
Residential Development 2011

“Residential Development 2011” presents Skanska’s residential development operations in detail. The Residential Development business stream initiates and develops residential projects for sale. Homes are designed for selected customer categories. Skanska, one of the leading residential developers in the Nordic countries, also has a sizeable presence in the Czech Republic and Slovakia. The business stream operates in Sweden, Norway, Finland and Estonia, the Czech Republic and Slovakia. Residential Development business units are now also being started in the United Kingdom and Poland.

Information about Skanska Residential Development is updated annually on the Group’s website, www.skanska.com/en/Investors or can be ordered from Skanska AB, Investor Relations, SE-169 83 Solna, Sweden or via e-mail to investor.relations@skanska.se.

Skanska's operations and markets



Country/region	Construction	Residential Development	Commercial Property Development	Infrastructure Development
Nordic countries	●	●	●	●
Sweden	●	●	●	●
Norway	●	●	●	●
Finland	●	●	●	●
Estonia	●	●		
Denmark			●	
Other European countries	●	●	●	●
Poland	●	●	●	●
Czech Republic	●	●	●	●
Slovakia	●	●		●
Hungary			●	
Romania			●	
United Kingdom	●	●		●
The Americas	●		●	●
United States	●		●	●
Latin America	●			●
Skanska Group	●	●	●	●

Markets

At the end of 2011, there were about 5,445 homes under construction. Of these, 58 percent were sold. The number of completed unsold homes totaled fewer than 184, most of them in Czech Republic. During the year, construction started on about 3,630 homes. In the Nordic countries, the number of homes started was

3,131, while in the Czech Republic they totaled more than 414 and 85 started projects in the U.K. The number of homes sold during the year was 3,193 of which 2,747 in the Nordic countries and 407 in the Czech Republic and 39 in the U.K.

Residential Development

	Revenue		Operating income		Operating margin, %		Capital employed ¹		Return on capital employed ² , %	
	2011	2010	2011	2010	2011	2010	2011	2010	2011	2010
Sweden	3,572	3,295	121	293	3.4	8.9	5,710	5,143	2.2	6.7
Norway	1,762	1,401	100	51	5.7	3.6	3,140	2,233	3.7	2.4
Finland and Estonia	2,665	2,372	168	169	6.3	7.1	3,087	2,257	6.3	8.0
Nordic countries	7,999	7,068	389	512	4.9	7.2	11,937	9,632	3.6	5.9
Czech Republic and Slovakia	504	513	3	46	0.6	9.0	366	556	0.7	6.7
New markets	47		-47		neg		434		neg	
Total	8,550	7,581	345	559	4.0	7.4	12,737	10,188	3.2	6.0

1 Capital employed according to IFRS.

2 ROCE based on operating income according to segment reporting.

Number of unutilized building rights in Skanska

Market	Master plan	Local plan underway	Local plan approved	Building permit stage	Total building rights ¹	Other rights ²
Sweden	3,600	3,800	3,100	1,300	11,800	7,400
Norway	300	100	2,200	100	2,700	1,400
Finland and Estonia	0	2,100	3,700	500	6,300	3,400
Nordic countries	3,900	6,000	9,000	1,900	20,800	12,200
Czech Republic and Slovakia	300	700	500	1,000	2,500	1,400
New markets	400	0	1,200	500	2,100	0
Total	4,600	6,700	10,700	3,400	25,400	12,600

1 Including building rights in associated companies.

2 Entitlements to acquire building rights under certain conditions.

Residential Development, number of homes

Market	Homes started	Under production	Pre-sold, %	Total homes sold	Completed, unsold
Sweden	1,293	2,244	57	1,147	49
Norway	540	676	59	408	11
Finland and Estonia	1,298	1,906	62	1,192	29
Nordic countries	3,131	4,826	59	2,747	89
Czech Republic and Slovakia	414	534	48	407	95
New markets	85	85	46	39	0
Total	3,630	5,445	58	3,193	184