

Three Month Report, January – March 2014



Oculus, World Trade Center, New York, U.S.

Highlights

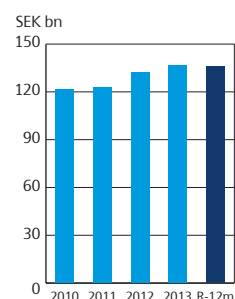
- Order bookings in Construction amounted to SEK 32.5 billion (24.3); adjusted for currency effects, order bookings increased by 33 percent.
- The order backlog amounted to SEK 145.7 billion (Dec. 31, 2013: 139.6); adjusted for currency effects, the order backlog increased by 3 percent.
- Operating income increased by 26 percent and amounted to SEK 656 M (519); adjusted for currency effects, operating income increased by 23 percent.
- Operating margin in Construction was 2.0 percent (1.9).
- Revenue decreased by 1 percent; adjusted for currency effects, revenue was unchanged and amounted to SEK 27.9 billion (28.2).
- Sales of commercial properties amounted to SEK 929 M (157).
- Investments in development operations totaled SEK –3.1 billion (–2.5).
- Total net investments amounted to SEK –0.4 billion (1.7).
- Cash flow from operations amounted to SEK –3.3 billion (0.1).
- Operating net financial assets totaled SEK 3.3 billion (Dec. 31, 2013: 6.7).
- Earnings per share (EPS) increased by 32 percent to SEK 1.08 (0.82).

Performance analysis

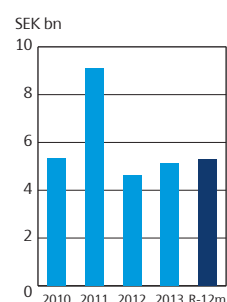
SEK M	Jan–Mar 2014	Jan–Mar 2013	Change, %
Revenue			
Construction	26,869	26,750	0
Residential Development	2,012	2,609	–23
Commercial Property Development	1,063	271	292
Infrastructure Development	17	29	–41
Central and eliminations	–2,090	–1,478	41
Skanska Group	27,871	28,181	–1
Operating income			
Construction	544	518	5
Residential Development	139	153	–9
Commercial Property Development	91	–30	–
Infrastructure Development	99	55	80
Central	–181	–168	8
Eliminations	–36	–9	300
Operating income	656	519	26
Net financial items	–62	–73	–15
Income after financial items	594	446	33
Taxes	–149	–108	38
Profit for the period	445	338	32
Earnings for the period per share, SEK	1.08	0.82	32
Earnings for the period per share according to IFRSs, SEK	1.03	2.37	–57
Cash flow from operations	–3,273	120	–
Interest-bearing net receivables(+)/net debt(–)	–2,632	–1,250	111
Return on capital employed in Project Development, % ¹	10.2	8.8	
Operating net financial assets(+)/liabilities(–)	3,322	5,000	–34
Return on equity, % ¹	17.6	18.8	

¹ Rolling 12 months.

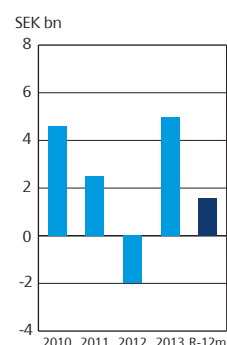
Revenue



Operating income



Cash flow from operations



Comments from Skanska’s President and CEO Johan Karlström:



During the first quarter of 2014, Skanska delivered improved results, with significantly higher order bookings and increased operating income compared to last year.

We can see that the overall market outlook has improved. There are signs of underlying improvement in the European economy and the recent events in Eastern Ukraine have to date not affected our

operations. The underlying growth trend in our U.S. operations is continuing and we can clearly see the improved UK and Polish economy translating into new orders.

The Construction business stream performed well during the first quarter, with increased operating profit and margins. The margin improvements in the Norwegian and Finnish construction operations means that they have now returned to an acceptable level of profitability. The Swedish and UK operations increased their operating income while operations in U.S. Building and U.S. Civil delivered slightly lower margins. Revenues from the Norwegian and U.S. Building operations declined, while order bookings increased significantly, with U.S. Building, Norway and UK showing especially strong figures.

Thanks to our well-diversified business, the strong performance in our Nordic and UK operations mitigated the effect of the

unusually long and harsh weather conditions on our U.S. operations. The weather impacted both the top and bottom line, as work progressed slower than usual and extra costs were incurred. We expect to make up for the lower business volume during the remainder of the year.

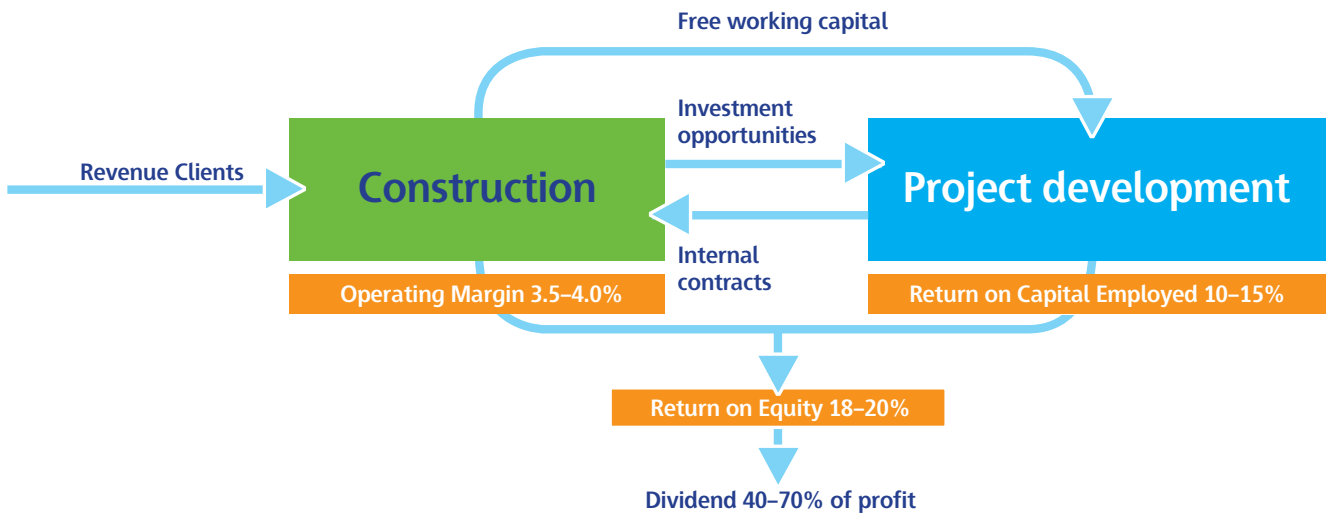
Profitability in the Residential Development business stream continued to improve as both gross and operating margins increased. Sweden showed a higher volume and improved margins, while volumes in Norway and Finland declined. The Finnish market is especially challenging, and we are being cautious about starting new projects there.

In Commercial Property Development, five properties were sold and two were started during the quarter. We now have a stable and geographically diversified organization with operations in the Nordics, Central Europe and the U.S. We continue to allocate more capital to this business stream, and expanding our portfolio of assets under development. Over time this will lead to increased divestment gains.

In Infrastructure Development, the market continues to develop favorably in the U.S. There is a high level of bid activity, and in late April we, as part owners of an equity consortium, were selected as preferred bidder for one of the major U.S. PPP-projects, the I-4 Ultimate in Florida. This means that in addition to our equity investment in the concession company U.S. Civil's share of the design build contract will amount to around SEK 6 billion at financial close, which is expected to be reached during the second half of 2014.

Skanska’s business model

Financial targets



Market outlook, next 12 months

- Weaker outlook compared to previous quarter. ● Unchanged outlook compared to previous quarter. ● Improved outlook compared to previous quarter.
- ⬆️ Very strong market coming 12m ⬇️ Strong market coming 12m ➡️ Stable market coming 12m ⬇️ Weak market coming 12m ⬆️ Very weak market coming 12m

Construction

The overall construction market has improved.

The commercial building market has improved in Sweden. The market for large civil projects in the Nordic region is relatively stable, with a competitive landscape. In Norway, investments in infrastructure are expected to increase significantly in the years ahead. The overall market situation in Finland is weaker.

The civil construction market is improving in the UK and in Poland, where the outlook for commercial building construction has also improved.

In the overall U.S. infrastructure market there are delays in investments in private energy-related projects in the industrial sector. The market for large and complex civil construction projects remains good, although competition is intense. In the U.S. building construction market, development is favorable in the commercial buildings, healthcare, airports and IT facilities segments. Market conditions in the Latin American mining industry and the associated civil projects, as well as the growth prospects of the Argentine and Brazilian economies, remain weak.

	Building, non-residential	Building, residential	Civil
➡️ Nordic countries			
Sweden	➡️	➡️	➡️
Norway	➡️	➡️	⬆️
Finland	⬇️	⬇️	⚠️
➡️ Other European countries			
Poland	➡️	➡️	➡️
Czech Republic ¹	⬇️	⬇️	➡️
United Kingdom	➡️	-	➡️
⬇️ The Americas			
USA	⬇️	-	⬇️
Latin America	-	-	⬇️

¹ Including Slovakia.

Residential Development

The residential market continues to develop positively in Sweden. The Norwegian market has weakened but is showing signs of stabilization. The Finnish market remains weak. The Polish residential market is relatively stable, while the Czech market has stabilized at a low level.

➡️ Nordic countries	
Sweden	⬇️
Norway	⬇️
Finland	⬇️
⬇️ Other European countries	



Fredriksdal, Stockholm, Sweden.

Commercial Property Development

Vacancy rates for office space in most of our Nordic and Central European cities are stable. Vacancy rates are low in Sweden in particular. Demand for office space is strong in Poland. In our U.S. cities, vacancy rates continue to decline.

Modern properties with high quality tenants are in demand from property investors, resulting in attractive valuations for these properties. In Sweden, the increased interest from domestic investors in newly developed properties continues, driven partly by an improved credit market. In Central Europe there is a strong investor appetite, especially in the major cities.

⬇️ Nordic countries	
Sweden	⬇️
Norway	⚠️
Finland	⬇️
Denmark	➡️
➡️ Other European countries	
Poland	➡️
Czech Republic	⬇️
Hungary	⬇️
Romania	➡️
⬇️ The Americas	
USA	⬇️

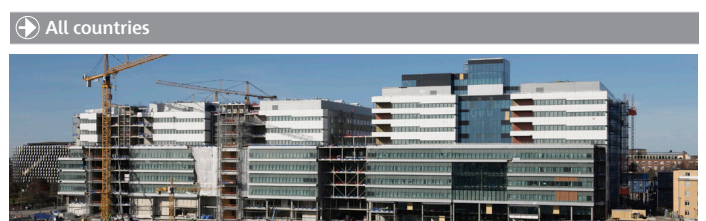


Stone 34, Seattle, U.S.

Infrastructure Development

The potential for new Public Private Partnerships (PPPs) continues to improve in the U.S., albeit with considerable competition.

In the UK the outlook for new PPP projects is weak.

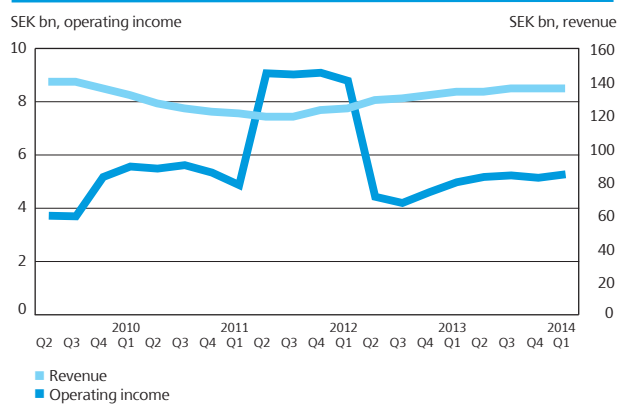


New Karolinska Solna, Stockholm, Sweden.

Performance analysis

Group

Revenue and operating income, rolling 12 months



Revenue and earnings

SEK M	Jan-Mar 2014	Jan-Mar 2013	Change, %
Revenue	27,871	28,181	-1
Operating income ^{1,2}	656	519	26
Net financial items	-62	-73	
Income after financial items	594	446	33
Taxes	-149	-108	
Profit for the period	445	338	32
Earnings for the period per share, SEK ³	1.08	0.82	32
Earnings for the period per share according to IFRSs, SEK ³	1.03	2.37	-57

1 Central, SEK -181 M (-168).

2 Eliminations, SEK -36 M (-9).

3 Earnings for the period attributable to equity holders divided by the average number of shares outstanding.

Revenue decreased by 1 percent and amounted to SEK 27.9 billion (28.2). Adjusted for currency effects, revenue was unchanged.

Operating income amounted to SEK 656 M (519). All business streams except Residential Development contributed to the improvement. Currency effects had a positive impact that amounted to SEK 17 M (-26).

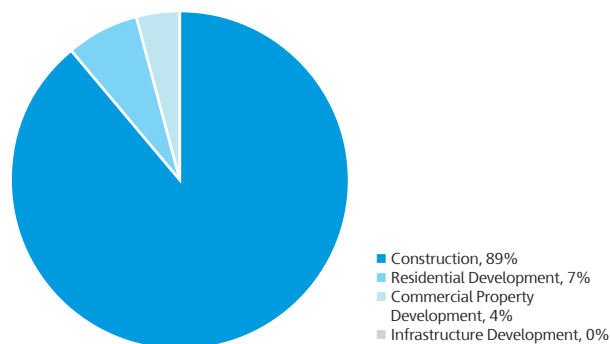
Central expenses totaled SEK -181 M (-168). The elimination of gains in Intra-Group projects amounted to SEK -36 M (-9).

Net financial items amounted to SEK -62 M (-73). The net change in the market value of financial instruments was SEK -16 M (0). Other net financial items totaled SEK -25 M (-23). For a specification of the items included in net financial items, see page 16.

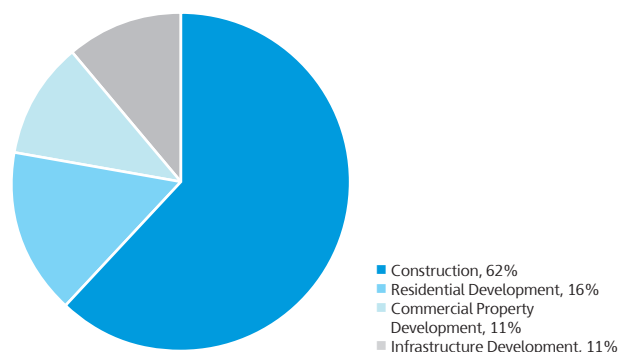
Taxes for the period amounted to SEK -149 M (-108), corresponding to a tax rate of approximately 25 (24) percent.

The line chart to the left shows increased revenue and operating income over the past 12 months. The operating income from the second quarter of 2011 until the first quarter of 2012 includes a profit of SEK 4.5 billion from the sale of Autopista Central in Chile.

Revenue per segment, January – March 2014



Operating income per segment, January – March 2014



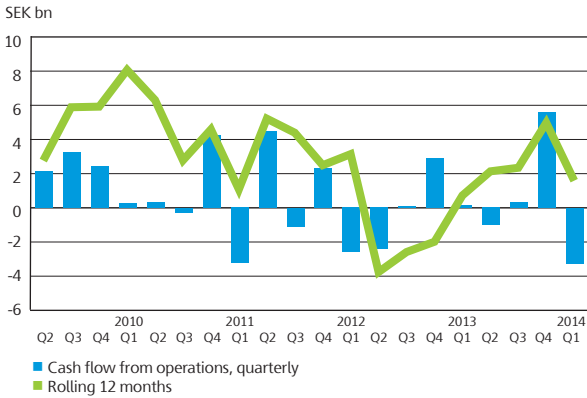
Changes and currency rate effects

	Jan-Mar 2014 / Jan-Mar 2013		
	Change in SEK	Change in local currency	Currency effect
Revenue	-1%	0%	-1%
Operating income	26%	23%	3%

Cash flow

Group

Cash flow from operations



Operating cash flow

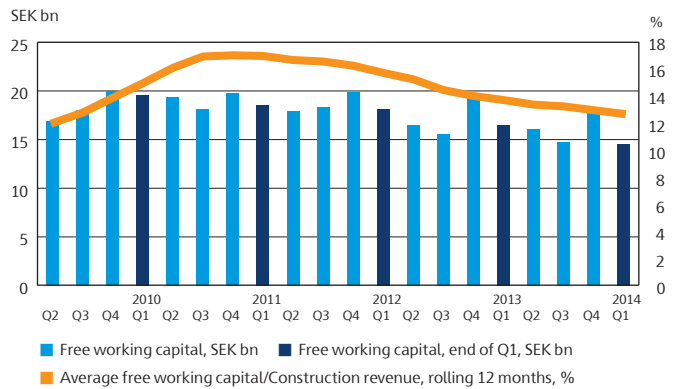
SEK M	Jan-Mar 2014	Jan-Mar 2013	Change, %
Cash flow from business operations	595	663	-10
Change in working capital	-2,979	-2,104	42
Net investments	-517	1,671	-
Cash flow adjustment	-10	-28	-64
Cash flow from business operations before taxes paid	-2,911	202	-
Taxes paid in business operations	-399	-92	334
Cash flow from financing operations	37	10	270
Cash flow from operations	-3,273	120	-
Net strategic divestments	94	0	-
Dividend etc	-81	-65	25
Cash flow before change in interest-bearing receivables and liabilities	-3,260	55	-
Change in interest-bearing receivables and liabilities	597	595	0
Cash flow for the period	-2,663	650	-

Cash flow from operations amounted to SEK -3,273 M (120). Net investments totaled SEK -517 M (1,671). The comparison period was positively impacted by the proceeds from property sales totaling SEK 2.3 billion. Change in working capital impacted cash flow negatively in the amount of SEK -2,979 (-2,104). Taken together the changes in net investments and working capital are the main reason for the lower cash flow from operations as compared to the first quarter 2013.

Taxes paid in business operations amounted to SEK -399 M (-92). The low level of taxes paid in the comparison period was primarily due to a repayment of previously paid taxes.

Commercial properties that have been sold but not yet transferred will have a positive effect on cash flow of approximately SEK 0.9 billion during the second quarter of 2014.

Free working capital in Construction



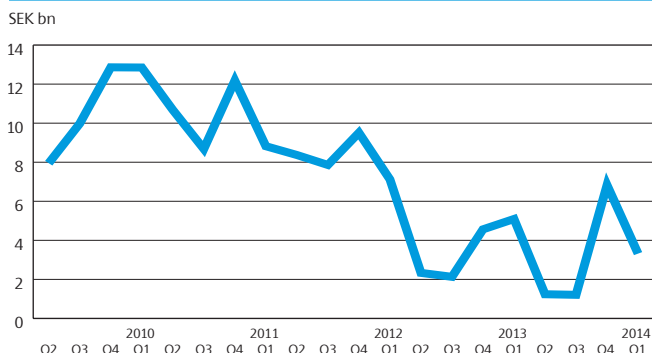
The free working capital in Construction amounted to SEK 14.5 billion (16.5). The average free working capital in relation to revenue in Construction in the past 12 months amounted to 12.7 percent. The cash flow due to changes in working capital in Construction amounted to SEK -3,987 M (-2,333). The strong cash flow in the fourth quarter due to project settlements and advance payments, partly turned into an outflow in the first quarter as Skanska made the corresponding settlements with sub-contractors and suppliers.



E18, Larvik, Norway.

Financial position

Operating net financial assets/liabilities



Balance sheet – Summary

SEK bn	Mar 31, 2014	Mar 31, 2013	Dec 31, 2013
Total assets	84.5	85.2	87.7
Total equity	21.3	20.4	21.4
Interest-bearing net receivables (+)/net debt (-)	-2.6	-1.3	1.0
Operating net financial assets(+)/liabilities(-)	3.3	5.0	6.7
Capital employed, closing balance	35.6	35.7	35.4
Equity/assets ratio, %	25.2	23.9	24.4

Change in interest-bearing receivables and liabilities

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Opening balance interest-bearing net receivables(+)/net debt(-)	972	-2,014	-2,014
Cash flow for the period	-2,663	650	1,567
Change in interest-bearing receivables and liabilities	-597	-595	465
Cash flow before change in interest-bearing receivables and liabilities	-3,260	55	2,032
Translation differences, net receivables/net debt	-49	110	62
Remeasurements of pension liabilities	-270	677	556
Interest-bearing liabilities acquired/divested	7	0	-50
Other changes, interest-bearing net receivables/net debt	-32	-78	386
Change in interest-bearing net receivables/net debt	-3,604	764	2,986
Closing balance interest-bearing net receivables(+)/net debt(-)	-2,632	-1,250	972
Pension liability, net	3,065	3,054	2,900
Loans to housing co-ops	2,889	3,196	2,846
Closing balance operating net financial assets(+)/liabilities(-)	3,322	5,000	6,718

The operating net financial assets amounted to SEK 3.3 billion (Dec. 31, 2013: 6.7). The interest-bearing net debt amounted to SEK -2.6 billion (Dec. 31, 2013: 1.0). Remeasurements of pension liabilities contributed to the increase in net debt with SEK -270 M (677). Skanska's committed unutilized credit facilities of SEK 5.7 billion, combined with operating net financial assets of SEK 3.3 billion, ensure satisfactory financial capacity for the Group. Loans to housing co-ops totaled SEK 2.9 billion (Dec. 31, 2013: 2.8) and the net pension debt totaled SEK 3.1 billion (Dec. 31, 2013: 2.9).

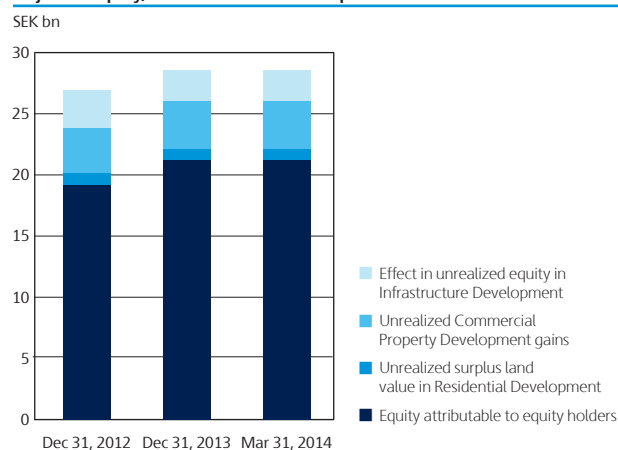
At the end of the quarter, capital employed amounted to SEK 35.6 billion (Dec. 31, 2013: 35.4).

Equity

Changes in equity

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Opening balance	21,364	19,382	19,382
Dividend to shareholders	0	0	-2,470
Other changes in equity not included in total comprehensive income for the year	-56	1	-31
Profit for the period	424	976	3,768
Other comprehensive income			
Translation differences	-18	-462	-368
Effects of remeasurements of pensions	-210	574	540
Effects of cash flow hedges	-171	-99	543
Closing balance	21,333	20,372	21,364

Adjusted equity, less standard tax of 10 percent



The Group's equity amounted to SEK 21.3 billion (Dec. 31, 2013: 21.4), the equity/assets ratio was 25.2 percent (Dec. 31, 2013: 24.4) and the net debt/equity ratio amounted to 0.1 (Dec. 31, 2013: 0.0).

The effects of remeasurements of pensions totaled SEK -210 M (574). The change was mainly attributable to revised discount rates in the UK.

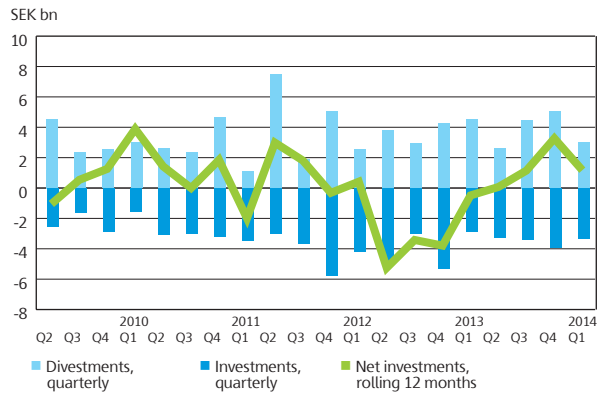
The effects of cash-flow hedges, SEK -171 M (-99), were mainly related to changes in the value of interest-rate swaps attributable to Infrastructure Development projects, as interest rates fell.

Skanska currency hedges about 30 percent of its equity in foreign subsidiaries against the Swedish krona. Translation differences amounted to SEK -18 M (-462).

The unrealized surplus values less standard tax in the development units amounted to SEK 7.4 billion (Dec. 31, 2013: 7.4).

Investments and divestments

Investments and divestments



The Group's investments amounted to SEK –3,356 M (–2,878). Divestments amounted to SEK 2,933 M (4,549) and the Group's net investments amounted to SEK –423 M (1,671).

In Construction, investments totaled SEK –302 M (–320). The investments were mainly related to property, plant and equipment for the Group's own production. Strategic net divestments amounted to SEK 94 M (0). Net investments, including strategic net divestments, in Construction amounted to SEK –124 M (–244). Depreciation of property, plant and equipment amounted to SEK 360 M (350).

In Residential Development, investments totaled SEK –1,970 M (–1,504), of which about SEK –300 M (–187) relates to the acquisition of land corresponding to approximately 1,132 building rights. Divestments amounted to SEK 1,602 M (1,976). Net investments in Residential Development amounted to SEK –368 M (472). The increase in capital employed during the quarter was partly due to the reclassification of previously centrally booked land to the Residential Development business stream, to the amount of SEK 406 M.

In Commercial Property Development, total investments amounted to SEK –1,026 M (–945). Of this, SEK –40 M (–119) pertained to investments in land. Divestments amounted to SEK 1,135 M (2,316). Net investments in Commercial Property Development amounted to SEK 109 M (1,371).

Investments in Infrastructure Development amounted to SEK –59 M (–26) and divestments totaled SEK 7 M (9). Net investments in Infrastructure Development amounted to SEK –52 M (–17).

Other net investments amounted to SEK 12 M (89).



Watermark Seaport, Boston, U.S.

Investments, divestments and net investments

SEK M	Jan-Mar 2014	Jan-Mar 2013	Change, %
Investments			
Construction	–302	–320	–6
Residential Development	–1,970	–1,504	31
Commercial Property Development	–1,026	–945	9
Infrastructure Development	–59	–26	127
Other	1	–83	
Total	–3,356	–2,878	17
Divestments			
Construction ¹	178	76	134
Residential Development	1,602	1,976	–19
Commercial Property Development	1,135	2,316	–51
Infrastructure Development	7	9	–22
Other	11	172	
Total	2,933	4,549	–36
Net investments			
Construction	–124	–244	–49
Residential Development	–368	472	–
Commercial Property Development	109	1,371	–92
Infrastructure Development	–52	–17	206
Other	12	89	
Total	–423	1,671	–
1 Of which strategic divestments	94	0	

Capital employed in Development Streams

SEK M	Mar 31, 2014	Mar 31, 2013	Dec 31, 2013
Residential Development	11,336	10,720	10,822
Commercial Property Development	13,404	12,963	13,514
Infrastructure Development	2,038	1,124	1,993
Total in Development Streams	26,778	24,807	26,329

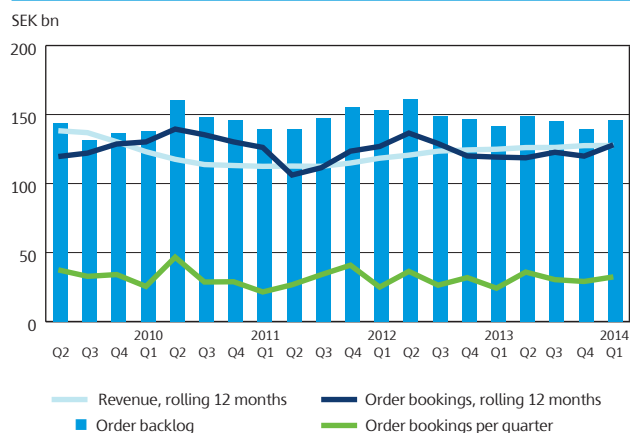


Chokladfabriken, Sundbyberg, Sweden.

Performance analysis, business streams

Construction – Order situation

Order backlog, revenue and order bookings



Order bookings and order backlog in Construction

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Order bookings	32.5	24.3	120.1
Order backlog ¹	145.7	142.0	139.6

¹ Refers to the end of each period.

Order bookings amounted to SEK 32.5 billion (24.3) during the quarter. After adjustment for currency effects, order bookings increased by 33 percent. Order bookings in the first quarter were 21 percent higher than revenue.

Order bookings in the UK, U.S. Building, Norwegian and Czech operations increased significantly compared to the first quarter 2013. At the end of the quarter, the order backlog amounted to SEK 145.7 billion, compared to 139.6 billion at the end of the previous quarter. The order backlog corresponds to about 14 (Dec. 31, 2013: 13) months of production.

Changes and currency rate effects

	Change in SEK	Change in local currency	Currency effect
Jan-Mar 2014 / Jan-Mar 2013			
Order bookings	34%	33%	1%
Mar 31, 2014 / Dec 31, 2013			
Order backlog	4%	3%	1%

Major orders in the quarter

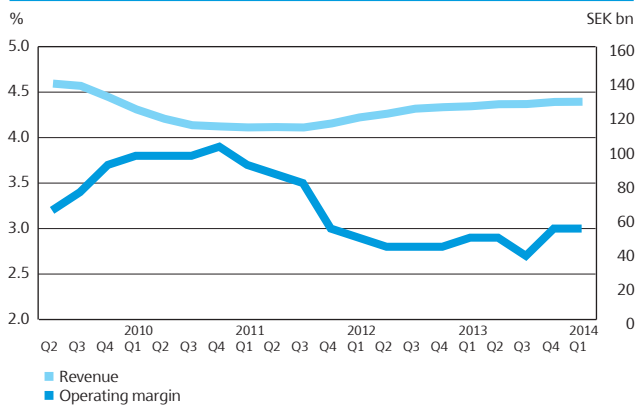
Business Unit	Contract	Amount SEK M	Client
Skanska Norway	Highway	1,700	Norwegian Road Administration
Skanska USA Building	Hospital	1,500	University of Florida Health
Skanska USA Building	Boardwalk	1,300	New York City Department of Parks & Recreation
Skanska USA Building	Renovation	1,200	Confidential
Skanska UK	Office & Commercial Building	990	Land Securities
Skanska USA Building	Hospital	965	Stamford Hospital



University of Connecticut, U.S.

Construction

Revenue and operating margin, rolling 12 months



Revenue and earnings

SEK M	Jan-Mar 2014	Jan-Mar 2013	Change, %
Revenue	26,869	26,750	0
Gross income	1,954	1,919	2
Selling and administrative expenses	-1,411	-1,405	0
Income from joint ventures and associated companies	1	4	
Operating income	544	518	5
Gross margin, %	7.3	7.2	
Selling and administrative expenses, %	-5.3	-5.3	
Operating margin, %	2.0	1.9	
Employees	56,628	52,839	

Changes and currency rate effects

	Jan-Mar 2014 / Jan-Mar 2013		
	Change in SEK	Change in local currency	Currency effect
Revenue	0%	1%	-1%
Operating income	5%	2%	3%

Revenue in the Construction business stream was unchanged and amounted to SEK 26,869 M (26,750). In local currencies, revenue increased by 1 percent.

Operating income amounted to SEK 544 M (518). The operating margin was 2.0 percent (1.9). The Norwegian and Finnish operations showed strong improvements in profitability and are now back at normalized levels. The Swedish and UK operations increased their operating income while operations in U.S. Building and U.S. Civil delivered slightly lower margins. Both of the U.S. business units were negatively impacted in terms of revenues and operating margins by the unusually harsh winter conditions. Operating margins in the Czech and Polish operations were negative during the quarter, due to the usual seasonal effect impacting their relatively large proportion of civil construction.

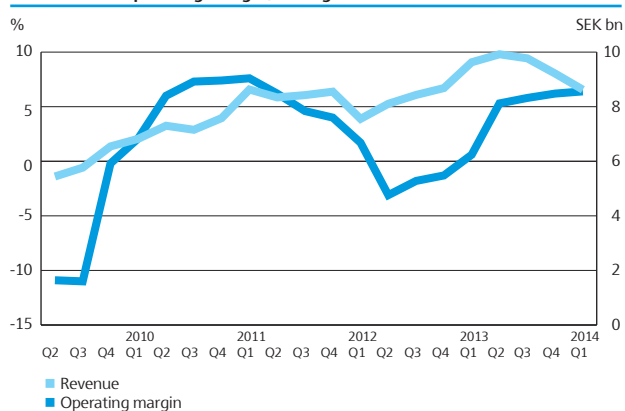
The market in Latin America is still challenging. The focus remains on turning the operations there into a profitable and stable business.



Florida Polytechnic University, Lakeland, U.S.

Residential Development

Revenue and operating margin, rolling 12 months



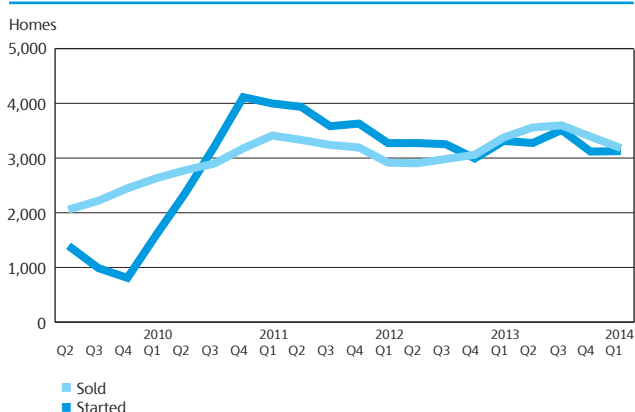
Revenue and earnings

SEK M	Jan-Mar 2014	Jan-Mar 2013	Change, %
Revenue	2,012	2,609	-23
Gross income	269	278	-3
Selling and administrative expenses	-132	-133	-1
Income from joint ventures and associated companies	2	8	
Operating income	139	153	-9
Gross margin, %	13.4	10.7	
Selling and administrative expenses, %	-6.6	-5.1	
Operating margin, %	6.9	5.9	

Revenue in the Residential Development business stream amounted to SEK 2,012 M (2,609). The number of homes sold totaled 765 (964) during the first quarter of the year. The decrease in revenue is due to fewer homes being sold in Norway and Finland. In Finland, sales in the first quarter of 2013 were positively affected by changes in the tax rules that came in to effect March 1, 2013.

Operating income amounted to SEK 139 M (153). The operating margin increased to 6.9 percent (5.9) and the gross margin increased to 13.4 percent (10.7). At the end of the quarter, there were 5,389 homes (Dec. 31, 2013: 5,237) under construction.

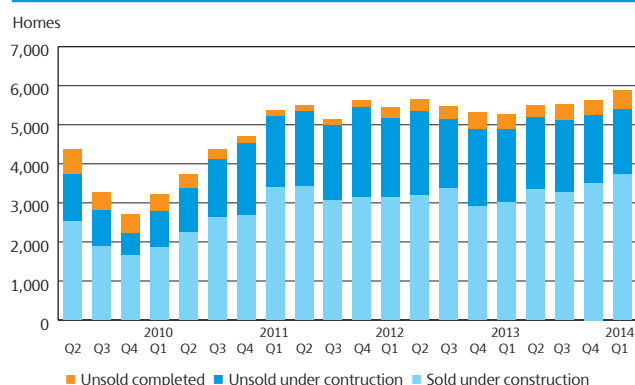
Homes sold and started, rolling 12 months



Homes sold and started

	Jan-Mar 2014	Jan-Mar 2013
Homes sold	765	964
Homes started	809	800

Homes under construction and unsold



Homes under construction and unsold

	Mar 31, 2014	Mar 31, 2013	Dec 31, 2013
Homes under construction	5,389	4,888	5,237
of which sold, %	69	62	67
Completed unsold, number of homes	502	367	405

Of these, 69 percent (Dec. 31, 2013: 67) were sold. The number of completed, unsold homes totaled 502 (Dec. 31, 2013: 405) and most of these homes are in Sweden and Finland. During the first quarter of the year, construction was started on 809 homes (800). In the Nordic region, the number of homes started was 688 (739) and the number of homes sold was 643 (848).

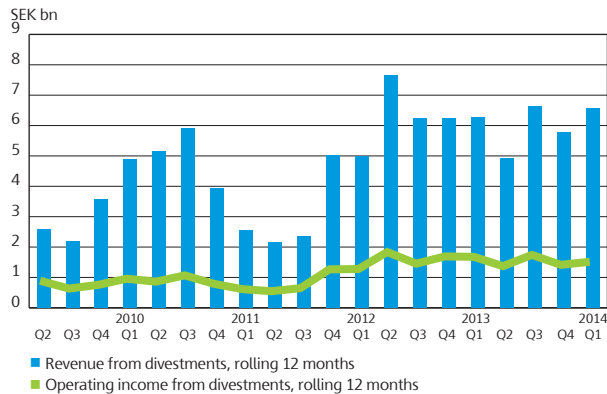
Breakdown of carrying amounts

SEK M	Mar 31, 2014	Mar 31, 2013	Dec 31, 2013
Completed projects	1,270	820	1,226
Ongoing projects	5,744	5,029	5,283
Undeveloped land and development properties	5,332	5,400	4,748
Total	12,346	11,249	11,257

A breakdown of the carrying amounts is presented in the table above. Undeveloped land and development properties amounted to SEK 5.3 billion (Dec. 31, 2013: 4.7), with an estimated market value of about SEK 6.3 billion (Dec. 31, 2013: 5.7). The increase in the quarter is partly due to the reclassification of attractive land assets amounting to SEK 543 M, that previously were booked in Central, to the Residential Development business stream. The undeveloped land and development properties correspond to Skanska-owned building rights for about 24,270 homes and about 1,220 building rights held by joint ventures. In addition, subject to certain conditions, the business stream holds entitlement to purchase about 9,920 building rights.

Commercial Property Development

Revenue and earnings from property divestments



Revenue and earnings

SEK M	Jan-Mar 2014	Jan-Mar 2013	Change, %
Revenue	1,063	271	292
of which from divestment of properties	929	157	492
Gross income	215	91	136
Selling and administrative expenses	-126	-128	-2
Income from joint ventures and associated companies	2	7	
Operating income	91	-30	-
of which from divestment of properties	135	35	286

In the Commercial Property Development business stream, divestments worth SEK 929 M (157) were carried out during the period. This included the sale of a part of Skanska's ownership in a joint venture at book value, where potential gains are deferred until actual divestment of the remaining stake. Operating income amounted to SEK 91 M (-30), and included gains from property divestments totaling SEK 135 M (35).

Breakdown of carrying amounts and market values

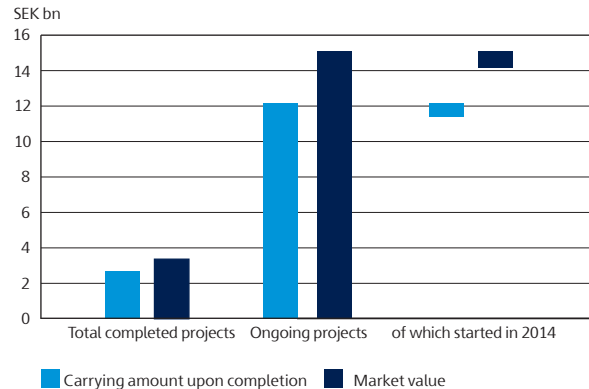
SEK M	Carrying amount, end of period	Carrying amount upon completion	Market value ¹	Occupancy rate, %	Degree of completion, %
Completed projects	2,701 ²	2,701 ²	3,362	84	100
Undeveloped land and development properties	5,104	5,104	5,791		
Subtotal	7,805	7,805	9,153		
Ongoing projects	5,915	12,130	15,105 ³	61	50
Total	13,720	19,935	24,258		
of which completed projects sold according to segment reporting	0	0	0		
of which ongoing projects sold according to segment reporting	909	1,571	2,076		

¹ Market value according to appraisal on December 31, 2013.

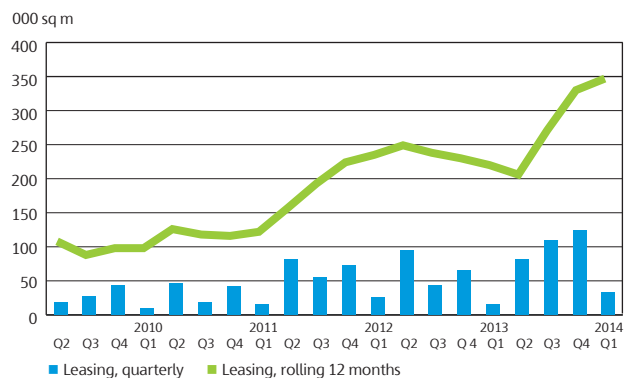
² Including tenant improvements and leasing commissions in CDUS amounted to SEK 68 M.

³ Estimated market value at completion.

Carrying amount/Market values in ongoing and completed projects



Leasing



At the end of the quarter, Commercial Property Development had 31 ongoing projects. The net change in the quarter was one additional ongoing project. Two new projects were started and one was completed and transferred to the buyer in the first quarter. The 31 ongoing projects represent leasable space of about 553,000 sq m with a pre-leasing rate of 61 percent, measured in rent. The degree of completion in ongoing projects is about 50 percent.

At the end of the quarter, the carrying amounts of ongoing projects totaled SEK 5.9 billion. Their carrying amounts upon completion are expected to total SEK 12.1 billion, with an estimated market value of SEK 15.1 billion upon completion.

Of the ongoing projects, seven were divested according to segment reporting. These projects represent a carrying amount upon completion of SEK 1.6 billion, with an estimated market value of SEK 2.1 billion.

The market value of completed projects, excluding properties divested but not yet transferred to the buyers, was SEK 3.4 billion, which represented a surplus of SEK 0.7 billion. The occupancy rate measured in rent totaled 84 percent.

The carrying amount of undeveloped land and development properties (building rights) totaled about SEK 5.1 billion, with an estimated market value of about SEK 5.8 billion.

Accumulated eliminations of intra-Group project gains amounted to SEK 327 M at the end of the period. These eliminations are released at Group level as each project is divested.

During the first quarter, 33,000 sq m were leased. In the past 12 months, 347,000 sq m were leased to tenants.

Infrastructure Development

Revenue and earnings

SEK M	Jan-Mar 2014	Jan-Mar 2013	Change, %
Revenue	17	29	-41
Gross income	-37	-33	12
Selling and administrative expenses	-35	-31	13
Income from joint ventures and associated companies	171	119	44
Operating income	99	55	80
of which gains from divestments of shares in projects	0	0	-

Operating income for the Infrastructure Development business stream totaled SEK 99 M (55). No divestments were made during the first quarter of the year.

The present value of projects at the end of the period amounted to SEK 5.0 billion (Dec. 31, 2013: 4.9). The increase is mainly attributable to the time value effect.

The remaining investment obligations relating to ongoing Infrastructure Development projects amounted to about SEK -0.8 billion (Dec. 31, 2013: -0.8).

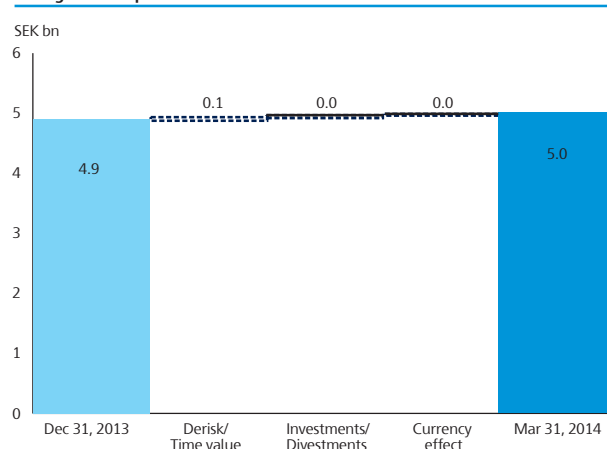
At the end of the period, the carrying amount of shares, participations, subordinated receivables and concessions in Infrastructure

Unrealized development gains

SEK bn	Mar 31, 2014	Mar 31, 2013	Dec 31, 2013
Present value of cash flow from projects	5.8	5.4	5.7
Present value of remaining investments	-0.8	-0.9	-0.8
Net present value of projects	5.0	4.5	4.9
Carrying amount before Cash flow hedge / Carrying amount	-3.3	-2.9	-3.1
Unrealized development gain	1.7	1.6	1.8
Cash flow hedge	1.1	1.6	1.0
Effect in unrealized equity¹	2.8	3.2	2.8

¹ Tax effects not included.

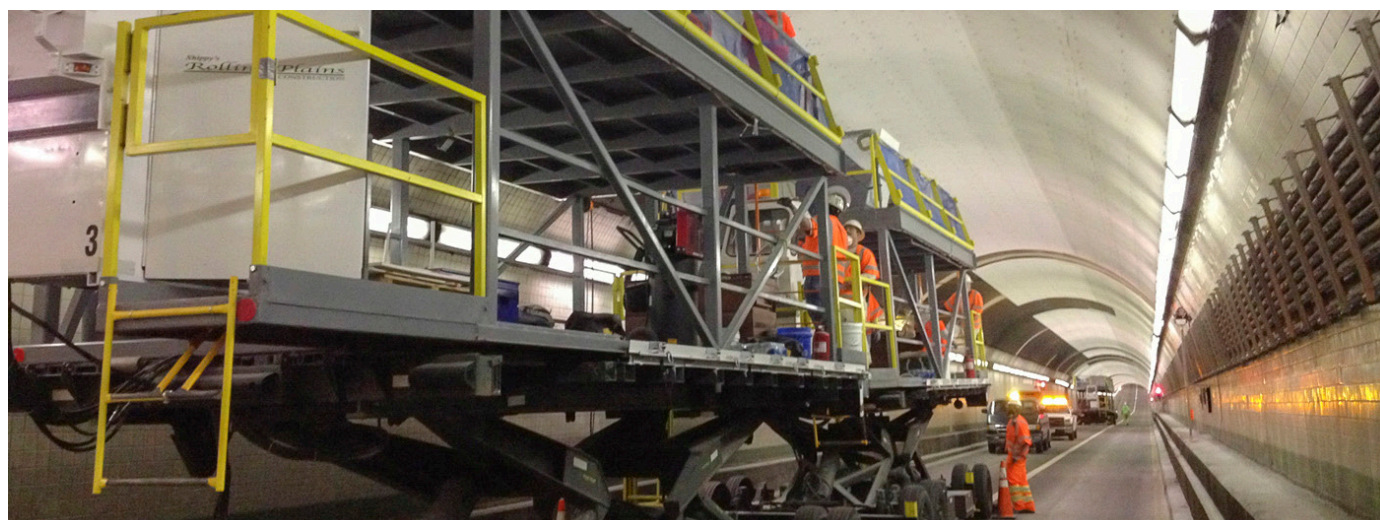
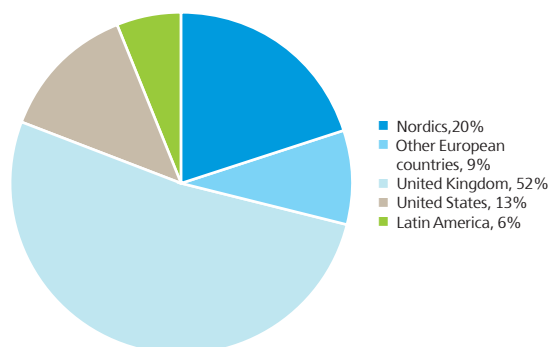
Changes in net present value



Development before cash-flow hedges was SEK 3.3 billion (Dec. 31, 2013: 3.1). At the end of the quarter, unrealized development gains totaled about SEK 1.7 billion (Dec. 31, 2013: 1.8).

The value of cash-flow hedges, for which the change is recognized as other comprehensive income, reduced the carrying amount and thereby also equity, with an amount of SEK 1.1 billion (Dec. 31, 2013: 1.0).

Estimated present value of cash flow from projects per geographic area



Elizabeth River Tunnels, Virginia, U.S.

Personnel

The average number of employees in the Group was 58,013 (Dec. 31, 2013: 57,105).

Transactions with related parties

For the nature and extent of transactions with related parties see the 2013 Annual Report. No transactions have taken place between Skanska and related parties with a material impact on the Company's position and earnings.

Material risks and uncertainties

The Construction and Project Development business involves a considerable amount of risk management. Almost every project is unique. Size, shape, the environment – everything is different for each new assignment. The Construction and Project Development business differs in this way from typical manufacturing, which operates in permanent facilities with long production runs.

In Skanska's operations, there are many different types of risks. Identifying, managing and pricing these risks are of fundamental importance to the Group's profitability. Risks are normally of a technical, legal and financial nature, but political, ethical, social and environmental considerations are also part of assessing potential risks.

To ensure a systematic and uniform assessment of risks and opportunities, the entire Skanska Group uses a shared procedure for identifying and managing risks. With the aid of this model, Skanska evaluates projects continuously – from preparation of tenders to completion of assignments.

From time to time, disputes arise with customers about contractual terms related to both ongoing and completed projects. Their outcomes are often difficult to predict.

For further information about risks and a description of key estimates and judgments, see the Report of the Directors and Notes 2 and 6 in the 2013 Annual Report, as well as the section above on market outlook.

Other matters

Repurchase of shares

At the Board meeting on April 3, 2014, the Board resolved to exercise the Annual Shareholders' Meeting's authorization concerning the repurchase of shares on the following terms: on one or several

occasions, but no longer than the Annual Shareholders' Meeting in 2015, not more than 4,500,000 Skanska AB Series B shares may be acquired, the aim of which is to secure delivery of shares to participants in Skanska's employee ownership program, Seop (2014-2016).

Acquisitions may only be made on the NASDAQ OMX Stockholm exchange at a price within the applicable range at any given time.

This refers to the interval between the highest purchase price and the lowest selling price. On March 31, Skanska had 8,867,328 Series B shares in treasury.

Events after the end of the report period

Skanska, as part owners of an equity consortium, was selected as preferred bidder for the I-4 Ultimate PPP-project in Florida, U.S., on April 23. This means that in addition to Skanska's equity investment in the concession company U.S. Civil's share of the design build contract will amount to around SEK 6 billion at financial close, which is expected to be reached during the second half of 2014. In early May, Skanska sold one part of the office property Entré Lindhagen in Stockholm, Sweden for about SEK 1 billion. The transaction will be recorded in the second quarter and transfer of the property is scheduled to take place in the third quarter of 2014.

Financial reports for 2014

Skanska's interim reports and year-end reports are available for download from Skanska's website, www.skanska.com/investors, and can also be ordered from Skanska AB, Investor Relations.

The Group's reports in 2014 will be published on the following dates:

July 18, 2014	Six-month report
November 7, 2014	Nine-month report

Stockholm, May 9, 2014

JOHAN KARLSTRÖM
President and Chief Executive Officer

This interim report has not been subject to a review by the company's auditors.

Accounting principles

For the Group, this interim report has been prepared in compliance with IAS 34, “Interim Financial Reporting,” the Annual Accounts Act and the Securities Market Act. For the Parent Company, the interim report has been prepared in compliance with the Annual Accounts Act and the Securities Market Act, which is pursuant to the Swedish Financial Reporting Board’s Recommendation RFR 2. Otherwise, the accounting principles and assessment methods presented in the Annual Report for 2013 have been applied, except for new principles described below.

With effect from January 1, 2014, the new standards IFRS 10 and IFRS 11 are applied.

“IFRS 10 Consolidated Financial Statements” sets out how to apply the principle of control to identify whether an investor controls an investee. The effect on Skanska is that a smaller company, that earlier was accounted for according to the equity method, is now consolidated.

Under “IFRS 11 Joint arrangements” a partly-owned company in which the co-owners jointly have a controlling interest is to be classified either as a joint venture or as a joint operation. A joint venture is accounted for according to the equity method and a joint operation is accounted for by the proportional method. The effect on Skanska is that some joint arrangements, that earlier were joint ventures and were accounted for according to the equity method, now have been classified as joint operations and thus are accounted for according to the proportional method.

As a consequence of these new standards total assets in the Group increased with SEK 0.2 billion and current-asset properties increased with SEK 0.6 billion. There were no effects on equity.

A summary of the effects on the group of the new standards is to be found on the website www.skanska.com/investors.

Relation between consolidated operating cash-flow statement and consolidated cash-flow statement

The difference between the operating cash-flow statement and the summary cash-flow statement in compliance with IAS 7, “Cash-flow Statements”, is presented in the Annual Report 2013, Note 35.

Segment and IFRS reporting

Skanska’s business streams Construction, Residential Development, Commercial Property Development and Infrastructure Development, are recognized as operating segments. Tables in this report that refer to segment reporting are shown with a shaded background.

Segment reporting of joint ventures in Residential Development applies the proportional method. The equity method will continue to be applied for other joint ventures.

Construction includes both building construction and civil construction. Revenue and earnings are reported successively as a project accrues, in compliance with International Financial Reporting Standards, IFRS.

Residential Development develops residential projects for immediate sale. Homes are adapted to selected customer categories. The units are responsible for planning and selling the projects. The construction assignments are performed by construction units in the Construction segment in each market. Residential Development revenue and earnings are recognized when binding contracts are signed for the sale of homes. According to IFRS, revenue and earnings are recognized when the buyer takes possession of the home.

Commercial Property Development initiates, develops, leases and divests commercial property projects. In most markets, construction assignments are performed by Skanska’s Construction segment. Commercial Property Development revenue and earnings are recognized when binding contracts are signed for the sale of the properties. According to IFRS, revenue and earnings are recognized when the buyer takes possession of the property.

Infrastructure Development specializes in identifying, developing and investing in privately financed infrastructure projects, such as highways, hospitals and power-generating plants. The business stream focuses on creating new potential projects, mainly in the markets where the Group has operations. Construction assignments are performed in most markets by Skanska’s Construction segment. Infrastructure Development revenue and earnings are recognized in compliance with IFRS.

Intra-Group pricing between operating segments occurs on market terms.

Definitions

Operating net financial position is defined as interest-bearing net receivables/liabilities excluding construction loans to cooperative housing associations and net interest-bearing pension liabilities.

Free working capital is defined as non-interest-bearing liabilities reduced by non-interest-bearing receivables, excluding taxes. This corresponds to the negative working capital in Construction with reversed sign.

For further definitions, see Note 44 in the 2013 Annual Report.

Reconciliation between segment reporting and IFRSs

SEK M	External revenue		Intra-Group revenue		Total revenue		Operating income	
	Jan-Mar 2014	Jan-Mar 2013	Jan-Mar 2014	Jan-Mar 2013	Jan-Mar 2014	Jan-Mar 2013	Jan-Mar 2014	Jan-Mar 2013
Construction	24,768 ¹	25,039 ¹	2,101	1,711	26,869	26,750	544	518
Residential Development	2,012	2,609	0	0	2,012	2,609	139	153
Commercial Property Development	1,043	253	20	18	1,063	271	91	-30
Infrastructure Development	17	29	0	0	17	29	99	55
Total operating segments	27,840	27,930	2,121	1,729	29,961	29,659	873	696
Central	31	251	159	84	190	335	-181	-168
Eliminations	0	0	-2,280	-1,813	-2,280	-1,813	-36	-9
Total Group	27,871	28,181	0	0	27,871	28,181	656	519
Reconciliation to IFRSs	-121	1,599	0	0	-121	1,599	-34	840
Total IFRSs	27,750	29,780	0	0	27,750	29,780	622	1,359

1 of which external revenue from joint ventures in Infrastructure Development, SEK 1,641 M (1,625).

SEK M	Segment Jan-Mar 2014	IFRS Jan-Mar 2014	Segment Jan-Mar 2013	IFRS Jan-Mar 2013
Revenue				
Construction	26,869	26,869	26,750	26,750
Residential Development	2,012	1,674	2,609	1,994
Commercial Property Development	1,063	1,269	271	2,428
Infrastructure Development	17	17	29	29
Central and eliminations	-2,090	-2,079	-1,478	-1,421
Skanska Group	27,871	27,750	28,181	29,780
Operating income				
Construction	544	544	518	518
Residential Development	139	39	153	185
Commercial Property Development ¹	91	157	-30	690
Infrastructure Development	99	99	55	55
Central	-181	-181	-168	-159
Eliminations ¹	-36	-36	-9	70
Operating income	656	622	519	1,359
Net financial items	-62	-56	-73	-73
Income after financial items	594	566	446	1,286
Taxes	-149	-142	-108	-310
Profit for the period	445	424	338	976
Earnings for the period per share, SEK ²	1.08		0.82	
Earnings for the period per share according to IFRSs, SEK ²		1.03		2.37
1 Of which gains from divestments of commercial properties reported in:				
Commercial Property Development	135	202	35	756
Eliminations	24	26	4	59

² Earnings for the period attributable to equity holders divided by the average number of shares outstanding.

The Skanska Group

Summary income statement (IFRS)

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Revenue	27,750	29,780	136,589
Cost of sales	-25,399	-26,721	-124,161
Gross income	2,351	3,059	12,428
Selling and administrative expenses	-1,914	-1,885	-7,681
Income from joint ventures and associated companies	185	185	813
Operating income	622	1,359	5,560
Financial income	45	37	158
Financial expenses	-101	-110	-399
Net financial items ¹	-56	-73	-241
Income after financial items	566	1,286	5,319
Taxes	-142	-310	-1,551
Profit for the period	424	976	3,768
1 of which			
Interest income	45	37	136
Financial net pension costs	-21	-27	-94
Interest expenses	-92	-113	-483
Capitalized interest expenses	53	53	261
Net interest items	-15	-50	-180
Change in fair value	-16	0	21
Other net financial items	-25	-23	-82
Net financial items	-56	-73	-241
Profit attributable to:			
Equity holders	423	975	3,765
Non-controlling interests	1	1	3
Earnings per share, SEK ²	1.03	2.37	9.14
Earnings per share after dilution, SEK ³	1.02	2.36	9.11

² Earnings for the period attributable to equity holders divided by the average number of shares outstanding.

³ Earnings for the period attributable to equity holders divided by the average number of shares outstanding after dilution.

Statement of profit or loss and other comprehensive income (IFRS)

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Profit for the period	424	976	3,768
Other comprehensive income			
Items that will not be reclassified to profit and loss			
Remeasurements of defined benefit plans	-265	770	723
Tax related to items that will not be reclassified to profit and loss	55	-196	-183
	-210	574	540
Items that have been or will be reclassified to profit and loss			
Translation differences attributable to equity holders	11	-635	-560
Translation differences attributable to non-controlling interests	1	-8	-9
Hedging of exchange rate risk in foreign operations	-30	181	201
Effects of cash flow hedges ¹	-179	-106	526
Tax related to items that have been or will be reclassified to profit and loss	8	7	17
	-189	-561	175
Other comprehensive income after tax	-399	13	715
Total comprehensive income	25	989	4,483
Total comprehensive income attributable to			
Equity holders	23	996	4,489
Non-controlling interests	2	-7	-6
1 of which transferred to income statement	171	167	569

Summary statement of financial position (IFRS)

SEK M	Mar 31, 2014	Mar 31, 2013	Dec 31, 2013
ASSETS			
Non-current assets			
Property, plant and equipment	7,242	7,628	7,449
Goodwill	4,907	4,687	4,849
Intangible assets	369	217	346
Investments in joint ventures and associated companies	2,874	1,887	2,734
Financial non-current assets ¹	1,400	2,012	1,892
Deferred tax assets	1,023	1,145	1,059
Total non-current assets	17,815	17,576	18,329
Current assets			
Current-asset properties ²	26,235	26,218	25,757
Inventories	1,074	1,105	944
Financial current assets ³	5,645	5,876	5,955
Tax assets	1,129	436	984
Gross amount due from customers for contract work	6,305	5,889	6,232
Trade and other receivables	21,682	21,735	22,227
Cash	4,628	6,402	7,303
Total current assets	66,698	67,661	69,402
TOTAL ASSETS	84,513	85,237	87,731
of which interest-bearing financial non-current assets	1,365	1,979	1,854
of which interest-bearing current assets	10,226	12,130	13,143
Total interest-bearing assets	11,591	14,109	14,997
EQUITY			
Equity attributable to equity holders	21,189	20,184	21,177
Non-controlling interests	144	188	187
Total equity	21,333	20,372	21,364
LIABILITIES			
Non-current liabilities			
Financial non-current liabilities	6,532	5,895	6,556
Pensions	3,570	3,663	3,411
Deferred tax liabilities	1,059	798	1,002
Non-current provisions	2	0	2
Total non-current liabilities	11,163	10,356	10,971
Current liabilities			
Financial current liabilities ³	4,245	5,892	4,118
Tax liabilities	386	219	622
Current provisions	5,574	5,594	5,649
Gross amount due to customers for contract work	14,459	14,808	15,013
Trade and other payables	27,353	27,996	29,994
Total current liabilities	52,017	54,509	55,396
TOTAL EQUITY AND LIABILITIES	84,513	85,237	87,731
of which interest-bearing financial liabilities	10,610	11,648	10,570
of which interest-bearing pensions and provisions	3,613	3,711	3,455
Total interest-bearing liabilities	14,223	15,359	14,025
1 of which shares	34	30	32
2 Current-asset properties			
Commercial Property Development	13,652	13,358	13,700
Residential Development	12,346	11,249	11,257
Central	237	1,611	800
3 Items regarding non-interest-bearing unrealized changes in derivatives/ financial instruments are included in the following amounts:			
Financial non-current assets	1	3	6
Financial current assets	47	148	115
Financial non-current liabilities	84	44	49
Financial current liabilities	83	94	55

Note: Contingent liabilities amounted to SEK 33.1 bn on March 31, 2014 (Dec 31, 2013: 34.0). During the period, contingent liabilities decreased by SEK –0.9 bn.

Financial instruments - carrying amount (IFRS)

SEK M	Mar 31, 2014	Mar 31, 2013	Dec 31, 2013
Assets at fair value	48	151	121
Assets at amortized cost	28,379	31,272	31,918
Total financial assets	28,427	31,423	32,039
Liabilities at fair value	202	138	139
Liabilities at amortized cost	22,987	24,290	24,935
Total financial liabilities	23,189	24,428	25,074

Financial instruments are valued at fair value or at amortized cost in the balance sheet depending on classification. Financial instruments valued at fair value in the balance sheet belong to the second and third level according to IFRS 13. The difference between fair value and carrying amount for financial assets and financial liabilities is marginal.

Information – Offsetting financial assets and financial liabilities (IFRS)

SEK M	Mar 31, 2014		Mar 31, 2013		Dec 31, 2013	
	Financial assets	Financial liabilities	Financial assets	Financial liabilities	Financial assets	Financial liabilities
Gross amount	28,427	23,189	31,423	24,428	32,039	25,074
Amount offset	0	0	0	0	0	0
Shown in the balance sheet	28,427	23,189	31,423	24,428	32,039	25,074
Amounts included in an offset agreement	-27	-27	-96	-96	-44	-44
Gross amount after amounts included in an offset agreement	28,400	23,162	31,327	24,332	31,995	25,030

Summary statement of changes in equity (IFRS)

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Opening balance	21,364	19,382	19,382
of which non-controlling interests	187	195	195
Dividend to shareholders	0	0	-2,470
Acquired non-controlling interest	0	0	0
Change in group composition	-45	0	0
Dividend to non-controlling interests	0	0	-2
Effects of equity-settled share-based payments	70	66	258
Repurchase of shares	-81	-65	-287
Total comprehensive income attributable to			
Equity holders	23	996	4,489
Non-controlling interests	2	-7	-6
Closing balance	21,333	20,372	21,364
of which non-controlling interests	144	188	187

Bridge between operating and consolidated cash flow statement (IAS 7) (IFRS)

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Cash flow from business operations according to operating cash flow	-3,310	110	5,022
Less net investments in property, plant and equipment and intangible assets	391	266	1,190
Less tax payments on property, plant and equipment and intangible assets divested and divestments of assets in Infrastructure Development	6	6	40
Cash flow from operating activities	-2,913	382	6,252
Cash flow from strategic investments according to operating cash flow	94	0	-192
Net investments in property, plant and equipment and intangible assets	-391	-266	-1,190
Increase and decrease in interest-bearing receivables	402	-274	-25
Taxes paid on property, plant and equipment and intangible assets divested and divestments of assets in Infrastructure Development	-6	-6	-40
Cash flow from investing activities	99	-546	-1,447
Cash flow from financing operations according to operating cash-flow statement	37	10	-41
Change in interest-bearing receivables and liabilities	597	595	-465
Increase and decrease in interest-bearing liabilities	-402	274	25
Dividend etc ¹	-81	-65	-2,757
Cash flow from financing activities	151	814	-3,238
Cash flow for the period	-2,663	650	1,567

1 of which repurchases of shares SEK -81 M.

Cash flow (IFRS)

Operating cash flow

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Construction			
Cash flow from business operations	950	905	5,523
Change in working capital	-3,987	-2,333	-761
Net investments	-218	-244	-1,202
Cash flow adjustment	0	0	0
Total Construction	-3,255	-1,672	3,560
Residential Development			
Cash flow from business operations	-93	-96	-503
Change in working capital	596	44	-70
Net investments	-368	472	1,019
Cash flow adjustment	0	8	0
Total Residential Development	135	428	446
Commercial Property Development			
Cash flow from business operations	-36	-58	-329
Change in working capital	261	-12	-126
Net investments	109	1,371	2,439
Cash flow adjustment	-10	-36	-262
Total Commercial Property Development	324	1,265	1,722
Infrastructure Development			
Cash flow from business operations	-46	-35	-29
Change in working capital	12	14	-30
Net investments	-52	-17	167
Cash flow adjustment	0	0	0
Total Infrastructure Development	-86	-38	108
Central and eliminations			
Cash flow from business operations	-180	-53	-631
Change in working capital	139	183	-127
Net investments	12	89	1,036
Cash flow adjustment	0	0	0
Total central and eliminations	-29	219	278
Total cash flow from business operations	595	663	4,031
Total change in working capital	-2,979	-2,104	-1,114
Total net investments	-517	1,671	3,459
Total cash flow adjustment	-10	-28	-262
Cash flow from business operations before taxes paid	-2,911	202	6,114
Taxes paid in business operations	-399	-92	-1,092
Cash flow from business operations including taxes paid	-3,310	110	5,022
Net interest items and other net financial items	53	14	-59
Taxes paid in financing operations	-16	-4	18
Cash flow from financing operations	37	10	-41
Cash flow from operations	-3,273	120	4,981
Net strategic investments	94	0	-192
Dividend etc. ¹	-81	-65	-2,757
Cash flow before change in interest-bearing receivables and liabilities	-3,260	55	2,032
Change in interest-bearing receivables and liabilities	597	595	-465
Cash flow for the period	-2,663	650	1,567
Cash and cash equivalents at the beginning of the period	7,303	5,807	5,807
Exchange rate differences in cash and cash equivalents	-12	-55	-71
Cash and cash equivalents at the end of the period	4,628	6,402	7,303

¹ of which repurchases of shares SEK -81 M.

Group net investments (IFRS)

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
OPERATIONS - INVESTMENTS			
Intangible assets	-40	-30	-126
Property, plant and equipment	-272	-300	-1,535
Assets in Infrastructure Development	-59	-26	-75
Shares and participations	-111	0	-89
Current-asset properties	-2,874	-2,522	-11,479
of which Residential Development	-1,960	-1,577	-7,014
of which Commercial Property Development	-914	-945	-4,465
Investments in operations	-3,356	-2,878	-13,304
STRATEGIC INVESTMENTS			
Businesses	0	0	-193
Shares	0	0	0
Strategic investments	0	0	-193
Total Investments	-3,356	-2,878	-13,497
OPERATIONS - DIVESTMENTS			
Intangible assets	1	1	1
Property, plant and equipment	83	80	378
Assets in Infrastructure Development	7	9	242
Shares and participations	0	0	14
Current-asset properties	2,748	4,459	16,128
of which Residential Development	1,613	2,143	9,177
of which Commercial Property Development	1,135	2,316	6,951
Divestments in operations	2,839	4,549	16,763
STRATEGIC DIVESTMENTS			
Businesses	94	0	1
Strategic divestments	94	0	1
Total divestments	2,933	4,549	16,764
TOTAL NET INVESTMENTS ¹	-423	1,671	3,267
Depreciation, non-current assets	-391	-377	-1,568

1 (+) divestments, (-) investments.

Capital employed in Development Streams (IFRS)

SEK M	Mar 31, 2014	Mar 31, 2013	Dec 31, 2013
Residential Development	11,336	10,720	10,822
Commercial Property Development	13,404	12,963	13,514
Infrastructure Development	2,038	1,124	1,993
Total in Development Streams	26,778	24,807	26,329

Parent Company

Summary income statement (IFRS)

SEK M	Jan-Mar 2014	Jan-Mar 2013
Net sales	0	0
Selling and administrative expenses	-76	-69
Other operating income	-	-
Operating income	-76	-69
Net financial items	-20	-26
Income after financial items	-96	-95
Taxes	21	21
Profit for the period	-75	-74
Total comprehensive income	-75	-74

Summary balance sheet (IFRS)

SEK M	Mar 31, 2014	Mar 31, 2013	Dec 31, 2013
ASSETS			
Intangible non-current assets	4	7	5
Property, plant and equipment	1	1	1
Financial non-current assets ¹	11,227	10,976	11,323
Total non-current assets	11,232	10,984	11,329
Current receivables	87	73	274
Total current assets	87	73	274
TOTAL ASSETS	11,319	11,057	11,603
EQUITY AND LIABILITIES			
Equity	6,964	7,147	7,115
Provisions	378	320	366
Non-current interest-bearing liabilities ¹	3,825	3,468	3,995
Current liabilities	152	122	127
TOTAL EQUITY AND LIABILITIES	11,319	11,057	11,603

1 Of these amounts, SEK 232 M (Dec 31, 2013: 253) were intra-Group receivables and SEK 3,825 M (Dec 31, 2013: 3,995) intra-Group liabilities.

Note: The Parent Company's contingent liabilities totaled SEK 84.9 bn (Dec 31, 2013: 86.1), of which SEK 73.7 bn (Dec 31, 2013: 74.1) was related to obligations on behalf of Group companies. Other obligations, SEK 11.2 bn (Dec 31 2013: 12.0), were related to commitments to outside parties.

Share data

	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Earnings per share according to segment reporting, SEK ¹	1.08	0.82	8.43
Earnings per share, SEK ¹	1.03	2.37	9.14
Earnings per share after dilution, SEK ²	1.02	2.36	9.11
Equity per share, SEK ³	51.55	49.03	51.49
Adjusted equity per share, SEK ⁴	69.55	65.60	69.46
Average number of shares outstanding	411,570,009	412,076,202	411,721,772
Average number of shares outstanding after dilution	416,168,017	413,341,570	413,426,939
Average dilution, %	1.10	0.31	0.41
Number of shares, at balance sheet date	419,903,072	419,903,072	419,903,072
of which Series A and Series B shares	419,903,072	419,903,072	419,903,072
Average price of total repurchased shares, SEK	108.96	105.91	107.85
Number of total Series B shares repurchased	15,533,580	13,111,000	14,933,580
of which repurchased during the year	600,000	570,000	2,392,580
Number of shares in Skanska's own custody	8,867,328	8,232,056	8,625,005
Number of shares outstanding	411,035,744	411,671,016	411,278,067

1 Earnings for the period attributable to equity holders divided by the average number of shares outstanding.

2 Earnings for the period attributable to equity holders divided by the average number of shares outstanding after dilution.

3 Equity attributable to equity holders divided by the number of shares outstanding.

4 Adjusted equity divided by the number of shares outstanding.

Five-year Group financial summary

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Mar 2012	Jan-Mar 2011	Jan-Mar 2010
Revenue	27,871	28,181	26,352	24,754	25,846
Operating income	656	519	148	451	920
Profit for the period	445	338	113	335	674
Earnings per share, SEK	1.08	0.82	0.27	0.81	1.63
Return on capital employed, % ¹	15.2	15.3	30.9	19.5	20.9
Return on equity, % ¹	17.6	18.8	40.0	19.2	21.4
Operating margin, %	2.4	1.8	0.6	1.8	3.6
Cash flow per share according to IFRSs, SEK ²	-7.92	0.13	-6.51	-8.27	0.64

1 Rolling 12 months.

2 Cash flow before change in interest-bearing receivables and liabilities divided by the average number of shares outstanding.

Exchange rates for the most important currencies

SEK	Average exchange rates			Exchange rates on the closing day		
	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013	Mar 31, 2014	Mar 31, 2013	Dec 31, 2013
U.S. dollar	6.47	6.44	6.52	6.49	6.52	6.46
British pound	10.70	9.99	10.19	10.79	9.86	10.65
Norwegian krone	1.06	1.14	1.11	1.08	1.11	1.06
Euro	8.86	8.50	8.65	8.95	8.35	8.90
Czech koruna	0.32	0.33	0.33	0.33	0.32	0.32
Polish zloty	2.12	2.05	2.06	2.14	2.00	2.14

Construction

Revenue and earnings

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Revenue	26,869	26,750	127,584
Gross income	1,954	1,919	9,655
Selling and administrative expenses	-1,411	-1,405	-5,853
Income from joint ventures and associated companies	1	4	31
Operating income	544	518	3,833
Investments	-302	-320	-1,779
Divestments	178	76	384
Net investments	-124	-244	-1,395
Gross margin, %	7.3	7.2	7.6
Selling and administrative expenses, %	-5.3	-5.3	-4.6
Operating margin, %	2.0	1.9	3.0
Order bookings, SEK bn	32.5	24.3	120.1
Order backlog, SEK bn	145.7	142.0	139.6
Employees	56,628	52,839	55,611

Revenue by business/reporting unit

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Sweden	6,156	6,025	29,720
Norway	3,002	3,406	14,287
Finland	1,418	1,140	6,011
Poland	931	855	8,674
Czech Republic	686	559	4,119
UK	3,580	2,587	12,396
USA Building	6,123	7,233	29,747
USA Civil	3,348	3,092	14,022
Latin America	1,599	1,842	8,492
Other	26	11	116
Total	26,869	26,750	127,584

Operating income

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Sweden	129	82	1,174
Norway	80	66	390
Finland	43	23	179
Poland	-11	-24	351
Czech Republic	-48	-63	-299
UK	112	79	427
USA Building	75	106	476
USA Civil	215	239	1,182
Latin America	-51	10	-47
Other	0	0	0
Total	544	518	3,833

Operating margin, %

Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
2.1	1.4	4.0
2.7	1.9	2.7
3.0	2.0	3.0
neg	neg	4.0
neg	neg	neg
3.1	3.1	3.4
1.2	1.5	1.6
6.4	7.7	8.4
neg	0.5	neg
0.0	0.0	0.0
2.0	1.9	3.0

Order backlog

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Sweden	27,011	27,829	27,458
Norway	11,147	11,265	9,458
Finland	6,180	5,440	5,943
Poland	6,630	6,506	5,687
Czech Republic	4,835	5,167	4,459
UK	20,258	17,073	19,729
USA Building	41,078	32,834	36,026
USA Civil	23,921	27,482	25,772
Latin America	4,396	8,114	4,926
Other	258	287	144
Total	145,714	141,997	139,602

Order bookings

Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
5,758	6,595	29,905
4,435	3,536	13,098
1,614	1,762	6,780
1,858	1,748	8,323
1,034	354	3,184
3,864	1,676	10,350
11,041	4,798	30,782
1,417	2,094	11,522
1,338	1,432	5,851
137	303	256
32,496	24,298	120,051

Residential Development

Revenue and earnings

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Revenue	2,012	2,609	9,234
Gross income	269	278	1,055
Selling and administrative expenses	-132	-133	-484
Income from joint ventures and associated companies	2	8	2
Operating income	139	153	573
Operating margin, %	6.9	5.9	6.2
Investments	-1,970	-1,504	-6,962
Divestments	1,602	1,976	7,980
Net investments	-368	472	1,018
Capital employed, SEK bn	11.3	10.7	10.8
Employees	410	480	419

Revenue

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Sweden	1,209	1,035	4,636
Norway	220	601	1,654
Finland	378	813	2,204
Nordics	1,807	2,449	8,494
Other European countries	205	160	740
Total	2,012	2,609	9,234

Operating income¹

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Sweden	100	78	331
Norway	19	36	111
Finland	17	47	127
Nordics	136	161	569
Other European countries	3	-8	4
Total	139	153	573

Operating margin, %¹

	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Sweden	8.3	7.5	7.1
Norway	8.6	6.0	6.7
Finland	4.5	5.8	5.8
Nordics	7.5	6.6	6.7
Other European countries	1.5	neg	0.5
Total	6.9	5.9	6.2

¹ Development gain only. Construction margin reported under Construction.

Homes started

	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Sweden	418	346	1,376
Norway	89	125	334
Finland	181	268	806
Nordics	688	739	2,516
Other European countries	121	61	602
Total	809	800	3,118

Homes sold

	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Sweden	425	364	1,572
Norway	45	121	324
Finland	173	363	943
Nordics	643	848	2,839
Other European countries	122	116	552
Total	765	964	3,391

Homes under construction

	Mar 31, 2014	Mar 31, 2013	Dec 31, 2013
Sweden	2,527	2,047	2,363
Norway	838	714	749
Finland	1,147	1,435	1,071
Nordics	4,512	4,196	4,183
Other European countries	877	692	1,054
Total	5,389	4,888	5,237

Completed unsold, number of homes

	Mar 31, 2014	Mar 31, 2013	Dec 31, 2013
Sweden	193	143	159
Norway	14	16	16
Finland	210	121	198
Nordics	417	280	373
Other European countries	85	87	32
Total	502	367	405

Homes under construction of which sold, %

	Mar 31, 2014	Mar 31, 2013	Dec 31, 2013
Sweden	82	66	79
Norway	70	72	72
Finland	57	57	54
Nordics	74	64	72
Other European countries	45	46	49
Total	69	62	67

Commercial Property Development

Revenue and earnings

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Revenue	1,063	271	6,206
of which from divestment of properties	929	157	5,779
Gross income	215	91	1,547
Selling and administrative expenses	-126	-128	-495
Income from joint ventures and associated companies	2	7	16
Operating income	91	-30	1,068
of which gain from divestment of properties ¹	135	35	1,415
of which writedowns/reversal of writedowns	0	0	-13
¹ Additional gains included in eliminations	24	4	112
Investments	-1,026	-945	-4,514
Divestments	1,135	2,316	6,954
Net investments	109	1,371	2,440
Capital employed, SEK bn	13.4	13.0	13.5
Employees	274	286	279

Revenue

SEK M	Jan-Mar 2014			Jan-Mar 2013			Jan-Dec 2013		
	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Nordics	889	243	3,430	790	157	3,134	790	157	3,134
Europe	27	20	1,215	1	0	1,132	1	0	1,132
U.S.	147	8	1,561	138	0	1,513	138	0	1,513
Total	1,063	271	6,206	929	157	5,779	929	157	5,779

Operating income

SEK M	Jan-Mar 2014			Jan-Mar 2013			Jan-Dec 2013		
	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Nordics	142	9	515	140	31	681	140	31	681
Europe	-30	-29	285	-4	2	377	-4	2	377
U.S.	-21	-10	268	-1	2	357	-1	2	357
Total	91	-30	1,068	135	35	1,415	135	35	1,415

Capital employed

SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Nordics	6,134	7,125	6,457
Europe	4,446	3,188	4,491
U.S.	2,824	2,650	2,566
Total	13,404	12,963	13,514

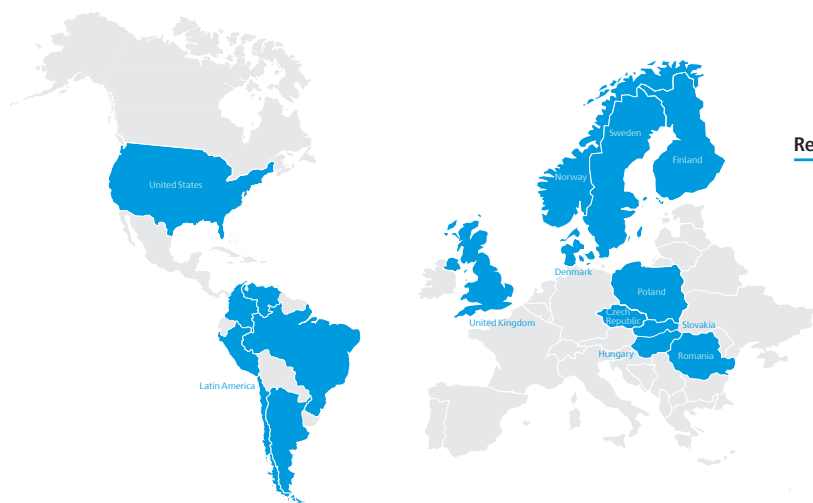
Infrastructure Development

Revenue and earnings

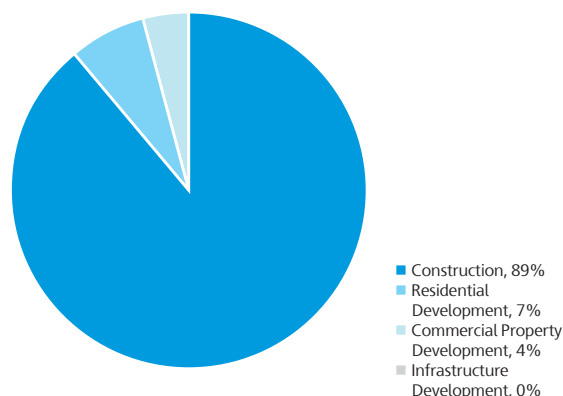
SEK M	Jan-Mar 2014	Jan-Mar 2013	Jan-Dec 2013
Revenue	17	29	87
Gross income	-37	-33	-111
Selling and administrative expenses	-35	-31	-134
Income from joint ventures and associated companies	171	119	646
Operating income	99	55	401
of which gains from divestments of shares in projects	0	0	118
Investments	-59	-26	-75
Divestments	7	9	242
Net investments	-52	-17	167
Capital employed, SEK bn	2.0	1.1	2.0
Employees	124	136	130

About Skanska

Skanska is one of the world's leading construction and project development companies, focused on selected home markets in the Nordic region, the rest of Europe and the U.S. Supported by global trends in urbanization, demography and energy, as well as a focus on green construction, ethics, working environment and health, Skanska offers competitive solutions in the most complex assignments. The business model generates value for Skanska's shareholders through the collaboration of the Construction and Project Development business streams.



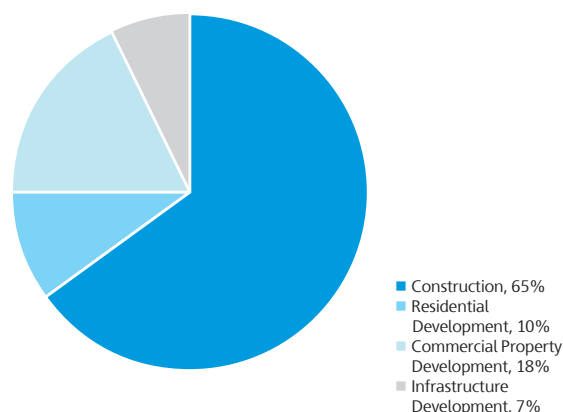
Revenue per segment, January – December 2013



Key ratios 2013

	SEK M	MEUR	MUSD
Revenue	136,446	15,771	20,943
Operating income	5,144	595	790
Income after financial items	4,903	567	753
Earnings per share, SEK/EUR/USD	8.43	0.97	1.29
Return on equity, %	17.40	17.40	17.40
Order bookings	120,051	13,876	18,427
Order backlog	139,602	15,691	21,595
Employees, number	57,105	57,105	57,105

Operating income per segment, January– December 2013



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This report will also be presented via a telephone conference and webcast at 10:00 a.m. (10:00 CET) on May 9. The telephone conference will be audiocasted live at www.skanska.com/investors, where a recording of the conference will also be available later. To participate in the telephone conference, please dial +46 8 505 564 74, +44 2033 645 374, or +1 855 753 2230. This and previous releases can also be found at www.skanska.com/investors.