

Press Release

December 19, 2003

Skanska sells properties for SEK 157 M, with gain of SEK 31 M

Skanska has sold two properties, one in Poland and one in Norway. Zoliborz Plaza in Warsaw is being sold for SEK 111 M, with a capital gain of SEK 31 M. The buyer is a privately owned Irish real estate company.

In Oslo, a warehouse property, Ulvenveien 96-102, is being sold. The selling price is SEK 46 M. This sale has no earnings impact. The buyer is a local investor.

Both transactions are included in earnings for the fourth quarter of 2003.

Zoliborz Plaza comprises 5,200 square meters of office space with 125 parking spaces. The property, which is fully leased, was completed by Skanska in 2001. The largest tenants are Skanska Poland and C.H. Beck. Skanska leases about half of the property and has signed an eight-year lease on market terms.

Ulvenveien 96-102 is a warehouse and distribution property outside central Oslo. The property covers 10,000 square meters and has been owned by Skanska since 2000.

During 2003, Skanska's project development operations in Sweden and Europe have sold properties totaling SEK 7.4 billion, at a combined capital gain of around SEK 2.3 billion. Ninety percent of the capital gain is from projects completed during the past five years.

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