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**Skanska to develop and construct “Green Building”
on Universitetsholmen in Malmö, Sweden**

Skanska is continuing with development of the Universitetsholmen in central Malmö. The office building, designated “Bassängkajen,” will be built in seven stories and comprise a total of 19,000 square meters in two stages. Skanska’s investment in the first stage involving 10,000 square meters amounts to about SEK 240 M and is scheduled to be completed in autumn 2010.

The new property is expected to be one of the first in Malmö to fulfill the requirements for the EU GreenBuilding label. This means that the building’s energy consumption will be at least 25 percent lower than what is specified in the Swedish National Board of Housing, Building and Planning’s standard for newly constructed buildings. An application for the GreenBuilding label will be submitted in the autumn. In January this year, Skanska’s office building Hagaporten III in Solna, Stockholm, became the first in Sweden to be certified in accordance with the most recent GreenBuilding standard.

In Malmö, Skanska has previously developed and constructed the Hjälmarekajen, Citykajen and Hovrätten office buildings in the Universitetsholmen area. Hovrätten was sold earlier this year. For Citykajen, which will soon be completed, a leasing contract was signed this summer with the Swedish Rail Administration. The building is then leased to 90 percent.

“The rental market in the Öresund region continues to show strong demand and we are highly pleased to provide modern offices premises with a strong environmental profile in a prime downtown location,” says Richard Hultin, President, Skanska Öresund.

“Increasingly more tenants are demanding buildings with a low environmental impact when they seek new premises,” continues Richard Hultin. “The building’s material selection will be characterized by eco-labeled products and halogen-free electrical installations, which reduces the use of PVC. Our tenants will also receive cost-free energy advisory service and company bicycles.”

The construction project will be carried out by Skanska Sweden and is scheduled to begin in October. Negotiations regarding leasing are under way with a number of interested parties.

Skanska Commercial Development Nordic initiates and develops property projects within offices, logistics centers and retail warehouses. Office operations focus on the three large metropolitan regions in Sweden, the Copenhagen region in Denmark and Helsinki, Finland. The development of logistics centers and volume retail properties is conducted in strategic locations in Sweden, Denmark and Finland.

Skanska Commercial Development Nordic is divided into three regional companies: Gothenburg, Stockholm and Öresund.

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