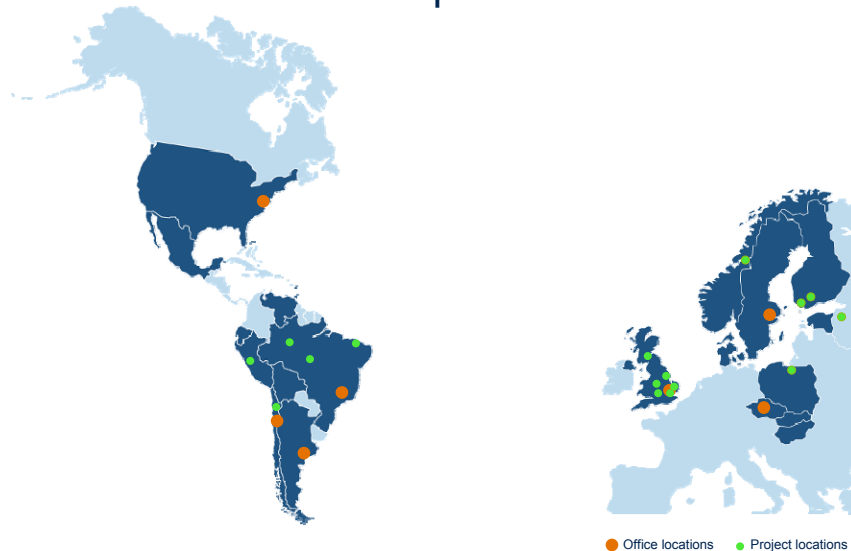


Infrastructure Development

Claes Larsson
EVP, Skanska AB



Skanska ID on the map



Market sectors



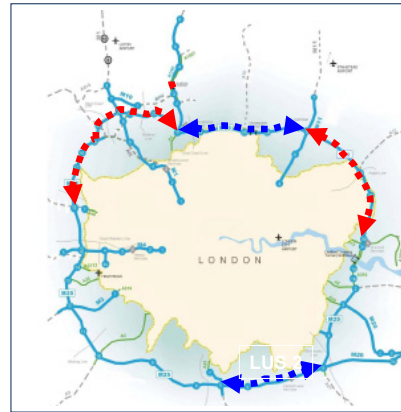
Strategic heat map established Sep. 2008

	Roads	Accomodation	Utilities
Nordic and Central Europe	Green	Yellow	Yellow
UK	Green	Green	Yellow
US	Green	Red	Red
LA	Green	Red	Yellow

- Primary markets
- Future markets
- Excluded markets

M25

- 30 year DBFO for widening of M25 and O&M of M25 plus key feeder routes (400km total)
- Widening works of approx 58 km to 4 lane motorway plus tunnel refurbishment
- Construction JV 50/50 with Balfour Beatty
- Owners:
 - Skanska 40%
 - Balfour Beatty 40%
 - Egis and Atkins 10% each



Phase 1
Phase 2 (client option, post Olympics)

Overview

- Construction £1 Bn
 - Skanska Share = £500 M (50%)
 - Construction period 2009 - 2012
- Total funding £1.31bn
 - £925m commercial bank debt, 16 banks
 - £185m EIB
 - £200m shareholder funds
- Skanska Share of shareholder funding (equity and subordinated loans) = £80M (40%), to be paid pro rata through execution

The A1 Motorway – Phase I

Phase I

- Financial close 2005
- First section (26 km) delivered 2007
- Completion 2008

Phase II

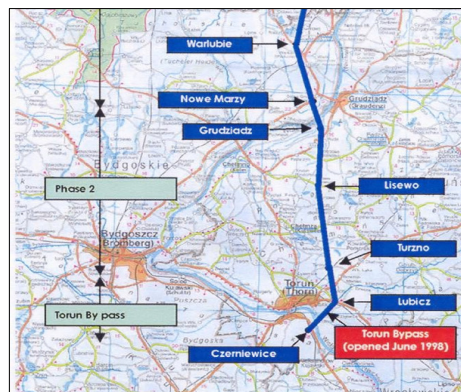
- Funding in place with condition
- Preliminary works have started on site
- FC expected Q3
- Completion 2011



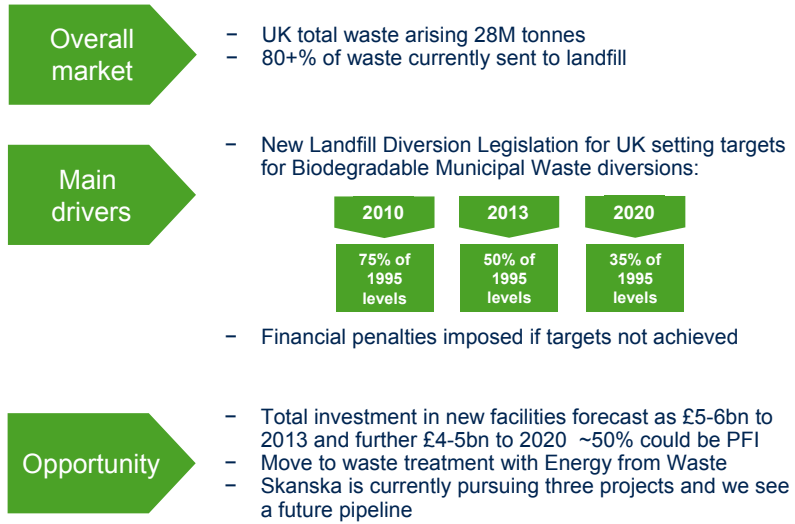
The A1 Motorway – Phase II

Scope of works

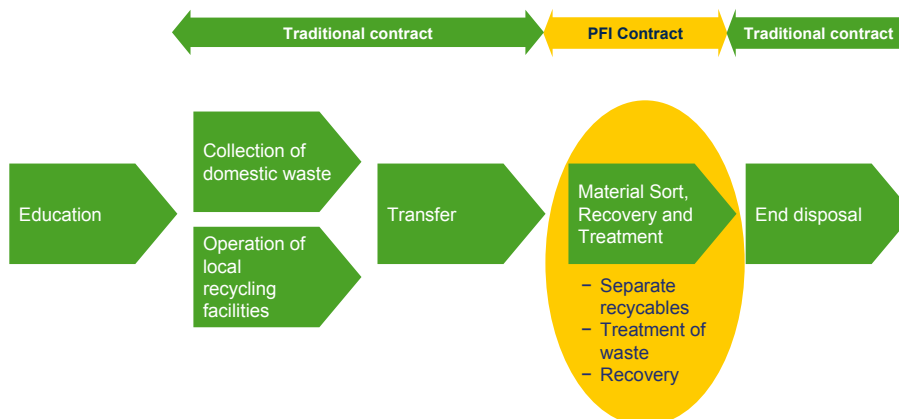
- 51 km green field motorway
- 10 km doubling and renovation of existing by-pass
- 1 Major river bridge in north
- 1 River bridge in south (one carriageway only)
- 6 Interchanges
- 8 Service Areas
- 6 Toll stations/plaza



Background – UK Waste Market



Waste management activities with treatment



Street Lighting

Overall market

- UK's street lighting assets in poor condition as result of historic underfunding of maintenance
 - 7.2m street lighting columns in the UK
 - 1.5m are in need for replacements or are over 30 years old

Main drivers

- Poor condition of existing assets
- New EU standards for lighting and signage
- Environmental concerns

Opportunity

- £600M PFI funding for current round of projects (13 No)
- Estimated £2,700M over next 4 years
- Govt 4P's Dept estimates £100bn backlog of highways maintenance across England which include street lighting and local highway maintenance
- Skanska is currently pursuing two projects and we see a future pipeline

Ongoing bid/FC works, incl. M25

Region	Roads	Accomodation	Utilities
Nordic and Central Europe	1 project	1 project	
UK	1 project	1 project	5 projects
U.S. & LA	2 projects		

Total potential Construction revenues approx. SEK 60 bn
(Skanska's share approx. SEK 45 bn)

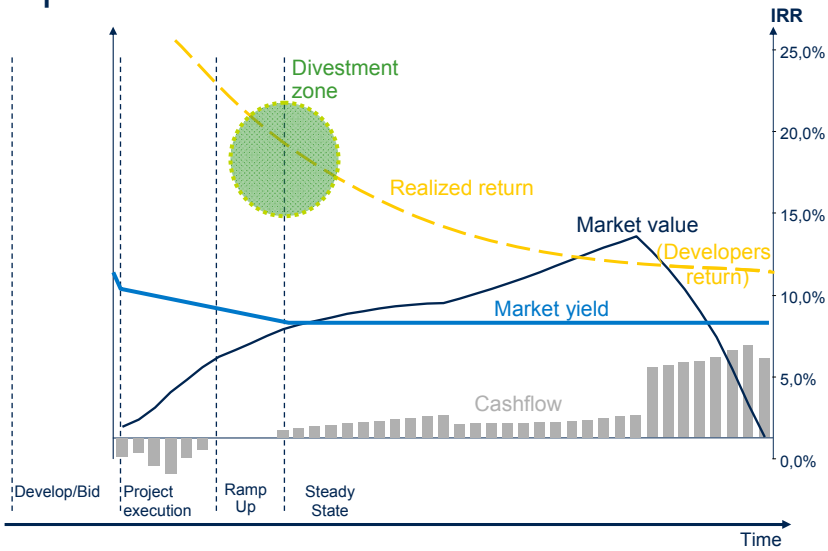
Total potential Skanska investment approx. SEK 4,5 bn

Investment Lifecycle

5–15 years



Optimized return

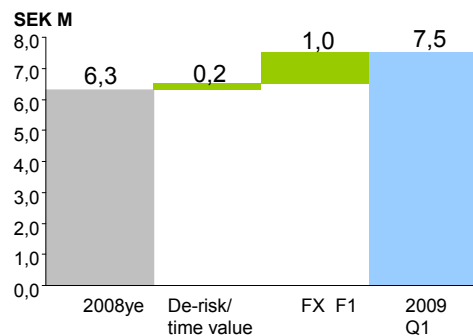


Autopista Central

- Ramp-up phase completed
- Traffic growth has slowed down
- Stable operating performance
- Expected release of sponsor support package mid 2009
- Improved viable options for Skanska

Autopista Central Valuation, 2009 Q1

- **Real** discount rate at 8.7% (8.75 2008ye), circa 5.5% premium to risk free government bond)
- NPV at SEK 7.5 bn, current unrealized dev't gain SEK 6.1 bn (5.0 2008ye) book value SEK 1.4 bn
- Sensitive to FX



Market overview



- Strong demand for infrastructure
- Tough competition
- Project financing harder