SKANSKA

Second quarter report 2025

We build for a better society

Nasdaq MarketSite NYC USA

Second quarter report 2025

- A robust second quarter
  - Construction – Good order intake. Strong margins generated by a solid project portfolio.
  - Residential Development – Strong sales and margins in Central Europe. Nordic markets remain weak.
  - Commercial Property Development – One divestment recorded.
  - Investment Properties – Stable performance
- Operating margin in Construction in 3.9% (3.5)
- ROCE in Project Development 1.4% (-1.3), R-12
- ROCE in Investment Properties 3.9% (1.2), R-12
- Return on Equity 9.5% (7.3), R-12
- Solid financial position
- Carbon reduction (scope 1 and 2) 62% since 2015

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Construction

- Revenue SEK 43.1 bn (43.6)
- Order bookings SEK 56.7 bn (60.7)
  – Book-to-build 113%, R-12
  – Order backlog SEK 268.3 bn (267.6)
- Operating income SEK 1,672 M (1,542)
  – Operating margin 3.9% (3.5)

- Strong results and high margins across all main geographies
- Rolling 12-month Group operating margin was 3.7 percent
- Strong order intake, all main geographies contributing

Residential Development

- Revenue SEK 2.0 bn (2.2)
  – 409 (515) homes sold
  – 420 (37) homes started
- Operating income SEK 226 M (-11)
- ROCE 3.6 (-5.2), R-12

- Central Europe recording two big project starts and delivering more than half of the revenue
- Nordic housing markets subdued by macroeconomic uncertainty and low consumer confidence
- Strong operating margin 11.3 percent

Commercial Property Development

- Operating income SEK 86 M (1,067)
  - Gain on sale SEK 215 M (1,191)
  - ROCE 0.7% (0.1), R-12
- 12 ongoing projects
  - SEK 13,7 bn total investment
- 23 completed projects
  - SEK 18.0 bn total investment
  - 74% leased
- Divesting Equilibrium 1 in Bucharest
- Additional four previously sold projects were handed over in the quarter
- Leasing 22,000 sq m

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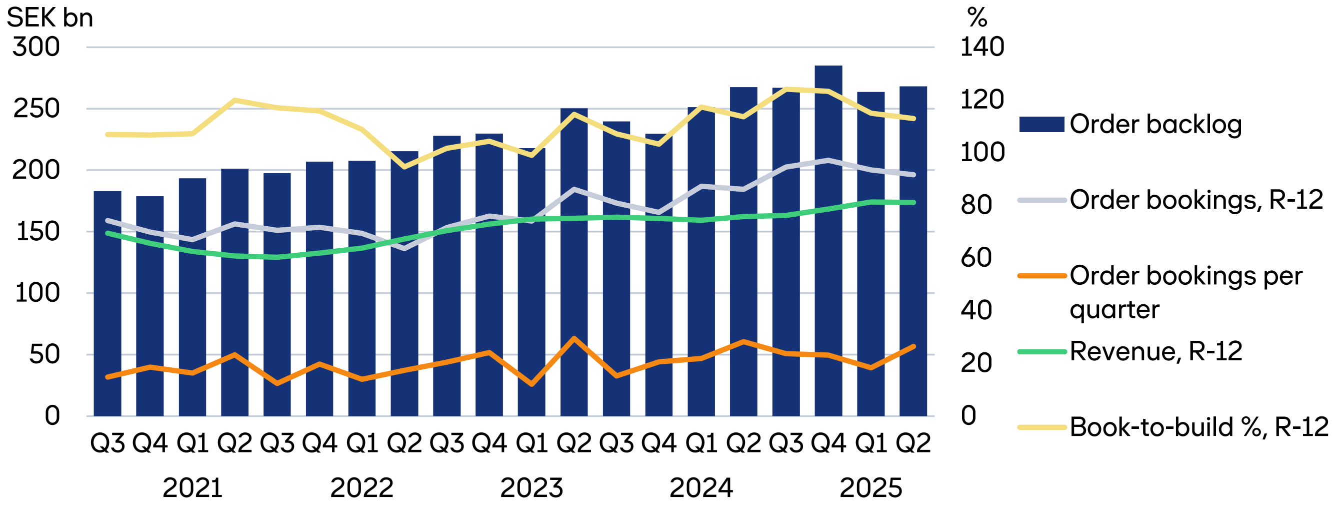
Investment Properties

- Operating income of SEK 80 M (108)
- Economic occupancy rate at 83 percent (Mar 31 2025: 84)
- Total portfolio property value SEK 8.2 bn (Mar 31 2025: 8.2)

Construction
Order bookings



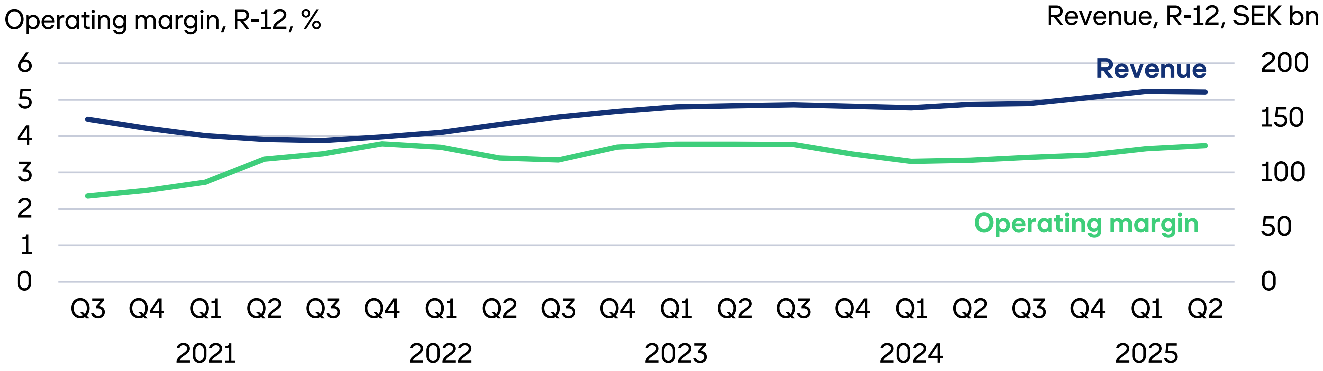
SEK bn	Apr-Jun 2025	Apr-Jun 2024	Rolling 12 months	Jan-Dec 2024
Revenue	**43.1**	43.6	173.7	168.6
Order bookings	**56.7**	60.7	196.3	207.9
Order backlog	**268.3**	267.6		285.0

Construction
Order bookings

SEK bn	Apr-Jun 2025	Apr-Jun 2024	Book-to-build, %	Months of production
Nordics	**19.7**	14.0	107	16
of which Sweden	**9.6**	8.5	109	13
Europe	**10.5**	4.5	117	17
USA	**26.5**	42.1	116	22
Total	**56.7**	**60.7**	**113**	**19**

Construction

Income statement

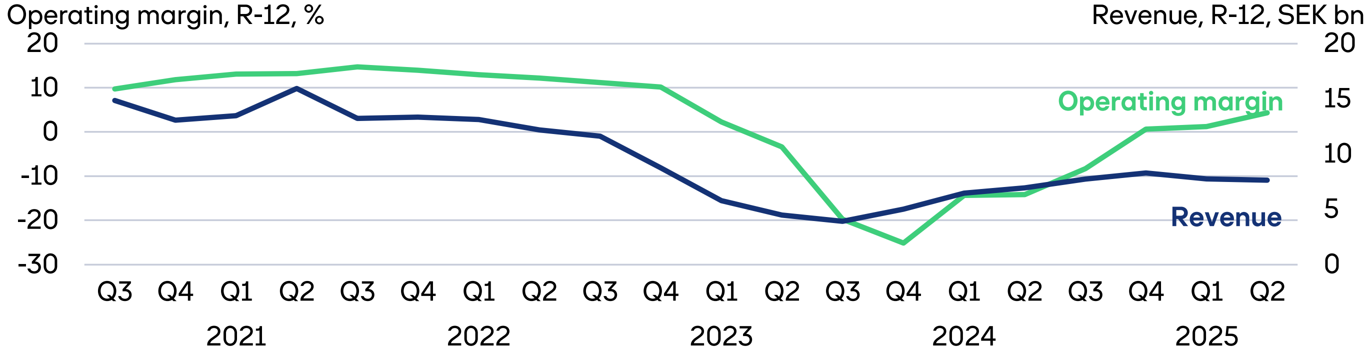


SEK bn	Apr-Jun 2025	Apr-Jun 2024	Rolling 12 months	Jan-Dec 2024
Revenue	**43.1**	43.6	173.7	168.6
Gross income	**3.2**	**3.3**	**12.9**	**12.4**
Selling and administrative expenses	**-1.5**	-1.7	-6.4	-6.5
Operating income	**1.7**	**1.5**	**6.5**	**5.9**
Gross margin, %	**7.4**	7.5	7.4	7.3
Selling and administrative expenses, %	**-3.5**	-4.0	-3.7	-3.9
Operating margin, %	**3.9**	3.5	3.7	3.5

Construction
Income statement

	Operating income, SEK M		Operating margin, %	
	Apr-Jun 2025	**Apr-Jun 2024**	**Apr-Jun 2025**	**Apr-Jun 2024**
Nordics	**597**	496	4.2	3.3
of which Sweden	**326**	309	4.2	4.0
Europe	**276**	231	4.0	3.8
USA	**798**	814	3.7	3.6
Total	**1,672**	**1,542**	**3.9**	**3.5**

Residential Development
Income statement, segment reporting



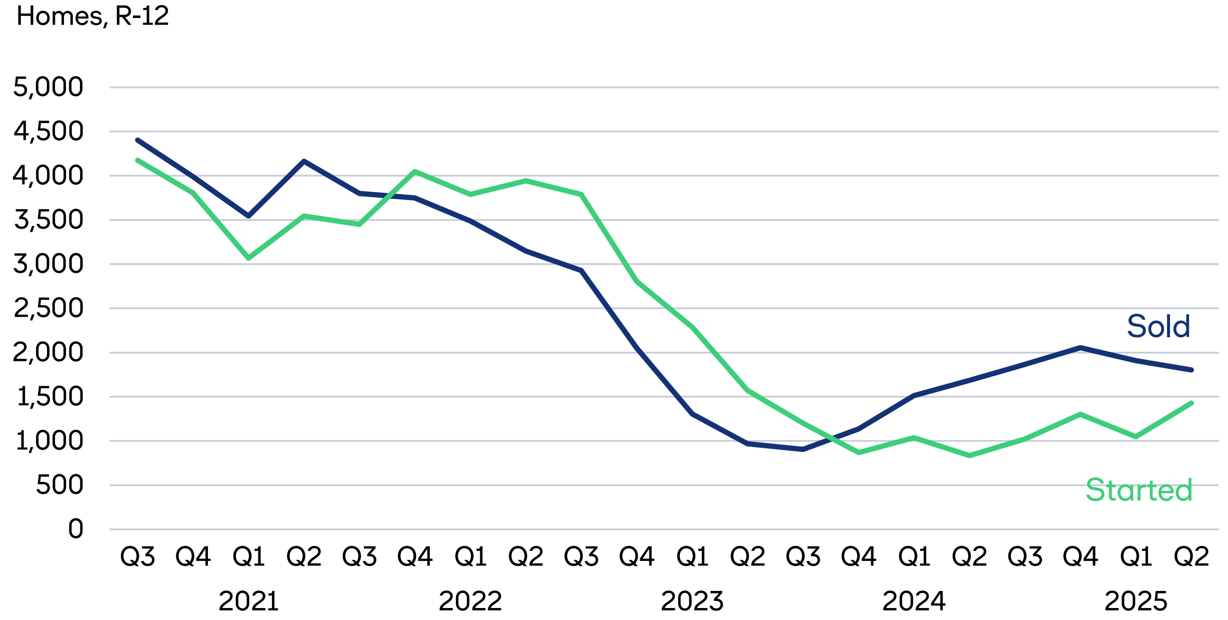
Including residential rentals until Q4 2020

SEK M	Apr-Jun 2025	Apr-Jun 2024	Rolling 12 months	Jan-Dec 2024
Revenue	**2,006**	2,150	7,618	8,302
Gross income	**333**	**147**	**854**	**658**
Selling and administrative expenses	**-107**	-158	-523	-605
Operating income	**226**	**-11**	**331**	**53**
Gross margin, %	**16.6**	6.9	11.2	7.9
Selling and administrative expenses, %	**-5.3**	-7.4	-6.9	-7.3
Operating margin, %	**11.3**	-0.5	4.3	0.6

Residential Development
Income statement

	Operating income, SEK M		Operating margin, %	
	Apr-Jun 2025	Apr-Jun 2024	Apr-Jun 2025	Apr-Jun 2024
Nordics	**10**	0	**1.1**	0.0
of which Sweden	**-2**	-51	**-0.3**	-6.7
Europe	**216**	-10	**19.8**	-2.5
Total	**226**	**-11**	**11.3**	**-0.5**

Residential Development
Homes started and sold

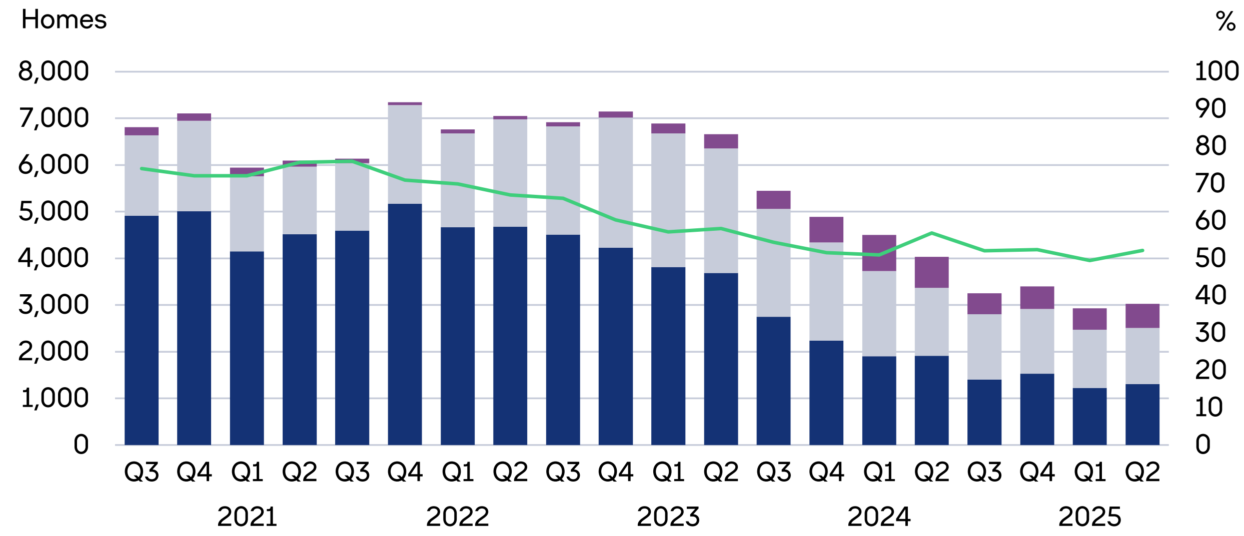


Including residential rentals until Q4 2020

Homes started				Homes sold			
Apr-Jun 2025	Apr-Jun 2024	Rolling 12 months	Jan-Dec 2024	Apr-Jun 2025	Apr-Jun 2024	Rolling 12 months	Jan-Dec 2024
420	37	1,429	1,302	**409**	515	1,804	2,056

Residential Development

Homes in production



Including residential rentals until Q4 2020

Homes in production			Of which sold, %			Unsold complete homes		
Jun 30, 2025	**Jun 30, 2024**	**Dec 31, 2024**	**Jun 30, 2025**	**Jun 30, 2024**	**Dec 31, 2024**	**Jun 30, 2025**	**Jun 30, 2024**	**Dec 31, 2024**
2,509	3,365	2,918	**52**	57	52	**516**	671	477

Commercial Property Development

Income statement, segment reporting

SEK bn	Apr-Jun 2025	Apr-Jun 2024	Rolling 12 months	Jan-Dec 2024
Revenue	**1,043**	6,293	5,958	11,225
Gross income	**250**	**1,259**	**1,000**	**1,959**
Selling and administrative expenses	**-165**	-190	-796	-836
Income from JV's and associated companies	**-**	-1	-1	-3
Operating income	**86**	**1,067**	**204**	**1,120**
of which gains from divestments of properties	**215**	1,191	989	2,064
of which write downs/reversal of write downs	**-**	-69	-122	-345
1 Additional gain included in eliminations	**33**	15	122	106

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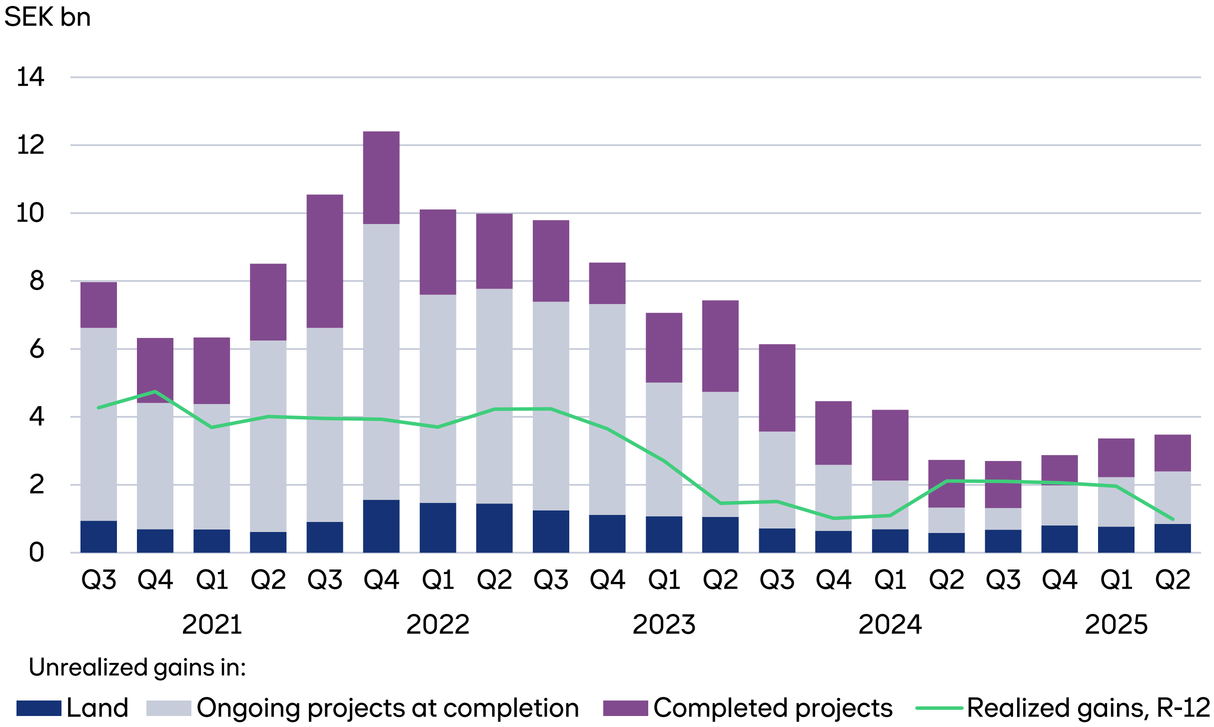
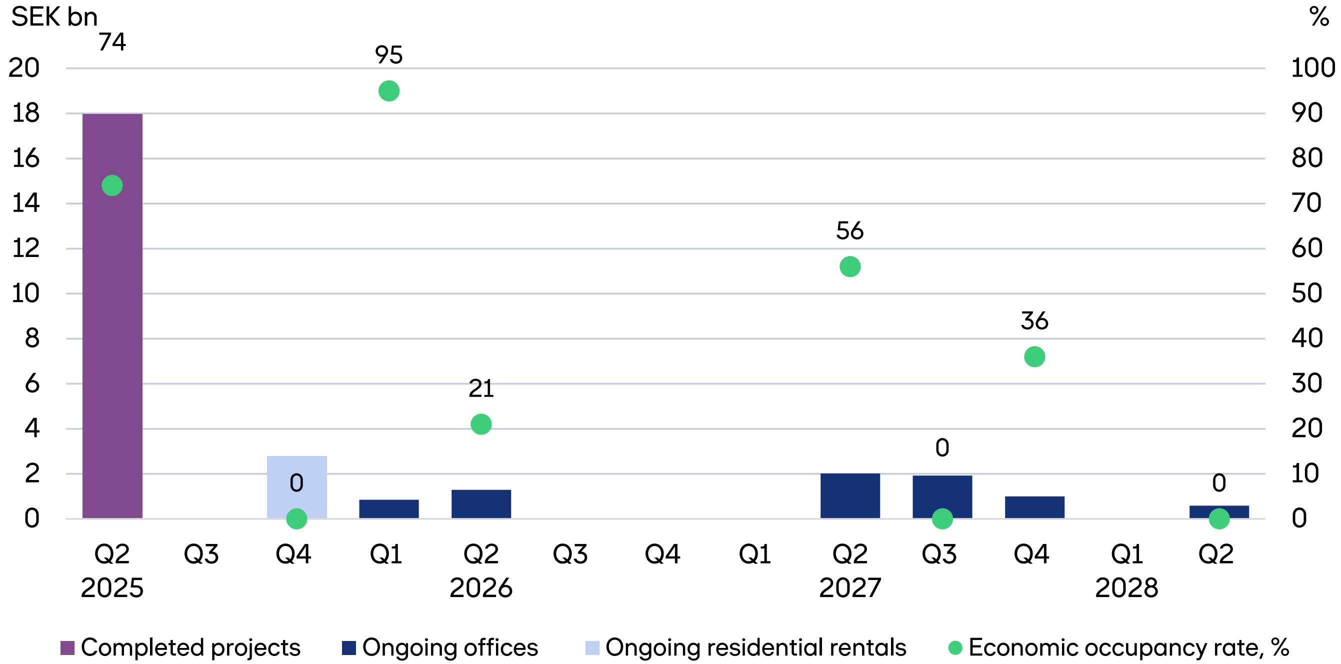
Commercial Property Development
Unrealized and realized gains, segment reporting



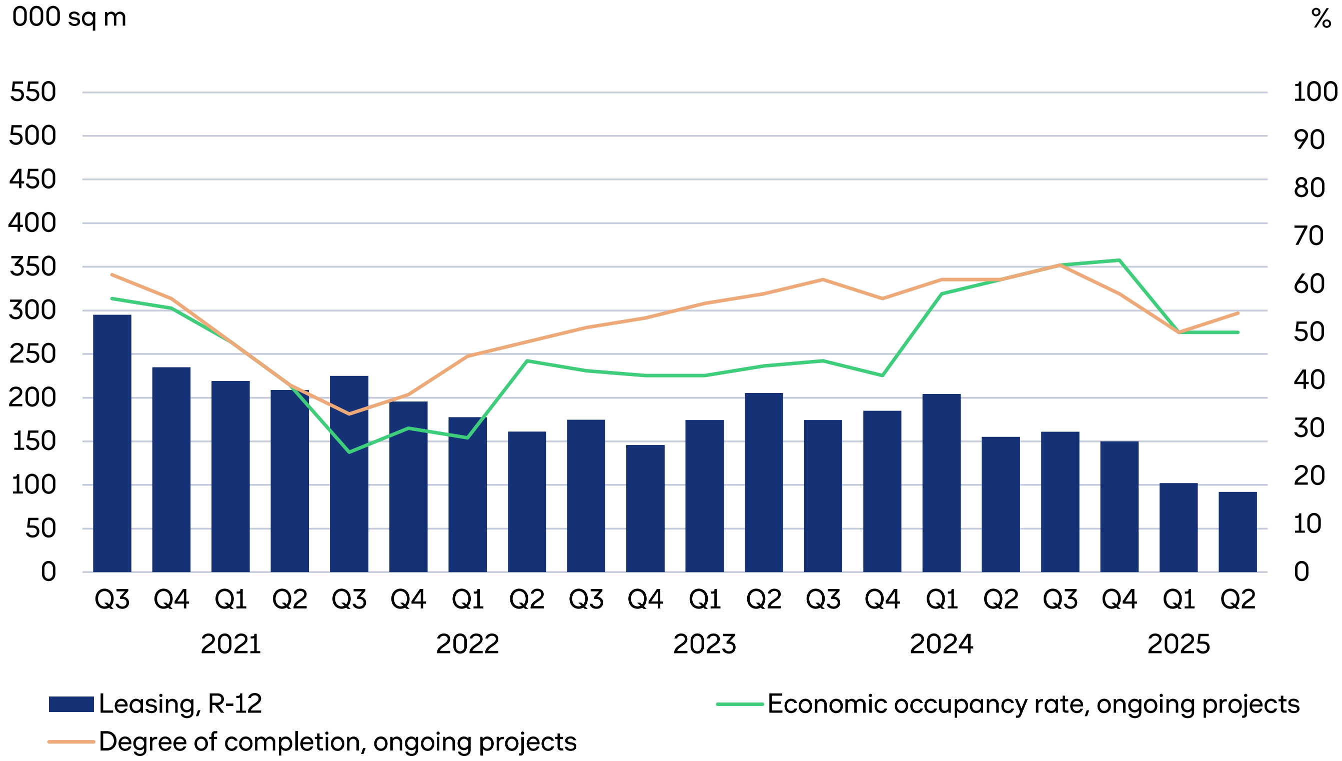
Including residential rentals as of Q1 2021.

Commercial Property Development
Completion profile and unsold projects



Total investments at completion

Commercial Property Development
Leasing Commercial Properties



Leasing including residential rentals in the USA and Denmark until Q4 2020.

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Investment Properties
Income statement

SEK M	Apr-Jun 2025	Apr-Jun 2024	Rolling 12 months	Jan-Dec 2024
Revenue	**118**	72	455	363
Operating net	**85**	**54**	**325**	**264**
Selling and administrative expenses	**-5**	-4	-15	-14
Change in property value	**-**	58	4	61
Operating income	**80**	**108**	**313**	**311**

Location	Leasable area, sqm	Rental value, SEK M	Eonomic occupancy rate, %	Property value, SEK M	Environmental certification, %
Malmö	47,009	169	91	2,505	100
Stockholm	42,962	182	78	3,070	100
Gothenburg	50,291	180	82	2,598	100
Total	**140,262**	**531**	**83**	**8,173**	**100**

Group
Income Statement

SEK m	Apr-Jun 2025	Apr-Jun 2024	Rolling 12 months	Jan-Dec 2024
Operating income from business streams	**2,064**	2,706	7,343	7,339
Central	**-270**	-159	-595	-440
Eliminations	**19**	33	160	188
Operating income	**1,813**	2,580	6,907	7,087
Net financial items	**130**	146	672	661
Income after financial items	**1,942**	2,725	7,579	7,748
Taxes	**-414**	-656	-1,819	-1,913
Profit for the period	**1,528**	2,069	5,760	5,835
Earnings per share, SEK	**3.69**	5.03	13.90	14.12
Tax rate, %	**21**	24	24	25

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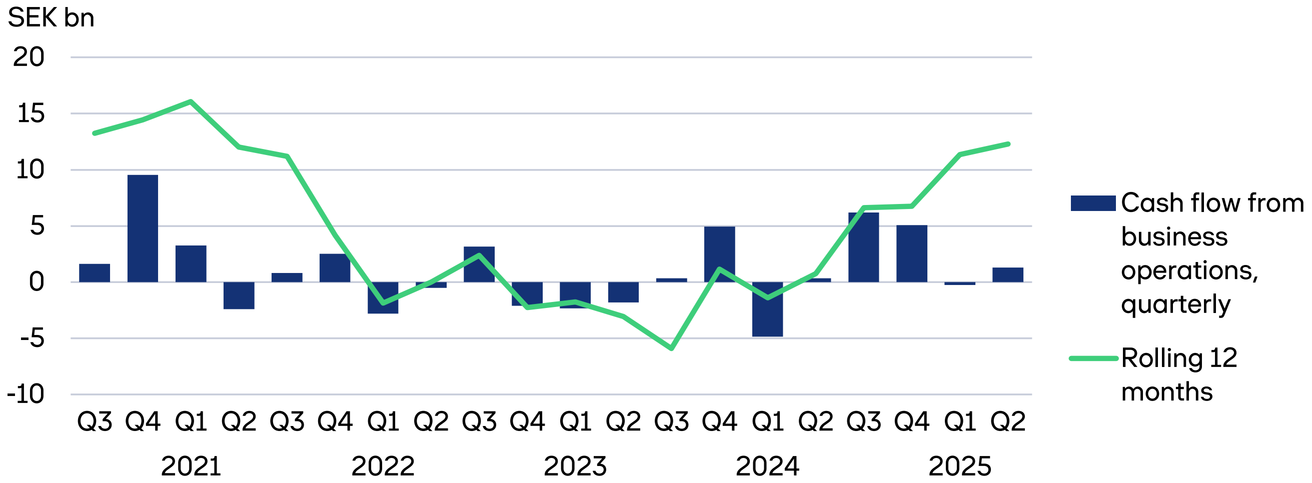
Group
Cash flow



SEK bn	Apr-Jun 2025	Apr-Jun 2024	Rolling 12 months	Jan-Dec 2024
Operating cash flow from operations	**1.3**	0.3	12.3	6.7
Dividend and net strategic divestment	**-3.3**	-2.3	-3.4	-2.5
Cash flow before change in interest-bearing receivables and liabilities	**-2.0**	-2.0	8.9	4.3

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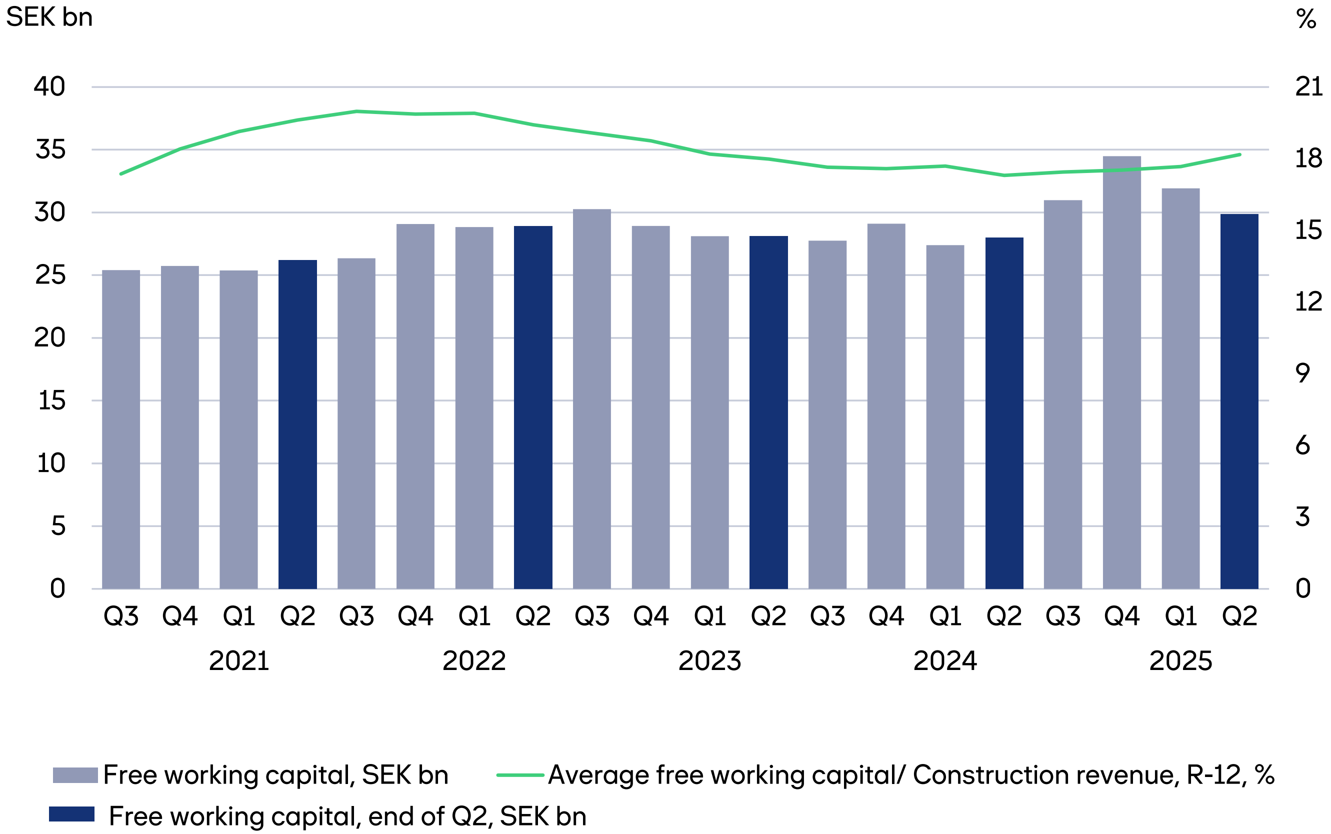
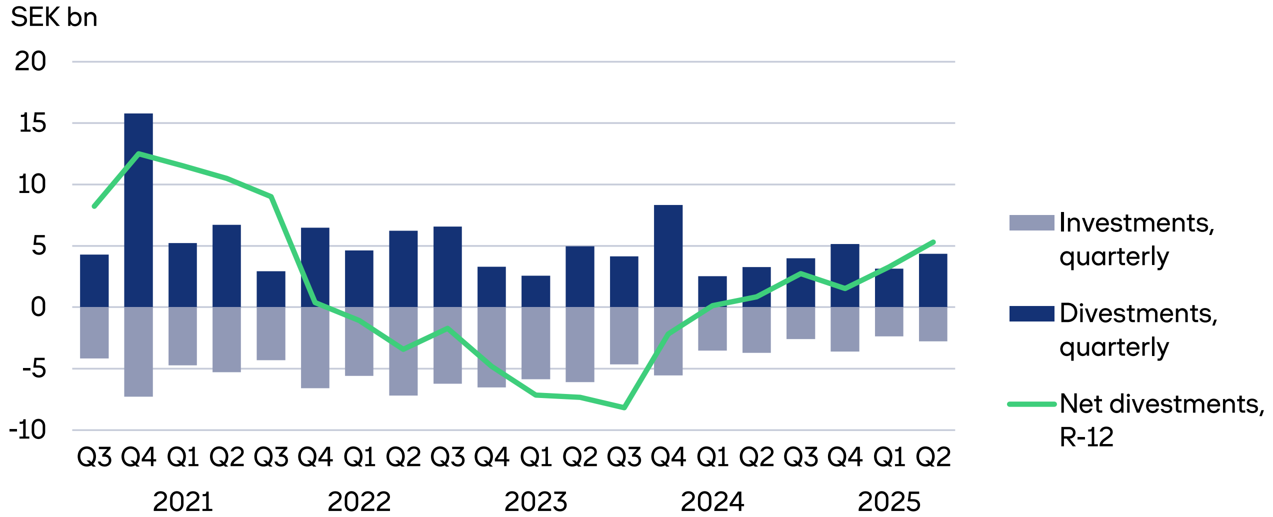
Construction
Free working capital



Group

Investments, divestments and capital employed



SEK bn	Jun 30, 2025	Jun 30, 2024	Dec 31, 2024
Capital employed in:			
Residential Development	**12.3**	15.4	13.6
Commercial Property Development	**40.7**	43.5	44.1
Investment Properties	**8.1**	7.7	8.4
Total	**61.1**	**66.6**	**66.0**

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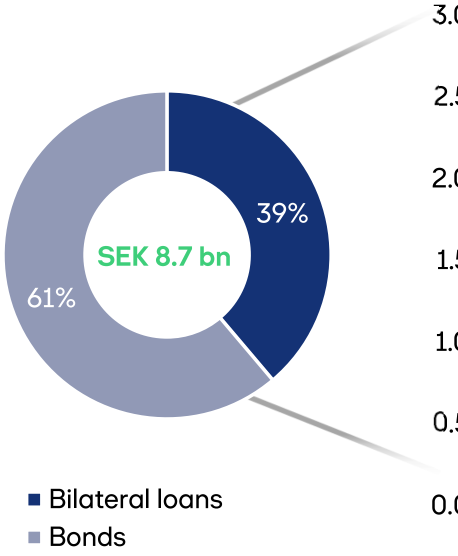
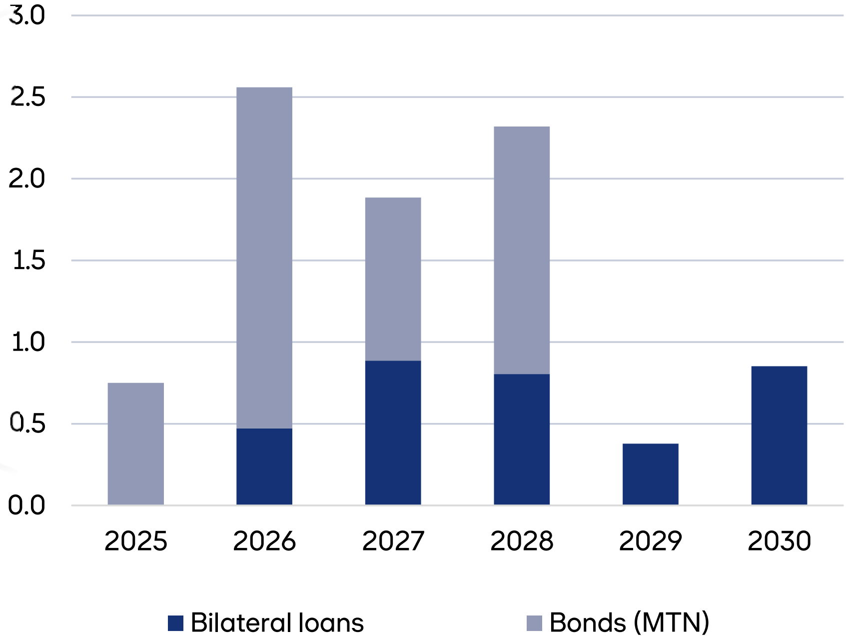
Available funds*: SEK 28.1 bn, o/w unutilized credit facilities SEK 9.8 bn

Central funding



Maturity profile

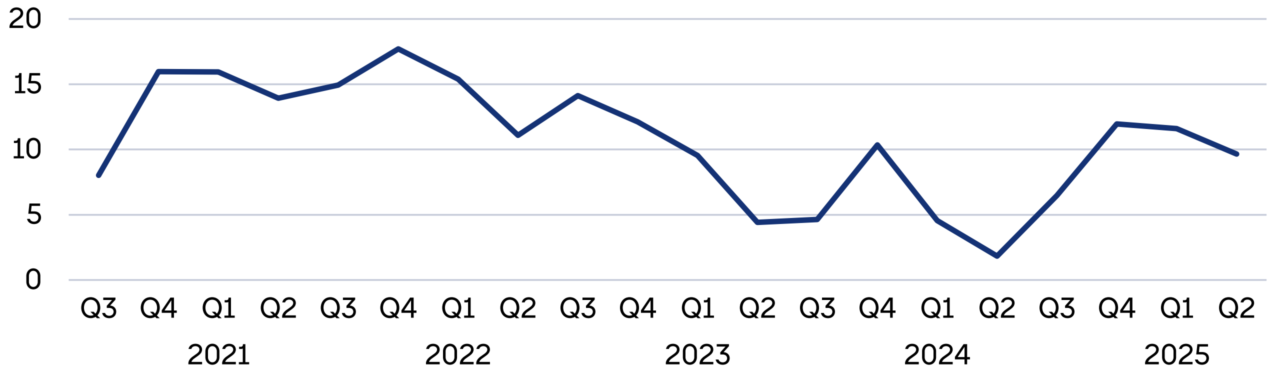


*Available funds include short term investments as of 2025.

Group

Financial position

Adjusted interest-bearing net receivables(+)/net debt(-), SEK bn



SEK bn	**Jun 30, 2025**	**Jun 30, 2024**	**Dec 31, 2024**
Total assets	**161.7**	161.5	171.2
Equity attributable to equity holders	**59.0**	58.3	62.6
Interest-bearing net receivables (+)/net debt (-)	**12.0**	3.2	15.4
Adj. interest-bearing net receivables (+)/net debt (-)	**9.7**	1.8	12.0
Capital employed, closing balance	**79.0**	81.1	84.4
Equity/assets ratio, %	**36.5**	36.1	36.6

Market outlook

Construction

- The US civil market remains strong and well-funded through existing federal funding programs and the US building market is stable
- Civil market more active than building market in Europe and the Nordics
- Civil market in Sweden gradually stronger with increased investments in defense, energy and water treatment facilities

Residential Development

- Good level of activity in the Central European housing market
- Lower than normal market activity in the Nordic housing market
- Macroeconomic uncertainty impacts private individuals' confidence and the pace of recovery negatively in the Nordics

Commercial Property Development

- Transaction market activity returning to Europe but lagging in the USA
- Occupier market stable in Europe and improving for grade-A space in the USA
- Clear flight to quality trend

Investment Properties

- Polarized occupier market - stronger demand for high quality space than older stock.
- Competitive market but rents expected to remain mostly stable

Outlook compared to previous quarter ● Weaker ● Unchanged ● Improved

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Group
Summary

- A robust second quarter
  - Construction – Good order intake. Strong margins generated by a healthy project portfolio.
  - Residential Development – Central Europe performing well. Nordic markets remain weak.
  - Commercial Property Development – One divestment recorded.
  - Investment Properties – Stable performance.
- Maintaining a solid financial position

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