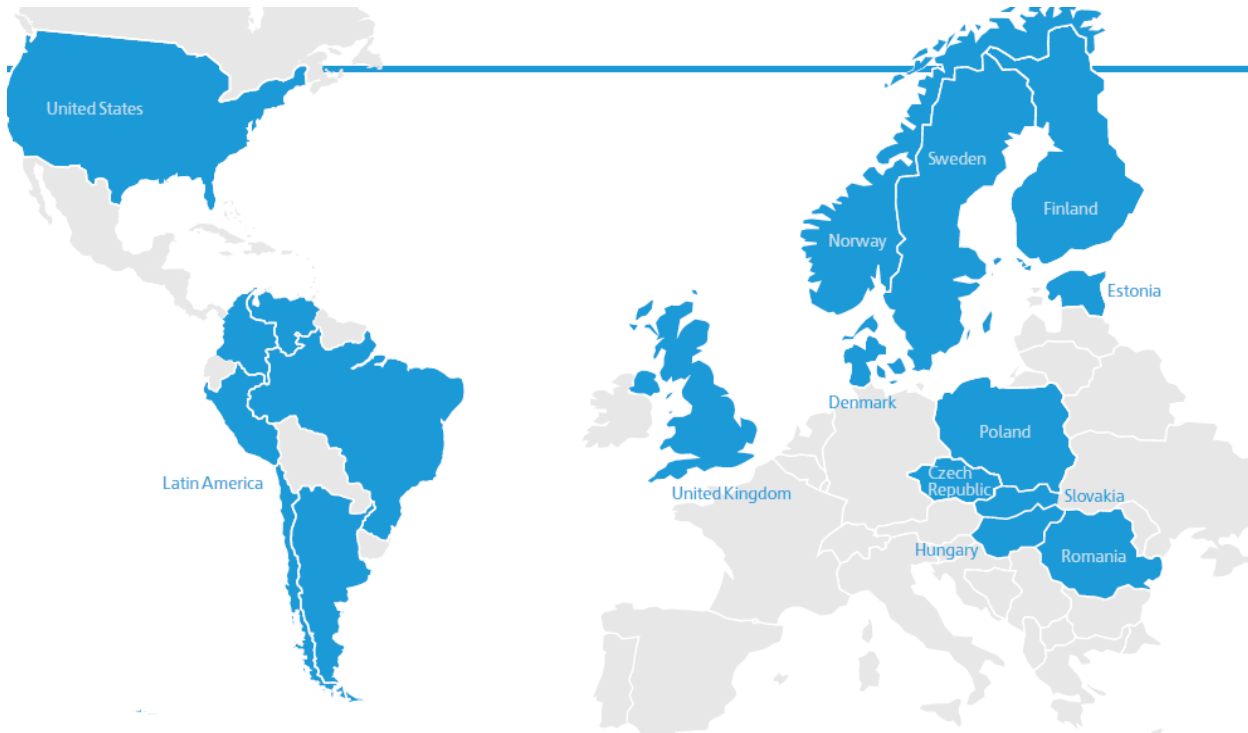


SKANSKA

Residential Development 2012



Skanska's operations and markets



Home market	Construction	Residential Development	Commercial Property Development	Infrastructure Development
Nordic countries	●	●	●	●
Sweden	●	●	●	●
Norway	●	●	●	●
Finland	●	●	●	●
Estonia	●	●		
Denmark			●	
Other European countries	●	●	●	●
Poland	●	●	●	●
Czech Republic	●	●	●	●
Slovakia	●			●
Hungary			●	
Romania			●	
U.K.	●	●		●
Amerika	●		●	●
USA	●		●	●
Latinamerika	●			●

“Residential Development 2012” 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, 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.



At Lomma Harbor, Skanska is transforming an old industrial site by the sea into one of southern Sweden’s most attractive residential environments. Waterfront sites are much in demand in the expansive Östersund region – the location by the sea and the position halfway between Malmö and Lund is idyllic.

Markets

At the end of 2012, there were 4,890 homes under construction. Of these, 60 percent were sold. The number of completed unsold homes totaled 435, most of them in Sweden and Finland. During the year, construction started on about 2,993 homes. In the Nordic coun-

tries, the number of homes started was 2,536, while in the Other European countries they totaled 457. The number of homes sold during the year was 3,060 of which 2,705 in the Nordic countries and 355 in the Other European countries.

Residential Development										
	Revenue		Operating income		Operating margin, %		Capital employed ¹		Return on capital employed ² , %	
	2012	2011	2012	2011	2012	2011	2012	2011	2012	2011
Sweden	3,548	3,572	-254	121	neg	3.4	3,843	5,710	neg	2.2
Norway	2,360	1,762	150	100	6.4	5.7	3,130	3,140	7.2	3.7
Finland and Estonia	2,303	2,665	109	168	4.7	6.3	2,946	3,087	4.2	6.3
Nordic countries	8,211	7,999	5	389	0.1	4.9	9,919	11,937	1.2	3.6
Czech Republic and Slovakia	259	504	-63	3	neg	0.6	339	366	neg	0.7
New markets (Poland and the U.K.)	212	47	-56	-47	neg	neg	1,045	434	neg	neg
Total	8,682	8,550	-114	345	neg	4.0	11,303	12,737	0.2	3.2

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	2,300	3,300	2,600	300	8,500	6,200	
Norway	300	300	1,800	0	2,400	1,500	
Finland and Estonia	100	1,700	3,200	500	5,500	3,800	
Nordic countries	2,700	5,300	7,600	800	16,400	11,500	
Czech Republic and Slovakia	500	1,100	500	800	2,900	400	
New markets (Poland and the U.K.)	300	300	2,100	200	2,900	0	
Total	3,500	6,700	10,200	1,800	22,200	11,900	

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	1,028	2,080	67	1,196	157
Norway	425	699	72	500	16
Finland and Estonia	1,083	1,441	52	1,009	136
Nordic countries	2,536	4,220	63	2,705	309
Czech Republic and Slovakia	159	287	41	235	126
New markets (Poland and the U.K.)	298	383	42	120	0
Total	2,993	4,890	60	3,060	435