	Share of Investment Properties' portfolio being certified according to minimum LEED Gold or similar.	Measures the sustainability quality of the property portfolio.																																										
Lost time accident rate (LTAR)	Number of employee and subcontractor lost time accidents multiplied by 1,000,000 hours and divided by total labor hours.	Indicator for monitoring safety performance.																																										
Executive Site Safety Visits (ESSV)	Site Safety visits performed by senior managers.	Promotes clear and visible leadership for enhanced safety performance.																																										

Reconciliation between segment reporting and IFRS

SEK M	External revenue		Intra-Group revenue		Total revenue		Operating income	
	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec
	2024	2023	2024	2023	2024	2023	2024	2023
Construction ¹	160,298	148,002	8,256	12,634	168,554	160,636	5,854	5,632
Residential Development	8,293	5,013	9	-	8,302	5,013	53	-1,262
Commercial Property Development	8,280	3,729	2,945	1,602	11,225	5,331	1,120	-1,365
Investment Properties	327	180	36	6	363	186	311	-62
Total operating segments	177,199	156,924	11,246	14,242	188,445	171,166	7,339	2,943
Central	10	127	-1	236	9	363	-440	290
Eliminations	-	-	-11,246	-14,478	-11,246	-14,478	188	-3
Total Group	177,208	157,052	-	-	177,208	157,052	7,087	3,231
Reconciliation to IFRS ²	-727	10,116	-	-	-727	10,116	-339	2,051
Total IFRS	176,481	167,168	-	-	176,481	167,168	6,748	5,282
1 Of which external revenue from joint ventures in PPP portfolio	193	869	-	-	-	-	-	-
2 Of which effect from joint ventures in Residential Development proportionally	-398	-80	-	-	-	-	-17	3
Of which effect of different revenue recognition principles	-329	10,196	-	-	-	-	-323	2,047

Revenue by geographical area (IFRS)

SEK M	Construction		Residential Development		Commercial Property Development		Investment Properties		Central and Eliminations		Total	
	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec
	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023
Nordics	57,090	58,507	7,853	9,538	5,076	6,499	363	186	-7,181	-7,551	63,201	67,178
of which Sweden	30,119	31,943	3,428	5,773	4,193	6,261	363	186	-5,522	-5,457	32,581	38,705
Europe	24,409	26,863	1,996	2,027	3,358	1,420	-	-	-1,651	-2,361	28,112	27,949
USA	87,055	75,266	-	-	509	982	-	-	-2,396	-4,207	85,168	72,041
Total operating segments	168,554	160,636	9,849	11,565	8,943	8,901	363	186	-11,228	-14,119	176,481	167,168

SEK M	Segment		IFRS		Segment		IFRS		Segment		IFRS	
	Oct-Dec	Oct-Dec	Oct-Dec	Oct-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	Jan-Dec	
	2024	2024	2023	2023	2024	2024	2023	2023	2024	2024	2023	2023
Revenue												
Construction	46,983	46,983	41,612	41,612	168,554	168,554	160,636	160,636				
Residential Development	2,443	2,966	1,867	3,662	8,302	9,849	5,013	11,565				
Commercial Property Development	3,576	2,804	2,832	5,308	11,225	8,943	5,331	8,901				
Investment Properties	114	114	56	55	363	363	186	186				
Central and Eliminations	-2,474	-2,465	-4,480	-4,480	-11,237	-11,228	-14,114	-14,119				
Skanska Group	50,641	50,401	41,886	46,157	177,208	176,481	157,052	167,168				
Operating income												
Construction	2,126	2,126	1,843	1,843	5,854	5,854	5,632	5,632				
Residential Development	196	297	-502	-170	53	219	-1,262	-60				
Commercial Property Development ¹	332	261	-932	-570	1,120	606	-1,365	-615				
Investment Properties	74	74	-129	-129	311	311	-62	-62				
Central	-127	-127	607	607	-440	-440	290	290				
of which PPP portfolio	57	57	877	877	245	245	1,280	1,280				
Eliminations ¹	149	193	69	92	188	198	-3	96				
Operating income	2,750	2,824	957	1,673	7,087	6,748	3,231	5,282				
Net financial items	177	176	171	175	661	667	601	609				
Income after financial items	2,926	3,000	1,128	1,849	7,748	7,415	3,832	5,890				
Income taxes	-647	-672	-110	-188	-1,913	-1,831	-560	-861				
Profit for the period	2,279	2,328	1,019	1,661	5,835	5,584	3,272	5,029				
Earnings for the period per share, SEK ²	5.54	-	2.48	-	14.12	-	7.89	-				
Earnings for the period per share according to IFRS, SEK ²	-	5.66	-	4.04	-	13.51	-	12.17				
1 Of which gains from divestments of commercial properties reported in:												
Commercial Property Development	561	491	598	960	2,064	1,550	1,014	1,764				
Eliminations	34	40	23	59	106	89	108	163				

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

The Skanska Group

Condensed income statement (IFRS)

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Revenue	50,401	46,157	176,481	167,168
Cost of sales	-45,363	-42,914	-162,001	-153,870
Gross income	5,038	3,243	14,480	13,297
Selling and administrative expenses	-2,338	-2,509	-8,724	-9,386
Change in value, investment properties	56	200	737	175
Income from joint ventures and associated companies	68	739	253	1,195
Operating income	2,824	1,673	6,748	5,282
Financial income	312	221	1,185	754
Financial expenses	-137	-45	-517	-145
Net financial items ¹	176	175	667	609
Income after financial items	3,000	1,849	7,415	5,890
Income taxes	-672	-188	-1,831	-861
Profit for the period	2,328	1,661	5,584	5,029
1 Of which				
Interest income	317	196	1,131	712
Financial net pension costs	6	-3	22	-11
Interest expenses	-201	-85	-758	-566
Interest expenses from lease liabilities	-76	-64	-277	-243
Capitalized interest expenses	141	149	628	768
Net interest items	187	193	746	661
Change in fair value	-1	35	-23	36
Other net financial items	-10	-53	-56	-89
Net financial items	176	175	667	609
Profit for the period attributable to:				
the parent company's equity holders	2,326	1,659	5,552	4,998
non-controlling interests	2	1	32	31
Earnings per share, SEK ²	5.66	4.04	13.51	12.17
Earnings per share after dilution, SEK ³	5.62	4.00	13.40	12.07

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

³ Earnings for the period attributable to the parent company's 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 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Profit for the period	2,328	1,661	5,584	5,029
Other comprehensive income				
Items that will not be reclassified to profit and loss for the period				
Remeasurements of defined-benefit pension plans	549	-1,447	1,171	273
Tax related to items that will not be reclassified to profit and loss for the period	-94	289	-236	-64
	455	-1,158	936	209
Items that have been or will be reclassified to profit and loss for the period				
Translation differences attributable to the parent company's equity holders	1,599	-1,750	1,816	-947
Translation differences attributable to non-controlling interests	2	-7	2	-4
Hedging of exchange rate risk in foreign operations	32	-39	34	-23
Effects of cash flow hedges ¹	1	28	14	-7
Share of other comprehensive income of joint ventures and associated companies ²	23	-51	22	-30
Tax related to items that have been or will be reclassified to profit and loss for the period	-0	-5	-7	12
	1,657	-1,824	1,881	-999
Other comprehensive income after tax	2,111	-2,982	2,817	-790
Total comprehensive income	4,440	-1,321	8,401	4,239
Total comprehensive income for the period attributable to				
the parent company's equity holders	4,435	-1,315	8,367	4,212
non-controlling interests	4	-6	34	27
1 Of which transferred to income statement	1	8	7	52
2 Of which transferred to income statement	5	-0	6	10

Condensed statement of financial position (IFRS)

SEK M	Dec 31, 2024	Dec 31, 2023
ASSETS		
Non-current assets		
Investment Properties	8,154	5,141
Property, plant and equipment	9,061	8,035
Property, plant and equipment right-of-use assets	2,977	3,082
Goodwill	4,082	3,919
Other intangible assets	256	348
Investments in joint ventures and associated companies	2,214	2,072
Non-current financial assets ^{1 3}	4,987	4,992
Deferred tax assets	2,230	2,518
Total non-current assets	33,961	30,108
Current assets		
Current-asset properties ²	56,914	58,660
Current-asset properties right-of-use land	3,771	3,613
Inventories	1,064	1,275
Current financial assets ³	13,860	7,498
Tax assets	1,371	1,246
Contract assets	7,769	7,865
Trade and other receivables	34,073	27,012
Cash and cash equivalents	18,426	17,912
Total current assets	137,246	125,082
TOTAL ASSETS	171,207	155,189
of which interest-bearing non-current financial assets	4,917	4,954
of which interest-bearing current assets	32,202	25,096
Total interest-bearing assets	37,119	30,050
EQUITY		
Equity attributable to the parent company's equity holders	62,466	56,202
Non-controlling interests	151	146
Total equity	62,617	56,347
LIABILITIES		
Non-current liabilities		
Non-current financial liabilities ³	8,790	7,300
Lease liabilities	6,123	6,137
Pensions	2,603	3,167
Deferred tax liabilities	2,424	2,218
Total non-current liabilities	19,940	18,822
Current liabilities		
Current financial liabilities ³	3,291	3,615
Lease liabilities	1,007	909
Tax liabilities	685	779
Current provisions	10,959	11,087
Contract liabilities	26,807	23,220
Trade and other payables	45,900	40,410
Total current liabilities	88,650	80,020
TOTAL EQUITY AND LIABILITIES	171,207	155,189
of which interest-bearing financial liabilities	19,163	17,846
of which interest-bearing pensions and provisions	2,603	3,167
Total interest-bearing liabilities	21,766	21,014
1 Of which shares and participations	39	38
2 Current-asset properties		
Commercial Property Development	39,788	37,991
Residential Development	17,126	20,670
3 Items regarding non-interest-bearing unrealized changes in derivatives/financial instruments are included in the following amounts:		
Non-current financial assets	32	0
Current financial assets	83	314
Non-current financial liabilities	1	1
Current financial liabilities	48	114

Contingent liabilities, excluding partners' share in joint operations, as of Dec 31, 2024 amounted to SEK 1.4 bn (Dec 31, 2023: 1.5). Skanska's obligations for partners' share of future performance in joint operations amounted to SEK 24.4 bn (Dec 31, 2023: 22.9). In the event that Skanska takes over part of the performance, Skanska's order backlog will increase accordingly. For more information see Annual and Sustainability Report 2023, Note 20B, 20C and 33.

Condensed statement of changes in equity (IFRS)

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Opening balance	58,133	57,654	56,347	55,255
of which non-controlling interests	147	152	146	144
Dividend to the parent company's shareholders	-0	-0	-2,257	-3,081
Change in group composition	-	0	-	-5
Dividend to non-controlling interests	-0	-0	-29	-20
Effects of share-based payments	88	116	362	470
Repurchase of Class B shares	-44	-102	-207	-510
Total comprehensive income for the period attributable to				
the parent company's equity holders	4,435	-1,315	8,367	4,212
non-controlling interests	4	-6	34	27
Closing balance	62,617	56,347	62,617	56,347
of which non-controlling interests	151	146	151	146

Condensed consolidated cash flow statement (IAS 7) (IFRS)

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Cash flow from operating activities before change in working capital, according to IAS 7	2,230	2,030	4,314	3,900
Cash flow from change in working capital, according to IAS 7	3,923	3,415	4,799	-693
Net investments in shares, property, plant and equipment and intangible assets (including investment properties)	-844	435	-2,492	-836
Cash flow adjustment investments/divestments in shares, property, plant and equipment and intangible assets (including investment properties)	-	-580	590	-580
Capitalized interest paid and dividend received from joint ventures and associated companies	-126	-160	-302	46
Cash flow from business operations including taxes paid according to operating cash flow	5,182	5,141	6,910	1,837
Less net investments in shares, property, plant and equipment and intangible assets (including investment properties)	844	-435	2,492	836
Less cash flow adjustment investments/divestments in shares, property, plant and equipment and intangible assets (including investment properties)	-	580	-590	580
Less capitalized interest paid and dividend received from joint ventures and associated companies	126	160	302	-46
Cash flow from operating activities, according to IAS 7	6,152	5,446	9,113	3,207
Cash flow from strategic net divestments(+)/ investments(-) according to operating cash flow	0	2	2	39
Net investments in shares, property, plant and equipment and intangible assets (including investment properties)	-844	435	-2,492	-836
Cash flow adjustment investments/divestments in shares, property, plant and equipment and intangible assets (including investment properties)	-	-580	590	-580
Interest and dividend received	327	177	1,444	1,485
Increase and decrease in interest-bearing receivables	-1,626	1,360	-5,312	5,888
Cash flow from investing activities, according to IAS 7	-2,142	1,393	-5,767	5,997
Cash flow from financing activities according to operating cash-flow statement	-112	-197	-164	-689
Capitalized interest paid	-136	-140	-585	-727
Less interest and other dividend received	-317	-196	-1,160	-712
Change in interest-bearing receivables and liabilities excluding lease liabilities	-1,704	6,003	-3,752	10,373
Less increase and decrease in interest-bearing receivables	1,626	-1,360	5,312	-5,888
Dividend etc. ¹	-44	-102	-2,493	-3,611
Cash flow from financing activities, according to IAS 7	-687	4,007	-2,843	-1,255
Cash flow for the period	3,323	10,846	502	7,949
1 Of which repurchase of Class B shares	-44	-102	-207	-510

Operating cash flow (IFRS), supplementary information

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Construction				
Cash flow from business operations	2,616	2,404	8,062	7,954
Change in working capital	2,131	2,415	3,952	753
Net divestments(+)/investments(-)	-767	-646	-2,305	-2,054
Cash flow adjustment	-	-	-	-
Total Construction	3,980	4,172	9,709	6,653
Residential Development				
Cash flow from business operations	-299	-225	-1,005	-996
Change in working capital	-465	-1,445	-2,630	-69
Net divestments(+)/investments(-)	1,542	1,143	5,193	2,404
Cash flow adjustment	-	-	-59	-43
Total Residential Development	778	-528	1,500	1,296
Commercial Property Development				
Cash flow from business operations	-163	-172	-570	-579
Change in working capital	-336	-92	-984	-671
Net divestments(+)/investments(-)	1,186	2,672	1,606	-2,670
Cash flow adjustment	45	211	-250	215
Total Commercial Property Development	733	2,618	-198	-3,705
Investment Properties				
Cash flow from business operations	71	37	250	129
Change in working capital	-1	27	32	39
Net divestments(+)/investments(-)	-396	-1,569	-2,968	-1,575
Cash flow adjustment	0	2	-2	3
Total Investment Properties	-325	-1,504	-2,688	-1,404
Central and Eliminations				
Cash flow from business operations	-187	-290	-428	-102
Change in working capital	21	-176	147	-268
Net divestments(+)/investments(-)	-20	1,170	-10	1,681
of which PPP-portfolio	-	1,094	23	1,619
Cash flow adjustment	-	-580	590	-580
Total Central and Eliminations	-185	124	299	731
Total cash flow from business operations	2,038	1,753	6,309	6,406
Total change in working capital	1,351	728	517	-217
Total net divestments(+)/investments(-)	1,546	2,770	1,516	-2,214
Total cash flow adjustment	46	-368	279	-405
Cash flow from business operations before taxes paid	4,981	4,884	8,621	3,570
Taxes paid in business operations	202	257	-1,712	-1,733
Cash flow from business operations including taxes paid	5,182	5,141	6,910	1,837
Net interest items, other net financial items and amortization of lease liabilities	-112	-197	-164	-689
Cash flow from financing activities	-112	-197	-164	-689
Operating cash flow from operations	5,071	4,944	6,745	1,148
Strategic net divestments(+)/investments(-)	0	2	2	39
Dividend etc. ¹	-44	-102	-2,493	-3,611
Cash flow before change in interest-bearing receivables and liabilities	5,027	4,843	4,254	-2,424
Change in interest-bearing receivables and liabilities excluding lease liabilities	-1,704	6,003	-3,752	10,373
Cash flow for the period	3,323	10,846	502	7,949
Cash and cash equivalents at the beginning of the period	14,964	7,185	17,912	10,014
Exchange rate differences in cash and cash equivalents	138	-118	11	-50
Cash and cash equivalents at the end of the period	18,426	17,912	18,426	17,912
1 Of which repurchase of Class B shares	-44	-102	-207	-510

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

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
OPERATIONS - INVESTMENTS				
Investment Properties	-12	-20	-44	-26
Intangible assets	-4	-12	-11	-20
Property, plant and equipment	-852	-725	-2,666	-2,575
Shares and participations	-69	-1	-129	-318
Current-asset properties	-2,676	-4,803	-10,602	-19,249
of which Residential Development	-1,359	-2,410	-4,463	-8,655
of which Commercial Property Development	-1,317	-2,392	-6,139	-10,595
Investments in operations	-3,613	-5,560	-13,452	-22,189
Total investments	-3,613	-5,560	-13,452	-22,189
OPERATIONS - DIVESTMENTS				
Intangible assets	-1	-1	4	1
Property, plant and equipment	86	92	323	477
Shares and participations	8	1,101	31	1,626
Current-asset properties	5,065	7,138	14,610	17,871
of which Residential Development	2,939	3,627	9,762	11,430
of which Commercial Property Development	2,126	3,510	4,848	6,441
Divestments in operation	5,159	8,329	14,968	19,975
STRATEGIC DIVESTMENTS				
Businesses	-	2	2	39
Strategic divestments	-	2	2	39
Total divestments	5,159	8,331	14,970	20,014
TOTAL NET DIVESTMENTS(+)/INVESTMENTS(-)	1,546	2,771	1,518	-2,175
Depreciation, non-current assets	-667	-688	-2,712	-2,747

Capital employed in Project Development and Investment Properties (IFRS)

SEK M	Dec 31, 2024	Sep 30, 2024	Dec 31, 2023
Residential Development	13,601	14,132	14,406
Commercial Property Development	44,076	42,478	40,760
Investment Properties	8,364	7,675	5,076
Total in Project Development and Investment Properties	66,041	64,284	60,242

Parent company¹

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.

Condensed income statement (RFR2)

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Revenue	451	379	1,365	1,213
Selling and administrative expenses	-316	-302	-1,174	-1,071
Operating income	135	77	190	142
Net financial items	224	199	7,025	10,780
Income after financial items	359	276	7,216	10,922
Income taxes	144	79	2	-3
Profit for the period	503	355	7,218	10,919
Total comprehensive income	503	355	7,218	10,919

Condensed balance sheet (RFR2)

SEK M	Dec 31, 2024	Dec 31, 2023
ASSETS		
Non-current intangible assets	5	6
Property, plant and equipment	24	23
Non-current financial assets ²	36,490	31,182
Total non-current assets	36,519	31,211
Current receivables	391	498
Total current assets	391	498
TOTAL ASSETS	36,910	31,709
EQUITY AND LIABILITIES		
Equity ³	36,108	30,993
Provisions	204	154
Non-current interest-bearing liabilities ²	3	64
Current liabilities	595	498
TOTAL EQUITY AND LIABILITIES	36,910	31,709

¹ As a parent company in an IFRS group, Skanska AB applies RFR2 in its accounting.

² Of which SEK 12,971 M (Dec 31, 2023: 12,497) were shares in Group companies, SEK 23,356 M (Dec 31, 2023: 18,256), Intra-Group receivables and SEK 64 M (Dec 31, 2023: 64) intra-Group liabilities.

³ During the year SEK 6,150 M (Dec 31, 2023: 10,250) in dividend has been received from Group company.

The parent company's contingent liabilities totaled SEK 184.5 bn on Dec 31, 2024 (Dec 31, 2023: 148.8), of which SEK 177.3 bn (Dec 31, 2023: 133.0) were related to obligations on behalf of Group companies. Other obligations, SEK 7.2 bn (Dec 31, 2023: 15.8), were related to commitments to outside parties of which SEK 3.9 bn (Dec 31, 2023: 9.1) relates to partners' future performance in the Group's joint operations.

Share data

	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Earnings per share according to segment reporting, SEK ¹	5.54	2.48	14.12	7.89
Earnings per share, SEK ¹	5.66	4.04	13.51	12.17
Earnings per share after dilution, SEK ²	5.62	4.00	13.40	12.07
Equity per share, SEK ³	151.79	137.01	151.79	137.01
Adjusted equity per share, SEK ⁴	170.50	158.97	170.50	158.97
Average number of shares outstanding	411,364,364	410,351,415	410,828,510	410,758,367
Average number of shares outstanding after dilution	414,840,875	413,730,676	414,305,022	414,137,628
Average dilution, %	-0.05	0.06	0.84	0.82
Number of shares, at balance sheet date	419,903,072	419,903,072	419,903,072	419,903,072
Average price, repurchased Class B shares, SEK	225.36	165.43	199.53	166.82
Number of Class B shares repurchased	35,417,271	34,380,728	35,417,271	34,380,728
of which Class B shares repurchased during the period	196,543	620,000	1,036,543	3,060,000
Number of Class B shares in Skanska's own custody	8,381,408	9,713,560	8,381,408	9,713,560
Number of shares outstanding	411,521,664	410,189,512	411,521,664	410,189,512

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 2024	Jan-Dec 2023	Jan-Dec 2022	Jan-Dec 2021	Jan-Dec 2020
Revenue	177,208	157,052	161,602	147,576	158,606
Operating income	7,087	3,231	9,297	9,832	11,860
Profit for the period	5,835	3,272	7,702	8,188	8,943
Earnings per share, SEK	14.12	7.89	18.62	19.80	21.65
Return on capital employed, %	10.3	5.4	14.1	15.9	20.2
Return on equity, %	10.0	5.8	15.8	20.1	25.1
Operating margin, %	4.0	2.1	5.8	6.7	7.5
Return on capital employed according to IFRS, %	9.9	8.2	15.2	13.5	21.5
Cash flow per share according to IFRS, SEK ¹	10.36	-5.90	-16.29	1.81	31.57

¹ 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 2024	Jan-Dec 2023	Dec 31, 2024	Dec 31, 2023
US dollar	10.57	10.61	10.99	10.01
British pound	13.51	13.20	13.85	12.76
Norwegian krone	0.98	1.01	0.97	0.99
Euro	11.44	11.48	11.49	11.09
Czech koruna	0.46	0.48	0.46	0.45
Polish zloty	2.66	2.53	2.69	2.55

Construction

Revenue and earnings

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Revenue	46,983	41,612	168,554	160,636
Gross income	3,836	3,670	12,378	12,423
Selling and administrative expenses	-1,727	-1,837	-6,538	-6,808
Income from joint ventures and associated companies	18	10	14	17
Operating income	2,126	1,843	5,854	5,632
Investments	-852	-737	-2,632	-2,531
Divestments	85	92	327	516
Net divestments(+)/investments(-)	-767	-645	-2,305	-2,015
Gross margin, %	8.2	8.8	7.3	7.7
Selling and administrative expenses, %	-3.7	-4.4	-3.9	-4.2
Operating margin, %	4.5	4.4	3.5	3.5
Order bookings, SEK bn	49.6	44.1	207.9	165.8
Order backlog, SEK bn	285.0	229.6	285.0	229.6
Average number of employees	25,140	25,826	25,140	25,826

Revenue

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Nordics	15,898	15,433	57,002	58,492
of which Sweden	8,892	8,434	29,900	31,720
Europe	6,924	6,690	24,497	26,878
USA	24,160	19,488	87,055	75,266
Total	46,983	41,612	168,554	160,636

Operating income

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Nordics	693	692	2,025	2,029
of which Sweden	419	383	1,112	1,065
Europe	292	77	442	462
USA	1,141	1,074	3,387	3,141
Total	2,126	1,843	5,854	5,632

Operating margin, %

	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Nordics	4.4	4.5	3.6	3.5
of which Sweden	4.7	4.5	3.7	3.4
Europe	4.2	1.2	1.8	1.7
USA	4.7	5.5	3.9	4.2
Total	4.5	4.4	3.5	3.5

Order backlog

SEK M	Dec 31, 2024	Dec 31, 2023
Nordics	68,646	72,925
of which Sweden	29,715	28,757
Europe	35,001	34,283
USA	181,350	122,428
Total	284,998	229,637

Order bookings

	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Nordics	16,019	10,706	53,001	63,642
of which Sweden	8,294	5,965	30,853	27,384
Europe	6,524	6,389	22,717	19,497
USA	27,013	27,041	132,176	82,656
Total	49,556	44,137	207,895	165,795

Book-to-build, R-12, %

	Dec 31, 2024	Dec 31, 2023
Nordics	93	109
of which Sweden	103	86
Europe	93	73
USA	152	110
Total	123	103

Residential Development

Revenue and earnings

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Revenue	2,443	1,867	8,302	5,013
Gross income	334	-325	658	-332
Selling and administrative expenses	-138	-176	-605	-930
Operating income	196	-502	53	-1,262
Operating margin, %	8.0	-26.9	0.6	-25.2
Investments	-1,405	-2,491	-4,577	-9,038
Divestments	2,947	3,634	9,770	11,442
Net divestments(+)/investments(-)	1,542	1,143	5,193	2,404
Capital employed, SEK bn	13.6	14.4	13.6	14.4
Return on capital employed, % ¹	1.6	-7.0	1.6	-7.0
Average number of employees	421	524	421	524

¹ Rolling 12 months. For definition see page 18.

Revenue

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Nordics	1,306	1,166	5,816	3,265
of which Sweden	845	597	3,191	1,509
Europe	1,138	701	2,487	1,748
Total	2,443	1,867	8,302	5,013

Operating income¹

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Nordics	70	-480	-35	-1,186
of which Sweden	-6	-165	-202	-538
Europe	126	-21	88	-76
Total	196	-502	53	-1,262

¹ Development gain only. Construction margin reported under Construction

Operating margin, %¹

	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
	5.4	-41.2	-0.6	-36.3
	-0.7	-27.6	-6.3	-35.7
	11.0	-3.0	3.6	-4.4
Total	8.0	-26.9	0.6	-25.2

Homes started

	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Nordics	426	125	588	654
of which Sweden	317	69	337	446
Europe	194	214	714	214
Total	620	339	1,302	868

Homes sold

	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
	288	171	1,393	525
	198	120	900	327
	285	213	663	611
Total	573	384	2,056	1,136

Homes under construction

	Dec 31, 2024	Dec 31, 2023
Nordics	1,661	3,017
of which Sweden	894	1,887
Europe	1,257	1,324
Total	2,918	4,341

Completed unsold, number of homes

	Dec 31, 2024	Dec 31, 2023
	456	521
	244	279
	21	28
Total	477	549

Homes under construction of which sold, %

	Dec 31, 2024	Dec 31, 2023
	43	44
	29	38
	65	68
Total	52	52

Commercial Property Development

Revenue and earnings

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Revenue	3,576	2,832	11,225	5,331
of which from divestment of properties	3,280	2,583	10,055	4,428
Gross income	559	-652	1,959	-416
Selling and administrative expenses	-228	-230	-836	-895
Income from joint ventures and associated companies	1	-50	-3	-54
Operating income	332	-932	1,120	-1,365
of which from divestment of properties ¹	561	598	2,064	1,014
of which writedowns/reversal of writedowns of properties	-1	-1,314	-345	-1,647
¹ Additional gains of intra-Group construction profits included in Eliminations	34	23	106	108
Investments	-1,324	-2,389	-6,167	-10,668
Divestments	2,510	5,060	7,773	7,999
Net divestments(+)/investments(-)	1,186	2,672	1,606	-2,670
Capital employed, SEK bn	44.1	40.8	44.1	40.8
Return on capital employed, % ²	3.0	-2.6	3.0	-2.6
Average number of employees	347	428	347	428

² Rolling 12 months. For definition see page 18.

Revenue

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Nordics	2,118	1,928	7,358	2,929
Europe	1,238	83	3,358	1,420
USA	220	821	509	982
Total	3,576	2,832	11,225	5,331

of which from divestments

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
	2,045	1,836	7,001	2,533
	1,138	-2	2,956	1,146
	97	748	97	748
Total	3,280	2,583	10,055	4,428

Operating income

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Nordics	337	296	1,362	395
Europe	94	-271	349	-355
USA	-98	-957	-591	-1,405
Total	332	-932	1,120	-1,365

of which from divestments

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
	411	472	1,532	699
	151	36	532	226
	-	89	-	89
Total	561	598	2,064	1,014

Homes for rent started

	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Nordics	139	-	139	-
USA	-	-	-	-
Total	139	-	139	-

Homes for rent sold

	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
	295	-	559	-
	-	-	-	-
Total	295	-	559	-

Homes for rent under construction

	Dec 31, 2024	Dec 31, 2023
Nordics	548	565
USA	324	1,009
Total	872	1,574

Capital employed

SEK M	Dec 31, 2024	Dec 31, 2023
Nordics	12,568	13,403
Europe	8,441	9,373
USA	23,066	17,984
Total	44,076	40,760

Investment Properties

Revenue and earnings

SEK M	Oct-Dec 2024	Oct-Dec 2023	Jan-Dec 2024	Jan-Dec 2023
Revenue	114	56	363	186
Operating net	77	42	264	137
Selling and administrative expenses	-6	-6	-14	-9
Change in property value	4	-165	61	-190
Operating income	74	-129	311	-62
Investments	-396	-1,569	-2,968	-1,575
Divestments	-	-	-	-
Net divestments(+)/investments(-)	-396	-1,569	-2,968	-1,575
Capital employed	8,364	5,076	8,364	5,076
Property value	8,154	5,141	8,154	5,141
Return on capital employed, % ¹	4.6	-1.6	4.6	-1.6
Economic occupancy rate, %	87	91	87	91
Average valuation yield, %	4.7	4.5	4.7	4.5

¹ Rolling 12 months. For definition see page 18.

Properties

Location	Leasable area, sqm	Annual rental value, SEK M	Economic occupancy rate, %	Property value, SEK M	Environmental certification, %
Malmö	47,009	170	92	2,493	100
Stockholm	42,962	188	89	3,067	100
Göteborg	50,291	186	80	2,594	100
Total	140,262	544	87	8,154	100

PPP portfolio value

Unrealized development gain in PPP portfolio

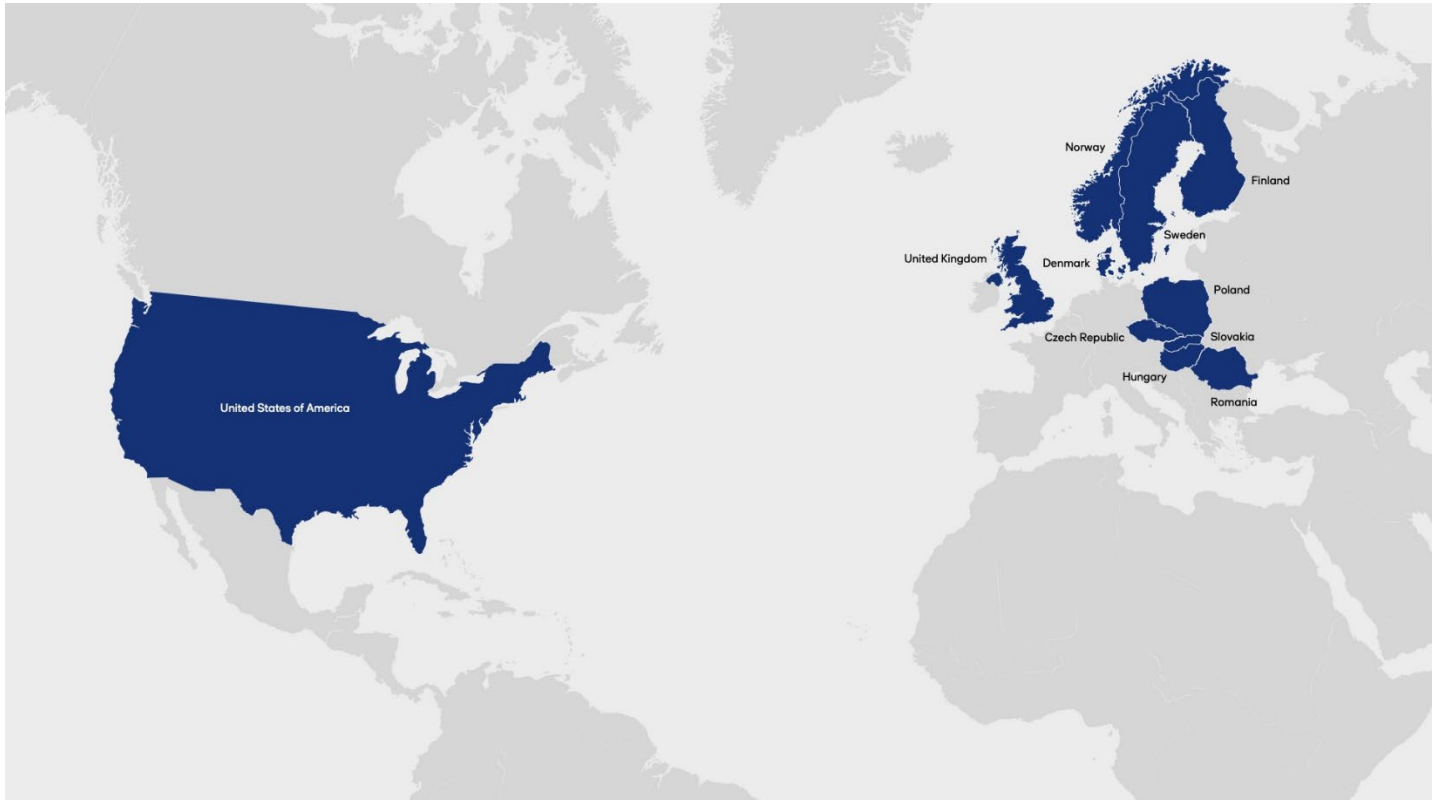
SEK bn	Dec 31, 2024	Dec 31, 2023	Sep 30, 2024
Present value of cash flow from projects	1.8	1.9	1.9
Present value of remaining investments	-	-	-
Net present value of projects	1.8	1.9	1.9
Carrying amount before Cash flow hedge / Carrying amount	-1.1	-1.1	-1.0
Unrealized development gain	0.7	0.8	0.9
Cash flow hedge	0.1	0.1	0.1
Effect in unrealized equity ¹	0.8	0.9	1.0

¹ Tax effects not included.

About Skanska

We are one of the world's largest construction and project development companies. We operate across select markets in the Nordics, Europe and the USA. Together with our customers and the collective expertise of our 26,300 employees, we create innovative and sustainable solutions that support healthy living beyond our lifetime.

Skanska's home markets



Portal North Bridge, New York, USA

Skanska has, as part of a joint venture with Taylor Bros. Inc, signed a contract with NJ Transit to build the Portal North Bridge replacement in Hudson County in New Jersey, USA. Skanska's share of the contract amounts to USD 1 billion, about SEK 11 billion. The contract includes the replacement of the existing Portal North Bridge with a new two-track fixed structure crossing directly over the Hackensack River. The new bridge will rise more than 15 meters, over the river, doubling the height of the existing bridge. The new Portal North Bridge will be constructed adjacent to the existing structure. In late 2024 Skanska completed the approaches to the bridge and floated three bridges on barges down the Hudson River from where they were built. Each arch weighing 2,300 metric tons was carefully maneuvered past 19 bridges along the river during its 30-hour journey, and once it reached its destination, it was carefully put in place with high precision. The project is scheduled for completion during 2027.

Skanska AB

www.group.skanska.com/investors

For further information, please contact:

Pontus Winqvist, acting CFO for the Year-end report 2024, Skanska AB, tel +46 10 448 8900

Antonia Junelind, Senior Vice President, Investor Relations, Skanska AB, tel +46 10 448 6261

Karolina Cederhage, Senior Vice President, Communications, Skanska AB, tel +46 10 448 0880

Jacob Birkeland, Head of Media Relations and Public Affairs, Skanska AB, tel +46 10 449 1957

This report will also be presented at a telephone conference at 10:00 CET on February 7, 2025. The press conference will be webcast live at www.skanska.com/investors, where a recording of the conference will also be available later. Participate in the audio conference, with the possibility to ask questions. Preferred connection (web link), for best audio quality, please join the call from your phone via the HD Audio web link here: [HD Audio link](#). If you need to call in via telephone line, please dial +46 (0) 8 5051 0031; +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.

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 7, 2025.

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.