

PRESS RELEASE

SIX MONTH REPORT, JANUARY–JUNE 2004

Group highlights

| SEK M | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003- Jun 2004 | Jan-Dec 2003 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------------|-----------------|
| Net sales | 32,225 | 34,350 | 58,258 | 63,903 | 127,234 | 132,879 |
| <i>of which net sales on sale of properties in Commercial Project Development</i> | <i>1,686</i> | <i>2,398</i> | <i>2,082</i> | <i>4,465</i> | <i>5,189</i> | <i>7,572</i> |
| Operating income | 1,130 | 1,647 | 1,586 | 2,367 | 3,751 | 4,532 |
| <i>of which gain on sale of properties in Commercial Project Development</i> | <i>587</i> | <i>1,097</i> | <i>713</i> | <i>1,585</i> | <i>1,527</i> | <i>2,399</i> |
| Income after financial items | 1,092 | 1,598 | 1,510 | 2,138 | 3,444 | 4,072 |
| Net income | 690 | 1,119 | 958 | 1,482 | 2,237 | 2,761 |
| Earnings per share for the period | 1.65 | 2.67 | 2.29 | 3.54 | 5.34 | 6.60 |
| Capital employed | 22,809 | 28,109 | 22,809 | 28,109 | 22,809 | 24,460 |
| Net cash (+)/Net debt (-) | -118 | -5,251 | -118 | -5,251 | -118 | 150 |
| Shareholders' equity | 14,076 | 13,166 | 14,076 | 13,166 | 14,076 | 14,169 |
| Return on capital employed, % | | | | | 16.2 | 17.1 |
| Return on shareholders' equity, % | | | | | 16.4 | 19.5 |
| Operating cash flow before change in interest-bearing receivables and liabilities | -70 | 3,449 | -196 | 4,247 | 5,512 | 9,955 |
| Change in interest-bearing net cash (+)/net debt (-) | 14 | 4,426 | -268 | 4,125 | 5,133 | 9,526 |
| Order bookings, SEK bn | 33.5 | 31.8 | 64.9 | 64.4 | 121.6 | 121.1 |
| Order backlog, SEK bn | 129.7 | 132.7 | 129.7 | 132.7 | 129.7 | 116.4 |

Second quarter of 2004 compared to second quarter of 2003

- Net sales decreased by 6 percent to SEK 32,225 M (34,350). Adjusted for currency rate effects, net sales fell by 4 percent.
- Operating income amounted to SEK 1,130 M (1,647).
- Gain on sale of properties in Commercial Project Development amounted to SEK 587 M (1,097).
- Income after financial items amounted to SEK 1,092 M (1,598).
- Net income amounted to SEK 690 M (1,119) and earnings per share in the second quarter amounted to SEK 1.65 (2.67).
- Order bookings rose by 5 percent to SEK 33.5 billion (31.8). Adjusted for currency rate effects, order bookings rose by 7 percent.

Comments from Skanska's President and CEO Stuart Graham:

- Performance in the Nordic construction businesses is improving steadily and we expect that trend to continue in the second half of the year. We now see slight improvements in the market situation in many of Skanska's markets. USA Building took a previously announced charge of SEK 150 M in Q2 in accordance with a plan aimed at increasing sales and margins in 2005 and beyond. The civil business in the U.S. continues to suffer the effects of lower project margins partly due to unusual weather in Q1 and commodity price escalation.
- As a part of focusing on selected markets, Skanska Whessoe was divested during the quarter and a letter of intent was signed regarding the divestment of Skanska's holding in Gammon Skanska. After the close of the quarter the divestment of Cementation Skanska was concluded.
- In summary, the company is now much more efficient when it comes to the use of capital, our business in Residential Project Development as well as Commercial Project Development are well on their way toward achieving their financial targets. Construction and Services is, with the exception of the U.S., performing better despite the weak market growth.

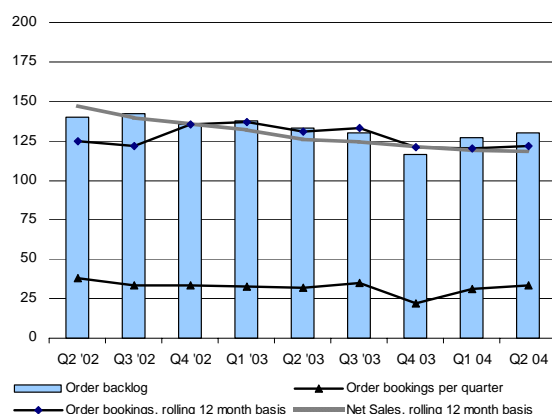
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Skanska Six Month Report, January – June 2004

Order bookings and backlog in Construction and Services, SEK bn



Order bookings

April – June

Order bookings rose by 5 percent and amounted to SEK 33,549 M (31,870). Adjusted for currency rate effects, order bookings rose by 7 percent. Skanska's UK, Czech and Norwegian units showed the largest increases in order bookings. The American units Skanska USA Building and Skanska USA Civil both experienced decreased order bookings due to the continued weak American construction market.

In the U.K., contracts awarded to Skanska included the design and construction of a new facility for Ministry of Defence. The contract is valued at SEK 1.1 billion. Skanska was also awarded a renewal contract with British Telecom to extend and maintain portions of the company's fixed telecom network in the U.K. The four-year contract is worth SEK 2.7 billion. In the Czech Republic, Skanska received a number of large new contracts during the quarter. Among these is an extension of the subway system in Prague worth SEK 1 billion and construction of a shopping center in Prague with a contract value of SEK 735 M. During the quarter, Skanska Services acquired the Swedish-based Sydkraft ServicePartner, a transaction expected to provide assignments worth about SEK 250 M per year.

January – June

Order bookings rose by 1 percent and amounted to SEK 64,925 M (64,444). Currency rate effects had a negative impact of 5 percent on order bookings.

Order backlog

At the end of the report period, order backlog amounted to SEK 129,718 M (132,712), which represented a decrease of 2 percent compared to the end of June 2003. The currency rate effect was negative and amounted to 3 percent.

Compared to year-end 2003 order backlog rose by 11 percent. In local currencies, the increase was 8 percent. Order backlog was equivalent to about 12 (12) months of construction.

Skanska Six Month Report, January – June 2004

Net sales and income

Performance analysis

| SEK M | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003- Jun 2004 | Jan-Dec 2003 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------------|-----------------|
| Net sales | | | | | | |
| Construction and Services | 29,591 | 30,778 | 54,420 | 57,562 | 118,298 | 121,440 |
| Residential Project Development | 1,574 | 1,469 | 2,946 | 3,102 | 6,178 | 6,334 |
| Commercial Project Development | 1,922 | 2,785 | 2,546 | 5,218 | 6,189 | 8,861 |
| BOT | 9 | 48 | 14 | 53 | 48 | 87 |
| Central and eliminations | -871 | -730 | -1,668 | -2,032 | -3,479 | -3,843 |
| Skanska Group | 32,225 | 34,350 | 58,258 | 63,903 | 127,234 | 132,879 |
| Earnings before interest, taxes and amortization (EBITA) | | | | | | |
| Construction and Services | 561 | 544 | 893 | 804 | 2,338 | 2,249 |
| Residential Project Development | 127 | 3 | 247 | 91 | 461 | 305 |
| Commercial Project Development ¹ | 684 | 1,320 | 856 | 2,010 | 1,907 | 3,061 |
| BOT | -7 | 17 | -10 | 9 | 8 | 27 |
| Central | -105 | -111 | -191 | -270 | -391 | -470 |
| Closed down operations | 0 | -5 | 0 | 0 | 10 | 10 |
| Eliminations ¹ | -15 | -8 | 12 | -44 | -9 | -65 |
| Skanska Group | 1,245 | 1,760 | 1,807 | 2,600 | 4,324 | 5,117 |
| Goodwill amortization and writedowns ¹ | -115 | -113 | -221 | -233 | -573 | -585 |
| Operating income | 1,130 | 1,647 | 1,586 | 2,367 | 3,751 | 4,532 |
| Net interest items | -37 | -95 | -70 | -230 | -233 | -393 |
| Other financial items | -1 | 46 | -6 | 1 | -74 | -67 |
| Net financial items | -38 | -49 | -76 | -229 | -307 | -460 |
| Income after financial items | 1,092 | 1,598 | 1,510 | 2,138 | 3,444 | 4,072 |
| Taxes | -394 | -473 | -544 | -645 | -1,202 | -1,303 |
| Minority interests | -8 | -6 | -8 | -11 | -5 | -8 |
| Net income for the period | 690 | 1,119 | 958 | 1,482 | 2,237 | 2,761 |
| Earnings per share for the period | 1.65 | 2.67 | 2.29 | 3.54 | 5.34 | 6.60 |
| ¹ Of which gain on sale of commercial properties reported in | | | | | | |
| Commercial Project Development | 587 | 1,097 | 669 | 1,582 | 1,483 | 2,396 |
| Eliminations | 0 | 0 | 44 | 3 | 44 | 3 |

April – June

Net sales totaled SEK 32,225 M (34,350), a decline of 6 percent. Adjusted for currency rate effects, net sales fell by 4 percent. Net sales of the Construction and Services business stream decreased by 1 percent in terms of local currencies. The decrease in the Group's net sales was primarily attributable to lower divestments of commercial properties compared to the second quarter of 2003.

Operating income declined to SEK 1,130 M (1,647), due to lower divestment volume of commercial properties. Currency rate effects, which primarily influence Construction and Services, had a positive impact of SEK 2 M on operating income. In Construction and Services, operating income before goodwill amortization (EBITA) rose by 3 percent, amounting to SEK 561 M (544). Operating income included expenses of SEK 150 M in Skanska USA Building (American building construction) for the previously announced growth plan. In the comparative period of 2003, project loss provisions of SEK 260 M were included in the accounts of Skanska USA Building. Operating income before goodwill in Residential Project Development rose significantly, amounting to SEK 127 M (3). In the comparative period, additional costs for re-structuring ongoing units and marketing incentives for units that were difficult to sell, were charged to operating income in the amount of SEK 50 M. Commercial Project Development reported lower operating income, SEK 684 M (1,320), as a consequence of lower divestment of completed commercial projects as well as lower rental revenues due to a reduced property portfolio. Gain on the sale of properties amounted to SEK 587 M (1,097). The operating income of Skanska BOT amounted to SEK -7 M (17) before goodwill. Corporate overhead totaled SEK -105 M (-111).

In Construction and Services, operating margin amounted to 1.5 (1.4) percent.

Goodwill amortization and writedowns during the period, which totaled SEK 115 M, consisted of scheduled amortization.

As a consequence of lower debt, net interest items improved further, amounting to SEK -37 M (-95). Capitalization of interest expenses in ongoing projects amounted to SEK 20 M (54). Other financial items totaled SEK -1 M (46). The amount in the comparative period of 2003 included a gain of SEK 14 M on the sale of shares in kitchen interior manufacturer Nobia as well as a dividend of SEK 16 M from Nobia. Income after financial items declined to SEK 1,092 M (1,598).

Net income for the period amounted to SEK 690 M (1,119). Earnings per share during the period amounted to SEK 1.65 (2.67).

Skanska Six Month Report, January – June 2004

January – June

Net sales declined by 9 percent to SEK 58,258 M (63,903). Adjusted for currency rate effects, net sales of the Construction and Services business stream fell by 4 percent. Net sales of Construction and Services declined by 1 percent in terms of local currencies.

Operating income fell to SEK 1,586 M (2,367), due to lower divestment volume of commercial properties. Currency rate effects explained SEK 15 M of the decline. Gain on the sale of properties amounted to SEK 713 M (1,585). Operating margin including gain on property divestments amounted to 2.7 (3.7) percent. In Construction and Services, operating margin before goodwill amounted to 1.6 (1.4) percent.

Income after net financial items amounted to SEK 1,510 M (2,138) and net income for the period fell to SEK 958 M (1,482). Earnings per share during the first half totaled SEK 2.29 (3.54) and on a rolling 12 month basis SEK 5.34 (2003: 6.60).

Return on capital employed on a rolling 12 month basis was 16.2 (Dec. 2003: 17.1) percent. Return on shareholders' equity on a rolling 12 month basis was 16.4 (Dec. 2003: 19.5) percent.

Skanska Six Month Report, January – June 2004

Investments and divestments

| SEK M | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003- Jun 2004 | Jan-Dec 2003 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------------|-----------------|
| INVESTMENTS | | | | | | |
| Construction and Services | -457 | -379 | -717 | -792 | -1,772 | -1,847 |
| Residential Project Development | -853 | -1,076 | -1,673 | -1,996 | -3,450 | -3,773 |
| Commercial Project Development | -446 | -331 | -627 | -823 | -1,203 | -1,399 |
| BOT | -8 | -26 | -26 | -26 | -115 | -115 |
| Central and eliminations | -4 | 5 | -9 | 144 | 54 | 207 |
| Investments | -1,768 | -1,807 | -3,052 | -3,493 | -6,486 | -6,927 |
| DIVESTMENTS | | | | | | |
| Construction and Services | 256 | 232 | 466 | 486 | 1,516 | 1,536 |
| Residential Project Development | 927 | 1,152 | 1,928 | 2,185 | 4,327 | 4,584 |
| Commercial Project Development | 1,690 | 2,398 | 2,086 | 4,465 | 5,193 | 7,572 |
| BOT | 7 | 1 | 7 | 1 | 7 | 1 |
| Central and eliminations | 1 | 368 | 0 | 224 | -76 | 148 |
| Divestments | 2,881 | 4,151 | 4,487 | 7,361 | 10,967 | 13,841 |
| NET INVESTMENTS | | | | | | |
| Construction and Services | -201 | -147 | -251 | -306 | -256 | -311 |
| Residential Project Development | 74 | 76 | 255 | 189 | 877 | 811 |
| Commercial Project Development | 1,244 | 2,067 | 1,459 | 3,642 | 3,990 | 6,173 |
| BOT | -1 | -25 | -19 | -25 | -108 | -114 |
| Central and eliminations | -3 | 373 | -9 | 368 | -22 | 355 |
| Net investments ¹ | 1,113 | 2,344 | 1,435 | 3,868 | 4,481 | 6,914 |
| 1 Of which strategic investments/divestments | -117 | 477 | -145 | 461 | -202 | 404 |

April – June

Investments amounted to SEK -1,768 M (-1,807). Investments in Construction and Services rose to SEK -457 M (-379). This item was mainly related to fixed assets for Skanska's own production. Net investments in Construction and Services totaled SEK -201 M (-147). Investment volume in Residential Project Development decreased to SEK -853 M (-1,076). Investments in Sweden and Norway rose in the medium and low price segments, where demand is strong. Divestments in this business stream fell to SEK 927 M (1,152). In Commercial Project Development, investments rose to SEK -446 M (-331). Divestments shrank to SEK 1,690 M (2,398). Net divestments in Commercial Project Development totaled SEK 1,244 M (2,067).

The net amount of the Group's investments (-) and divestments (+) was SEK +1,113 M (+2 344).

January – June

Investments totaled SEK -3,052 M (-3,493). Divestments fell to SEK 4,487 M (7,361). The net amount of investments (-) and divestments (+) was SEK 1,435 M (3,868).

Operating cash flow and change in interest-bearing net debt/net cash

| SEK M | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003- Jun 2004 | Jan-Dec 2003 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------------|-----------------|
| CASH FLOW FROM OPERATIONS | | | | | | |
| Construction and Services | 575 | 957 | 595 | -45 | 3,894 | 3,254 |
| Residential Project Development | -318 | 452 | -138 | 159 | 673 | 970 |
| Commercial Project Development | 1,420 | 2,162 | 1,786 | 4,405 | 4,491 | 7,110 |
| BOT | -28 | -20 | -85 | -48 | -209 | -172 |
| Central and eliminations | -191 | 323 | -314 | 511 | -670 | 155 |
| Cash flow before taxes, financial operations and dividends | 1,458 | 3,874 | 1,844 | 4,982 | 8,179 | 11,317 |
| Taxes paid | -224 | 500 | -677 | 353 | -1,098 | -68 |
| Net interest items and other financial items | -38 | -74 | -76 | -229 | -277 | -430 |
| Dividend etc. | -1,266 | -851 | -1,287 | -859 | -1,292 | -864 |
| Cash flow before changes in interest-bearing receivables and liabilities | -70 | 3,449 | -196 | 4,247 | 5,512 | 9,955 |
| Translation difference, net debt | 77 | 151 | -51 | 286 | 90 | 427 |
| Reclassification and change in accounting principle, interest-bearing net debt | 21 | 0 | 21 | -1,285 | -515 | -1,821 |
| Interest-bearing liabilities, acquired/divested | 3 | 872 | -6 | 872 | -32 | 846 |
| Other changes, interest-bearing net debt | -17 | -46 | -36 | 5 | 78 | 119 |
| Changes in interest-bearing net debt/net cash | 14 | 4,426 | -268 | 4,125 | 5,133 | 9,526 |

April – June

Cash flow before taxes, financing operations and dividends totaled SEK 1,458 M (3,874). In Construction and Services, cash flow declined to SEK 575 M (957). Cash flow also declined in Residential Project Development, amounting to SEK -318 M (452). Commercial Project Development reported cash flow amounting to SEK 1,420 M (2,162), which was lower than in the same period of last year as a consequence of the lower volume of property divestments. In the Skanska BOT business stream, cash flow from business operations amounted to SEK -28 M (-20).

Taxes paid for the period amounted to SEK -224 M (500). During the comparative period, Skanska received a repayment of SEK 756 M related to tax deductions for aircraft leasing transactions. Dividends for the 2003 financial year plus adjustments of minority interests amounted to SEK -1,266 M (-851). Cash flow before change in interest-bearing receivables and liabilities totaled SEK -70 M (3,449).

The change in interest-bearing net debt amounted to SEK 14 M (4,426), primarily as a consequence of translation effects related to currency rate differences for interest-bearing net debt that totaled SEK 77 M (151).

January – June

Cash flow before taxes, financing operations and dividends totaled SEK 1,844 M (4,982). The decline was mainly attributable to the lower volume of commercial property divestments. Cash flow before changes in interest-bearing receivables and liabilities totaled SEK -196 M (4,247).

Skanska Six Month Report, January – June 2004

Financial position

Capital employed, by business stream

| SEK bn | Constr. & Services | Resid. PD | Comm. PD | BOT | Central & elim. | Total Skanska Group |
|---|--------------------|------------|------------|------------|-----------------|---------------------|
| Intangible fixed assets | 4.3 | 0.0 | 0.0 | 0.4 | 0.0 | 4.7 |
| Tangible fixed assets | 6.3 | 0.0 | 0.0 | 0.0 | 0.1 | 6.4 |
| Shares and participations | 0.7 | 0.1 | 0.1 | 0.7 | -0.2 | 1.4 |
| Commercial properties | 1.4 | 0.0 | 8.7 | 0.0 | -0.2 | 9.9 |
| Residential properties | 0.0 | 3.3 | 0.0 | 0.0 | 0.0 | 3.3 |
| Interest-bearing receivables | 1.3 | 0.0 | 1.2 | 0.1 | 0.4 | 3.0 |
| Net working capital | -7.9 | -0.7 | -0.4 | 0.1 | -2.4 | -11.3 |
| Cash, bank & s.-t. investments | 2.8 | 0.2 | 0.0 | 0.0 | 2.4 | 5.4 |
| Capital employed on Jun 30, 2004 | 8.9 | 2.9 | 9.6 | 1.3 | 0.1 | 22.8 |
| Capital employed on Dec 31, 2003 | 9.5 | 2.9 | 9.5 | 1.2 | 1.4 | 24.5 |
| Capital employed on Jun 30, 2003 | 11.1 | 3.5 | 13.5 | 1.3 | -1.3 | 28.1 |

Skanska has continued to reduce capital employed. At the close of the second quarter, the Group's capital employed totaled SEK 22.8 billion (28.1). Compared to year-end 2003, the Group reduced its capital employed by 7 percent.

In Construction and Services, the decline since the second quarter of 2003 was 20 percent and capital employed at the end of the report period was SEK 8.9 billion (11.1). In Residential Property Development, capital employed totaled SEK 2.9 billion (3.5), and in Commercial Project Development it was SEK 9.6 billion (13.5). In Skanska BOT, the corresponding figure was SEK 1.3 billion (1.3).

Capital employed in Construction and Services has been reduced more than previously expected. Residential Project Development has reached its target figure of SEK 3 billion, while Commercial Project Development is approaching its target figure of SEK 8 billion. If outstanding commitments in BOT of about SEK 1.0 billion are added to capital, it signifies that capital employed in these operations increases to SEK 2.3 billion.

Change in interest-bearing assets and liabilities

| SEK M | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003-Jun 2004 | Jan-Dec 2003 |
|--|--------------|---------------|--------------|---------------|-------------------|---------------|
| Net debt (-) / Net cash surplus (+), opening balance | -132 | -9677 | 150 | -9,376 | -5,251 | -9,376 |
| Change in interest-bearing receivables and liquid assets | -152 | 1020 | -1,942 | 2,118 | -913 | 3,147 |
| Translation differences interest-bearing receivables and liquid assets | -27 | -238 | 148 | -460 | -121 | -729 |
| Change in interest-bearing liabilities | 82 | 2429 | 1,746 | 2,129 | 6,425 | 6,808 |
| Translation differences interest-bearing liabilities | 104 | 389 | -199 | 746 | 211 | 1,156 |
| Reclassification and change in accounting principle | 21 | 0 | 21 | -1,285 | -515 | -1,821 |
| Interest-bearing debts acquired/divested | 3 | 872 | -6 | 872 | -32 | 846 |
| Other changes | -17 | -46 | -36 | 5 | 78 | 119 |
| Net debt (-) / Net cash surplus (+), closing balance | -118 | -5,251 | -118 | -5,251 | -118 | 150 |

During the second quarter of 2004, the Group's net debt shrank by SEK 14 M, amounting to SEK -118 M (-5,251). At the end of the quarter, interest-bearing liabilities and provisions amounted to SEK 8,568 M (Dec. 2003: 10,091).

The shareholders' equity of the Group declined to SEK 14,076 M (Dec. 2003: 14,169) during the second quarter. Besides the net income for the period, the change in shareholders' equity is explained by the dividend for the 2003 financial year, amounting to SEK 1,256 M. The net debt/equity ratio amounted to 0.0 (Dec. 2003: 0.0) and the equity/assets ratio was 21.3 (Dec. 2003: 21.5) percent. The target figure for the net debt/equity ratio (net interest-bearing debt divided by visible shareholders' equity) is 0.1 – 0.3.

Skanska Six Month Report, January – June 2004

Exchange rates for the most important currencies, SEK

| | Average exchange | | Exchange rates on | | |
|-----------------|------------------|---------|------------------------|--------|--------|
| | Jan-Jun | Jan-Jun | the balance sheet date | | |
| | 2004 | 2003 | Jun 30 | Jun 30 | Dec 31 |
| | | | 2004 | 2003 | 2003 |
| U.S. dollar | 7.47 | 8.31 | 7.52 | 8.04 | 7.26 |
| British pound | 13.61 | 13.38 | 13.63 | 13.27 | 12.89 |
| Norwegian crown | 1.09 | 1.18 | 1.08 | 1.11 | 1.08 |
| Euro | 9.17 | 9.16 | 9.14 | 9.19 | 9.07 |

Total assets in the consolidated balance sheet fell to SEK 66.8 billion (73.3). This was even though currency rate effects increased total assets by SEK 1.3 billion. Capital employed is gradually being reduced. At the end of June, capital employed amounted to SEK 22.8 billion (28.1).

The book value of current-asset properties amounted to SEK 13.2 billion (16.3), of which commercial properties in project development operations accounted for SEK 8.6 billion (11.1). Please see the table on page 19.

Personnel

The number of employees in the Group was 68,094 (69,052), measured as the average number of employees.

Parent Company

Net sales of the Parent Company during the period January to June amounted to SEK 0 M (0). Operating income was SEK 114 M (-188). Income after financial items totaled SEK 1,306 M (985). The number of employees in the Parent Company was 56 (56), measured as the average number of employees.

Market outlook

Construction investments in several Skanska markets are starting to show signs of slow recovery. In the Nordic countries, the situation is cautiously positive. Poland, the Czech Republic and Estonia – new members of the European Union – are experiencing positive growth. However, the competition in Poland remains fierce. In the United Kingdom, the volume of Private Finance Initiative (PFI) projects is still growing. In other segments of importance to Skanska, U.K. investment volume is still low. In the United States, investment activity in industrial and commercial construction remains at a low level. Vacancy rates are still high, resulting in low demand for new office space. The outlook for industrial construction in the U.S. has not yet turned.

Civil construction in most Skanska markets is showing continued signs of slow recovery. In the U.S., civil construction is nevertheless expected to remain at a low level, as a consequence of large budget deficits in individual states. No long-term decision has yet been made on the federal program of infrastructure investments that has been discussed over a long period. Some projects for the reconstruction of lower Manhattan are beginning to be put out to tender. The Norwegian civil construction market is positive, driven by BOT investments in highways and by projects for the oil industry. In Finland, civil construction is growing. The Czech Republic and Poland are expected to show some growth, among other things due to EU membership. In South America, economic recovery is continuing, with a good outlook for power transmission projects and projects in the oil and gas industries, which are important sectors for Skanska's operations in this region.

Residential construction remains at a high level in the Czech Republic, Finland and St. Petersburg, Russia. In Sweden and Norway, the number of projects being started is increasing. In most markets, the volume of planned housing starts is also rising. The increase consists of units in the medium and lower price segments, for which there is heavy demand.

The vacancy rates in the Scandinavian and in the Central European office markets are beginning to stabilize. A cautious approach to investments in new projects remains, however. In Scandinavia there is good demand for high-volume retail and logistics properties with efficient space in the right locations.

Accounting principles and changes in accounting practices

This Interim Report was prepared in compliance with the Swedish Financial Accounting Standards Council's recommendation RR20, "Interim Financial Reporting." The same accounting principles and calculation methods have been applied as in the latest Annual Report.

Other matters

During the second quarter, the U.K. construction engineering company Skanska Whessoe was sold to Al Rushaid Investment Company at a small loss. A memorandum of understanding was also signed concerning divestment of Skanska's holding in the half-owned Gammon Skanska in Hong Kong. The buyer is the U.K. construction company Balfour Beatty Ltd. The final sales agreement is expected to be signed shortly after completion of the due diligence process.

In January 2004, Skanska Services announced that the subsidiary Skanska IT Solutions, which provides IT services primarily to Skanska companies, would be divested or outsourced. Effective from the second quarter, and in anticipation of such outsourcing, Skanska IT Solutions will be reported under the item "Central." This change has no effect on sales or earnings at the consolidated level.

No new information has emerged in ongoing legal action related to the suit filed by the Swedish Competition Authority. During the period, companies suspected of collusive anti-competitive practices, among them Skanska, were sued by a number of Swedish municipalities that maintain that they have suffered damage from projects awarded to cartel companies. In Finland a number of construction companies, among them Skanska, have been sued by the Competition Authority before the Market Court for alleged collusive anti-competitive practices in asphalt operations. The amounts of infringement fines proposed by the competition authorities in Sweden and Finland have been reported as contingent liabilities.

Events after the close of the report period

The previously announced sale of Skanska's mining contracting businesses in South Africa and Canada to the South African construction company Murray & Roberts was completed during July. The divestment resulted in a capital loss SEK 111 M, of which SEK 100 M were charged to consolidated earnings for the fourth quarter of 2003. The remaining amount will be charged to earnings in the third quarter. The loss is a consequence of a writedown of the goodwill that was allocated to these businesses when they were acquired. In 2003, net sales of the units included in the divestment totaled SEK 1.8 billion, with an operating income before goodwill of SEK 26 M. At year-end there were about 8,600 employees in these units.

As of today (July 29), Skanska has carried out property divestments worth SEK 1,670 M during the third quarter, with capital gains amounting to SEK 508 M.

Financial reports about 2004

Effective from January 1, 2004, Skanska is decreasing the number of printed interim reports. In the future, only the Six Month Report and the Annual Report will be printed and distributed. The other interim reports and the Year-end Report will be available for downloading on Skanska's website, www.skanska.com, and can also be ordered from Skanska AB, Investor Relations.

The Skanska Group's remaining interim reports concerning 2004 will be published on the following dates:

October 29, 2004 Nine Month Report

February 16, 2005 Year-end Report

Solna, July 29, 2004

STUART E. GRAHAM

President and CEO

This interim report has not been subjected to separate examination by the Company's auditors.

Skanska Six Month Report, January – June 2004

The Skanska Group

Income statement

| SEK M | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003- Jun 2004 | Jan-Dec 2003 |
|--|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------------|-------------------------|
| Net sales | 32,225 | 34,350 | 58,258 | 63,903 | 127,234 | 132,879 |
| Construction, manufacturing and property management expenses | -29,065 | -30,471 | -52,863 | -57,235 | -115,601 | -119,973 |
| Gross income | 3,160 | 3,879 | 5,395 | 6,668 | 11,633 | 12,906 |
| Selling and administrative expenses ¹ | -2,053 | -2,250 | -3,857 | -4,329 | -7,981 | -8,453 |
| Share of income in associated companies | 23 | 18 | 48 | 28 | 99 | 79 |
| Operating income | 1,130 | 1,647 | 1,586 | 2,367 | 3,751 | 4,532 |
| Interest income | 21 | 87 | 93 | 140 | 245 | 292 |
| Interest expenses | -58 | -182 | -163 | -370 | -478 | -685 |
| Net interest expenses | -37 | -95 | -70 | -230 | -233 | -393 |
| Other financial items | -1 | 46 | -6 | 1 | -74 | -67 |
| Income after financial items | 1,092 | 1,598 | 1,510 | 2,138 | 3,444 | 4,072 |
| Taxes | -394 | -473 | -544 | -645 | -1,202 | -1,303 |
| Minority interests | -8 | -6 | -8 | -11 | -5 | -8 |
| Net profit | 690 | 1,119 | 958 | 1,482 | 2,237 | 2,761 |
| Earnings per share for the period | 1.65 | 2.67 | 2.29 | 3.54 | 5.34 | 6.60 |
| Average number of shares | 418,553,072 | 418,553,072 | 418,553,072 | 418,553,072 | 418,553,072 | 418,553,072 |
| Depreciation, fixed assets, excl. goodwill amortization | -308 | -328 | -630 | -689 | -1,318 | -1,377 |
| RoCE, rolling twelve months, % | | | | | 16.2 | 17.1 |
| Return on equity (RoE), rolling twelve months, % | | | | | 16.4 | 19.5 |
| Average number of employees | | | 68,094 | 69,052 | 68,094 | 69,669 |
| 1 Of which goodwill amortization and writedowns | -115 | -113 | -221 | -233 | -573 | -585 |
| CASH FLOW ANALYSIS, SUMMARY | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003- Jun 2004 | Jan-Dec 2003 |
| Cash flow from business operations | 1,526 | 3,409 | 1,624 | 4,574 | 8,112 | 11,062 |
| Cash flow from investment operations | -945 | 88 | -266 | -2,695 | 1,222 | -1,207 |
| Cash flow from financing operations | -1,374 | -3,312 | -3,086 | -3,219 | -7,834 | -7,967 |
| Cash flow for the period | -793 | 185 | -1,728 | -1,340 | 1,500 | 1,888 |

CHANGES IN SHAREHOLDERS' EQUITY

| SEK M | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003- Jun 2004 | Jan-Dec 2003 |
|--------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------------|-----------------|
| Opening balance | 14,703 | 13,062 | 14,169 | 14,217 | 13,166 | 14,217 |
| Dividend | -1,256 | -837 | -1,256 | -837 | -1,256 | -837 |
| Change in accounting principle | 0 | 0 | 0 | -1,110 | 0 | -1,110 |
| Translation differences etc | -61 | -178 | 205 | -586 | -71 | -862 |
| Net profit for the period | 690 | 1,119 | 958 | 1,482 | 2,237 | 2,761 |
| Closing balance | 14,076 | 13,166 | 14,076 | 13,166 | 14,076 | 14,169 |

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Group net investments

| SEK M | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003- Jun 2004 | Jan-Dec 2003 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------------|-----------------|
| OPERATIONS - INVESTMENTS | | | | | | |
| Intangible fixed assets | -7 | -14 | -29 | -27 | -53 | -51 |
| Tangible fixed assets | -361 | -331 | -584 | -617 | -1,276 | -1,309 |
| Assets in BOT operations | -9 | -25 | -27 | -25 | -117 | -115 |
| Shares | 0 | 0 | 0 | 0 | 15 | 15 |
| Current-asset properties | -1,279 | -1,458 | -2,272 | -2,805 | -4,839 | -5,372 |
| <i>of which Residential Project Development</i> | -832 | -1,084 | -1,651 | -1,998 | -3,425 | -3,772 |
| <i>of which Commercial Project Development</i> | -447 | -374 | -621 | -807 | -1,414 | -1,600 |
| Investments | -1,656 | -1,828 | -2,912 | -3,474 | -6,270 | -6,832 |
| OPERATIONS - DIVESTMENTS | | | | | | |
| Intangible fixed assets | -1 | 3 | 9 | 3 | 10 | 4 |
| Tangible fixed assets | 178 | 78 | 317 | 144 | 554 | 381 |
| Assets in BOT operations | 7 | 1 | 7 | 1 | 7 | 1 |
| Shares | 6 | 19 | 6 | 19 | -13 | 0 |
| Current-asset properties | 2,696 | 3,594 | 4,153 | 6,714 | 10,395 | 12,956 |
| <i>of which Residential Project Development</i> | 925 | 1,150 | 1,924 | 2,183 | 4,322 | 4,581 |
| <i>of which Commercial Project Development</i> | 1,771 | 2,444 | 2,229 | 4,531 | 6,073 | 8,375 |
| Divestments | 2,886 | 3,695 | 4,492 | 6,881 | 10,953 | 13,342 |
| Net investments in operations | 1,230 | 1,867 | 1,580 | 3,407 | 4,683 | 6,510 |
| STRATEGIC INVESTMENTS | | | | | | |
| Businesses | -112 | 15 | -139 | -15 | -214 | -90 |
| Shares | 0 | 6 | -1 | -4 | -2 | -5 |
| Strategic investments | -112 | 21 | -140 | -19 | -216 | -95 |
| STRATEGIC DIVESTMENTS | | | | | | |
| Businesses | -9 | 39 | -9 | 63 | -6 | 66 |
| Shares | 4 | 417 | 4 | 417 | 20 | 433 |
| Strategic divestments | -5 | 456 | -5 | 480 | 14 | 499 |
| Net strategic investments | -117 | 477 | -145 | 461 | -202 | 404 |
| TOTAL NET INVESTMENTS | 1,113 | 2,344 | 1,435 | 3,868 | 4,481 | 6,914 |
| Depreciation, fixed assets, excl. goodwill amortization | -308 | -328 | -630 | -689 | -1,318 | -1,377 |

Consolidated operating cash flow

| SEK M | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003- Jun 2004 | Jan-Dec 2003 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------------|-----------------|
| Cash flow from business operations before change in working capital | 784 | 887 | 1,348 | 1,484 | 3,306 | 3,442 |
| Change in working capital | -566 | 532 | -1,067 | -482 | 328 | 913 |
| Net investments in business operations | 1,230 | 1,867 | 1,580 | 3,407 | 4,683 | 6,510 |
| Cash flow adjustment, net investments | 127 | 111 | 128 | 112 | 64 | 48 |
| Taxes paid in in business operations | -236 | -279 | -671 | -472 | -1,142 | -943 |
| Cash flow from operating business | 1,339 | 3,118 | 1,318 | 4,049 | 7,239 | 9,970 |
| Net interest items and other financial items | -38 | -74 | -76 | -229 | -277 | -430 |
| Taxes paid in financing operations | 12 | 23 | 23 | 69 | 89 | 135 |
| Cash flow from finance operations | -26 | -51 | -53 | -160 | -188 | -295 |
| CASH FLOW FROM OPERATIONS | 1,313 | 3,067 | 1,265 | 3,889 | 7,051 | 9,675 |
| Net strategic investments | -117 | 477 | -145 | 461 | -202 | 404 |
| Taxes paid on net strategic investments | 0 | 756 | -29 | 756 | -45 | 740 |
| Cash flow from net strategic investments | -117 | 1,233 | -174 | 1,217 | -247 | 1,144 |
| Dividend etc. | -1,266 | -851 | -1,287 | -859 | -1,292 | -864 |
| CASH FLOW BEFORE CHANGE IN INTEREST BEARING RECEIVABLES AND LIABILITIES | -70 | 3,449 | -196 | 4,247 | 5,512 | 9,955 |
| Change in interest-bearing receivables and liabilities | -723 | -3,264 | -1,532 | -5,587 | -4,012 | -8,067 |
| CASH FLOW FOR THE PERIOD | -793 | 185 | -1,728 | -1,340 | 1,500 | 1,888 |
| Liquid assets at the beginning of the period | 6,226 | 4,080 | 7,037 | 5,763 | 4,048 | 5,763 |
| Exchange rate differences in liquid assets | -26 | -217 | 98 | -375 | -141 | -614 |
| Liquid assets at the end of the period | 5,407 | 4,048 | 5,407 | 4,048 | 5,407 | 7,037 |
| Change in interest-bearing net debt | 14 | 4,426 | -268 | 4,125 | 5,133 | 9,526 |

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Balance sheet

| SEK M | Jun 30 2004 | Jun 30 2003 | Dec 31 2003 |
|---|----------------|----------------|----------------|
| ASSETS | | | |
| Intangible fixed assets | | | |
| Goodwill | 4,278 | 4,851 | 4,259 |
| Other intangible fixed assets | 459 | 425 | 459 |
| | 4,737 | 5,276 | 4,718 |
| Tangible fixed assets | | | |
| Buildings and land | 1,945 | 2,354 | 2,144 |
| Machinery and equipment | 4,325 | 4,870 | 4,482 |
| Construction in progress | 120 | 138 | 104 |
| | 6,390 | 7,362 | 6,730 |
| Financial fixed assets | | | |
| Shares and participations | 1,457 | 1,469 | 1,450 |
| Interest-bearing receivables | 1,352 | 2,161 | 1,956 |
| Deferred tax claims | 1,710 | 1,527 | 1,539 |
| | 4,519 | 5,157 | 4,945 |
| Total fixed assets | 15,646 | 17,795 | 16,393 |
| Current-asset properties | | | |
| Commercial Project Development | 8,578 | 11,104 | 9,249 |
| Other commercial properties | 1,371 | 1,348 | 1,051 |
| Residential Project Development | 3,268 | 3,817 | 3,394 |
| | 13,217 | 16,269 | 13,694 |
| Inventories | 1,249 | 975 | 828 |
| Current receivables | | | |
| Interest-bearing receivables | 1,691 | 3,220 | 1,248 |
| Tax claims | 574 | 440 | 415 |
| Non-interest-bearing receivables | 29,009 | 30,585 | 27,123 |
| | 31,274 | 34,245 | 28,786 |
| Short-term investments | 872 | 109 | 218 |
| Cash and bank balances | 4,535 | 3,939 | 6,819 |
| Total current assets | 51,147 | 55,537 | 50,345 |
| Total assets | 66,793 | 73,332 | 66,738 |
| of which interest-bearing | 8,450 | 9,429 | 10,241 |
| SHAREHOLDERS' EQUITY AND LIABILITIES | | | |
| Shareholders' equity | 14,076 | 13,166 | 14,169 |
| Minority interests | 165 | 263 | 200 |
| Provisions | | | |
| Provisions for pensions and similar commitments | 1,762 | 2,250 | 2,058 |
| Provisions for taxes | 3,142 | 2,754 | 3,104 |
| Other provisions | 3,090 | 2,871 | 3,230 |
| | 7,994 | 7,875 | 8,392 |
| Long-term liabilities, interest-bearing | 5,569 | 9,665 | 7,182 |
| Current liabilities | | | |
| Interest-bearing liabilities | 1,184 | 3,022 | 809 |
| Tax liabilities | 682 | 608 | 571 |
| Non-interest-bearing liabilities | 37,123 | 38,733 | 35,415 |
| | 38,989 | 42,363 | 36,795 |
| Total shareholders' equity and liabilities | 66,793 | 73,332 | 66,738 |
| of which interest-bearing | 8,568 | 14,680 | 10,091 |

Contingent liabilities

During the report period, the Group's contingent liabilities increased by SEK 3 billion to SEK 21.7 billion (Dec 31, 2003: 18.7)

| FINANCIAL RATIOS ETC. ¹ | Jun 30 2004 | Jun 30 2003 | Dec 31 2003 |
|--|----------------|----------------|----------------|
| Capital employed, closing balance, SEK M | 22,809 | 28,109 | 24,460 |
| Capital employed, average, SEK M | 24,636 | 32,646 | 28,183 |
| Equity/assets ratio, % | 21.3 | 18.3 | 21.5 |
| Net cash surplus (+)/net debt (-), SEK M | -118 | -5,251 | 150 |
| Debt/equity ratio | 0.0 | 0.4 | 0.0 |

¹ The definitions of the financial ratios can be found in the Annual Report for 2003

Additional information

Business streams

Construction and Services

| SEK M | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003- Jun 2004 | Jan-Dec 2003 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------------|-----------------|
| Net sales | 29,591 | 30,778 | 54,420 | 57,562 | 118,298 | 121,440 |
| Gross income | 2,187 | 2,284 | 3,919 | 4,100 | 8,456 | 8,637 |
| Selling and administrative expenses ¹ | -1,631 | -1,746 | -3,048 | -3,291 | -6,231 | -6,474 |
| Share of income in associated companies | 5 | 6 | 22 | -5 | 113 | 86 |
| Earnings before interest, taxes and amortization (EBITA) | 561 | 544 | 893 | 804 | 2,338 | 2,249 |
| Goodwill amortization and writedowns | -113 | -110 | -218 | -225 | -571 | -578 |
| Operating income | 448 | 434 | 675 | 579 | 1,767 | 1,671 |
| Capital employed | 8,925 | 11,112 | 8,925 | 11,112 | 8,925 | 9,563 |
| Depreciation, fixed assets | -302 | -332 | -617 | -672 | -1,283 | -1,338 |
| Investments | -457 | -379 | -717 | -792 | -1,772 | -1,847 |
| Divestments | 256 | 232 | 466 | 486 | 1,516 | 1,536 |
| Net investments | -201 | -147 | -251 | -306 | -256 | -311 |
| Cash flow from operations before investments and changes in working capital | 849 | 958 | 1,442 | 1,403 | 3,275 | 3,236 |
| Changes in working capital | -68 | 200 | -596 | -1,088 | 874 | 382 |
| Net investments in operations | -81 | -252 | -106 | -397 | -103 | -394 |
| Cash flow adjustment, net investments | -5 | -53 | 0 | -54 | 0 | -54 |
| Operating cash flow from business operations ² | 695 | 853 | 740 | -136 | 4,046 | 3,170 |
| Strategic net investments | -120 | 104 | -145 | 91 | -152 | 84 |
| Cash flow | 575 | 957 | 595 | -45 | 3,894 | 3,254 |
| Gross margin, % | 7.4 | 7.4 | 7.2 | 7.1 | 7.1 | 7.1 |
| Selling and administrative expenses, % | -5.5 | -5.7 | -5.6 | -5.7 | -5.3 | -5.3 |
| Operating margin before interest, taxes and amortization, % | 1.9 | 1.8 | 1.6 | 1.4 | 2.0 | 1.9 |
| Operating margin % | 1.5 | 1.4 | 1.2 | 1.0 | 1.5 | 1.4 |
| Return on capital employed (RoCE), % | | | | | 19.0 | 16.1 |
| Order bookings, SEK bn | 33.3 | 31.9 | 64.6 | 64.1 | 121.1 | 120.6 |
| Order backlog, SEK bn | 129.7 | 132.6 | 129.7 | 132.6 | 129.7 | 116.3 |
| Employees | | | 66,758 | 67,298 | 66,758 | 67,982 |

¹ Excluding goodwill amortization and writedowns

² Before taxes, financing operations and dividends

April – June

Further information by business/reporting unit can be found on page 18.

Net sales declined by 4 percent to SEK 29,591 M (30,778). Net sales were negatively impacted by currency rate effects of 3 percent.

Operating income before goodwill amortization (EBITA) rose by 3 percent, amounting to SEK 561 M (544). In Sweden, operating income amounted to SEK 184 M (187) and operating margin before goodwill rose to 3.3 (3.1) percent. Skanska's U.K. operations improved their operating income to SEK 83 M (54). Skanska Services, which again showed improved margins, reported an operating income of SEK 65 M (22). Skanska's operations in Norway and Denmark as well as in Poland and the Czech Republic showed better earnings than in the comparative period. Skanska USA Civil (American civil construction) accounted for the largest decrease in operating income. The effects of the severe winter in the New York area necessitated adjustments in expected profits during the first quarter. These adjustments will result in a lower margin during the remainder of the project period. Operating income includes SEK 150 M in expenses at Skanska USA Building for the previously announced growth plan. In the comparative period of 2003, project loss provisions of SEK 260 M were included in the accounts of Skanska USA Building. Adjusted for these expenses, operating income was unchanged.

Operating income amounted to SEK 448 M (434). Currency rate effects increased operating income by SEK 2 M. During the second quarter, operating margin amounted to 1.5 (1.4) percent.

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During the second quarter, the U.K. construction engineering company Skanska Whessoe was sold to Al Rushaid Investment Company at a small loss. A memorandum of understanding was also signed concerning divestment of Skanska's holding in the half-owned Gammon Skanska in Hong Kong. The buyer is the U.K. construction company Balfour Beatty Ltd. The final sales agreement is expected to be signed shortly after completion of the due diligence process.

After the close of the report period, the previously announced sale of Skanska's mining contracting businesses in South Africa and Canada to the South African construction company Murray & Roberts was completed. The divestment resulted in a capital loss of more than SEK 100 M, which was charged to consolidated earnings for the fourth quarter of 2003.

January – June

Net sales fell by 5 percent to SEK 54,420 M (57,562). Negative currency rate effects lowered net sales by 5 percent.

Operating income before goodwill amortization rose by 11 percent, amounting to SEK 893 M (804). Operating income advanced by 17 percent till SEK 675 M (579). Currency rate effects had a negative impact of SEK 7 M on operating income.

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Residential Project Development

| SEK M | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003- Jun 2004 | Jan-Dec 2003 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------------|-----------------|
| Net sales | 1,574 | 1,469 | 2,946 | 3,102 | 6,178 | 6,334 |
| Gross income | 206 | 84 | 408 | 282 | 802 | 676 |
| Selling and administrative expenses ¹ | -79 | -81 | -161 | -191 | -336 | -366 |
| Share of income in associated companies | 0 | 0 | 0 | 0 | -5 | -5 |
| Earnings before interest, taxes and amortization (EBITA) | 127 | 3 | 247 | 91 | 461 | 305 |
| Goodwill amortization and writedowns | -2 | -3 | -3 | -5 | -5 | -7 |
| Operating income | 125 | 0 | 244 | 86 | 456 | 298 |
| Capital employed | 2,916 | 3,466 | 2,916 | 3,466 | 2,916 | 2,931 |
| Depreciation, fixed assets | 0 | -1 | -1 | -2 | -10 | -11 |
| Investments | -853 | -1,076 | -1,673 | -1,996 | -3,450 | -3,773 |
| Divestments | 927 | 1,152 | 1,928 | 2,185 | 4,327 | 4,584 |
| Net investments | 74 | 76 | 255 | 189 | 877 | 811 |
| Cash flow from operations before investments and changes in working capital | -25 | -3 | -75 | 43 | -361 | -243 |
| Changes in working capital | -436 | 403 | -292 | 29 | 32 | 353 |
| Net investments in operations | 74 | 79 | 255 | 191 | 875 | 811 |
| Cash flow adjustment, net investments | 69 | -25 | -26 | -102 | 125 | 49 |
| Operating cash flow from business operations ² | -318 | 454 | -138 | 161 | 671 | 970 |
| Strategic net investments | 0 | -2 | 0 | -2 | 2 | 0 |
| Cash flow | -318 | 452 | -138 | 159 | 673 | 970 |
| Operating margin, % | 7.9 | 0.0 | 8.3 | 2.8 | 7.4 | 4.7 |
| Return on capital employed (RoCE), % | | | | | 15.4 | 7.5 |
| Employees | | | 744 | 843 | 744 | 824 |

1 Excluding goodwill amortization and writedowns

2 Before taxes, financing operations and dividends

April – June

Further information by business/reporting unit can be found on page 18.

Net sales rose by 7 percent to SEK 1,574 M (1,469). The increase was attributable to Norwegian and Finnish operations.

Earnings before interest, taxes and amortization rose to SEK 127 M (3). In the comparative period, additional costs for re-designing ongoing units and marketing incentives for units that were difficult to sell, were charged to operating income in the amount of SEK 50 M. Skanska's operations in Sweden, Norway, Finland and the Czech Republic all improved their operating incomes, and so did Polish operations. In Poland, Skanska is mainly selling previously completed residential units, and in principle no new project development is underway.

January – June

Net sales fell by 5 percent, amounting to SEK 2,946 M (3,102). Operating income climbed sharply to SEK 244 M (86).

Demand for residential units in the medium and lower price segment remains good in Skanska's main markets.

At the end of June there were 7,375 (6,356) residential units under construction. Of these, 69 (68) percent had been sold. The number of completed unsold residential units totaled 300 (461). Since year-end 2003, construction has started on about 3,000 (1,600) units. During the first six months of 2004, the number of residential units sold was about 2,600 (2,000).

The book value of current-asset properties in Residential Project Development totaled SEK 3.3 billion (3.8). A breakdown of book value can be seen in the table on page 14. The book value of undeveloped land and development properties totaled SEK 1.9 billion. They are equivalent to building rights for about 17,000 residential units. There are more than 2,000 additional building rights in associated companies.

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Commercial Project Development

| SEK M | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003- Jun 2004 | Jan-Dec 2003 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------------|-----------------|
| Net sales | 1,922 | 2,785 | 2,546 | 5,218 | 6,189 | 8,861 |
| Gross income | 739 | 1,385 | 973 | 2,131 | 2,151 | 3,309 |
| Selling and administrative expenses ¹ | -56 | -62 | -113 | -122 | -235 | -244 |
| Share of income in associated companies | 1 | -3 | -4 | 1 | -9 | -4 |
| Earnings before interest, taxes and amortization (EBITA) | 684 | 1,320 | 856 | 2,010 | 1,907 | 3,061 |
| Goodwill amortization and writedowns | 0 | 0 | 0 | 0 | 0 | 0 |
| Operating income | 684 | 1,320 | 856 | 2,010 | 1,907 | 3,061 |
| of which gain on sale of properties ² | 587 | 1,097 | 669 | 1,582 | 1,483 | 2,396 |
| of which operating net, completed properties | 142 | 195 | 276 | 427 | 599 | 750 |
| of which writedowns/reversal of writedowns | 0 | 0 | 0 | 0 | 0 | 0 |
| Capital employed | 9,611 | 13,513 | 9,611 | 13,513 | 9,611 | 9,459 |
| Investments | -446 | -331 | -627 | -823 | -1,203 | -1,399 |
| Divestments | 1,690 | 2,398 | 2,086 | 4,465 | 5,193 | 7,572 |
| Net investments | 1,244 | 2,067 | 1,459 | 3,642 | 3,990 | 6,173 |
| Cash flow from operations before investments and changes in working capital | 87 | 225 | 191 | 426 | 436 | 671 |
| Changes in working capital | 25 | -318 | -19 | 69 | 125 | 213 |
| Net investments in operations | 1,240 | 2,066 | 1,458 | 3,642 | 3,989 | 6,173 |
| Cash flow adjustment, net investments | 64 | 189 | 155 | 268 | -60 | 53 |
| Operating cash flow from business operations before taxes ³ | 1,416 | 2,162 | 1,785 | 4,405 | 4,490 | 7,110 |
| Strategic investments | 4 | 0 | 1 | 0 | 1 | 0 |
| Cash flow | 1,420 | 2,162 | 1,786 | 4,405 | 4,491 | 7,110 |
| Return on capital employed (RoCE), % | | | | | 22.5 | 24.8 |
| Employees | | | 136 | 154 | 136 | 149 |
| 1 Excluding goodwill amortization and writedowns | | | | | | |
| 2 Additional gain included in eliminations was | 0 | 0 | 44 | 3 | 44 | 3 |
| 3 Before taxes, financing operations and dividends | | | | | | |

April – June

See page 20 for more information.

Net sales fell to SEK 1,922 M (2,785) as a consequence of lower divestments of completed commercial projects. For the same reason, operating income decreased to SEK 684 M (1,320). Another reason for the decline is that rental revenues fall as the property portfolio is reduced.

During the period, Skanska sold projects and other properties with a combined sales price of SEK 1,686 M and a capital gain of SEK 587 M.

January – June

Net sales fell to SEK 2,546 M (5,218) as a result of lower divestment volume of completed commercial projects. Operating income amounted to SEK 856 M (2,010).

Commercial Project Development has nine projects underway, seven of them in Sweden. Ongoing projects represent leasable space of about 120,000 sq. m (1.29 million sq. ft.) and are 79 percent pre-leased. At the end of the period, the book value of ongoing projects totaled SEK 0.5 billion (Dec. 2003: 0.4). Their book value upon completion is expected to total SEK 1.3 billion, with an estimated market value of SEK 1.7 billion. The degree of completion in ongoing projects is about 39 percent.

The book value of Skanska's portfolio of completed projects amounted to SEK 5.5 billion (Dec. 2003: 6.2), with an estimated market value, based on an appraisal dated December 2003, of about SEK 8.2 billion (Dec. 2003: 9.4). The occupancy rate, measured in rent, amounted to 87 percent.

The book value of Skanska's undeveloped land and development properties ("land bank") totaled about SEK 2.6 billion (Dec. 2003: 2.6).

As of today (July 29), Skanska has carried out property divestments worth SEK 3,752 M during 2004, with capital gains amounting to SEK 1,221 M. Of this, SEK 44 M is being reported under the item "Eliminations" as a reversal of eliminations previously carried out.

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BOT

| SEK M | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003- Jun 2004 | Jan-Dec 2003 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------------|-----------------|
| Net sales | 9 | 48 | 14 | 53 | 48 | 87 |
| Gross income | -3 | 14 | -6 | 2 | 24 | 32 |
| Selling and administrative expenses ¹ | -20 | -13 | -33 | -25 | -65 | -57 |
| Share of income in associated companies | 16 | 16 | 29 | 32 | 49 | 52 |
| Earnings before interest, taxes and amortization (EBITA) | -7 | 17 | -10 | 9 | 8 | 27 |
| Goodwill amortization and writedowns | 0 | 0 | 0 | -3 | 3 | 0 |
| Operating income | -7 | 17 | -10 | 6 | 11 | 27 |
| of which gain on sale of projects | 0 | 0 | 0 | 0 | 0 | 0 |
| Capital employed | 1,290 | 1,272 | 1,290 | 1,272 | 1,290 | 1,243 |
| Depreciation, fixed assets | 0 | 11 | 0 | 0 | 0 | 0 |
| Investments | -8 | -26 | -26 | -26 | -115 | -115 |
| Divestments | 7 | 1 | 7 | 1 | 7 | 1 |
| Net investments | -1 | -25 | -19 | -25 | -108 | -114 |
| Cash flow from operations before investments and changes in working capital | -23 | -8 | -39 | -21 | -37 | -19 |
| Changes in working capital | -3 | 13 | -26 | -2 | -63 | -39 |
| Net investments in operations | -2 | -25 | -20 | -25 | -109 | -114 |
| Cash flow adjustment, net investments | 0 | 0 | 0 | 0 | 0 | 0 |
| Operating cash flow from business operations² | -28 | -20 | -85 | -48 | -209 | -172 |
| Strategic investments | 0 | 0 | 0 | 0 | 0 | 0 |
| Cash flow | -28 | -20 | -85 | -48 | -209 | -172 |
| Return on capital employed (RoCE), % | | | | | 2.2 | 3.8 |
| Employees | | | 39 | 30 | 39 | 32 |

1 Excluding goodwill amortization and writedowns

2 Before taxes, financing operations and dividends

April – June

Net sales of Skanska BOT amounted to SEK 9 M (48). Operating income totaled SEK -7 M (17). Large recovered tender expenses during the comparative period explain the downturn.

During the quarter, Skanska in consortium with the U.K.-based Mill Group signed contracts and financing agreements for two school projects in Bexley, southeastern London. Skanska BOT has a 50 percent share in the consortium and Skanska BOT's investment will total about SEK 28 M.

January – June

Net sales totaled SEK 14 M (53), and operating income was SEK -10 M (6).

Skanska BOT develops and invests in privately financed infrastructure projects in cooperation with Skanska's construction units. BOT is a co-owner of twelve projects, of which four are in operation. In December 2003, Skanska in consortium with the U.K. investment fund Innisfree was selected to expand St. Bartholomew's Hospital (Barts) and the Royal London Hospital in central London. The assignment is Skanska's largest ever and comprises design and construction as well as operation and maintenance during a 38 year concession period. The construction project, worth about GBP 1 billion, will be included in order bookings when the contract and financing agreement have been signed. This is expected to occur early in 2005. Skanska's investment amounts to about SEK 350 M.

At the end of the report period, the book value of shares, participations and subordinated receivables totaled about SEK 1.3 billion. Skanska BOT's remaining investment commitments related to ongoing projects totaled about SEK 1.0 billion.

Skanska Six Month Report, January – June 2004

Construction and Services, by business/reporting unit

| SEK M | Net sales | | | | | | Operating income | | | | | |
|----------------------------|---------------|---------------|---------------|---------------|-------------------|----------------|------------------|--------------|--------------|--------------|-------------------|--------------|
| | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003-Jun 2004 | Jan-Dec 2003 | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003-Jun 2004 | Jan-Dec 2003 |
| Sweden | 5,580 | 6,072 | 10,155 | 11,108 | 22,727 | 23,680 | 183 | 180 | 255 | 190 | 560 | 495 |
| Norway | 2,059 | 2,166 | 3,950 | 4,288 | 7,885 | 8,223 | 37 | 16 | 54 | 10 | 69 | 25 |
| Denmark | 836 | 931 | 1,613 | 1,629 | 3,414 | 3,430 | 10 | 0 | 20 | -49 | 32 | -37 |
| Finland | 1,894 | 1,895 | 3,496 | 3,441 | 7,934 | 7,879 | 30 | 41 | 26 | 20 | 218 | 212 |
| Poland | 773 | 918 | 1,157 | 1,489 | 3,214 | 3,546 | 21 | 10 | -7 | -12 | 95 | 90 |
| Czech Republic | 1,983 | 2,102 | 3,109 | 3,305 | 7,458 | 7,654 | 113 | 114 | 151 | 171 | 320 | 340 |
| UK | 3,095 | 2,862 | 6,150 | 5,880 | 12,276 | 12,006 | 58 | 31 | 137 | 39 | 167 | 69 |
| USA Building | 7,330 | 7,490 | 13,483 | 14,891 | 28,832 | 30,240 | -104 | -216 | -76 | -189 | 124 | 11 |
| USA Civil | 3,240 | 3,860 | 6,236 | 7,104 | 14,353 | 15,221 | 62 | 208 | 69 | 345 | 246 | 522 |
| Latin America | 611 | 567 | 1,154 | 996 | 2,300 | 2,142 | 33 | 43 | 56 | 61 | 114 | 119 |
| Services | 575 | 562 | 1,099 | 1,086 | 2,052 | 2,039 | 57 | 16 | 83 | 62 | 138 | 117 |
| International ¹ | 1,615 | 1,353 | 2,818 | 2,345 | 5,853 | 5,380 | -52 | -9 | -93 | -69 | -316 | -292 |
| Total | 29,591 | 30,778 | 54,420 | 57,562 | 118,298 | 121,440 | 448 | 434 | 675 | 579 | 1,767 | 1,671 |

¹ International includes operations in Russia, India and Hong Kong, as well as International Projects, Whessoe and Cementation. Operations in Hong Kong are reported according to the equity method.

| SEK M | EBITA ² | | | | | | EBITA, % ² | | | | | |
|----------------|--------------------|--------------|--------------|--------------|-------------------|--------------|-----------------------|--------------|--------------|--------------|-------------------|--------------|
| | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003-Jun 2004 | Jan-Dec 2003 | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003-Jun 2004 | Jan-Dec 2003 |
| Sweden | 184 | 187 | 257 | 203 | 598 | 544 | 3.3 | 3.1 | 2.5 | 1.8 | 2.6 | 2.3 |
| Norway | 63 | 46 | 104 | 70 | 217 | 183 | 3.1 | 2.1 | 2.6 | 1.6 | 2.8 | 2.2 |
| Denmark | 10 | 0 | 20 | -47 | 36 | -31 | 1.2 | 0.0 | 1.2 | -2.9 | 1.1 | -0.9 |
| Finland | 45 | 63 | 57 | 66 | 293 | 302 | 2.4 | 3.3 | 1.6 | 1.9 | 3.7 | 3.8 |
| Poland | 24 | 12 | -3 | -8 | 105 | 100 | 3.1 | 1.3 | -0.3 | -0.5 | 3.3 | 2.8 |
| Czech Republic | 117 | 109 | 161 | 162 | 303 | 304 | 5.9 | 5.2 | 5.2 | 4.9 | 4.1 | 4.0 |
| UK | 83 | 54 | 186 | 87 | 262 | 163 | 2.7 | 1.9 | 3.0 | 1.5 | 2.1 | 1.4 |
| USA Building | -93 | -203 | -53 | -163 | 174 | 64 | -1.3 | -2.7 | -0.4 | -1.1 | 0.6 | 0.2 |
| USA Civil | 66 | 214 | 78 | 356 | 263 | 541 | 2.0 | 5.5 | 1.3 | 5.0 | 1.8 | 3.6 |
| Latin America | 33 | 43 | 56 | 61 | 114 | 119 | 5.4 | 7.6 | 4.9 | 6.1 | 5.0 | 5.6 |
| Services | 65 | 22 | 98 | 74 | 166 | 142 | 11.3 | 3.9 | 8.9 | 6.8 | 8.1 | 7.0 |
| International | -36 | -3 | -68 | -57 | -193 | -182 | -2.2 | -0.2 | -2.4 | -2.4 | -3.3 | -3.4 |
| Total | 561 | 544 | 893 | 804 | 2,338 | 2,249 | 1.9 | 1.8 | 1.6 | 1.4 | 2.0 | 1.9 |

² Earnings before interest, taxes and amortization

| SEK M | Capital employed, closing balance | | | | | | Return on capital employed ³⁾ | | | | | |
|----------------|-----------------------------------|---------------|--------------|---------------|--------------|--------------|--|--------------|--------------|--------------|-------------------|--------------|
| | Jun 30 2004 | Jun 30 2003 | Jun 30 2004 | Jun 30 2003 | Jun 30 2004 | Dec 31 2003 | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003-Jun 2004 | Jan-Dec 2003 |
| Sweden | 450 | 1,225 | 450 | 1,225 | 450 | 1,027 | | | | | 60.4 | 36.6 |
| Norway | 1,046 | 1,920 | 1,046 | 1,920 | 1,046 | 1,777 | | | | | 6.1 | 2.8 |
| Denmark | -103 | -241 | -103 | -241 | -103 | 56 | | | | | -36.9 | 69.6 |
| Finland | 617 | 1,033 | 617 | 1,033 | 617 | 765 | | | | | 27.0 | 23.5 |
| Poland | 475 | 789 | 475 | 789 | 475 | 421 | | | | | 16.1 | 13.0 |
| Czech Republic | 1,803 | 1,719 | 1,803 | 1,719 | 1,803 | 1,508 | | | | | 19.6 | 20.2 |
| UK | 859 | 1,159 | 859 | 1,159 | 859 | 368 | | | | | 29.1 | 14.0 |
| USA Building | 375 | 416 | 375 | 416 | 375 | 404 | | | | | 30.9 | 4.3 |
| USA Civil | 1,789 | 1,864 | 1,789 | 1,864 | 1,789 | 1,663 | | | | | 14.4 | 31.0 |
| Latin America | 481 | 372 | 481 | 372 | 481 | 375 | | | | | 21.5 | 27.8 |
| Services | 70 | -5 | 70 | -5 | 70 | -35 | | | | | >100 | >100 |
| International | 1,180 | 1,579 | 1,180 | 1,579 | 1,180 | 1,494 | | | | | -22.7 | -18.9 |
| Eliminations | -117 | -718 | -117 | -718 | -117 | -260 | | | | | | |
| Total | 8,925 | 11,112 | 8,925 | 11,112 | 8,925 | 9,563 | | | | | 19.0 | 16.1 |

³⁾ Rolling 12 months

| SEK M | Order backlog | | | | | | Order bookings | | | | | |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------|---------------|---------------|-------------------|----------------|
| | Jun 30 2004 | Jun 30 2003 | Jun 30 2004 | Jun 30 2003 | Jun 30 2004 | Dec 31 2003 | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003-Jun 2004 | Jan-Dec 2003 |
| Sweden | 17,322 | 14,134 | 17,322 | 14,134 | 17,322 | 13,797 | 5,052 | 5,988 | 13,492 | 11,114 | 25,072 | 22,694 |
| Norway | 6,615 | 5,275 | 6,615 | 5,275 | 6,615 | 5,690 | 2,187 | 1,448 | 4,831 | 4,694 | 9,302 | 9,165 |
| Denmark | 2,057 | 2,186 | 2,057 | 2,186 | 2,057 | 1,999 | 915 | 913 | 1,707 | 2,071 | 3,244 | 3,608 |
| Finland | 5,348 | 5,688 | 5,348 | 5,688 | 5,348 | 5,403 | 2,177 | 2,611 | 3,604 | 4,565 | 8,016 | 8,977 |
| Poland | 3,377 | 3,232 | 3,377 | 3,232 | 3,377 | 2,730 | 879 | 723 | 1,696 | 1,184 | 3,656 | 3,144 |
| Czech Republic | 11,553 | 9,684 | 11,553 | 9,684 | 11,553 | 7,426 | 4,572 | 2,717 | 6,940 | 4,763 | 10,993 | 8,816 |
| UK | 15,172 | 12,881 | 15,172 | 12,881 | 15,172 | 13,684 | 5,735 | 793 | 6,851 | 3,514 | 14,212 | 10,875 |
| USA Building | 42,703 | 44,261 | 42,703 | 44,261 | 42,703 | 38,055 | 7,464 | 10,903 | 16,727 | 19,045 | 29,860 | 32,178 |
| USA Civil | 14,555 | 22,549 | 14,555 | 22,549 | 14,555 | 17,405 | 1,595 | 2,782 | 2,775 | 7,744 | 7,598 | 12,567 |
| Latin America | 2,659 | 2,887 | 2,659 | 2,887 | 2,659 | 2,087 | 1,188 | 1,280 | 1,693 | 1,841 | 2,253 | 2,401 |
| Services | 2,350 | 2,445 | 2,350 | 2,445 | 2,350 | 2,387 | 706 | 735 | 1,198 | 1,093 | 2,309 | 2,204 |
| International | 6,007 | 7,409 | 6,007 | 7,409 | 6,007 | 5,640 | 872 | 1,001 | 3,124 | 2,508 | 4,549 | 3,933 |
| Total | 129,718 | 132,631 | 129,718 | 132,631 | 129,718 | 116,303 | 33,342 | 31,894 | 64,638 | 64,136 | 121,064 | 120,562 |

Skanska Six Month Report, January – June 2004

Residential Project Development, by business/reporting unit

| SEK M | Net sales | | | | | | Operating income | | | | | |
|----------------|-----------------------------------|--------------|--------------|--------------|-------------------|--------------|---|--------------|--------------|--------------|-------------------|--------------|
| | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003-Jun 2004 | Jan-Dec 2003 | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003-Jun 2004 | Jan-Dec 2003 |
| Sweden | 635 | 681 | 1,109 | 1,296 | 2,228 | 2,415 | 26 | -51 | 55 | -30 | 100 | 15 |
| Norway | 303 | 226 | 614 | 466 | 1,172 | 1,024 | 38 | 18 | 69 | 37 | 115 | 83 |
| Denmark | 0 | -40 | 0 | 133 | 180 | 313 | 0 | 12 | 0 | 19 | 42 | 61 |
| Finland | 407 | 308 | 785 | 562 | 1,664 | 1,441 | 33 | 16 | 56 | 32 | 89 | 65 |
| Poland | 26 | 37 | 59 | 59 | 159 | 159 | 4 | -7 | 7 | -16 | -3 | -26 |
| Czech Republic | 141 | 195 | 260 | 275 | 502 | 517 | 24 | 15 | 53 | 27 | 105 | 79 |
| USA | - | -5 | - | 184 | 5 | 189 | - | -1 | - | 8 | 1 | 9 |
| International | 62 | 74 | 119 | 127 | 268 | 276 | 0 | 2 | 4 | 9 | 7 | 12 |
| Other | - | -7 | - | 0 | 0 | 0 | - | -4 | - | 0 | 0 | 0 |
| Total | 1,574 | 1,469 | 2,946 | 3,102 | 6,178 | 6,334 | 125 | 0 | 244 | 86 | 456 | 298 |
| SEK M | Capital employed, closing balance | | | | | | Return on capital employed ¹ | | | | | |
| | Jun 30 2004 | Jun 30 2003 | Jun 30 2004 | Jun 30 2003 | Jun 30 2004 | Dec 31 2003 | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003-Jun 2004 | Jan-Dec 2003 |
| Sweden | 823 | 1,105 | 823 | 1,105 | 823 | 735 | | | | | 12.9 | 1.5 |
| Norway | 960 | 998 | 960 | 998 | 960 | 823 | | | | | 13.8 | 8.9 |
| Denmark | 0 | 298 | 0 | 298 | 0 | 313 | | | | | 23.1 | 17.0 |
| Finland | 599 | 734 | 599 | 734 | 599 | 719 | | | | | 12.7 | 8.9 |
| Poland | 120 | 191 | 120 | 191 | 120 | 158 | | | | | -2.1 | -12.2 |
| Czech Republic | 237 | 86 | 237 | 86 | 237 | 130 | | | | | 62.5 | 64.5 |
| USA | - | 0 | - | 0 | 0 | 0 | | | | | - | 0.5 |
| International | 177 | 54 | 177 | 54 | 177 | 53 | | | | | 9.6 | 19.8 |
| Other | - | 0 | - | 0 | 0 | 0 | | | | | - | 0.0 |
| Total | 2,916 | 3,466 | 2,916 | 3,466 | 2,916 | 2,931 | | | | | 15.4 | 7.5 |

¹ Rolling 12 months

Breakdown of book value, current-asset properties, June 30, 2004

| SEK M | Residential Project Development | Commercial Project Development | Other Commercial Properties | Total |
|--------------------|---------------------------------|--------------------------------|-----------------------------|---------------|
| Completed projects | 961 | 5,493 | 307 | 6,761 |
| Ongoing projects | 453 | 505 | 209 | 1,167 |
| Land bank | 1,854 | 2,580 | 855 | 5,289 |
| Total | 3,268 | 8,578 | 1,371 | 13,217 |

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Project development – performance analysis before selling and administrative expenses

| SEK M | Apr-Jun 2004 | Apr-Jun 2003 | Jan-Jun 2004 | Jan-Jun 2003 | Jul 2003- Jun 2004 | Jan-Dec 2003 |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------------|-----------------|
| SALE PRICE | | | | | | |
| Commercial Project Development | 1,686 | 2,398 | 2,082 | 4,465 | 5,189 | 7,572 |
| Other commercial properties | 84 | 46 | 147 | 66 | 884 | 803 |
| Residential Project Development | 925 | 1,150 | 1,924 | 2,183 | 4,322 | 4,581 |
| Total | 2,695 | 3,594 | 4,153 | 6,714 | 10,395 | 12,956 |
| BOOK VALUE | | | | | | |
| Commercial Project Development | 1,099 | 1,301 | 1,369 | 2,880 | 3,662 | 5,173 |
| Other commercial properties | 52 | 40 | 112 | 63 | 780 | 731 |
| Residential Project Development | 775 | 1,022 | 1,602 | 1,951 | 3,661 | 4,010 |
| Total | 1,926 | 2,363 | 3,083 | 4,894 | 8,103 | 9,914 |
| GROSS INCOME | | | | | | |
| | 0 | 0 | | | | |
| Commercial Project Development | 587 | 1,097 | 713 | 1,585 | 1,527 | 2,399 |
| Other commercial properties | 32 | 6 | 35 | 3 | 104 | 72 |
| Residential Project Development | 150 | 128 | 322 | 232 | 661 | 571 |
| Total | 769 | 1,231 | 1,070 | 1,820 | 2,292 | 3,042 |

Commercial Project Development

| SEK M | Book value, end of period | Book value upon completion | Market value Dec 31, 2003 | Occupancy rate, % |
|----------------------|------------------------------|-------------------------------|------------------------------|----------------------|
| Completed properties | 5,493 | 5,493 | 8,202 | 87 |
| Ongoing projects | 505 | 1,291 | 1,668 | 79 |
| Subtotal | 5,998 | 6,784 | 9,870 | |
| Land bank | 2,580 | 2,580 | | |
| TOTAL | 8,578 | 9,364 | | |