

SKANSKA

# Q1 2023

Press release, May 4, 2023, 7:30 a.m. CEST

We build for a better society.

Norton Folgate London UK





# Interim report, first quarter 2023

## Highlights according to segment reporting

- Revenue for the quarter amounted to SEK 34.9 billion (37.8); adjusted for currency effects, revenue decreased 13 percent.
- Operating income amounted to SEK 0.4 billion (1.9); adjusted for currency effects, operating income decreased 81 percent. Operating income in Residential Development was impacted by low sales volumes and a negative result of SEK -331 M in BoKlok related to the weak market and turnaround measures. In Commercial Property Development, no significant transactions were recorded in the first quarter.
- Earnings per share amounted to SEK 1.04 (3.62).
- Operating cash flow from operations amounted to SEK -2.3 billion (-2.8) according to IFRS.
- Adjusted interest-bearing net receivables(+)/net debt(-) totaled SEK 9.5 billion (December 31, 2022: 12.1).
- Order bookings in Construction amounted to SEK 25.8 billion (30.0). Adjusted for currency effects, order bookings quarter over quarter decreased 18 percent. Rolling 12-month book-to-build ratio was 99 percent (109).
- Operating income in Construction amounted to SEK 1.0 billion (0.8), representing an operating margin of 2.8 percent (2.3).
- Operating income in Project Development amounted to SEK -0.5 billion (1.3).
- Return on capital employed in Project Development was 4.5 percent (10.8).
- Return on equity was 13.0 percent (18.4).

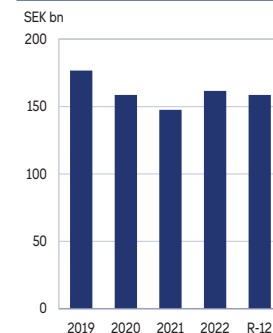
## Performance Analysis

Tables referring to segment reporting are in shaded background. For more information see page 16. For definitions of non-IFRS financial measures see pages 17-19.

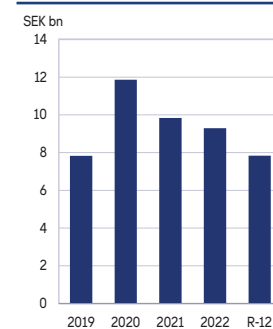
SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
<b>Revenue</b>				
Construction	37,524	33,387	160,141	156,004
Residential Development	586	3,573	5,764	8,751
Commercial Property Development	267	4,840	9,703	14,276
Investment Properties	41	0	81	40
Central and Eliminations	-3,540	-3,989	-17,020	-17,469
<b>Total</b>	<b>34,878</b>	<b>37,811</b>	<b>158,669</b>	<b>161,602</b>
<b>Operating income</b>				
Construction	1,033	756	6,046	5,770
Residential Development	-314	445	132	891
Commercial Property Development	-142	856	2,025	3,023
Investment Properties	30	25	145	140
Central	-159	-135	-363	-339
Eliminations	-54	-95	-147	-187
<b>Operating income</b>	<b>394</b>	<b>1,852</b>	<b>7,838</b>	<b>9,297</b>
<b>Net financial items</b>	<b>146</b>	<b>8</b>	<b>428</b>	<b>289</b>
<b>Income after financial items</b>	<b>540</b>	<b>1,860</b>	<b>8,266</b>	<b>9,586</b>
Income taxes	-106	-365	-1,626	-1,885
<b>Profit for the period</b>	<b>434</b>	<b>1,495</b>	<b>6,641</b>	<b>7,702</b>
Earnings for the period per share, SEK	1.04	3.62	16.04	18.62
Revenue for the period according to IFRS	36,475	35,032	164,618	163,174
Operating income for the period according to IFRS	594	1,193	9,423	10,021
Earnings for the period per share according to IFRS, SEK	1.43	2.34	19.14	20.04
Operating cash flow from operations	-2,322	-2,803	-1,783	-2,263
Interest-bearing net receivables(+)/net debt(-)	8,406	11,088		10,306
Return on capital employed in Project Development, % <sup>1</sup>		10.8	4.5	8.1
Return on capital employed in Investment Properties, % <sup>1</sup>		27.1	7.7	13.6
Adjusted interest-bearing net receivables(+)/net debt(-)	9,549	15,399		12,130
Return on equity, % <sup>1</sup>		18.4	13.0	15.8

<sup>1</sup> Rolling 12 months.

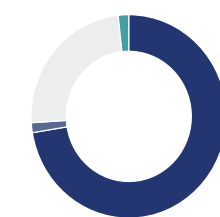
## Revenue



## Operating income

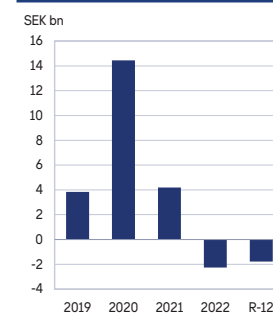


## Operating income per segment Mar 31, 2023, R-12m



- Construction, 72%
- Residential Development, 2%
- Commercial Property Development, 24%
- Investment Properties, 2%

## Operating cash flow from operations



## CEO comment

First quarter performance was strong in Construction. Revenue increased and the rolling 12-month margin remained well above target. The solid performance is the result of a deliberate focus on reducing risk in the construction project portfolio through selective bidding and strong commercial management. Our financial position remains strong enabling us to navigate the downturn in the property market and focus on long term value creation.

Revenue and operating income in Residential Development for the first quarter were negatively impacted by the low number of homes sold and costs related to the turnaround in BoKlok. No transactions were recorded in Commercial Property Development or Investment Properties.

In Construction the solid performance continued across all geographies. The business stream delivered revenue growth and strong operating margins in the first quarter. The strategy continues to render good results. Order bookings vary substantially between quarters: the weaker first quarter this year follows strong third and fourth quarters last year. Market outlook is stable or strong for the Nordics and USA which are our largest markets. The order backlog remains high and healthy.

For Residential Development, activity in the market remains low, impacting revenue and the number of sold units in the first quarter. Buyers in the affordable segment in particular are adversely affected by increased interest rates and inflation, reducing purchasing power. This impacts our low-cost segment BoKlok significantly. Costs taken in the turnaround of BoKlok had a substantial negative effect on first quarter results, as we are adapting operations to the new market situation. The underlying demand for high quality homes remains, and we believe activity will return once uncertainty in the macro and household economies subsides.

Commercial Property Development is in a net investment cycle and no significant divestments were recorded in the first quarter. We see activity slowly returning in the occupier market, and leasing remained on the same level as previous quarters. There is a clear focus on sustainability, amenities and attractive locations among both tenants and investors, a good match with our portfolio.

In Investment Properties, no acquisitions were completed during this quarter. Positive leasing figures in the quarter have further increased occupancy in an already well-performing portfolio.



We continued to reduce carbon emissions from our own operations. At the end of the first quarter, our combined scope 1 and 2 emissions were 57 percent lower than our baseline year of 2015. Increased use of biofuels and renewable electricity are the biggest contributors to our recent progress. Over the longer term, our emission reductions are also a result of modernizing the pool of machinery and heavy vehicles together with improved on-site efficiency.

We remain committed to the strategy that empowers us to navigate the current market challenges. Construction is performing strongly and our extensive experience and robust financial position give us the strength required to manage a cyclical property market. Our commercial direction remains: strong profitability in construction, growing property development, and building a real estate portfolio for stable cash flow generation and long-term value creation.

**Anders Danielsson**  
President and Chief Executive Officer

### Skanska target performance (rolling 12 month basis)

Operating margin – Construction

**3.8%**

Target  $\geq 3.5\%$

Return on capital employed –  
Project Development

**4.5%**

Target  $\geq 10\%$

Return on capital employed –  
Investment Properties

**7.7%**

Target  $\geq 6\%$

Return on equity

**13.0%**

Target  $\geq 18\%$

Adjusted net debt (-)/net cash(+)

**+9.5** SEK bn

Limit SEK -10 bn

Climate target (scope 1 and 2)  
Reduction CO<sub>2</sub> compared with 2015

**-57%**

Target -70% (scope 1 and 2) by 2030

# 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

Market outlook is mostly in line with previous expectations. The overall economic situation remains uncertain, but we are well positioned towards sectors that have stayed active, such as civil infrastructure and social infrastructure including education, healthcare, transportation and defense. The US market remains strong, and our view of the Finnish building market segment is more positive, predicting stable conditions for the coming 12 months. Material availability has improved, and material prices have leveled out, but there are still large variations among categories of suppliers and materials.

	Building	Civil
<b>Nordics</b>		
Sweden	↔	↔
Norway	↔	↔
Finland	↔	↘
<b>Europe</b>		
Central Europe	↘	↔
United Kingdom	↘	↘
<b>USA</b>		
USA	↘	↘

## Residential Development

Activity remains low in the housing market. Buyers in the affordable segment have seen the most significant cost-of-living pressure following inflation in consumer goods and increased interest rates. Uncertainty in the market remains and customers want to buy and sell in the same market which means that sales activity in a new-built projects picks up closer to completion. Market activity is expected to come back once the overall economic uncertainty reduces.

<b>Nordics</b>	↘
of which Sweden	↘
<b>Europe</b>	↘



Täby Park, Stockholm, Sweden

## Commercial Property Development

Transaction volumes remain low in the real estate investor market leading to low visibility on pricing. We expect this hesitant investor behavior to continue for some time. Our understanding is that yields have increased following increased cost of funding but there are few comparable sales to verify new levels. Activity in the leasing market is recovering, especially in Central Europe and the Nordics, and rents are expected to remain mostly stable. Tenants focus on flexible, sustainable premises in good locations to attract and retain employees.

<b>Nordics</b>	↘
<b>Europe</b>	↘
<b>USA</b>	↘



Port 7, Prague, Czech Republic

## Investment Properties

Occupier demand is polarized with stronger demand for quality space in buildings with high sustainability standards. Tenants prioritize flexibility and move-in ready offices. The market remains competitive but rents are expected to remain mostly stable.

<b>Nordics</b>	
Sweden	↔



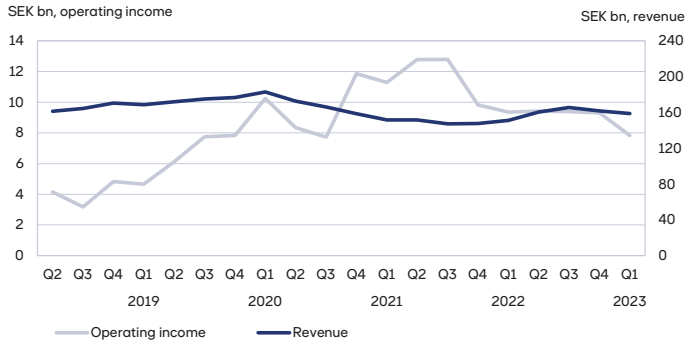
Epic, Malmö, Sweden



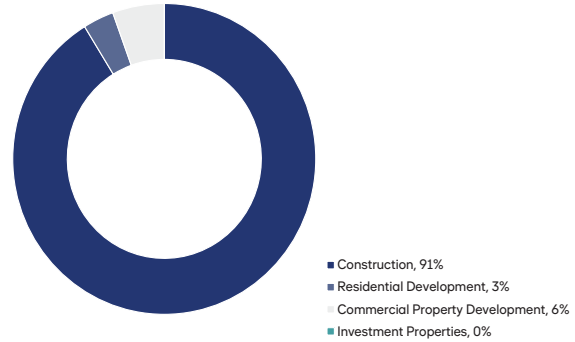
## Performance analysis

### Group

#### Revenue and operating income, rolling 12 months



#### Revenue per segment, rolling 12 months



#### Revenue and earnings

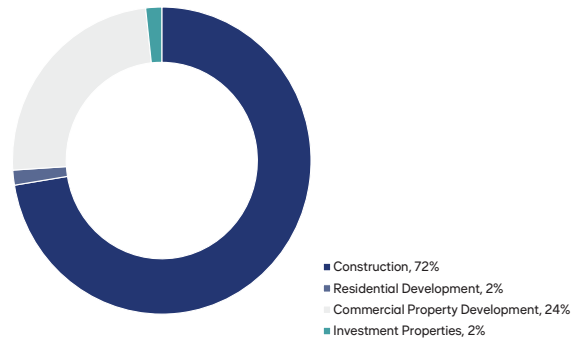
SEKM	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Revenue	34,878	37,811	158,669	161,602
Operating income <sup>1,2</sup>	394	1,852	7,838	9,297
Net financial items	146	8	428	289
<b>Income after financial items</b>	<b>540</b>	<b>1,860</b>	<b>8,266</b>	<b>9,586</b>
Income taxes	-106	-365	-1,626	-1,885
<b>Profit for the period</b>	<b>434</b>	<b>1,495</b>	<b>6,641</b>	<b>7,702</b>
Earnings for the period per share, SEK <sup>3</sup>	1.04	3.62	16.04	18.62
Earnings for the period per share according to IFRS, SEK <sup>3</sup>	1.43	2.34	19.14	20.04

1 Central, SEK -159 M (-135).

2 Eliminations, SEK -54 M (-95).

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

#### Operating income per segment, rolling 12 months



#### Changes and currency rate effects

	Change in SEK	Change in local currency	Currency effect
<b>Jan-Mar 2023 / Jan-Mar 2022</b>			
Revenue	-8%	-13%	5%
Operating income	-79%	-81%	3%
<b>Rolling 12 months 2023 / Rolling 12 months 2022</b>			
Revenue	5%	-4%	9%
Operating income	-16%	-22%	6%

Revenue decreased 8 percent and amounted to SEK 34.9 billion (37.8); adjusted for currency effects, revenue decreased 13 percent. Operating income decreased 79 percent and amounted to SEK 394 M (1,852); adjusted for currency effects, operating income decreased 81 percent. Revenue and operating income in Residential Development for the first quarter were negatively impacted by low sales volumes and costs related to the turnaround in BoKlok. In the Commercial Property Development business stream no transactions were recorded in the first quarter, which impacted contribution to the results for the period from the business stream.

Central stream totaled SEK -159 M (-135), of which SEK 72 M (33) relate to the PPP portfolio.

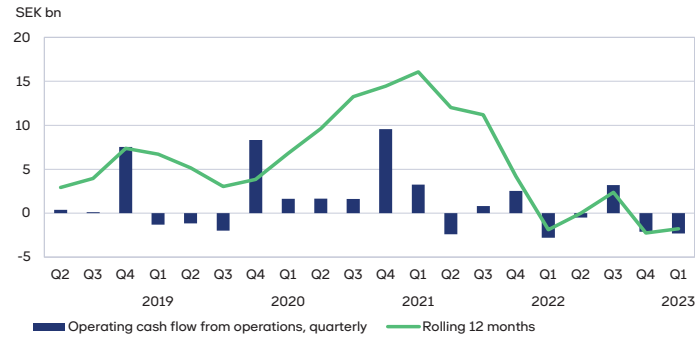
Net financial items amounted to SEK 146 M (8), following increased interest rates on interest-bearing net receivables and increased capitalized interest as a result of larger investments in ongoing development projects.

Income taxes for the period amounted to SEK -106 M (-365), corresponding to an effective tax rate of 20 percent (20).

## Cash flow

### Group

#### Operating cash flow from operations



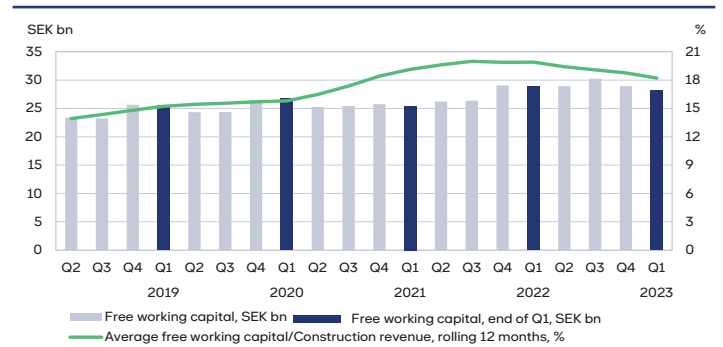
Operating cash flow from operations for the period amounted to SEK -2,322 M (-2,803), where net investments in Commercial Property Development is the main reason for the weak cash flow in the quarter. Taxes paid in business operations amounted to SEK -650 M (-462) for the period. Commercial Property Development assets sold but not transferred will have a positive effect on cash flow of SEK 8.9 billion during the years 2023 to 2026, with SEK 4.7 billion during 2023 and SEK 4.2 billion during 2024-2026.

#### Operating cash flow

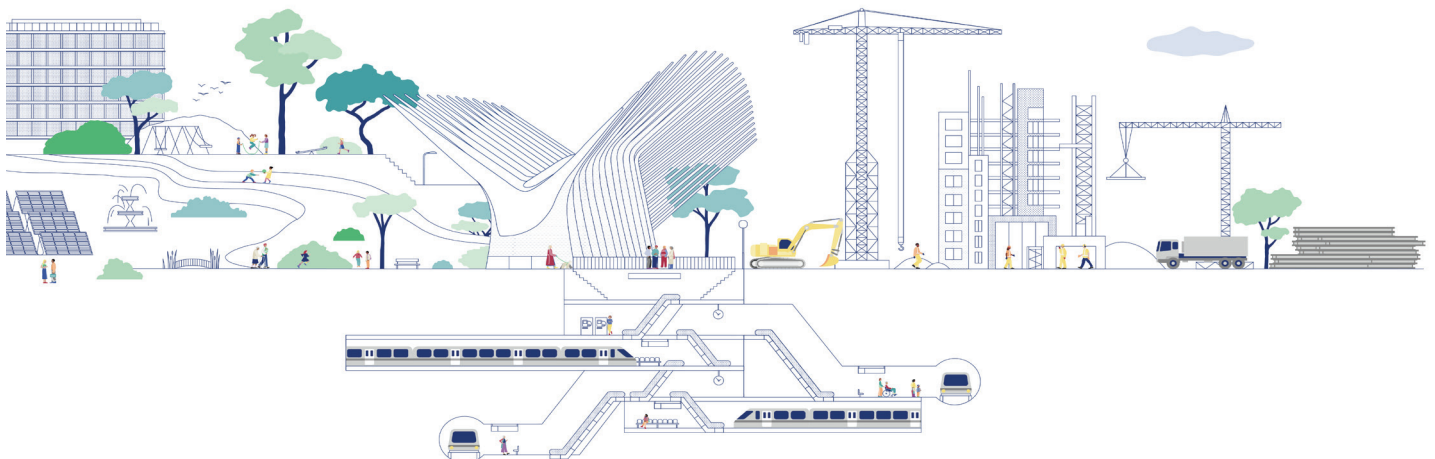
SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Cash flow from business operations	1,428	661	6,652	5,885
Change in working capital	296	-2,143	918	-1,520
Net divestments(+)/investments(-)	-3,329	-983	-7,377	-5,030
Cash flow adjustment	47	164	352	468
<b>Cash flow from business operations before taxes paid</b>	<b>-1,558</b>	<b>-2,301</b>	<b>546</b>	<b>-198</b>
Taxes paid in business operations	-650	-462	-1,813	-1,625
Cash flow from financing operations	-114	-39	-516	-441
<b>Operating cash flow from operations</b>	<b>-2,322</b>	<b>-2,803</b>	<b>-1,783</b>	<b>-2,263</b>
Net strategic divestments(+)/investments(-)	20	10	207	197
Dividend etc.	-150 <sup>1</sup>	-59 <sup>1</sup>	-4,735	-4,645
<b>Cash flow before change in interest-bearing receivables and liabilities</b>	<b>-2,453</b>	<b>-2,853</b>	<b>-6,311</b>	<b>-6,711</b>
Change in interest-bearing receivables and liabilities excluding lease liabilities	2,287	4,174	3,651	5,538
<b>Cash flow for the period</b>	<b>-166</b>	<b>1,321</b>	<b>-2,660</b>	<b>-1,173</b>

<sup>1</sup> The dividend of SEK 7.50 (10.00) per share as decided at the AGM will impact cash flow in second quarter 2023 (2022).

#### Free working capital in Construction



Free working capital in Construction amounted to SEK 28.1 billion (28.8). Average free working capital in relation to Construction revenue in the past 12 months was 18.2 percent (19.9). Free working capital in Construction remained at a good level due to favorable cash flow profiles in several projects and continued focus on cash generation in the Construction stream. Cash flow due to changes in working capital in Construction amounted to SEK -616 M (-704).





## Financial position

### Adjusted interest-bearing net receivables(+)/net debt(-)



### Balance sheet - Summary

SEK bn	Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
Total assets	151.0	140.5	151.6
Total equity	53.3	43.8	55.3
Interest-bearing net receivables (+)/net debt (-)	8.4	11.1	10.3
Adjusted interest-bearing net receivables(+)/net debt(-)	9.5	15.4	12.1
Capital employed, closing balance	70.7	64.8	72.8
Equity/assets ratio, %	35.3	31.2	36.4

### Change in net interest-bearing receivables and liabilities

SEK M	Jan-Mar 2023	Jan-Mar 2022	Jan-Dec 2022
Opening balance interest-bearing net receivables(+)/net debt(-)	10,306	12,598	12,598
<b>Cash flow for the period</b>	<b>-166</b>	<b>1,321</b>	<b>-1,173</b>
Less change in interest-bearing receivables and liabilities	-2,287	-4,174	-5,538
<b>Cash flow before change in interest-bearing receivables and liabilities</b>	<b>-2,453</b>	<b>-2,853</b>	<b>-6,711</b>
Translation differences, net receivables/net debt	-200	352	887
Remeasurements of pension liabilities	664	844	3,100
Interest-bearing liabilities acquired/divested	0	0	-51
Other changes, interest-bearing net receivables/net debt	89	147	483
<b>Change in interest-bearing net receivables/net debt</b>	<b>-1,900</b>	<b>-1,509</b>	<b>-2,292</b>
<b>Closing balance interest-bearing net receivables(+)/net debt(-)</b>	<b>8,406</b>	<b>11,088</b>	<b>10,306</b>
Restricted cash	-5,964	-5,554	-5,948
Pension asset/liability, net	-246	2,888	491
Lease liabilities	7,354	6,977	7,281
<b>Closing balance adjusted interest-bearing net receivables(+)/net debt(-)</b>	<b>9,549</b>	<b>15,399</b>	<b>12,130</b>

Adjusted interest-bearing net receivables (+)/net debt (-) amounted to SEK 9.5 billion (December 31, 2022: 12.1). Interest-bearing net receivables amounted to SEK 8.4 billion (December 31, 2022: 10.3) and include SEK 7.4 billion in interest-bearing lease liabilities according to IFRS 16.

At the end of the quarter, cash, cash equivalents and committed unutilized credit facilities amounted to SEK 16.0 billion (December 31, 2022: 16.1), of which SEK 12.5 billion (December 31, 2022: 12.3) is available within one week. The Group central loan portfolio amounted to SEK 3.7 billion (December 31, 2022: 3.7) consisting of SEK 0.5 billion in a Medium-Term Note (MTN) with a maturity of 0.1 years and SEK 3.2 billion in bilateral loans with an average maturity of 1.7 years. At March 31, the Group's unutilized credit facilities totaled SEK 6.2 billion. The central loan portfolio, including committed unutilized credit facilities, had an average maturity of 3.4 years (December 31, 2022: 3.6).

At the end of the quarter, capital employed amounted to SEK 70.7 billion (December 31, 2022: 72.8).

## Equity

### Changes in equity

SEK M	Jan-Mar 2023	Jan-Mar 2022	Jan-Dec 2022
Opening balance	55,255	45,465	45,465
Dividend to shareholders	-3,081	-4,124	-4,124
Other changes in equity not included in total comprehensive income for the year	-22	50	-50
Profit for the period	596	965	8,284
<b>Other comprehensive income</b>			
Translation differences	-63	662	2,386
Effects of remeasurements of pensions	599	715	3,026
Effects of cash flow hedges	7	105	267
<b>Closing balance</b>	<b>53,290</b>	<b>43,837</b>	<b>55,255</b>

### Adjusted equity

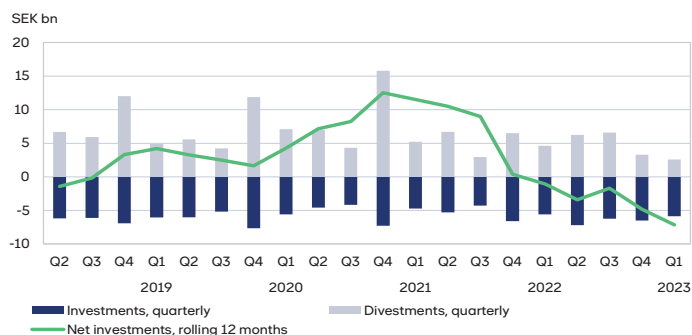
SEK bn	Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
Equity attributable to equity holders	53.1	43.7	55.1
of which accumulated change in value in investment properties	1.3	0.4	1.3
Unrealized surplus value in Residential Development	3.9	3.5	3.8
Unrealized Commercial Property Development gains	8.2	10.7	9.5
Effect on unrealized equity in PPP-portfolio	0.9	0.5	0.6
<b>Adjusted equity</b>	<b>66.1</b>	<b>58.4</b>	<b>69.0</b>

The Group's equity amounted to SEK 53.3 billion (43.8), resulting in an equity/assets ratio of 35.3 percent (31.2) and a net debt/equity ratio of -0.2 (-0.3). Translation differences for the period amounted to SEK -63 M (662) due to a stronger Swedish krona. Remeasurements of pensions resulted in an effect of SEK 599 M (715). Plan assets have increased and pension obligations have decreased due to the remeasurements.

Total adjusted equity amounted to SEK 66.1 billion (58.4), resulting in adjusted equity per share of SEK 160.95 (141.67). Unrealized surplus values in Project Development including the PPP portfolio amounted to SEK 14.4 billion of which SEK 2.0 billion was realized according to segment reporting. Corresponding amounts less standard tax were SEK 13.0 billion and SEK 1.8 billion. In addition to the unrealized surplus values in adjusted equity, surplus value for homes in production realized according to segment reporting but not yet handed over, amounted to SEK 1.8 billion post standard tax.

## Investments and divestments

### Investments and divestments



The Group's investments amounted to SEK -5,877 M (-5,603), while divestments amounted to SEK 2,567 M (4,630), resulting in net investments of SEK -3,309 M (-973).

In Construction, investments totaled SEK -576 M (-382). These investments mainly relate to property, plant and equipment for the Group's own operations. Net investments in Construction amounted to SEK -479 M (-212). Depreciation of property, plant and equipment including right-of-use assets amounted to SEK -576 M (-598).

In Residential Development, investments totaled SEK -2,499 M (-2,278), of which SEK -356 M (-358) relates to land acquisitions, corresponding to 710 building rights. Divestments amounted to SEK 2,147 M (1,846). Net investments in Residential Development amounted to SEK -351 M (-431).

In Commercial Property Development, investments totaled SEK -2,806 M (-2,683), of which SEK -43 M (-390) relates to investments in new land, while divestments amounted to SEK 71 M (3,567). Net investments in Commercial Property Development amounted to SEK -2,735 M (884).

In Investment Properties, investment totaled SEK -1 M (-748).

### Investments, divestments and net divestments(+)/investments(-)

SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
<b>Investments</b>				
Construction	-576	-382	-2,404	-2,210
Residential Development	-2,499	-2,278	-10,836	-10,615
Commercial Property Development	-2,806	-2,683	-12,418	-12,294
Investment Properties	-1	-748	-2,922	-3,668
Other	4	487	2,738	3,221
<b>Total</b>	<b>-5,877</b>	<b>-5,603</b>	<b>-25,841</b>	<b>-25,567</b>
<b>Divestments</b>				
Construction	97	169	691	764
Residential Development	2,147	1,846	9,650	9,349
Commercial Property Development	71	3,567	10,893	14,389
Investment Properties	0	0	0	0
Other	252	-953	-2,563	-3,767
<b>Total</b>	<b>2,567</b>	<b>4,630</b>	<b>18,671</b>	<b>20,734</b>
<b>Net divestments(+)/investments(-)</b>				
Construction	-479	-212	-1,713	-1,446
Residential Development	-351	-431	-1,187	-1,267
Commercial Property Development	-2,735	884	-1,524	2,094
Investment Properties	-1	-748	-2,922	-3,668
Other	256	-466	176	-546
<b>Total</b>	<b>-3,309</b>	<b>-973</b>	<b>-7,170</b>	<b>-4,833</b>
Of which strategic	20	10	207	197

### Capital employed in Project Development and Investment Properties

SEK M	Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
Residential Development	15,633	15,102	16,346
Commercial Property Development	41,622	34,541	38,547
Investment Properties	3,714	749	3,733
<b>Total in Project Development and Investment Properties</b>	<b>60,969</b>	<b>50,391</b>	<b>58,626</b>



Seaport Office, Boston, USA



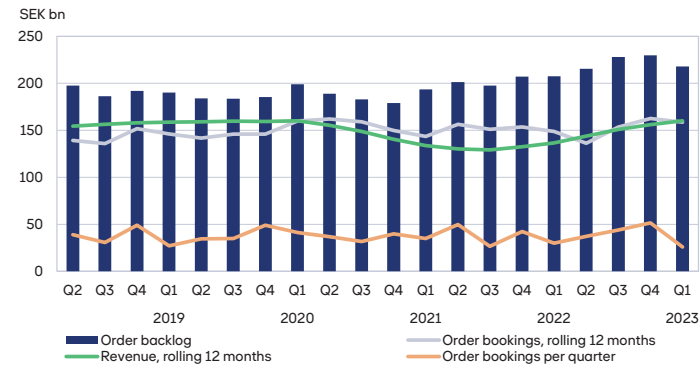
Citygate, Gothenburg, Sweden



## Performance analysis, business streams

### Construction – Order situation

#### Order backlog, revenue and order bookings



At the end of the quarter, the order backlog amounted to SEK 217.9 billion compared to SEK 229.8 billion at the end of the previous quarter. The order backlog corresponds to 16 months of production (December 31, 2022: 17).

#### Changes and currency rate effects

	Change in SEK	Change in local currency	Currency effect
Jan-Mar 2023 / Jan-Mar 2022			
Order bookings	-14%	-18%	4%
Mar 31, 2023 / Dec 31, 2022			
Order backlog	-5%	-5%	-0%

#### Order bookings and order backlog in Construction

SEK bn	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Order bookings	25.8	30.0	158.5	162.7
Order backlog <sup>1</sup>	217.9	207.6		229.8

<sup>1</sup> Refers to the end of each period.

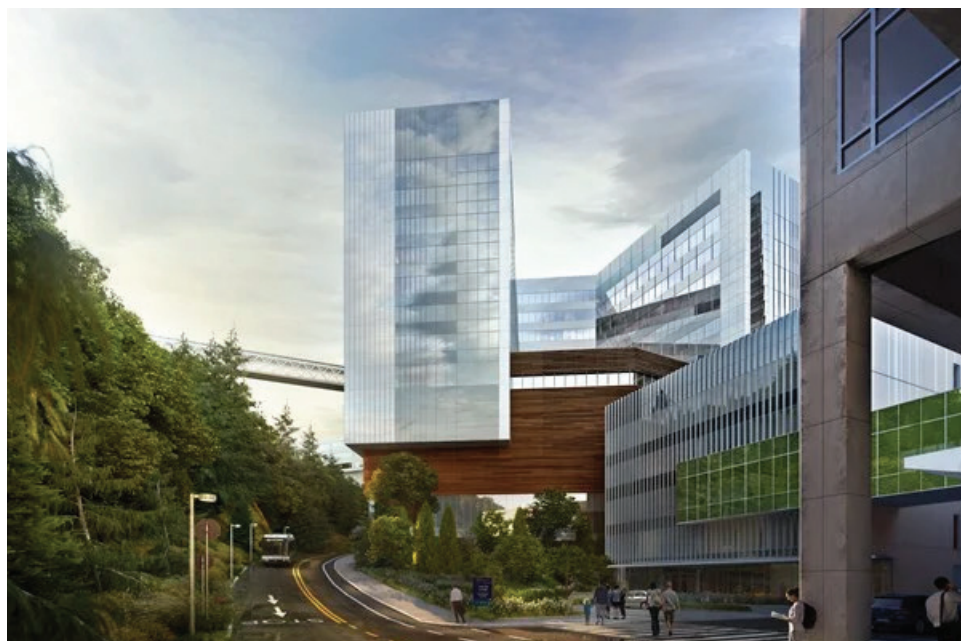
Order bookings amounted to SEK 25.8 billion (30.0); adjusted for currency effects, order bookings decreased 18 percent, mainly due to lower order bookings in Europe and following a very strong fourth quarter. On a rolling 12-month basis the book-to-build ratio was 99 percent (December 31, 2022: 104). For more information, see page 28.

#### Major orders in the quarter

Geography	Contract	Amount SEK M	Client
USA	Data center	1,800	Existing client
USA	Hospital	1,200	Oregon Health & Science University
USA	Science center	830	College of William and Mary
USA	Manufacturing facility	700	Existing client
USA	Solitude tailings buttress	630	BHP Copper Inc.

Construction revenue from internal Project Development contracts on a rolling 12-month basis amounted to:

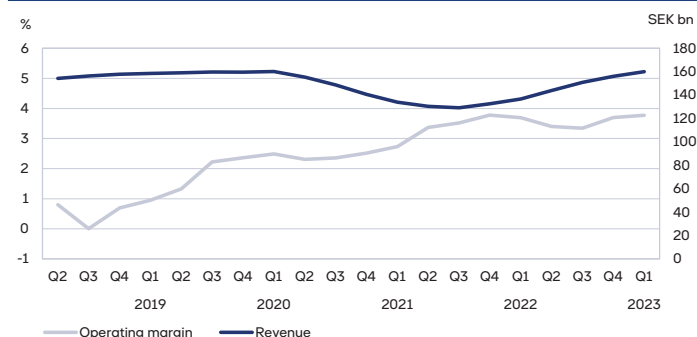
**15.7** SEK bn



Hospital, Portland, USA

Construction

Revenue and operating margin, rolling 12 months



Revenue and earnings

SEKM	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Revenue	37,524	33,387	160,141	156,004
Gross income	2,697	2,269	12,696	12,268
Selling and administrative expenses	-1,660	-1,516	-6,678	-6,534
Income from joint ventures and associated companies	-4	4	28	36
<b>Operating income</b>	<b>1,033</b>	<b>756</b>	<b>6,046</b>	<b>5,770</b>
Gross margin, %	7.2	6.8	7.9	7.9
Selling and administrative expenses, %	-4.4	-4.5	-4.2	-4.2
Operating margin, %	2.8	2.3	3.8	3.7
Average number of employees	25,692	26,587		26,892

Changes and currency rate effects

	Change in SEK	Change in local currency	Currency effect
<b>Jan-Mar 2023 / Jan-Mar 2022</b>			
Revenue	12%	6%	6%
Operating income	37%	29%	8%
<b>Rolling 12 months 2023 / Rolling 12 months 2022</b>			
Revenue	17%	8%	10%
Operating income	20%	10%	10%

Revenue in the Construction business stream increased 12 percent and amounted to SEK 37.5 billion (33.4); adjusted for currency effects, revenue increased by 6 percent. The result in the first quarter is usually seasonally lower. The operating margin was 2.8 percent (2.3). Operating income increased 37 percent and amounted to SEK 1,033 M (756); adjusted for currency effects, operating income increased by 29 percent, with solid performance across all geographies.

The rolling 12-month margin was 3.8 percent (December 31, 2022; 3.7), well above the target of 3.5 percent.

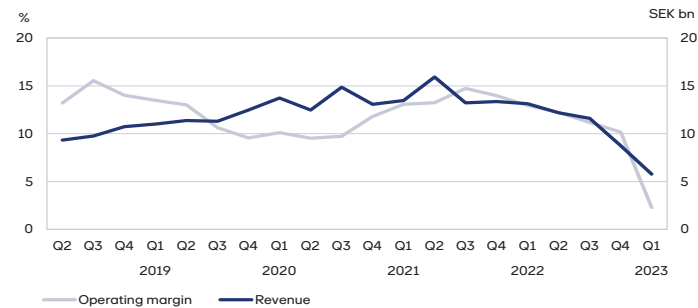


Purple Line, Los Angeles, USA



## Residential Development<sup>1</sup>

### Revenue and operating margin, rolling 12 months<sup>1</sup>



<sup>1</sup> Including residential rentals until Q4 2020.

### Revenue and earnings

SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Revenue	586	3,573	5,764	8,751
Gross income	-91	617	966	1,674
Selling and administrative expenses	-223	-173	-834	-783
Operating income	-314	445	132	891
Gross margin, %	neg	17.3	16.8	19.1
Selling and administrative expenses, %	-38.1	-4.8	-14.5	-9.0
Operating margin, %	neg	12.4	2.3	10.2
Return on capital employed, % <sup>1</sup>		13.0	2.0	6.8

<sup>1</sup> Rolling 12 months. For definition see page 18.

Revenue in the Residential Development business stream amounted to SEK 586 M (3,573). Sales volumes have remained low in the first quarter following low activity in the market. Operating income for the business stream amounted to SEK -314 M (445). The operating margin for the first quarter was negative (12.4). Home buyers in the low-cost segment have been particularly affected by increased cost of funding and inflation. Our concept for this customer segment, BoKlok, is being significantly impacted. As announced during the fourth quarter of 2022, we have initiated a turnaround program to adapt this business to the new market circumstances. First quarter results amounted to SEK -331 M, impacting all three geographical reporting segments. The negative result is due to the significant volume drop; the impact of cancelled sales contracts; and in some cases lower than expected project income and/or higher than expected project costs. The number of homes sold, net of cancellations for Residential Development in total, was 132 (879) and construction started on 288 homes (806).

### Homes sold and started, rolling 12 months<sup>1</sup>



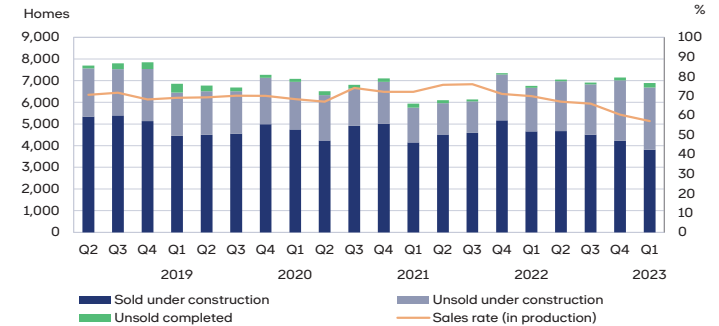
<sup>1</sup> Including residential rentals until Q4 2020.

### Homes sold and started

	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Homes sold <sup>1</sup>	132	879	1,305	2,052
Homes started	288	806	2,287	2,805

<sup>1</sup> Net homes sold, including cancellations.

### Homes under construction and unsold<sup>1</sup>



<sup>1</sup> Including residential rentals until Q4 2020.

### Homes under construction and unsold

	Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
Homes under construction	6,679	6,675	7,015
of which sold, %	57	70	60
Completed unsold, number of homes	210	89	130

At the end of the quarter, 6,679 homes (December 31, 2022: 7,015) were under construction. Of these, 57 percent (December 31, 2022: 60) were sold. The number of completed unsold homes amounted to 210 (December 31, 2022: 130), of which unsold homes in BoKlok was 98. During the quarter 630 (1,417) homes were completed.

Residential rental projects in Sweden have typically been divested before construction start, so excluding them from the portfolio of ongoing projects reduces the overall sales rate in the portfolio.

### Breakdown of carrying amounts

SEK M	Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
Completed projects	829	553	549
Ongoing projects	11,933	9,780	11,986
Undeveloped land and development properties	10,333	9,145	10,126
<b>Total</b>	<b>23,095</b>	<b>19,478</b>	<b>22,660</b>

A breakdown of the carrying amounts for Residential Development is presented in the table above. Ongoing projects amounted to SEK 11.9 billion (December 31, 2022: 12.0) and undeveloped land and development properties amounted to SEK 10.3 billion (December 31, 2022: 10.1). The estimated unrealized surplus value, pre-tax, in unsold homes in construction and undeveloped land and development properties amounted to SEK 4.3 billion. Surplus value, pre-tax, for homes in construction which are sold according to segment reporting amounted to SEK 2.0 billion.

The undeveloped land and development properties correspond to Skanska-owned building rights for 26,400 homes and 1,700 building rights held by joint ventures. In addition, subject to certain conditions, the business stream has the right to purchase 9,400 building rights.

<sup>1</sup> Starting this year, all residential rental projects are reported in the Commercial Property Development stream. The comparable period, including rolling 12 months, has been restated to reflect this reallocation.

Commercial Property Development<sup>1</sup>Revenue and operating income from property divestments<sup>1</sup>

<sup>1</sup>Including residential rentals as of Q1 2021.

## Revenue and earnings

SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Revenue	267	4,840	9,703	14,276
of which from divestment of properties	90	4,679	9,005	13,594
<b>Gross income</b>	<b>59</b>	<b>1,046</b>	<b>2,870</b>	<b>3,857</b>
Selling and administrative expenses	-198	-191	-1,005	-999
Income from joint ventures and associated companies	-3	2	160	165
<b>Operating income</b>	<b>-142</b>	<b>856</b>	<b>2,025</b>	<b>3,023</b>
of which from divestment of properties	46	1,072	2,814	3,839
Return on capital employed, % <sup>1</sup>		9.9	5.6	8.7

<sup>1</sup>Rolling 12 months. For definition see page 18.

In the Commercial Property Development business stream no significant transactions were recorded in the first quarter, resulting in revenue of SEK 267 M (4,840). Operating income amounted to SEK -142 M (856). For the rolling 12-month period, properties have been divested for a total value of SEK 9,005 M. Return on capital employed was 5.6 percent (9.9).

## Breakdown of investment value and market values

SEK M	Investment value, end of period	Investment value upon completion	Market value <sup>1,2</sup>	Economic occupancy rate <sup>7</sup> , %	Degree of completion, %
Ongoing projects <sup>3</sup>	18,369	34,105	40,047	34	55
Completed projects <sup>4,5</sup>	7,936	7,936	9,993	71	100
Undeveloped land and development properties	12,862	12,862	13,938		
<b>Total</b>	<b>39,167</b>	<b>54,903</b>	<b>63,978</b>		
of which carrying amount <sup>6</sup>	39,167	54,903			
of which completed projects sold according to segment reporting	0	0	0		
of which ongoing projects sold according to segment reporting	4,331	6,882	8,892		

<sup>1</sup> Market value according to appraisal on March 31, 2023.

<sup>2</sup> Ongoing projects - estimated market value at completion fully leased.

<sup>3</sup> Including tenant improvement and leasing commissions in CDUS amounted to SEK 133 M.

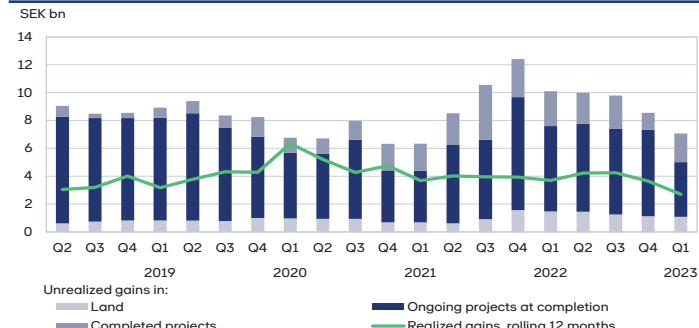
<sup>4</sup> Including tenant improvement and leasing commissions in CDUS amounted to SEK 342 M.

<sup>5</sup> Skanska's share of total production cost in JVs is SEK 0 M end of period and upon completion.

<sup>6</sup> Includes Skanska's total equity investment in JV of SEK 0 M.

<sup>7</sup> Refers to contracted annual rent divided by total annual rent fully let.

At the end of the quarter, 39 projects were ongoing including 10 residential rental projects corresponding to 2,357 homes. During the quarter, no new projects were started, but two were completed. The ongoing projects include 29 commercial properties with a leasable space of about 597,000 sq m. The commercial projects' degree of completion was 56 percent and the economic occupancy rate amounted to 41 percent. The total investment value for all ongoing projects is expected to total SEK 34.1 billion upon completion, with an estimated market value upon completion of SEK 40.0 billion.

Unrealized and realized gains, segment reporting<sup>1</sup>

<sup>1</sup>Including residential rentals as of Q1 2021.

Of the ongoing projects, 15 have been divested according to segment reporting; 5 of these are residential rental projects. These projects represent an investment value upon completion of SEK 6.9 billion, with a sales value of SEK 8.9 billion.

By the end of the quarter the total number of completed projects amounted to 16. The occupancy rate, measured in rent, totaled 71 percent (December 31, 2022: 66). The market value of these projects, excluding properties divested according to segment reporting, was SEK 10.0 billion. Projects sold but not transferred will have a positive effect on cash flow of SEK 4.7 billion during 2023 and SEK 4.2 billion during 2024-2026.

Properties in Commercial Property Development are held at acquisition value. Estimated market value of the portfolio is provided for information and is based on assumed market yields at completion. Yields have risen but there are few comparable transactions completed in the market to confirm new levels. We have reviewed our market values to reflect our best estimate of the current market situation, reducing surplus values in the first quarter with SEK 1.6 billion. This corresponds to 3.9 percent of the total market value for unsold ongoing and completed properties. At the end of the quarter, unrealized gains, excluding properties divested according to segment reporting, totaled SEK 7.1 billion. These gains are related to SEK 3.9 billion in ongoing projects, SEK 2.1 billion in completed projects and SEK 1.1 billion in undeveloped land and development properties.

Accumulated eliminations of intra-Group Construction profit amounted to SEK -611 M, reducing the carrying amount for current asset properties in Commercial Property Development. These eliminations are released at the Group level as each project is divested.

Commercial properties leasing and degree of completion<sup>1</sup>

<sup>1</sup>Leasing including residential rentals in the USA and Denmark until Q4 2020.

During the first quarter of 2023 the total amount of leased space came in at 43,000 sq m (13,000), of which 0 sq m was in residential rental projects. Over a rolling 12 months, new leases were signed for 175,000 sq m (146,000).

<sup>1</sup> Starting this year, all residential rental projects are reported in the Commercial Property Development stream. The comparable period, including rolling 12 months, has been restated to reflect this reallocation.



## Investment Properties

### Revenue and earnings

SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Revenue	41	0	81	40
<b>Operating net</b>	<b>31</b>	<b>0</b>	<b>61</b>	<b>30</b>
Selling and administrative expenses	-1	-1	-3	-2
Change in property value	0	26	86	112
<b>Operating income</b>	<b>30</b>	<b>25</b>	<b>145</b>	<b>140</b>
Investments	-1	-748	-2,922	-3,668
Divestments	0	0	0	0
<b>Net divestments(+)/investments(-)</b>	<b>-1</b>	<b>-748</b>	<b>-2,922</b>	<b>-3,668</b>
Capital employed	3,714	749		3,733
Property value	3,759	766		3,758
Return on capital employed, % <sup>1</sup>		27.1	7.7	13.6
Net leasing	10	0	10	0
Economic occupancy rate, %	93	100		86
Surplus ratio, %	75.7	n.a.	75.6	75.4

<sup>1</sup> Rolling 12 months. For definition see page 18.

Revenue in the Investment Properties business stream amounted to SEK 41 M (0). Operating income amounted to SEK 30 M (25). The comparable period includes acquisition of the Epic office building from Commercial Property Development for SEK 748 M.

Net leasing worth SEK 10 M was carried out in the quarter and the economic occupancy rate in the portfolio increased to 93 percent.

We will continue to build the Investment Properties asset portfolio with high-quality sustainable properties in attractive locations, targeting a total value of SEK 12-18 billion.



Sthlm 01, Stockholm, Sweden

## Sustainability information

## Climate data

	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Scope 1 and 2 (tonnes CO <sub>2</sub> e)	37,000	44,000	175,000	182,000
Carbon intensity <sup>1</sup>	1.06	1.16	1.10	1.13
Renewable fuels (%)	21	13	17	16
Renewable electricity (%)	89	86	88	87

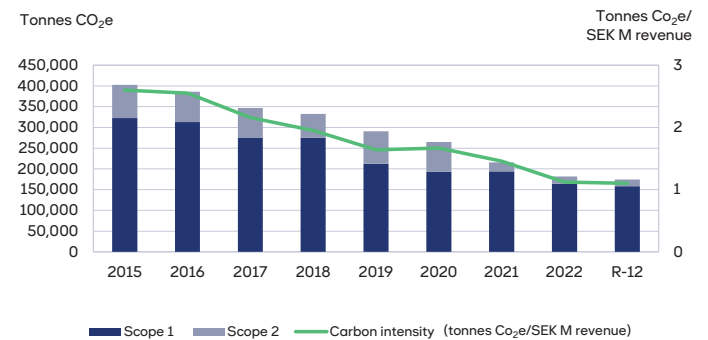
<sup>1</sup> Scope 1 and 2 (market-based)/ SEK M revenue, according to segment reporting.

Combined scope 1 and 2 emissions totaled 37,000 tonnes (44,000) for the first quarter, 16 percent lower compared to last year. On a rolling 12-months basis, combined scope 1 and 2 emissions totaled 175,000 tonnes, 57 percent below our 2015 baseline. Skanska's carbon intensity continues to decline and is now at 1.06 (1.16), compared to 2.60 in 2015.

Scope 1 emissions are driven primarily by the combustion of fossil fuels on site. Scope 1 emissions were 16 percent lower compared to last year, corresponding to approximately 6,000 tonnes. This is mainly driven by improved efficiency and an increasing uptake in the use of biofuels. Group-wide adoption of renewable fuels was 21 percent for the first quarter.

Scope 2 emissions are primarily driven by the use of electricity. Scope 2 emissions were 16 percent lower compared to last year, corresponding to a total reduction of approximately 1,000 tonnes. Group-wide share of renewable electricity was 89 percent.

## Skanska's own emissions (scope 1 and 2)



## Health and Safety data

	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Lost time accident rate (LTAR) <sup>1</sup>	3.0	3.0	2.9	2.9
Executive Site Safety Visits (ESSV) <sup>1</sup>	1,727	1,511	8,137	7,921

<sup>1</sup> For definitions see page 19.

Lost time accident rate (LTAR), is an indicator for monitoring safety performance. On a rolling 12-months basis in the first quarter, LTAR remains at 2.9 (2.9).

Executive Site Safety Visits (ESSV) promote clear and visible leadership for enhanced safety performance. In the first quarter, 1,727 ESSV (1,511) were conducted.



## Personnel

During the period, the average number of employees in the Group was 27,321 (28,056). At the end of the quarter, the number of employees totaled 27,316 people (December 31, 2022: 27,666).

## Transactions with related parties

There were no new significant transactions during the quarter.

## Material risks and uncertainties

For information about risks and a description of key estimates and judgments, see the Annual and Sustainability Report 2022, pages 60-66, Note 2 and 6, as well as the section on market outlook included in this report.

## Other matters

### Annual General Meeting

The Annual General Meeting of Skanska AB (publ) was held in Stockholm on March 29, 2023. In accordance with the Board of Directors' proposal, the Meeting resolved to pay a dividend to the shareholders of SEK 7.50 per share. The record date for receiving dividend was set to Friday March 31, 2023 and the dividend was distributed by Euroclear Sweden AB on Wednesday April 5, 2023.

The Meeting elected members of the Board of Directors in accordance with the proposal of the Nomination Committee. Hans Biörck, Pär Boman, Jan Gurander, Mats Hederos, Fredrik Lundberg, Catherine Marcus, Ann E. Massey and Åsa Söderström Winberg were re-elected as members of the Board of Directors. Hans Biörck was re-elected as Chairman of the Board of Directors. It was noted that the trade unions have appointed Ola Fält, Richard Hörstedt and Yvonne Stenman as employee representatives in the Board of Directors with Goran Pajnic, Hans Reinholdsson and Anders Rättgård as deputies.

### Repurchase of shares

At the statutory board meeting on March 29, 2023, the board resolved to exercise the authorization given by the Annual General Meeting 2023 to acquire own Class B shares on the following terms and conditions to secure delivery of shares to participants in the Skanska employee ownership program for the financial years 2023, 2024 and 2025 resolved by the Annual General Meeting 2022 (Seop 6). Acquisitions may be made on one or several occasions, however at the latest until the Annual General Meeting 2024, of no more than 3,500,000 Class B shares on Nasdaq Stockholm at a price within the from time to time applicable range of prices (spread), meaning the interval between the highest purchase price and the lowest selling price. Acquired own Class B shares may be transferred to participants in Seop 6 in accordance with the conditions stipulated in the decision by the Annual General Meeting 2022.

On March 29, 2023 Skanska held 9,129,273 Class B shares in its own custody.

## Events after the end of the report period

There were no events after the end of the reporting period.

## Financial reports for 2023

Skanska's interim reports and year-end report are available for download on Skanska's website, [www.skanska.com/investors](http://www.skanska.com/investors).

The Group's interim reports for 2023 will be published on the following dates:

July 21, 2023	Interim report second quarter 2023
November 1, 2023	Interim report third quarter 2023
February 9, 2024	Year-end report 2023

Stockholm, May 4, 2023

### Anders Danielsson

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. The same accounting policies and methods of computation are followed in the interim financial statements as compared with the most recent annual financial statements. For the Parent Company, the Interim report has been prepared in compliance with the Annual Accounts Act, the Securities Market Act, and Swedish Financial Reporting Board's Recommendation RFR 2.

### 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 and Sustainability Report 2022, Note 35.

### Segment and IFRS reporting

Skanska's business streams Construction, Residential Development, Commercial Property Development and Investment Properties represent the group's operating segments. Tables in this report that refer to segment reporting are shown with a shaded background. In certain cases, the segment reporting differs from the consolidated results presented in accordance with International Financial Reporting Standards, IFRS.

Construction includes both building construction and civil construction. Revenues and earnings are reported over time for both segment and IFRS reporting.

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 related construction assignments are performed by Skanska's construction units in the Construction segment in each market. In the segment reporting Residential Development recognizes revenue and earnings when contracts are signed for the sale of homes. In the IFRS reporting revenues are instead recognized when the buyer takes possession of the homes.

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

Investment Properties owns properties for the purpose of earning rentals and for capital appreciation. Rental revenues are recognized on a straight-line basis over the lease term. Change in value on investment properties is recognized each quarter both according to segment reporting and IFRS. Joint ventures are reported under the proportional method in the segment reporting of Residential Development, whereas all other streams/operating segments apply the equity method.

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

The parent company in a Swedish Group prepares its accounts in compliance with the Swedish Financial Reporting Board's Recommendation RFR 2 Accounting for Legal Entities ("RFR 2"). According to RFR 2, the annual accounts of the legal entity must apply IFRS as far as this is possible within the framework of the Annual Accounts Act and considering the connection between accounting and taxation.

### News

As of 2023, residential rental projects in Sweden will be reallocated and included in the multi-family rental portfolio in the Commercial Property Development business stream. Historical financial information from 2021 and 2022 has been restated to reflect this reallocation.

## Definitions

The following measures are used as they are viewed as the best and most accurate ways to measure Skanska's operations, reflecting its business model and strategy. Thus assisting investors and management in analyzing trends and performance in Skanska. For further definitions, see the Annual and Sustainability Report 2022, Note 44.

Non-IFRS financial measures	Definition	Reason for use														
Revenue segment	Revenue segment is the same as revenue IFRS in all streams except for the Residential Development stream and the Commercial Property Development stream, where revenue is recognised for when signing binding agreement for sale of homes and properties. As segment reporting of joint ventures in Residential Development applies the proportional method, revenue segment is affected by this.	Measure revenue generated in current market environment.														
Gross income	Revenue minus cost of sales.	Measure profit generated from projects.														
Gross margin	Gross income as a percentage of revenue.	Measure profitability in projects.														
Operating net	Rental revenue minus operating costs for investment properties (that is, operating expenses, costs for repair and maintenance, property administration and property tax).	Measures earnings from property management.														
Selling and admin expenses, %	Selling and administrative expenses as a percentage of revenue.	Measure cost efficiency in selling and administrative expenses.														
Operating income	Revenue minus cost of sales, selling and administrative expenses, change in value of investment properties, and income from joint ventures and associated companies.	Measure profit generated from operations.														
Operating income segment	Revenue minus cost of sales, selling and administrative expenses, change in value of investment properties, and income from joint ventures and associated companies, according to segment reporting, and where Residential Development applies the proportional method for reporting of joint ventures.	Measure profit generated from operations in current market environment.														
Operating income rolling 12 months	Revenue minus cost of sales, selling and administrative expenses, change in value of investment properties, and income from joint ventures and associated companies, over a rolling 12 months.	Measure profit generated from operations.														
Operating margin	Operating income as a percentage of revenue.	Measure profitability in operations.														
Net financial items	The net of interest income, financial net pension cost, interest expense, capitalized expense, change in fair value and other net financial items.	Measure total net for financial activities.														
Income after financial items	Operating income minus net financial items.	Measure profit generated before taxes.														
Earnings per share, segment	Profit for the period, segment, attributable to equity holders divided by the average number of shares outstanding.	Measure earnings per share, segment.														
Book-to-build, R-12m, %	Order bookings divided by construction revenue, rolling 12 months.	Measures to which extent new orders are replacing work put in place.														
Unrealized gains, Commercial Property Development (CD)	Market value minus investment value upon completion for ongoing projects, completed projects and land. Excluding projects sold according to segment reporting.	Measure potential realization of future gains in Commercial Property Development.														
Capital employed, Group	Total assets minus non-interest-bearing liabilities.	Measure capital usage and efficiency.														
Capital employed, Stream	Total assets less tax assets, deposits in Skanska's treasury unit and pension receivable minus non-interest-bearing liabilities excluding tax liabilities. Capitalized interest expense is removed from total assets for the Residential Development and Commercial Property Development segments.	Measure capital usage and efficiency in a Stream.														
Capital employed Residential Development (RD) SEK M	<table> <tr><td>Total assets</td><td>27,227</td></tr> <tr><td>- tax assets</td><td>-414</td></tr> <tr><td>- deposits in internal bank</td><td>-1,250</td></tr> <tr><td>- pension receivable</td><td>-37</td></tr> <tr><td>- non-interest-bearing liabilities (excluding tax liabilities)</td><td>-9,704</td></tr> <tr><td>- capitalized interest expense</td><td>-189</td></tr> <tr><td></td><td><u>15,633</u></td></tr> </table>	Total assets	27,227	- tax assets	-414	- deposits in internal bank	-1,250	- pension receivable	-37	- non-interest-bearing liabilities (excluding tax liabilities)	-9,704	- capitalized interest expense	-189		<u>15,633</u>	Measure capital usage and efficiency in Residential Development.
Total assets	27,227															
- tax assets	-414															
- deposits in internal bank	-1,250															
- pension receivable	-37															
- non-interest-bearing liabilities (excluding tax liabilities)	-9,704															
- capitalized interest expense	-189															
	<u>15,633</u>															
Capital employed Commercial Property Development (CD) SEK M	<table> <tr><td>Total assets</td><td>46,198</td></tr> <tr><td>- tax assets</td><td>-573</td></tr> <tr><td>- deposits in internal bank</td><td>-230</td></tr> <tr><td>- pension receivable</td><td>0</td></tr> <tr><td>- non-interest-bearing liabilities (excluding tax liabilities)</td><td>-3,326</td></tr> <tr><td>- capitalized interest expense</td><td>-448</td></tr> <tr><td></td><td><u>41,622</u></td></tr> </table>	Total assets	46,198	- tax assets	-573	- deposits in internal bank	-230	- pension receivable	0	- non-interest-bearing liabilities (excluding tax liabilities)	-3,326	- capitalized interest expense	-448		<u>41,622</u>	Measure capital usage and efficiency in Commercial Property Development.
Total assets	46,198															
- tax assets	-573															
- deposits in internal bank	-230															
- pension receivable	0															
- non-interest-bearing liabilities (excluding tax liabilities)	-3,326															
- capitalized interest expense	-448															
	<u>41,622</u>															



Non-IFRS financial measures	Definition	Reason for use																
<b>Capital employed Investment Properties (IP) SEK M</b>	Total assets 3,814 - tax assets -8 - deposits in internal bank 0 - pension receivable 0 - non-interest-bearing liabilities (excluding tax liabilities) -91 <u>3,714</u>	Measure capital usage and efficiency in Commercial Property Development.																
<b>Capital employed average</b>	Calculated on the basis of five measuring points; see below.																	
<b>ROCE in RD segment, rolling 12 months SEK M</b>	Operating income 132 + capitalized interest expense 160 +/- financial income and other financial items 16 - interest income from internal bank 0 Adjusted profit 308 Capital employed average* 15,755 ROCE RD 2.0%  * Capital employed average Q1 2023 15,633 x 0.5 7,816 Q4 2022 16,346 16,346 Q3 2022 15,218 15,218 Q2 2022 16,091 16,091 Q1 2022 15,102 x 0.5 7,551 <u>63,021 / 4</u>	Measure the performance (profitability and capital efficiency) in RD.																
<b>ROCE in CD segment, rolling 12 months SEK M</b>	Operating income 2,025 + capitalized interest expense 93 +/- financial income and other financial items 3 - interest income from internal bank -11 Adjusted profit 2,109 Capital employed average* 37,952 ROCE CD 5.6%  * Capital employed average Q1 2023 41,622 x 0.5 20,811 Q4 2022 38,547 38,547 Q3 2022 38,329 38,329 Q2 2022 36,854 36,854 Q1 2022 34,541 x 0.5 17,270 <u>151,810 / 4</u>	Measure the performance (profitability and capital efficiency) in CD.																
<b>ROCE in IP segment, rolling 12 months SEK M</b>	Operating income 145 +/- financial income and other financial items 0 - interest income from internal bank 0 Adjusted profit 145 Capital employed average* 1,868 ROCE IP 7.7%  * Capital employed average Q1 2023 3,714 x 0.5 1,857 Q4 2022 3,733 3,733 Q3 2022 755 755 Q2 2022 753 753 Q1 2022 749 x 0.5 374 <u>7,472 / 4</u>	Measure the performance (profitability and capital efficiency) in IP.																
<b>ROCE in Project Development, segment, rolling 12 months SEK M</b>	Is calculated as the summarized adjusted profit for RD and CD divided by the summarized capital employed average for RD and CD.  <table border="1"> <thead> <tr> <th></th> <th>Adjusted profit</th> <th>CE avg</th> <th>ROCE</th> </tr> </thead> <tbody> <tr> <td>RD</td> <td>308</td> <td>15,755</td> <td>2.0%</td> </tr> <tr> <td>CD</td> <td>2,109</td> <td>37,952</td> <td>5.6%</td> </tr> <tr> <td></td> <td><u>2,417</u></td> <td><u>53,707</u></td> <td>4.5%</td> </tr> </tbody> </table>		Adjusted profit	CE avg	ROCE	RD	308	15,755	2.0%	CD	2,109	37,952	5.6%		<u>2,417</u>	<u>53,707</u>	4.5%	Measure the performance (profitability and capital efficiency) in Project Development.
	Adjusted profit	CE avg	ROCE															
RD	308	15,755	2.0%															
CD	2,109	37,952	5.6%															
	<u>2,417</u>	<u>53,707</u>	4.5%															

## Non-IFRS financial measures

Non-IFRS financial measures	Definition	Reason for use																																				
<b>Return on equity segment, rolling 12 months SEK M</b>	Profit attributable to equity holders as a percentage of average equity attributable to equity holders. $6,607 / 50,861 =$ 13.0%	Measure profitability on invested equity.																																				
<b>Equity average attributable to equity holders SEK M</b>	Calculated on the basis of five measuring points. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Q1 2023</td> <td style="width: 10%;">53,134</td> <td style="width: 10%; text-align: center;">x 0.5</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">26,567</td> <td style="width: 10%;"></td> </tr> <tr> <td>Q4 2022</td> <td>55,111</td> <td></td> <td></td> <td style="text-align: right;">55,111</td> <td></td> </tr> <tr> <td>Q3 2022</td> <td>52,255</td> <td></td> <td></td> <td style="text-align: right;">52,255</td> <td></td> </tr> <tr> <td>Q2 2022</td> <td>47,653</td> <td></td> <td></td> <td style="text-align: right;">47,653</td> <td></td> </tr> <tr> <td>Q1 2022</td> <td>43,717</td> <td style="text-align: center;">x 0.5</td> <td style="text-align: right;">21,858</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="border-top: 1px solid black; text-align: right;">203,444 / 4</td> <td></td> <td style="text-align: right; border-top: 1px solid black;">50,861</td> </tr> </table>	Q1 2023	53,134	x 0.5		26,567		Q4 2022	55,111			55,111		Q3 2022	52,255			52,255		Q2 2022	47,653			47,653		Q1 2022	43,717	x 0.5	21,858						203,444 / 4		50,861	
Q1 2023	53,134	x 0.5		26,567																																		
Q4 2022	55,111			55,111																																		
Q3 2022	52,255			52,255																																		
Q2 2022	47,653			47,653																																		
Q1 2022	43,717	x 0.5	21,858																																			
			203,444 / 4		50,861																																	
<b>Operating cash flow from operations</b>	Cash flow from business operations including taxes paid and cash flow from financing operations.	Measure total cash flow generated from operations.																																				
<b>Net divestments/investment</b>	Total investments minus total divestments.	Measure the balance between investments and divestments.																																				
<b>Free working capital</b>	Non-interest-bearing receivables minus non-interest-bearing liabilities excluding taxes.	Measure the funding stemming from the negative working capital.																																				
<b>Average free working capital in Construction SEK M</b>	Calculated on the basis of five measuring points. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Q1 2023</td> <td style="width: 10%;">-28,115</td> <td style="width: 10%; text-align: center;">x 0.5</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">-14,057</td> <td style="width: 10%;"></td> </tr> <tr> <td>Q4 2022</td> <td>-28,920</td> <td></td> <td></td> <td style="text-align: right;">-28,920</td> <td></td> </tr> <tr> <td>Q3 2022</td> <td>-30,254</td> <td></td> <td></td> <td style="text-align: right;">-30,254</td> <td></td> </tr> <tr> <td>Q2 2022</td> <td>-28,922</td> <td></td> <td></td> <td style="text-align: right;">-28,922</td> <td></td> </tr> <tr> <td>Q1 2022</td> <td>-28,821</td> <td style="text-align: center;">x 0.5</td> <td style="text-align: right;">-14,411</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="border-top: 1px solid black; text-align: right;">-116,564 / 4</td> <td></td> <td style="text-align: right; border-top: 1px solid black;">-29,141</td> </tr> </table>	Q1 2023	-28,115	x 0.5		-14,057		Q4 2022	-28,920			-28,920		Q3 2022	-30,254			-30,254		Q2 2022	-28,922			-28,922		Q1 2022	-28,821	x 0.5	-14,411						-116,564 / 4		-29,141	Measure the funding stemming from the negative working capital generated in Construction.
Q1 2023	-28,115	x 0.5		-14,057																																		
Q4 2022	-28,920			-28,920																																		
Q3 2022	-30,254			-30,254																																		
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Q1 2022	-28,821	x 0.5	-14,411																																			
			-116,564 / 4		-29,141																																	
<b>Interest-bearing net receivables/net debt</b>	Interest-bearing assets minus interest-bearing liabilities.	Measure financial position.																																				
<b>Adjusted interest-bearing net receivables/net debt</b>	Interest-bearing net receivables/net debt excluding restricted cash, lease liabilities and interest-bearing net pension liabilities.	Measure financial position and investment capacity. The latter is derived by comparing adjusted interest-bearing net receivables/net debt to limits set by the Board of Directors.																																				
<b>Equity/assets ratio</b>	Equity including non-controlling interest as a percentage of total assets.	Measure financial position.																																				
<b>Net debt/equity ratio</b>	Interest-bearing net debt divided by equity including non-controlling interest.	Measure leverage of financial position.																																				
<b>Adjusted equity attributable to equity holders SEK bn</b>	<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Equity attributable to equity holders</td> <td style="width: 10%; text-align: right;">53.1</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td>Unrealized surplus value in RD</td> <td style="text-align: right;">4.3</td> <td></td> <td></td> </tr> <tr> <td>Unrealized CD gains</td> <td style="text-align: right;">9.1</td> <td></td> <td></td> </tr> <tr> <td>Effect in unrealized equity in PPP-portfolio</td> <td style="text-align: right;">1.0</td> <td></td> <td></td> </tr> <tr> <td>Less standard corporate tax, 10%</td> <td style="text-align: right;">-1.4</td> <td></td> <td></td> </tr> <tr> <td>Adjusted equity</td> <td style="border-top: 1px solid black; text-align: right;">66.1</td> <td></td> <td></td> </tr> </table>	Equity attributable to equity holders	53.1			Unrealized surplus value in RD	4.3			Unrealized CD gains	9.1			Effect in unrealized equity in PPP-portfolio	1.0			Less standard corporate tax, 10%	-1.4			Adjusted equity	66.1			Measure financial position adjusted for surplus values in Project Development net of taxes. The standard corporate tax represents an approximation of the average corporate income tax within the Group.												
Equity attributable to equity holders	53.1																																					
Unrealized surplus value in RD	4.3																																					
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Effect in unrealized equity in PPP-portfolio	1.0																																					
Less standard corporate tax, 10%	-1.4																																					
Adjusted equity	66.1																																					
<b>Net leasing</b>	Annual rent including supplements of new lettings minus annual rent including supplements for agreements that has been served a notice of termination.																																					
<b>Economic occupancy rate</b>	Contracted rental income including supplements less discounts for the period divided by total rental value for properties owned at the end of the period. Properties owned at the end of the period are restated as if they have been owned during the whole period, while disposed properties are excluded entirely.	Measures the efficiency of leasing activity.																																				
<b>Surplus ratio</b>	Operating net for Investment Properties stream divided by rental revenue.	Measures the efficiency of property management.																																				
<b>Leasable area</b>	Leasable area including garage.																																					
<b>Rental value</b>	Rental revenue including supplements for the period plus market rent for vacant premises.	Indicates total potential rental income for fully let properties.																																				
<b>Environmental certification</b>	Share of Investment Properties' portfolio being certified according to minimum LEED Gold or similar.	Measures the sustainability quality of the property portfolio.																																				
<b>Lost time accident rate (LTAR)</b>	Number of employee and subcontractor lost time accidents multiplied by 1,000,000 hours and divided by total labor hours.	Indicator for monitoring safety performance.																																				
<b>Executive Site Safety Visits (ESSV)</b>	Site Safety visits performed by senior managers.	Promote clear and visible leadership for enhanced safety performance.																																				

## Reconciliation between segment reporting and IFRS

SEK M	External revenue		Intra-Group revenue		Total revenue		Operating income	
	Jan-Mar 2023	Jan-Mar 2022	Jan-Mar 2023	Jan-Mar 2022	Jan-Mar 2023	Jan-Mar 2022	Jan-Mar 2023	Jan-Mar 2022
Construction	34,001 <sup>1</sup>	30,320 <sup>1</sup>	3,523	3,066	37,524	33,387	1,033	756
Residential Development	586	3,563	0	10	586	3,573	-314	445
Commercial Property Development	248	3,885	19	955	267	4,840	-142	856
Investment Properties	41	0	1	0	41	0	30	25
<b>Total operating segments</b>	<b>34,876</b>	<b>37,769</b>	<b>3,543</b>	<b>4,031</b>	<b>38,419</b>	<b>41,801</b>	<b>607</b>	<b>2,083</b>
Central	2	43	109	73	111	115	-159	-135
Eliminations	0	0	-3,651	-4,104	-3,651	-4,104	-54	-95
<b>Total Group</b>	<b>34,878</b>	<b>37,812</b>	<b>0</b>	<b>0</b>	<b>34,878</b>	<b>37,811</b>	<b>394</b>	<b>1,852</b>
<b>Reconciliation to IFRS<sup>2</sup></b>	<b>1,597</b>	<b>-2,780</b>	<b>0</b>	<b>0</b>	<b>1,597</b>	<b>-2,780</b>	<b>201</b>	<b>-660</b>
<b>Total IFRS</b>	<b>36,475</b>	<b>35,032</b>	<b>0</b>	<b>0</b>	<b>36,475</b>	<b>35,032</b>	<b>594</b>	<b>1,193</b>
1 Of which external revenue from joint ventures in PPP-portfolio	563	465						
2 Of which effect from joint ventures in Residential Development proportionally	-9	-25					-1	-2
Of which effect of different revenue recognition principles	1,606	-2,755					201	-658

## Revenue by geographical area (IFRS)

SEK M	Construction		Residential Development		Commercial Property Development		Investment Properties		Central and Eliminations		Total	
	Jan-Mar 2023	Jan-Mar 2022	Jan-Mar 2023	Jan-Mar 2022	Jan-Mar 2023	Jan-Mar 2022	Jan-Mar 2023	Jan-Mar 2022	Jan-Mar 2023	Jan-Mar 2022	Jan-Mar 2023	Jan-Mar 2022
Nordics	14,251	13,587	1,882	1,585	108	2,068	41	0	-1,783	-2,533	14,499	14,708
of which Sweden	7,865	7,339	1,452	997	64	2,044	41	0	-1,335	-2,141	8,087	8,240
Europe	5,946	5,243	320	321	91	255	0	0	-609	-839	5,747	4,979
USA	17,328	14,557	0	0	50	1,404	0	0	-1,148	-617	16,230	15,344
<b>Total operating segments</b>	<b>37,524</b>	<b>33,387</b>	<b>2,202</b>	<b>1,907</b>	<b>248</b>	<b>3,727</b>	<b>41</b>	<b>0</b>	<b>-3,540</b>	<b>-3,989</b>	<b>36,475</b>	<b>35,032</b>

SEK M	Segment	IFRS	Segment	IFRS
	Jan-Mar 2023	Jan-Mar 2023	Jan-Mar 2022	Jan-Mar 2022
<b>Revenue</b>				
Construction	37,524	37,524	33,387	33,387
Residential Development	586	2,202	3,573	1,907
Commercial Property Development	267	248	4,840	3,727
Investment Properties	41	41	0	0
Central and Eliminations	-3,540	-3,540	-3,989	-3,989
<b>Skanska Group</b>	<b>34,878</b>	<b>36,475</b>	<b>37,811</b>	<b>35,032</b>
<b>Operating income</b>				
Construction	1,033	1,033	756	756
Residential Development	-314	-81	445	140
Commercial Property Development <sup>1</sup>	-142	-144	856	545
Investment Properties	30	30	25	25
Central	-159	-159	-135	-135
of which PPP-portfolio	72	72	33	33
Eliminations <sup>1</sup>	-54	-85	-95	-139
<b>Operating income</b>	<b>394</b>	<b>594</b>	<b>1,852</b>	<b>1,193</b>
<b>Net financial items</b>	<b>146</b>	<b>147</b>	<b>8</b>	<b>8</b>
<b>Income after financial items</b>	<b>540</b>	<b>742</b>	<b>1,860</b>	<b>1,200</b>
Income taxes	-106	-145	-365	-235
<b>Profit for the period</b>	<b>434</b>	<b>596</b>	<b>1,495</b>	<b>965</b>
Earnings for the period per share, SEK <sup>2</sup>	1.04		3.62	
Earnings for the period per share according to IFRS, SEK <sup>2</sup>		1.43		2.34
1 Of which gains from divestments of commercial properties reported in:				
Commercial Property Development	46	45	1,072	761
Eliminations	21	1	63	42

<sup>2</sup> 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 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Revenue	36,475	35,032	164,618	163,174
Cost of sales	-33,708	-32,216	-147,975	-146,483
<b>Gross income</b>	<b>2,767</b>	<b>2,816</b>	<b>16,643</b>	<b>16,692</b>
Selling and administrative expenses	-2,262	-2,031	-9,230	-8,998
Change in value, investment properties	0	357	1,335	1,692
Income from joint ventures and associated companies	90	51	675	636
<b>Operating income</b>	<b>594</b>	<b>1,193</b>	<b>9,423</b>	<b>10,021</b>
Financial income	167	71	491	395
Financial expenses	-20	-63	-61	-104
<b>Net financial items<sup>1</sup></b>	<b>147</b>	<b>8</b>	<b>430</b>	<b>290</b>
<b>Income after financial items</b>	<b>742</b>	<b>1,200</b>	<b>9,853</b>	<b>10,312</b>
Income taxes	-145	-235	-1,937	-2,027
<b>Profit for the period</b>	<b>596</b>	<b>965</b>	<b>7,916</b>	<b>8,284</b>
1 Of which				
Interest income	158	34	479	355
Financial net pension costs	-2	-13	-37	-48
Interest expenses	-123	-49	-329	-255
Interest expenses from lease liabilities	-58	-53	-226	-222
Capitalized interest expenses	180	73	585	477
<b>Net interest items</b>	<b>156</b>	<b>-8</b>	<b>471</b>	<b>307</b>
Change in fair value	2	2	4	4
Other net financial items	-10	14	-45	-20
<b>Net financial items</b>	<b>147</b>	<b>8</b>	<b>430</b>	<b>290</b>
Profit attributable to:				
Equity holders	590	963	7,883	8,256
Non-controlling interests	6	2	33	28
Earnings per share, SEK <sup>2</sup>	1.43	2.34	19.14	20.04
Earnings per share after dilution, SEK <sup>3</sup>	1.42	2.32	19.00	19.90

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 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
<b>Profit for the period</b>	<b>596</b>	<b>965</b>	<b>7,916</b>	<b>8,284</b>
<b>Other comprehensive income</b>				
<b>Items that will not be reclassified to profit and loss</b>				
Remeasurements of defined benefit plans	767	928	3,657	3,818
Tax related to items that will not be reclassified to profit and loss	-168	-214	-746	-792
	<b>599</b>	<b>715</b>	<b>2,910</b>	<b>3,026</b>
<b>Items that have been or will be reclassified to profit and loss</b>				
Translation differences attributable to equity holders	-67	641	1,582	2,290
Translation differences attributable to non-controlling interests	6	4	16	14
Hedging of exchange rate risk in foreign operations	-2	17	62	81
Effects of cash flow hedges <sup>1</sup>	16	17	107	108
Share of other comprehensive income of joint ventures and associated companies <sup>2</sup>	-10	89	79	178
Tax related to items that have been or will be reclassified to profit and loss	1	-1	-17	-19
	<b>-56</b>	<b>767</b>	<b>1,830</b>	<b>2,653</b>
<b>Other comprehensive income after tax</b>	<b>542</b>	<b>1,481</b>	<b>4,740</b>	<b>5,679</b>
<b>Total comprehensive income</b>	<b>1,138</b>	<b>2,446</b>	<b>12,655</b>	<b>13,963</b>
Total comprehensive income attributable to				
Equity holders	1,126	2,441	12,606	13,920
Non-controlling interests	12	6	49	43
1 Of which transferred to income statement	-14	-1	-56	-44
2 Of which transferred to income statement	6	24	46	64

## Summary statement of financial position (IFRS)

SEKM	Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investment properties	3,759	766	3,758
Property, plant and equipment	7,825	7,333	7,803
Property, plant and equipment right-of-use assets	3,316	3,311	3,256
Goodwill	4,150	4,021	4,160
Other intangible assets	445	637	488
Investments in joint ventures and associated companies	2,347	2,695	2,901
Financial non-current assets <sup>1,3</sup>	5,199	3,902	3,607
Deferred tax assets	1,119	1,650	995
<b>Total non-current assets</b>	<b>28,159</b>	<b>24,315</b>	<b>26,970</b>
<b>Current assets</b>			
Current-asset properties <sup>2</sup>	61,788	51,090	58,474
Current-asset properties right-of-use land	3,717	3,331	3,676
Inventories	1,238	1,167	1,300
Financial current assets <sup>3</sup>	10,914	16,025	14,413
Tax assets	1,825	1,637	1,248
Contract assets	7,035	6,169	7,772
Trade and other receivables	26,494	24,401	27,726
Cash	9,839	12,323	10,014
<b>Total current assets</b>	<b>122,849</b>	<b>116,143</b>	<b>124,623</b>
<b>TOTAL ASSETS</b>	<b>151,009</b>	<b>140,458</b>	<b>151,593</b>
of which interest-bearing financial non-current assets	5,159	3,863	3,569
of which interest-bearing current assets	20,683	28,180	24,327
<b>Total interest-bearing assets</b>	<b>25,843</b>	<b>32,043</b>	<b>27,896</b>
<b>EQUITY</b>			
Equity attributable to equity holders	53,134	43,717	55,111
Non-controlling interests	156	120	144
<b>Total equity</b>	<b>53,290</b>	<b>43,837</b>	<b>55,255</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Financial non-current liabilities <sup>3</sup>	2,732	3,452	2,714
Lease liabilities	6,499	6,134	6,328
Pensions	2,545	5,660	2,891
Deferred tax liabilities	2,390	1,583	1,943
<b>Total non-current liabilities</b>	<b>14,167</b>	<b>16,828</b>	<b>13,876</b>
<b>Current liabilities</b>			
Financial current liabilities <sup>3</sup>	4,924	4,910	4,854
Lease liabilities	855	843	953
Tax liabilities	267	447	388
Current provisions	10,287	10,835	10,368
Contract liabilities	24,597	21,647	24,059
Trade and other payables <sup>4</sup>	42,623	41,111	41,840
<b>Total current liabilities</b>	<b>83,552</b>	<b>79,793</b>	<b>82,462</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>151,009</b>	<b>140,458</b>	<b>151,593</b>
of which interest-bearing financial liabilities	14,892	15,295	14,699
of which interest-bearing pensions and provisions	2,545	5,660	2,891
<b>Total interest-bearing liabilities</b>	<b>17,437</b>	<b>20,955</b>	<b>17,590</b>
1 Of which shares and participations	38	38	38
2 Current-asset properties			
Commercial Property Development	38,692	31,612	35,814
Residential Development	23,095	19,478	22,660
3 Items regarding non-interest-bearing unrealized changes in derivatives/financial instruments are included in the following amounts:			
Financial non-current assets	1	1	0
Financial current assets	70	169	99
Financial non-current liabilities	0	0	0
Financial current liabilities	118	44	150
4 Of which dividends to shareholders, not yet paid.	3,081	4,124	0

Contingent liabilities, excluding partners' share in joint operations, as at March 31, 2023 amounted to SEK 1.4 bn (Dec 31, 2022: 1.2). Skanska's obligations for partners' share of future performance in joint operations amounted to SEK 27.5 bn (Dec 31, 2022: 31.9). In the event that Skanska takes over part of the performance, Skanska's order backlog will increase accordingly. For more information see Annual and Sustainability Report 2022, Note 20B, 20C and 33.

## Summary statement of changes in equity (IFRS)

SEKM	Jan-Mar 2023	Jan-Mar 2022	Jan-Dec 2022
Opening balance	55,255	45,465	45,465
of which non-controlling interests	144	114	114
Dividend to shareholders	-3,081	-4,124	-4,124
Dividend to non-controlling interests	0	0	-13
Effects of equity-settled share-based payments	128	109	471
Repurchase of shares	-150	-59	-507
Total comprehensive income attributable to			
Equity holders	1,126	2,441	13,920
Non-controlling interests	12	6	43
<b>Closing balance</b>	<b>53,290</b>	<b>43,837</b>	<b>55,255</b>
of which non-controlling interests	156	120	144

## Summary consolidated cash flow statement (IAS 7) (IFRS)

SEKM	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
<b>Cash flow from operating activities before change in working capital, according to IAS 7</b>	<b>783</b>	<b>205</b>	<b>4,875</b>	<b>4,297</b>
<b>Cash flow from change in working capital, according to IAS 7</b>	<b>-2,716</b>	<b>-2,187</b>	<b>-4,346</b>	<b>-3,816</b>
Net investments in property, plant and equipment and intangible assets (investment properties included)	-270	-776	-1,760	-2,266
Tax payments on sold property, plant and equipment and intangible assets	-5	-7	-35	-37
<b>Cash flow from business operations including taxes paid according to operating cash flow</b>	<b>-2,208</b>	<b>-2,764</b>	<b>-1,267</b>	<b>-1,823</b>
Less net investments in property, plant and equipment and intangible assets (investment properties included)	270	776	1,760	2,266
Less tax payments on sold property, plant and equipment and intangible assets	5	7	35	37
<b>Cash flow from operating activities, according to IAS 7</b>	<b>-1,933</b>	<b>-1,982</b>	<b>528</b>	<b>480</b>
<b>Cash flow from net strategic divestments(+)/ investments(-) according to operating cash flow</b>	<b>20</b>	<b>10</b>	<b>207</b>	<b>197</b>
Net investments in property, plant and equipment and intangible assets (investment properties included)	-270	-776	-1,760	-2,266
Increase and decrease in interest-bearing receivables	2,187	7,416	798	6,026
Taxes paid on sold property, plant and equipment and intangible assets	-5	-7	-35	-37
<b>Cash flow from investing activities, according to IAS 7</b>	<b>1,932</b>	<b>6,643</b>	<b>-791</b>	<b>3,920</b>
<b>Cash flow from financing operations according to operating cash-flow statement</b>	<b>-114</b>	<b>-39</b>	<b>-516</b>	<b>-441</b>
Change in interest-bearing receivables and liabilities excluding lease liabilities	2,287	4,174	3,651	5,538
Increase and decrease in interest-bearing receivables	-2,187	-7,416	-798	-6,026
Dividend etc. <sup>1</sup>	-150 <sup>2</sup>	-59 <sup>2</sup>	-4,735	-4,645
<b>Cash flow from financing activities, according to IAS 7</b>	<b>-165</b>	<b>-3,340</b>	<b>-2,398</b>	<b>-5,574</b>
<b>Cash flow for the period</b>	<b>-166</b>	<b>1,321</b>	<b>-2,660</b>	<b>-1,173</b>
1 Of which repurchases of shares	-150	-59	-598	-507
2 The dividend of SEK 7.50 (10.00) per share as decided at the AGM will impact cash flow in second quarter 2023 (2022).				



## Operating cash flow (IFRS), supplementary information

SEKM	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
<b>Construction</b>				
Cash flow from business operations	1,632	1,362	8,441	8,172
Change in working capital	-616	-704	-1,570	-1,657
Net divestments(+)/investments(-)	-498	-222	-1,920	-1,643
<b>Total Construction</b>	<b>517</b>	<b>436</b>	<b>4,951</b>	<b>4,871</b>
<b>Residential Development</b>				
Cash flow from business operations	-256	-215	-581	-540
Change in working capital	1,013	-1,128	2,203	62
Net divestments(+)/investments(-)	-351	-431	-1,187	-1,267
Cash flow adjustment	0	0	205	205
<b>Total Residential Development</b>	<b>405</b>	<b>-1,774</b>	<b>640</b>	<b>-1,540</b>
<b>Commercial Property Development</b>				
Cash flow from business operations	-129	-445	-911	-1,227
Change in working capital	-165	-102	74	137
Net divestments(+)/investments(-)	-2,735	884	-1,524	2,094
Cash flow adjustment	47	164	146	263
<b>Total Commercial Property Development</b>	<b>-2,980</b>	<b>501</b>	<b>-2,215</b>	<b>1,267</b>
<b>Investment Properties</b>				
Cash flow from business operations	30	-1	59	29
Change in working capital	21	25	44	47
Net divestments(+)/investments(-)	-1	-748	-2,922	-3,668
<b>Total Investment Properties</b>	<b>51</b>	<b>-723</b>	<b>-2,819</b>	<b>-3,593</b>
<b>Central and Eliminations</b>				
Cash flow from business operations	151	-41	-356	-548
Change in working capital	42	-234	168	-108
Net divestments(+)/investments(-)	256	-466	176	-546
of which PPP-portfolio	260	-453	165	-547
<b>Total Central and Eliminations</b>	<b>449</b>	<b>-741</b>	<b>-12</b>	<b>-1,203</b>
Total cash flow from business operations	1,428	661	6,652	5,885
Total change in working capital	296	-2,143	918	-1,520
Total net divestments(+)/investments(-)	-3,329	-983	-7,377	-5,030
Total cash flow adjustment	47	164	352	468
<b>Cash flow from business operations before taxes paid</b>	<b>-1,558</b>	<b>-2,301</b>	<b>546</b>	<b>-198</b>
Taxes paid in business operations	-650	-462	-1,813	-1,625
<b>Cash flow from business operations including taxes paid</b>	<b>-2,208</b>	<b>-2,764</b>	<b>-1,267</b>	<b>-1,823</b>
Net interest items, other net financial items and amortization of lease liabilities	-147	-50	-661	-565
Taxes paid in financing operations	32	11	145	124
<b>Cash flow from financing operations</b>	<b>-114</b>	<b>-39</b>	<b>-516</b>	<b>-441</b>
<b>Operating cash flow from operations</b>	<b>-2,322</b>	<b>-2,803</b>	<b>-1,783</b>	<b>-2,263</b>
Net strategic divestments(+)/investments(-)	20	10	207	197
Dividend etc. <sup>1</sup>	-150 <sup>2</sup>	-59 <sup>2</sup>	-4,735	-4,645
<b>Cash flow before change in interest-bearing receivables and liabilities</b>	<b>-2,453</b>	<b>-2,853</b>	<b>-6,311</b>	<b>-6,711</b>
Change in interest-bearing receivables and liabilities excluding lease liabilities	2,287	4,174	3,651	5,538
<b>Cash flow for the period</b>	<b>-166</b>	<b>1,321</b>	<b>-2,660</b>	<b>-1,173</b>
Cash and cash equivalents at the beginning of the period	10,014	10,947	12,323	10,947
Exchange rate differences in cash and cash equivalents	-9	56	176	240
<b>Cash and cash equivalents at the end of the period</b>	<b>9,839</b>	<b>12,323</b>	<b>9,839</b>	<b>10,014</b>

1 Of which repurchases of shares

-150

-59

-598

-507

2 The dividend of SEK 7.50 (10.00) per share as decided at the AGM will impact cash flow in second quarter 2023 (2022).

## Group net divestments(+)/investments(-) (IFRS)

SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
<b>OPERATIONS - INVESTMENTS</b>				
Investment properties	-1	0	-2	-1
Intangible assets	-5	-5	-24	-24
Property, plant and equipment	-598	-393	-2,443	-2,238
Shares and participations	-3	-466	-233	-696
Current-asset properties	-5,270	-4,739	-23,139	-22,609
of which Residential Development	-2,497	-2,061	-10,811	-10,375
of which Commercial Property Development	-2,773	-2,679	-12,328	-12,233
<b>Investments in operations</b>	<b>-5,877</b>	<b>-5,603</b>	<b>-25,841</b>	<b>-25,567</b>
<b>Total Investments</b>	<b>-5,877</b>	<b>-5,603</b>	<b>-25,841</b>	<b>-25,567</b>
<b>OPERATIONS - DIVESTMENTS</b>				
Intangible assets	0	0	15	15
Property, plant and equipment	77	78	475	476
Shares and participations	260	10	451	201
Current-asset properties	2,211	4,532	17,523	19,844
of which Residential Development	2,147	1,836	9,568	9,257
of which Commercial Property Development	63	2,696	7,955	10,587
<b>Divestments in operation</b>	<b>2,548</b>	<b>4,620</b>	<b>18,464</b>	<b>20,537</b>
<b>STRATEGIC DIVESTMENTS</b>				
Businesses	20	10	207	197
<b>Strategic divestments</b>	<b>20</b>	<b>10</b>	<b>207</b>	<b>197</b>
<b>Total divestments</b>	<b>2,567</b>	<b>4,630</b>	<b>18,671</b>	<b>20,734</b>
<b>TOTAL NET DIVESTMENTS(+)/INVESTMENTS(-)</b>	<b>-3,309</b>	<b>-973</b>	<b>-7,170</b>	<b>-4,833</b>
Depreciation, non-current assets	-663	-682	-2,695	-2,714

## Capital employed in Project Development and Investment Properties (IFRS)

SEK M	Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
Residential Development	15,633	15,102	16,346
Commercial Property Development	41,622	34,541	38,547
Investment Properties	3,714	749	3,733
<b>Total in Project Development and Investment Properties</b>	<b>60,969</b>	<b>50,391</b>	<b>58,626</b>

## Parent company<sup>1</sup>

The parent company's revenue consists mainly of amounts billed to Group companies. The balance sheet consists mainly of shares in Group companies, intra-Group receivables and equity. The parent company does not report any significant events during the period.

### Summary income statement (RFR2)

SEKM	Jan-Mar 2023	Jan-Mar 2022
Revenue	141	134
Selling and administrative expenses	-178	-152
<b>Operating income</b>	<b>-37</b>	<b>-18</b>
Net financial items	77	1
<b>Income after financial items</b>	<b>40</b>	<b>-17</b>
Income taxes	-9	3
<b>Profit for the period</b>	<b>31</b>	<b>-14</b>
<b>Total comprehensive income</b>	<b>31</b>	<b>-14</b>

### Summary balance sheet (RFR2)

SEKM	Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
<b>ASSETS</b>			
Intangible non-current assets	2	3	1
Property, plant and equipment	18	0	0
Financial non-current assets <sup>2</sup>	23,417	17,586	23,627
<b>Total non-current assets</b>	<b>23,437</b>	<b>17,589</b>	<b>23,628</b>
Current receivables	87	106	164
<b>Total current assets</b>	<b>87</b>	<b>106</b>	<b>164</b>
<b>TOTAL ASSETS</b>	<b>23,524</b>	<b>17,695</b>	<b>23,792</b>
<b>EQUITY AND LIABILITIES</b>			
Equity <sup>3</sup>	20,003	13,138	23,195
Provisions	223	259	213
Non-current interest-bearing liabilities <sup>2</sup>	65	64	276
Current liabilities <sup>4</sup>	3,233	4,234	108
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>23,524</b>	<b>17,695</b>	<b>23,792</b>

<sup>1</sup> As a parent company in an IFRS-group, Skanska AB applies RFR2 in its accounting.

<sup>2</sup> Of which SEK 11,942 M (Dec 31, 2022: 12,045) were shares in Group companies, SEK 11,315 M (Dec 31, 2022: 11,422) intra-Group receivables and SEK 65 M (Dec 31, 2022: 276) intra-Group liabilities.

<sup>3</sup> During the year SEK 0 M (Dec 31, 2022: 10,000) in dividend has been received from Group company.

<sup>4</sup> Of which dividends to shareholders, not yet paid.

The parent company's contingent liabilities totaled SEK 132.0 bn on March 31, 2023 (Dec 31, 2022: 142.8), of which SEK 113.1 bn (Dec 31, 2022: 122.3) were related to obligations on behalf of Group companies. Other obligations, SEK 18.9 bn (Dec 31, 2022: 20.5), were related to commitments to outside parties of which SEK 9.3 bn (Dec 31, 2022: 11.9) relates to partners' future performance in the Group's joint operations.



## Share data

	Jan-Mar 2023	Jan-Mar 2022	Jan-Dec 2022
Earnings per share according to segment reporting, SEK <sup>1</sup>	1.04	3.62	18.62
Earnings per share, SEK <sup>1</sup>	1.43	2.34	20.04
Earnings per share after dilution, SEK <sup>2</sup>	1.42	2.32	19.90
Equity per share, SEK <sup>3</sup>	129.35	106.01	134.05
Adjusted equity per share, SEK <sup>4</sup>	160.95	141.67	167.77
Average number of shares outstanding	411,053,081	412,357,362	412,037,581
Average number of shares outstanding after dilution	414,384,423	414,743,279	414,922,620
Average dilution, %	0.80	0.58	0.70
Number of shares, at balance sheet date	419,903,072	419,903,072	419,903,072
Average price, repurchased shares, SEK	145.80	142.61	144.79
Number of Class B shares repurchased	32,140,728	28,656,728	31,320,728
of which repurchased during the year	820,000	260,000	2,924,000
Number of shares in Skanska's own custody	9,129,273	7,521,767	8,771,931
Number of shares outstanding	410,773,799	412,381,305	411,131,141

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	Rolling 12 months	Jan-Dec 2022	Jan-Dec 2021	Jan-Dec 2020	Jan-Dec 2019
Revenue	158,669	161,602	147,576	158,606	176,782
Operating income	7,838	9,297	9,832	11,860	7,828
Profit for the period	6,641	7,702	8,188	8,942	6,372
Earnings per share, SEK	16.04	18.62	19.80	21.65	15.46
Return on capital employed, %	11.9	14.1	15.9	20.3	15.1
Return on equity, %	13.0	15.8	20.1	25.1	21.4
Operating margin, %	4.9	5.8	6.7	7.5	4.4
Return on capital employed according to IFRS, %	14.1	15.2	13.5	21.5	14.3
Cash flow per share according to IFRS, SEK <sup>1</sup>	-5.34	-16.29	1.81	31.57	3.28

1 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		
	Jan-Mar 2023	Jan-Mar 2022	Jan-Dec 2022
US dollar	10.45	9.34	10.12
British pound	12.68	12.53	12.46
Norwegian krone	1.02	1.06	1.05
Euro	11.20	10.48	10.63
Czech koruna	0.47	0.42	0.43
Polish zloty	2.38	2.27	2.27

	Exchange rates on the closing day		
	Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
	10.37	9.32	10.37
	12.83	12.23	12.49
	0.99	1.07	1.05
	11.27	10.34	11.08
	0.48	0.42	0.46
	2.41	2.22	2.36

## Construction

### Revenue and earnings

SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Revenue	37,524	33,387	160,141	156,004
<b>Gross income</b>	<b>2,697</b>	<b>2,269</b>	<b>12,696</b>	<b>12,268</b>
Selling and administrative expenses	-1,660	-1,516	-6,678	-6,534
Income from joint ventures and associated companies	-4	4	28	36
<b>Operating income</b>	<b>1,033</b>	<b>756</b>	<b>6,046</b>	<b>5,770</b>
Investments	-576	-382	-2,404	-2,210
Divestments	97	169	691	764
<b>Net divestments(+)/investments(-)</b>	<b>-479</b>	<b>-212</b>	<b>-1,713</b>	<b>-1,446</b>
Gross margin, %	7.2	6.8	7.9	7.9
Selling and administrative expenses, %	-4.4	-4.5	-4.2	-4.2
Operating margin %	2.8	2.3	3.8	3.7
Order bookings, SEK bn	25.8	30.0	158.5	162.7
Order backlog, SEK bn	217.9	207.6		229.8
Average number of employees	25,692	26,587		26,892

### Revenue

SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Nordics	14,251	13,579	60,139	59,468
of which Sweden	7,807	7,347	34,909	34,450
Europe	5,946	5,250	27,692	26,997
USA	17,328	14,557	72,310	69,539
<b>Total</b>	<b>37,524</b>	<b>33,387</b>	<b>160,141</b>	<b>156,004</b>

### Operating income

SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Nordics	399	375	2,401	2,377
of which Sweden	181	172	1,432	1,423
Europe	-5	-18	775	762
USA	638	399	2,870	2,630
<b>Total</b>	<b>1,033</b>	<b>756</b>	<b>6,046</b>	<b>5,770</b>

### Operating margin, %

Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
2.8	2.8	4.0	4.0
2.3	2.3	4.1	4.1
neg	neg	2.8	2.8
3.7	2.7	4.0	3.8
<b>2.8</b>	<b>2.3</b>	<b>3.8</b>	<b>3.7</b>

### Order backlog

SEK M	Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
Nordics	65,741	68,898	69,496
of which Sweden	32,233	34,854	33,085
Europe	38,460	40,298	40,624
USA	113,692	98,411	119,651
<b>Total</b>	<b>217,894</b>	<b>207,607</b>	<b>229,771</b>

### Order bookings

Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
11,807	11,909	57,730	57,832
6,953	8,599	32,314	33,960
2,621	5,549	23,362	26,289
11,418	12,509	77,453	78,544
<b>25,847</b>	<b>29,967</b>	<b>158,545</b>	<b>162,665</b>

### Book-to build, %

Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
96	102	97
93	101	99
84	96	97
107	120	113
<b>99</b>	<b>109</b>	<b>104</b>

## Residential Development

### Revenue and earnings

SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Revenue	586	3,573	5,764	8,751
<b>Gross income</b>	<b>-91</b>	<b>617</b>	<b>966</b>	<b>1,674</b>
Selling and administrative expenses	-223	-173	-834	-783
<b>Operating income</b>	<b>-314</b>	<b>445</b>	<b>132</b>	<b>891</b>
Operating margin, %	neg	12.4	2.3	10.2
Investments	-2,499	-2,278	-10,836	-10,615
Divestments	2,147	1,846	9,650	9,349
<b>Net divestments(+)/investments(-)</b>	<b>-351</b>	<b>-431</b>	<b>-1,187</b>	<b>-1,267</b>
Capital employed, SEK bn	15.6	15.1		16.3
Return on capital employed, % <sup>1</sup>		13.0	2.0	6.8
Average number of employees	565	562		565

<sup>1</sup> Rolling 12 months. For definition see page 18.

### Revenue

SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Nordics	428	3,228	4,526	7,326
of which Sweden	97	2,072	1,499	3,474
Europe	158	345	1,239	1,425
<b>Total</b>	<b>586</b>	<b>3,573</b>	<b>5,764</b>	<b>8,751</b>

### Operating income<sup>1</sup>

	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Nordics	-268	397	50	715
of which Sweden	-281	272	-210	343
Europe	-46	48	82	176
<b>Total</b>	<b>-314</b>	<b>445</b>	<b>132</b>	<b>891</b>

<sup>1</sup> Development gain only. Construction margin reported under Construction.

### Operating margin, %<sup>1</sup>

	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
	neg	12.3	1.1	9.8
	neg	13.1	neg	9.9
	neg	13.9	6.6	12.3
<b>Total</b>	<b>neg</b>	<b>12.4</b>	<b>2.3</b>	<b>10.2</b>

### Homes started

	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Nordics	288	704	1,538	1,954
of which Sweden	242	572	767	1,097
Europe	0	102	749	851
<b>Total</b>	<b>288</b>	<b>806</b>	<b>2,287</b>	<b>2,805</b>

### Homes sold

	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
	63	736	821	1,494
	25	551	405	931
	69	143	484	558
<b>Total</b>	<b>132</b>	<b>879</b>	<b>1,305</b>	<b>2,052</b>

### Homes under construction

	Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
Nordics	4,810	5,002	5,146
of which Sweden	3,281	3,430	3,327
Europe	1,869	1,673	1,869
<b>Total</b>	<b>6,679</b>	<b>6,675</b>	<b>7,015</b>

### Completed unsold, number of homes

	Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
	190	61	108
	78	26	53
	20	28	22
<b>Total</b>	<b>210</b>	<b>89</b>	<b>130</b>

### Homes under construction of which sold, %

	Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
	56	70	62
	55	66	62
	60	71	56
<b>Total</b>	<b>57</b>	<b>70</b>	<b>60</b>

## Commercial Property Development

### Revenue and earnings

SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Revenue	267	4,840	9,703	14,276
of which from divestment of properties	90	4,679	9,005	13,594
<b>Gross income</b>	<b>59</b>	<b>1,046</b>	<b>2,870</b>	<b>3,857</b>
Selling and administrative expenses	-198	-191	-1,005	-999
Income from joint ventures and associated companies	-3	2	160	165
<b>Operating income</b>	<b>-142</b>	<b>856</b>	<b>2,025</b>	<b>3,023</b>
of which from divestment of properties <sup>1</sup>	46	1,072	2,814	3,839
of which writedowns/reversal of writedowns	-18	-30	-31	-43
1 Additional gains included in Eliminations	21	63	70	112
Investments	-2,806	-2,683	-12,418	-12,294
Divestments	71	3,567	10,893	14,389
<b>Net divestments(+)/Investments(-)</b>	<b>-2,735</b>	<b>884</b>	<b>-1,524</b>	<b>2,094</b>
Capital employed, SEK bn	41.6	34.5		38.5
Return on capital employed, % <sup>2</sup>		9.9	5.6	8.7
Average number of employees	439	443		437

<sup>2</sup> Rolling 12 months. For definition see page 18.

### Revenue

SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Nordics	127	1,903	7,843	9,620
Europe	91	1,532	1,557	2,999
USA	50	1,404	302	1,656
<b>Total</b>	<b>267</b>	<b>4,840</b>	<b>9,703</b>	<b>14,276</b>

### of which from divestments

SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Nordics	47	1,827	7,521	9,302
Europe	43	1,478	1,369	2,805
USA	0	1,373	114	1,487
<b>Total</b>	<b>90</b>	<b>4,679</b>	<b>9,005</b>	<b>13,594</b>

### Operating income

SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Nordics	-33	505	1,987	2,526
Europe	-51	341	206	599
USA	-57	10	-169	-101
<b>Total</b>	<b>-142</b>	<b>856</b>	<b>2,025</b>	<b>3,023</b>

### of which from divestments

SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Nordics	22	601	2,263	2,843
Europe	24	385	543	903
USA	0	86	7	93
<b>Total</b>	<b>46</b>	<b>1,072</b>	<b>2,814</b>	<b>3,839</b>

### Homes for rent started

	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Nordics	0	0	264	264
USA	0	0	324	324
<b>Total</b>	<b>0</b>	<b>0</b>	<b>588</b>	<b>588</b>

### Homes for rent sold

	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Nordics	0	202	0	202
USA	0	0	0	0
<b>Total</b>	<b>0</b>	<b>202</b>	<b>0</b>	<b>202</b>

### Homes for rent under construction

	Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
Nordics	1,348	1,407	1,348
USA	1,009	645	1,009
<b>Total</b>	<b>2,357</b>	<b>2,052</b>	<b>2,357</b>

### Capital employed

SEK M	Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
Nordics	15,038	13,335	13,992
Europe	9,886	10,587	9,087
USA	16,698	10,618	15,467
<b>Total</b>	<b>41,622</b>	<b>34,541</b>	<b>38,547</b>



## Investment Properties

### Revenue and earnings

SEK M	Jan-Mar 2023	Jan-Mar 2022	Rolling 12 months	Jan-Dec 2022
Revenue	41	0	81	40
<b>Operating net</b>	<b>31</b>	<b>0</b>	<b>61</b>	<b>30</b>
Selling and administrative expenses	-1	-1	-3	-2
Change in property value	0	26	86	112
<b>Operating income</b>	<b>30</b>	<b>25</b>	<b>145</b>	<b>140</b>
Investments	-1	-748	-2 922	-3 668
Divestments	0	0	0	0
<b>Net divestments(+)/investments(-)</b>	<b>-1</b>	<b>-748</b>	<b>-2 922</b>	<b>-3 668</b>
Capital employed	3,714	749		3,733
Property value	3,759	766		3,758
Return on capital employed, % <sup>1</sup>		27.1	7.7	13.6
Economic occupancy rate, %	93	100		86
Average valuation yield, %	3.9	4.0		3.9

<sup>1</sup> Rolling 12 months. For definition see page 18.

### Properties

Location	Leasable area, sqm	Annual rental value, SEK M	Economic occupancy rate, %	Property value, SEK M	Environmental certification, %
Malmö	23,110	74	98	1,378	100
Stockholm	28,992	122	90	2,381	100
<b>Total</b>	<b>52,102</b>	<b>196</b>	<b>93</b>	<b>3,759</b>	<b>100</b>

## PPP-portfolio value

### Unrealized development gain in PPP-portfolio

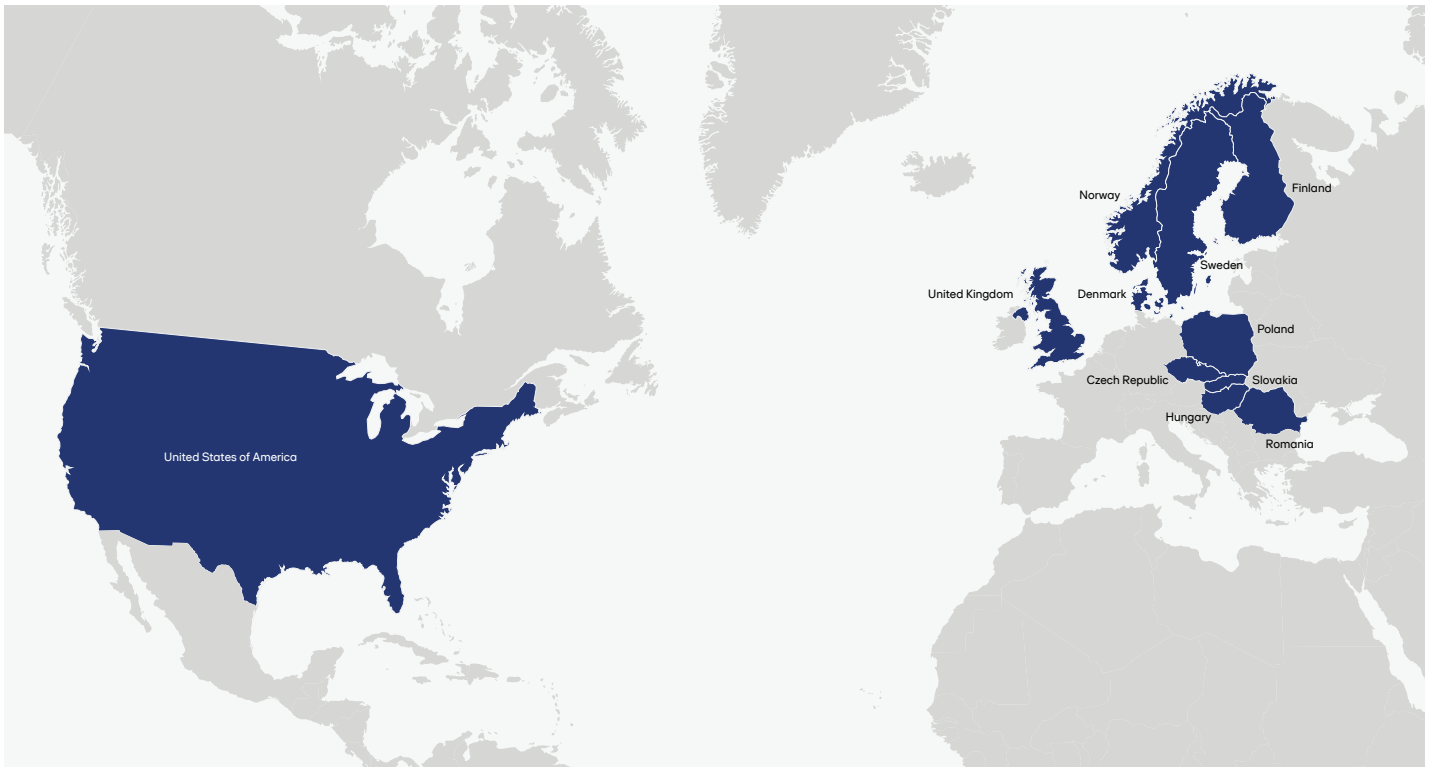
SEK bn	Mar 31, 2023	Mar 31, 2022	Dec 31, 2022
Present value of cash flow from projects	2.5	2.4	2.7
Present value of remaining investments	0.0	-0.1	0.0
<b>Net present value of projects</b>	<b>2.5</b>	<b>2.3</b>	<b>2.7</b>
Carrying amount before Cash flow hedge / Carrying amount	-1.6	-1.8	-2.2
<b>Unrealized development gain</b>	<b>0.9</b>	<b>0.5</b>	<b>0.5</b>
Cash flow hedge	0.1	0.1	0.1
Effect in unrealized equity <sup>1</sup>	1.0	0.6	0.6

<sup>1</sup> Tax effects not included.

# About Skanska

Over 135 years in the making, we are one of the world's largest project development and construction companies. We operate across select markets in the Nordics, Europe and the USA. Together with our customers and the collective expertise of our 28,000 employees, we create innovative and sustainable solutions that support healthy living beyond our lifetime.

## Skanska's home markets



### Norton Folgate, London, UK

Skanska was awarded the contract to deliver the Norton Folgate mixed-use development in London, located a short walk from Liverpool Street Station, just behind Spitalfields Market. Working with our customer, we are helping to create a place that provides commercial space for a range of business sizes and new retail premises that complement Spitalfields' character. When finished, the development will provide 32,500 sq m of commercial, retail and public space. The new buildings are targeting environmental standards to achieve BREEAM Excellent, with the existing buildings targeting BREEAM Very Good. Work started in 2021 and will be completed in 2023.

*Image: John Sturrock*

Skanska AB

[www.group.skanska.com/investors](http://www.group.skanska.com/investors)

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This report will also be presented via a telephone conference and a audiocast at 10:00 CEST on May 4, 2023.

The telephone conference will be webcasted live at [www.skanska.com/investors](http://www.skanska.com/investors), where a recording of the conference will also be available later.

To participate in the telephone conference, please dial +46 (0)8 5051 00 31, or +44 (0)207 107 06 13, or +1 (1) 631 570 56 13.

This and previous releases can also be found at [www.group.skanska.com/investors](http://www.group.skanska.com/investors).

This is information that Skanska AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation.

The information was submitted for publication, through the agency of the Senior Vice President Investor Relations set out above, at 07:30 CEST on May 4, 2023.

Enumerated amounts presented in tables and statements may not always agree with the calculated sum of the related line items due to rounding differences. The aim is for each line item to agree with its source and therefore there may be rounding differences affecting the total when adding up the presented line items.