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SHAREHOLDER INFORMATION
Three Month Report, January–March 2004

SKANSKA

Three Month Report January–March 2004

Highlights

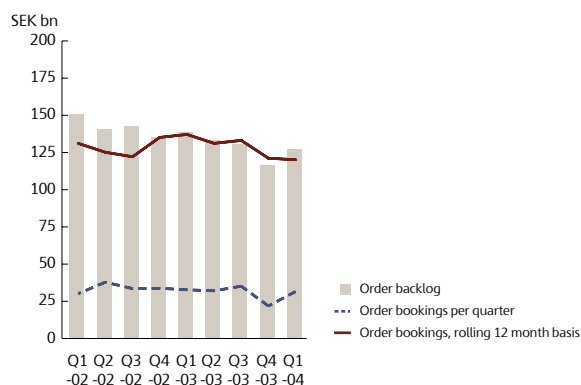
SEK M	Jan-Mar 2004	Jan-Mar 2003	Apr 2003- Mar 2004	Jan-Dec 2003
■ Net sales	26,033	29,553	129,359	132,879
of which net sales on sale of properties in Commercial Project Development	396	2,067	5,901	7,572
■ Operating income	456	720	4,268	4,532
of which gain on sale of properties in Commercial Project Development	126	488	2,037	2,399
■ Income after financial items	418	540	3,950	4,072
■ Net income	268	363	2,666	2,761
■ Earnings per share for the period	0.64	0.87	6.37	6.60
■ Capital employed	23,635	31,583	23,635	24,460
■ Net cash (+)/Net debt (-)	-132	-9,677	-132	150
■ Shareholders' equity	14,703	13,062	14,703	14,169
■ Return on capital employed, %			17.4	17.1
■ Return on shareholders' equity, %			19.2	19.5
■ Operating cash flow before change in interest-bearing receivables and liabilities	-126	798	9,031	9,955
■ Change in interest-bearing net cash (+)/net debt (-)	-282	-301	9,545	9,526
■ Order bookings, SEK bn	31.4	32.6	119.9	121.1
■ Order backlog, SEK bn	126.7	137.9	126.7	116.4

- Net sales decreased by 12 percent to SEK 26,033 M (29,553). Adjusted for currency rate effects, net sales fell by 5 percent.
- Operating income amounted to SEK 456 M (720).
- Gain on sale of properties in Commercial Project Development amounted to SEK 126 M (488).
- Income after financial items amounted to SEK 418 M (540).
- Net income amounted to SEK 268 M (363) and earnings per share in the fourth quarter totaled SEK 0.64 (0.87).
- Order bookings declined by 4 percent to SEK 31.4 billion (32.6). Adjusted for currency rate effects however, order bookings rose by 3 percent. Order backlog amounted to SEK 126.7 billion (137.9), a decline of 8 percent. Adjusted for currency rate effects, order backlog only fell by 2 percent.



Miguel Dobrzniecki, head of Skanska Latin America's Oil & Gas operations and maintenance (facilities management) unit in Brazil. Skanska operates and maintains the Breitner Energetica Emergenciales emergency power plant which Skanska also built. Skanska BOT holds a 35 percent share of the ownership consortium.

Order bookings and backlog, SEK bn



Order bookings

Order bookings fell by 4 percent and amounted to SEK 31,376 M (32,574). Adjusted for currency rate effects, order bookings rose by 3 percent. Skanska USA Civil (American civil construction) and Skanska UK (United Kingdom) reported the largest declines in order bookings. The downturn is explained by a weak U.S. construction market and large new contracts that were booked in the comparative period.

During the first quarter of 2004, order bookings rose in Sweden and Poland. Skanska USA Building also increased order bookings in SEK as well as in local currency. Other units showed stable or decreased bookings. After all necessary permits had been received, Skanska was able to include nearly SEK 2.4 billion for construction of the railroad tunnel through the Halland Ridge (Hallandsås) in southern Sweden in order bookings. This sum represents Skanska's share of the project, which is taking place in a consortium with the French construction company Vinci. During the period, Skanska received an assignment to perform SEK 600 M worth of site preparation and building construction work in conjunction with Stora Enso's construction of a new paper machine at Kvarnsveden in Borlänge, Sweden. In Sweden, Skanska signed a SEK 500 M contract to construct Pfizer's new Swedish headquarters in Sollentuna outside Stockholm. During the period, Skanska Norway was contracted to carry out building and civil construction for the onshore terminal of the new Ormen Lange offshore gas field. The contract is worth SEK 1.1 billion. Skanska USA Building (American commercial construction) signed a contract worth SEK 315 M to provide construction management services for two school projects in Connecticut.

Order backlog

At the end of the first quarter, order backlog amounted to SEK 126,742 M (137,860), which represented an 8 percent decline. In terms of local currencies, order backlog only fell by 2 percent compared to the end of March 2003. Compared to year-end, order backlog rose by 5 percent in local currencies. Order backlog was equivalent to about 12 (12) months of construction.

Net sales and income

Performance analysis

SEK M	Jan-Mar 2004	Jan-Mar 2003	Apr 2003-Mar 2004	Jan-Dec 2003
Net sales				
Construction and Services	24,872	26,828	119,646	121,602
Residential Project Development	1,372	1,633	6,073	6,334
Commercial Project Development	624	2,433	7,052	8,861
BOT	5	5	87	87
Central and eliminations	-840	-1,346	-3,499	-4,005
Skanska Group	26,033	29,553	129,359	132,879
Earnings before interest, taxes and amortization (EBITA)				
Construction and Services	340	235	2,368	2,263
Residential Project Development	120	88	337	305
Commercial Project Development ¹	172	690	2,543	3,061
BOT	-3	-8	32	27
Central	-94	-134	-444	-484
Closed down operations	0	5	5	10
Eliminations ¹	27	-36	-2	-65
Skanska Group	562	840	4,839	5,117
Goodwill amortization and writedowns	-106	-120	-571	-585
Operating income	456	720	4,268	4,532
Net interest items	-33	-135	-291	-393
Other financial items	-5	-45	-27	-67
Net financial items	-38	-180	-318	-460
Income after financial items	418	540	3,950	4,072
Taxes	-150	-172	-1,281	-1,303
Minority interests	0	-5	-3	-8
Net income for the period	268	363	2,666	2,761
Earnings per share for the period	0.64	0.87	6.37	6.60
1 Of which gain on sale of commercial properties reported in Commercial Project Development	82	485	1,993	2,396
Eliminations	44	3	44	3

Net sales totaled SEK 26,033 M (29,553), a decline of 12 percent. Adjusted for currency rate effects, net sales fell by 5 percent. Skanska's largest business stream, Construction and Services, reported unchanged sales after adjustments for currency rate effects. The decrease in the Group's net sales was primarily attributable to lower divestments of commercial properties compared to the same period of 2003.

Operating income decreased to SEK 456 M (720). Currency effects, mainly related to Construction and Services, had a negative impact of SEK 15 M on operating income. In Construction and Services, operating income before goodwill amortization (EBITA) rose by 45 percent, amounting to SEK 340 M (235). Operating income before goodwill in Residential Project Development rose by 36 percent and totaled SEK 120 M (88). Commercial Project Development reported lower operating income, SEK 172 M (690), due to lower divestments of completed commercial projects. Skanska BOT improved its operating income to SEK -3 M (-8). Corporate overhead shrank to SEK -94 M (-134). The item "closed down operations" includes Skanska Telecom Networks, which was largely discontinued during 2002.

In Construction and Services, operating margin amounted to 0.9 (0.4) percent.

Goodwill amortization and writedowns during the period, which totaled SEK 106 M, consisted of scheduled amortization.

As a consequence of lower debt, net interest items improved to SEK -33 (-135). Capitalization of interest expenses in ongoing projects amounted to SEK 14 M (22). Other financial items totaled SEK -5 M (-45). The higher amount in the comparative period included a writedown of Skanska's shares in the kitchen interior manufacturer Nobia totaling SEK 26 M. Income after financial items fell to SEK 418 M (540).

Net profit for the report period fell to SEK 268 M (363). Earnings per share during the period reached SEK 0.64 (0.87).

Investments and divestments

SEK M	Jan-Mar 2004	Jan-Mar 2003	Apr 2003- Mar 2004	Jan-Dec 2003
INVESTMENTS				
Construction and Services	-263	-415	-1,697	-1,849
Residential Project Development	-820	-920	-3,673	-3,773
Commercial Project Development	-181	-492	-1,088	-1,399
BOT	-18	0	-133	-115
Central and eliminations	-2	141	66	209
Investments	-1,284	-1,686	-6,525	-6,927
DIVESTMENTS				
Construction and Services	210	254	1,495	1,539
Residential Project Development	1,001	1,033	4,552	4,584
Commercial Project Development	396	2,067	5,901	7,572
BOT	0	0	1	1
Central and eliminations	-1	-144	288	145
Divestments	1,606	3,210	12,237	13,841
NET INVESTMENTS				
Construction and Services	-53	-161	-202	-310
Residential Project Development	181	113	879	811
Commercial Project Development	215	1,575	4,813	6,173
BOT	-18	0	-132	-114
Central and eliminations	-3	-3	354	354
Net investments¹	322	1,524	5,712	6,914
1 Of which strategic investments/divestments	-28	-16	392	404

Investments amounted to SEK -1,284 M (-1,686). Investments in Construction and Services fell to SEK -263 M (-415). This item was mainly related to investments in fixed assets for Skanska's own production. Net investments totaled SEK -53 M (-161). Investment volume in Residential Project Development decreased to SEK -820 M (-920). This decline was due to the inclusion in the comparable period of Skanska's American project development operations, which were divested last year. Investments in Sweden and Norway rose in the medium and low price segments, where demand is strong. Divestments in this business stream were at the same level as last year and amounted to SEK 1,001 M (1,033). In Commercial Project

Development, both investments and divestments shrank, and net investments amounted to SEK 215 M (1,575).

The net amount of the Group's investments (-) and divestments (+) was SEK +322 M (1,524).

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

SEK M	Jan-Mar 2004	Jan-Mar 2003	Apr 2003- Mar 2004	Jan-Dec 2003
CASH FLOW FROM OPERATIONS				
Construction and Services	11	-1,008	4,320	3,301
Residential Project Development	180	-293	1,443	970
Commercial Project Development	366	2,243	5,233	7,110
BOT	-57	-28	-201	-172
Central and eliminations	-114	194	-200	108
Cash flow before taxes, financial operations and dividends	386	1,108	10,595	11,317
Taxes paid	-453	-147	-374	-68
Net interest items and other financial items	-38	-155	-313	-430
Dividend etc.	-21	-8	-877	-864
Cash flow before changes in interest-bearing receivables and liabilities	-126	798	9,031	9,955
Translation difference, net debt	-128	135	164	427
Reclassification and change in accounting principle, interest-bearing net debt	0	-1,285	-536	-1,821
Interest-bearing liabilities, acquired/divested	-9	0	837	846
Other changes, interest-bearing net debt	-19	51	49	119
Changes in interest-bearing net debt/net cash	-282	-301	9,545	9,526

Cash flow before taxes, financing operations and dividends totaled SEK 386 M (1,108). In Construction and Services, cash flow improved substantially and reached SEK 11 M (-1,008). The seasonal negative change in working capital amounted to SEK -501 M (-1,014). Residential Project Development also reported an improvement, with cash flow from business operations reaching SEK 180 M (-293). Commercial Project Development reported cash flow amounting to SEK 366 M (2,243), which was lower than in the same period of last year as a consequence of the lower volume of property divestments. In Skanska BOT, cash flow from business operations amounted to SEK -57 M (-28).

Taxes paid for the period amounted to SEK -453 M (-147). The higher amount was due to supplementary tax payments for the large property divestments carried out during 2003. Cash flow before change in interest bearing receivables and liabilities totaled SEK -126 M (798).

The change in interest-bearing net debt amounted to SEK -282 M (-301), primarily as a result of cash flow and translation differences related to currency rate differences for interest-bearing net debt that totaled SEK -128 M (135).

Financial position

Capital employed, by business stream

SEK bn	Construction and Services	Residential Project Development	Commercial Project Development	BOT	Central & Eliminations	Total Skanska Group
Intangible fixed assets	4.4	0.0	0.0	0.4	0.0	4.8
Tangible fixed assets	6.5	0.0	0.0	0.0	0.0	6.5
Shares and participations	0.8	0.1	0.1	0.8	-0.3	1.5
Commercial properties	1.4	0.0	9.4	0.0	-0.2	10.6
Residential properties	0.0	3.2	0.0	0.0	0.0	3.2
Interest-bearing receivables	1.5	0.0	0.1	0.1	0.7	2.4
Net working capital	-8.1	-0.9	-0.3	0.0	-2.3	-11.6
Cash, bank & short term investments	2.6	0.1	0.0	0.0	3.5	6.2
Capital employed on Mar 31, 2004	9.1	2.5	9.3	1.3	1.4	23.6
Capital employed on Dec 31, 2003	9.5	2.9	9.5	1.2	1.4	24.5
Capital employed on Mar 31, 2003	12.4	5.0	14.1	1.0	-0.9	31.6

Skanska has continued to reduce capital employed. At the close of the first quarter, the Group's capital employed totaled SEK 23.6 billion (31.6). Compared to year-end 2003, the Group reduced its capital employed by 4 percent.

In Construction and Services, the decline since the first quarter of 2003 was 27 percent and capital employed at the end of the report period was SEK 9.1 billion (12.4). In Residential Project Development, capital employed totaled SEK 2.5 billion (5.0), and in Commercial Project Development it was SEK 9.3 billion (14.1). In BOT the corresponding figure was SEK 1.3 billion (1.0).

Capital employed in Construction and Services has been further reduced than previously estimated. The target for the close of 2004 was SEK 16 billion. Residential Project Development has reached its target figure of SEK 3 billion, while Commercial Project Development is approaching its target figure of SEK 8 billion. If outstanding commitments in BOT of about SEK 1.1 billion are added to capital, it signifies that these operations are approaching their target figure of SEK 3 billion in capital employed.

Change in interest-bearing assets and liabilities

SEK M	Jan-Mar 2004	Jan-Mar 2003	Apr 2003-Mar 2004	Jan-Dec 2003
Net debt (-) / Net cash surplus (+), opening balance	150	-9,376	-9,677	-9,376
Change in interest-bearing receivables and liquid assets	-1,790	1,098	259	3,147
Translation differences interest-bearing receivables and liquid assets	175	-222	-332	-729
Change in interest-bearing liabilities	1,664	-300	8,772	6,808
Translation differences interest-bearing liabilities	-303	357	496	1,156
Reclassification and change in accounting principle	0	-1,285	-536	-1,821
Interest-bearing debts acquired/divested	-9	0	837	846
Other changes	-19	51	49	119
Net debt (-) / Net cash surplus (+), closing balance	-132	-9,677	-132	150

During the first quarter, the Group's net cash position of SEK 150 M at the close of 2003 turned into an interest-bearing net debt of SEK -132 M (-9,677). During the period, liquid assets and interest-bearing receivables were used to re-pay loans. At the end of the quarter interest-bearing liabilities and provisions amounted to SEK 8,747 M (Dec. 2003: 10,091).

The shareholders' equity of the Group rose to SEK 14,703 M (Dec. 2003: 14,169). Besides the net income for the period, the change in shareholders' equity is explained by positive currency rate effects. The net debt/equity ratio amounted to 0.0 (Dec. 2003: 0.0) and the equity/assets ratio was 22.8 (Dec. 2003: 21.5) percent. The target figure for the net debt/equity ratio (net interest-bearing debt divided by visible shareholders' equity) is 0.1 - 0.3.

Exchange rates for the most important currencies

SEK	Average exchange rate		Exchange rates on the balance sheet date		
	Jan-Mar 2004	Jan-Mar 2003	Mar 31 2004	Mar 31 2003	Dec 31 2003
U.S. dollar	7.35	8.55	7.57	8.49	7.26
British pound	13.50	13.72	13.89	13.43	12.89
Norwegian crown	1.06	1.21	1.10	1.17	1.08
Euro	9.18	9.18	9.26	9.26	9.07

Total assets in the consolidated balance sheet fell to SEK 65.3 billion (74.3). This was even though currency rate effects increased total assets by SEK 1.6 billion. Capital employed is gradually being reduced. At the end of March, capital employed amounted to SEK 23.6 billion (31.6).

The book value of current-asset properties amounted to SEK 13.8 billion (18.4), of which commercial properties in property development operations accounted for SEK 9.3 billion (12.1). Please see the table on page 13.

Personnel

The number of employees in the Group was 66,992 (68,941), measured as the average number of employees. The decrease is due to an adaptation to lower business volume.

Market outlook

Construction investments remain weak in Skanska's main markets, except for the Czech Republic and Private Finance Initiative (PFI) projects in the United Kingdom. The main reason for the low construction levels is the low volume of investment in industrial and commercial construction. In the U.S., investment activity in industrial and commercial construction remains at a low level. Vacancy rates are high, which decreases demand for new office space. Industrial construction in the U.S. is expected to increase at the same pace as private investments. The Swedish market for construction of commercial buildings is shrinking, mainly due to low activity in office property construction. Except for PFI project volume in the U.K., British investments in segments of importance to Skanska are decreasing. The Polish commercial construction market is beginning to show some signs of recovery, but the competitive situation is difficult.

Civil construction in Skanska's main markets is showing signs of slow recovery. In the U.S., civil construction is nevertheless expected to remain at a low level, among other things as a consequence of large budget deficits in individual states. However, New York City and vicinity, where Skanska has a strong position in infrastructure construction, is expected to outperform the U.S. as a whole in the next few years. In Finland, civil construction is growing. The Czech Republic and Poland are expected to show some growth. In South America, economic recovery is continuing, with a good outlook for power transmission projects and projects in the oil and gas industries, which are important sectors for Skanska's operations in this region.

Residential construction remains at a high level in the Czech Republic, Finland and Russia. In most markets, the volume of planned housing starts is rising. The increase consists of units in the medium and lower price segments, for which there is heavy demand.

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

Accounting principles and changes in accounting practices

This Interim Report was prepared in compliance with the Swedish Financial Accounting Standards Council's recommendation RR 20, "Interim Financial Reporting." The same accounting principles and calculation methods have been applied as in the latest Annual Report.

Other matters

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

In Sweden, the Supreme Administrative Court has decided not to grant the Tax Authority a hearing in the tax case related to aircraft leasing, on which the Administrative Court of Appeal ruled in favor of Skanska during 2003.

Work is proceeding on the previously announced sale of Skanska's mining contracting business in South Africa, Canada and Australia. The sale is subject to the required regulatory approvals, and the matter is currently under assessment by South Africa's Competition Commission.

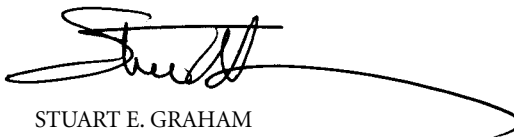
Financial reports in 2004

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

During 2004, the Skanska Group's Interim Reports will be published on the following dates:

July 29, 2004	Six Month Report
October 29, 2004	Nine Month Report

Stockholm, April 30, 2004



STUART E. GRAHAM
President and CEO

This Interim Report has not been subjected to separate examination by the Company's auditors.

The Skanska Group

INCOME STATEMENT

SEK M	Jan-Mar 2004	Jan-Mar 2003	Apr 2003- Mar 2004	Jan-Dec 2003
Net sales	26,033	29,553	129,359	132,879
Operating expenses	-23,798	-26,764	-117,007	-119,973
Gross income	2,235	2,789	12,352	12,906
Selling and administrative expenses ¹	-1,804	-2,079	-8,178	-8,453
Share of income in associated companies	25	10	94	79
Operating income	456	720	4,268	4,532
Interest income	72	53	311	292
Interest expenses	-105	-188	-602	-685
Net interest expenses	-33	-135	-291	-393
Other financial items	-5	-45	-27	-67
Income after financial items	418	540	3,950	4,072
Taxes	-150	-172	-1,281	-1,303
Minority interest	0	-5	-3	-8
Net profit	268	363	2,666	2,761
Earnings per share for the period	0.64	0.87	6.37	6.60
Average number of shares	418,553,072	418,553,072	418,553,072	418,553,072
Depreciation, fixed assets, excl. goodwill amortization	-322	-361	-1,338	-1,377
Return on capital employed (RoCE), rolling twelve months, %			17.4	17.1
Return on equity (RoE), rolling twelve months, %			19.2	19.5
Average number of employees	66,992	68,941	66,992	69,669
1 Of which goodwill amortization and writedowns	-106	-120	-571	-585

EXTERNAL CASH FLOW, SUMMARY

SEK M	Jan-Mar 2004	Jan-Mar 2003	Apr 2003- Mar 2004	Jan-Dec 2003
Cash flow from business operations	98	1,165	9,995	11,062
Cash flow from investment operations	679	-2,783	2,255	-1,207
Cash flow from financing operations	-1,712	93	-9,772	-7,967
Cash flow for the period	-935	-1,525	2,478	1,888

CHANGES IN SHAREHOLDERS' EQUITY

SEK M	Jan-Mar 2004	Jan-Mar 2003	Apr 2003- Mar 2004	Jan-Dec 2003
Opening balance	14,169	14,217	13,062	14,217
Dividend ¹	0	0	-837	-837
Change in accounting principle	0	-1,110	0	-1,110
Translation differences etc	266	-408	-188	-862
Net profit for the period	268	363	2,666	2,761
Closing balance	14,703	13,062	14,703	14,169

¹The dividend approved by the Annual Meeting of Shareholders, SEK 1,256 M, was included in non-restricted reserves on Mar 31, 2004. The dividend was paid by VPC on April 7, 2004.

Group net investments

SEK M	Jan-Mar 2004	Jan-Mar 2003	Apr 2003- Mar 2004	Jan-Dec 2003
OPERATIONS - INVESTMENTS				
Intangible fixed assets	-22	-13	-60	-51
Tangible fixed assets	-223	-286	-1,246	-1,309
Assets in BOT operations	-18	0	-133	-115
Shares	0	0	15	15
Current-asset properties	-993	-1,347	-5,018	-5,372
of which Residential Project Development	-819	-914	-3,677	-3,772
of which Commercial Project Development	-174	-433	-1,341	-1,600
Investments	-1,256	-1,646	-6,442	-6,832
OPERATIONS - DIVESTMENTS				
Intangible fixed assets	10	0	14	4
Tangible fixed assets	139	66	454	381
Assets in BOT operations	0	0	1	1
Shares	0	0	0	0
Current-asset properties	1,457	3,120	11,293	12,956
of which Residential Project Development	999	1,033	4,547	4,581
of which Commercial Project Development	458	2,087	6,746	8,375
Divestments	1,606	3,186	11,762	13,342
Net investments in operations	350	1,540	5,320	6,510
STRATEGIC INVESTMENTS				
Businesses	-27	-30	-87	-90
Shares	-1	-10	4	-5
Strategic investments	-28	-40	-83	-95
STRATEGIC DIVESTMENTS				
Businesses	0	24	42	66
Shares	0	0	433	433
Strategic divestments	0	24	475	499
Net strategic investments	-28	-16	392	404
TOTAL NET INVESTMENTS	322	1,524	5,712	6,914
Depreciation, fixed assets, excl. goodwill amortization	-322	-361	-1,338	-1,377

Consolidated operating cash flow

SEK M	Jan-Mar 2004	Jan-Mar 2003	Apr 2003- Mar 2004	Jan-Dec 2003
Cash flow from business operations before change in working capital	564	597	3,409	3,442
Change in working capital	-501	-1,014	1,426	913
Net investments in business operations	350	1,540	5,320	6,510
Cash flow adjustment, net investments ¹		1	48	48
Taxes paid in in business operations	-435	-193	-1,185	-943
Cash flow from operating business	-21	931	9,018	9,970
Net interest items and other financial items	-38	-155	-313	-430
Taxes paid in financing operations	11	46	100	135
Cash flow from finance operations	-27	-109	-213	-295
CASH FLOW FROM OPERATIONS	-48	822	8,805	9,675
Net strategic investments	-28	-16	392	404
Taxes paid on net strategic investments	-29	0	711	740
Cash flow from net strategic investments	-57	-16	1,103	1,144
Dividend etc.	-21	-8	-877	-864
CASH FLOW BEFORE CHANGE IN INTEREST BEARING RECEIVABLES AND LIABILITIES	-126	798	9,031	9,955
Change in interest-bearing receivables and liabilities	-809	-2,323	-6,553	-8,067
CASH FLOW FOR THE PERIOD	-935	-1,525	2,478	1,888
Liquid assets at the beginning of the period	7,037	5,763	7,037	5,763
Exchange rate differences in liquid assets	124	-158	-332	-614
Liquid assets at the end of the period	6,226	4,080	9,183	7,037
Change in interest-bearing net debt	-282	-301	9,545	9,526

BALANCE SHEET SEK M	Mar 31 2004	Mar 31 2003	Dec 31 2003
ASSETS			
Intangible fixed assets			
Goodwill	4,368	5,075	4,259
Other intangible fixed assets	468	433	459
	4,836	5,508	4,718
Tangible fixed assets			
Buildings and land	1,977	2,327	2,144
Machinery and equipment	4,445	5,049	4,482
Construction in progress	113	64	104
	6,535	7,440	6,730
Financial fixed assets			
Shares and participations	1,530	1,944	1,450
Interest-bearing receivables	1,510	1,385	1,956
Deferred tax claims	1,768	1,980	1,539
	4,808	5,309	4,945
Total fixed assets	16,179	18,257	16,393
Current-asset properties			
Commercial Project Development	9,262	12,070	9,249
Other commercial properties	1,351	1,578	1,051
Residential Project Development	3,206	4,763	3,394
	13,819	18,411	13,694
Inventories	1,134	933	828
Current receivables			
Interest-bearing receivables	879	3,090	1,248
Tax claims	298	355	415
Non-interest-bearing receivables	26,720	29,182	27,123
	27,897	32,627	28,786
Short-term investments	457	1,304	218
Cash and bank balances	5,769	2,776	6,819
Total current assets	49,076	56,051	50,345
Total assets	65,255	74,308	66,738
of which interest-bearing	8,615	8,555	10,241

BALANCE SHEET SEK M	Mar 31 2004	Mar 31 2003	Dec 31 2003
SHAREHOLDERS' EQUITY AND LIABILITIES			
Shareholders' equity	14,703	13,062	14,169
Minority interests	185	289	200
Provisions			
Provisions for pensions and similar commitments	1,809	2,292	2,058
Provision for taxes	3,043	1,962	3,104
Other provisions	3,286	3,035	3,230
	8,138	7,289	8,392
Long-term liabilities, interest-bearing	5,566	12,798	7,182
Current liabilities			
Interest-bearing liabilities	1,353	3,473	809
Tax liabilities	339	667	571
Non-interest-bearing liabilities	34,971	36,730	35,415
	36,663	40,870	36,795
Total shareholders' equity and liabilities of which interest-bearing	65,255	74,308	66,738
	8,747	18,232	10,091

Contingent liabilities

During the report period, the Group's contingent liabilities increased by SEK 3.8 billion to SEK 22.5 billion (Dec.31, 2003: 18.7)

FINANCIAL RATIOS ETC. ¹	Mar 31 2004	Mar 31 2003	Dec 31 2003
Capital employed, closing balance, SEK M	23,635	31,583	24,460
Capital employed, average, SEK M	26,292	33,979	28,183
Equity/assets ratio, %	22.8	18.0	21.5
Net cash surplus (+), net debt (-), SEK M	-132	-9,677	150
Debt/equity ratio	0.0	0.7	0.0

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

Additional information

Business Streams

Construction & Services

SEK M	Jan-Mar 2004	Jan-Mar 2003	Apr 2003- Mar 2004	Jan-Dec 2003
Net sales	24,872	26,828	119,646	121,602
Gross income	1,748	1,794	8,599	8,645
Selling and administrative expenses ¹	-1,425	-1,548	-6,345	-6,468
Share of income in associated companies	17	-11	114	86
Earnings before interest, taxes and amortization (EBITA)	340	235	2,368	2,263
Goodwill amortization and writedowns	-104	-115	-567	-578
Operating income	236	120	1,801	1,685
Capital employed	9,083	12,413	9,083	9,529
Depreciation, fixed assets	-318	-345	-1,328	-1,355
Investments	-263	-415	-1,697	-1,849
Divestments	210	254	1,495	1,539
Net investments	-53	-161	-202	-310
Cash flow from operations before investments and change in working capital	608	423	3,435	3,250
Change in working capital	-549	-1,269	1,135	415
Net investments in operations	-28	-148	-274	-394
Cash flow adjustment – net investments	5	-1	-48	-54
Operating cash flow from business operations ²	36	-995	4,248	3,217
Strategic net investments	-25	-13	72	84
Cash flow	11	-1,008	4,320	3,301
Gross margin, %	7.0	6.7	7.2	7.1
Selling and administrative expenses, %	-5.7	-5.8	-5.3	-5.3
Operating margin before interest, taxes and amortization, %	1.4	0.9	2.0	1.9
Operating margin %	0.9	0.4	1.5	1.4
Return on capital employed (RoCE), %			18.8	16.3
Order bookings, SEK bn	31.3	32.2	119.6	120.6
Order backlog, SEK bn	126.7	137.8	126.7	116.3
Employees	65,837	66,890	65,837	68,209

1 Excluding goodwill amortization and writedowns

2 Before taxes, financing operations and dividends

Further information by business/reporting unit can be found on page 12.

Net sales declined by 7 percent to SEK 24,872 M (26,828). Net sales were negatively impacted by currency rate effects of 7 percent.

Operating income before goodwill amortization (EBITA) rose by 45 percent, amounting to SEK 340 M (235). Skanska's British operations improved their operating income to SEK 103 M (33). Skanska Services, which also showed improved margins, reported an operating income of SEK 41 M (27). Skanska's Nordic operations as well as its operations in Latin America also showed better earnings than in the comparable period. Skanska USA Civil accounted for the largest decrease in operating income. The severe winter in the New York area, rising raw material prices and continued difficulties for the subsidiary Yeager Skanska (California) explain the downturn. Skanska USA Building increased its margins somewhat, despite weaker capacity utilization. In local currency, Skanska USA Building increased its order bookings by 32 percent compared to the same quarter of 2003.

Operating income amounted to SEK 236 M (120). Negative currency rate effects lowered operating income by SEK 9 M. During the seasonally weak first quarter, operating margin amounted to 0.9 (0.4) percent.

Residential Project Development

SEK M	Jan-Mar 2004	Jan-Mar 2003	Apr 2003- Mar 2004	Jan-Dec 2003
Net sales	1,372	1,633	6,073	6,334
Gross income	202	198	680	676
Selling and administrative expenses ¹	-82	-110	-338	-366
Share of income in associated companies	0	0	-5	-5
Earnings before interest, taxes and amortization (EBITA)	120	88	337	305
Goodwill amortization and writedowns	-1	-2	-6	-7
Operating income	119	86	331	298
Capital employed	2,493	4,997	2,493	2,931
Depreciation fixed assets	-1	-1	-11	-11
Investments	-820	-920	-3,673	-3,773
Divestments	1,001	1,033	4,552	4,584
Net investments	181	113	879	811
Cash flow from operations before investments and changes in working capital	-50	46	-339	-243
Change in working capital	144	-374	871	353
Net investments in operations	181	112	880	811
Cash flow adjustment, net investment	-95	-77	31	49
Operating cash flow from business operations ²	180	-293	1,443	970
Strategic net investments	0	0	0	0
Cash flow	180	-293	1,443	970
Operating margin, %	8.7	5.3	5.5	4.7
Return on capital employed, RoCE, %			9.6	7.5
Employees	733	1,396	733	824

1 Excluding goodwill amortization and writedowns

2 Before taxes, financial operations and dividends

Further information by business/reporting unit can be found on page 13.

Net sales fell by 16 percent to SEK 1,372 M (1,633). The main reason for the decline in net sales was that the American residential development unit – Spectrum Skanska – which was divested on April 1, 2003, was included in sales during the comparable period. In Denmark, Skanska no longer carries out any operations in Residential Project Development, which explains another portion of the decline in net sales.

Operating income rose to SEK 119 M (86). In Skanska's Polish operations, previously completed residential units are being sold and in principle, no new project development is currently underway. In Norway, operating income improved and amounted to SEK 31 M (19). Czech operations accounted for the largest improvement in operating income, and this amounted to SEK 29 M (12).

Commercial Project Development

SEK M	Jan-Mar 2004	Jan-Mar 2003	Apr 2003- Mar 2004	Jan-Dec 2003
Net sales	624	2,433	7,052	8,861
Gross income	234	746	2,797	3,309
Selling and administrative expenses ¹	-57	-60	-241	-244
Share of income in associated companies	-5	4	-13	-4
Earnings before interest, taxes and amortization (EBITA)	172	690	2,543	3,061
Goodwill amortization and writedowns	0	0	0	0
Operating income	172	690	2,543	3,061
of which gain on sale of properties ²	82	485	1,993	2,396
of which operating net, completed properties	134	232	652	750
of which writedowns/reversal of writedowns	0	0	0	0
Capital employed	9,323	14,108	9,323	9,459
Investments	-181	-492	-1,088	-1,399
Divestments	396	2,067	5,901	7,572
Net investments	215	1,575	4,813	6,173
Cash flow from operations before investments and changes in working capital	104	201	574	671
Changes in working capital	-44	387	-218	213
Net investments in operations	218	1,576	4,815	6,173
Cash flow adjustment, net investments	91	79	65	53
Operating cash flow from business operations before taxes ³	369	2,243	5,236	7,110
Strategic investments	-3	0	-3	0
Cash flow	366	2,243	5,233	7,110
Return on capital employed (RoCE), %			22.5	24.8
Employees	136	157	136	149

1 Excluding goodwill amortization and writedowns

2 Additional gain included in eliminations was

3 Before taxes, financing operations and dividends

See page 13 for more information.

Net sales fell to SEK 624 M (2,433) as a consequence of lower divestments of completed commercial projects. For the same reason, operating income decreased to SEK 172 M (690).

During the report period, Skanska sold the East-West Business Center in Budapest, Hungary, for SEK 389 M, with a capital gain of SEK 126 M. Of this, SEK 44 M was reported under the item "Eliminations" as a withdrawal of previously eliminated capital gains in construction operations.

Commercial Project Development has nine projects underway, seven of them in Sweden. Ongoing projects represent leasable space of about 124,000 sq. m (1.33 million sq. ft.) and are 77 percent pre-leased. At the end of the period, the book value of ongoing projects totaled SEK 0.6 billion (Dec. 2003: 0.4). Their book value upon completion is expected to total SEK 1.4 billion, with an estimated market value of SEK 1.8 billion. The degree of completion in ongoing projects is about 40 percent.

The book value of Skanska's portfolio of completed properties amounted to SEK 6.0 billion (Dec. 2003: 6.2), with an estimated market value, based on an appraisal dated December 2003, of about SEK 9.1 billion (Dec. 2003: 9.4). The occupancy rate, measured in rent, amounted to 87 percent.

The book value of Skanska's undeveloped land and development properties ("land bank") totaled about SEK 2.7 billion (Dec. 2003: 2.6).

BOT

SEK M	Jan-Mar 2004	Jan-Mar 2003	Apr 2003- Mar 2004	Jan-Dec 2003
Net sales	5	5	87	87
Gross income	-3	-12	41	32
Selling and administrative expenses ¹	-13	-12	-58	-57
Share of income in associated companies	13	16	49	52
Earnings before interest, taxes and amortization (EBITA)	-3	-8	32	27
Goodwill amortization and writedowns	0	-3	3	0
Operating income	-3	-11	35	27
of which gain on sale of projects	0	0	0	0
Capital employed	1,342	1,038	1,342	1,243
Depreciation, fixed assets	0	-11	11	0
Investments	-18	0	-133	-115
Divestments	0	0	1	1
Net investments	-18	0	-132	-114
Cash flow from operations before investments and changes in working capital	-16	-13	-22	-19
Changes in working capital	-23	-15	-47	-39
Net investments in operations	-18	0	-132	-114
Cash flow adjustment, net investments	0	0	0	0
Operating cash flow from business operations ²	-57	-28	-201	-172
Strategic investments	0	0	0	0
Cash flow	-57	-28	-201	-172
Return on capital employed (RoCE), %			4.4	3.8
Employees	39	29	39	32

1 Excluding goodwill amortization and writedowns

2 Before taxes, financing operations and dividends

Net sales amounted to SEK 5 M (5). Operating income totaled SEK -3 M (-11). During the comparative period, tender expenses were higher, which partly explains the difference.

During December, Skanska in consortium with the British investment fund Innisfree was selected to expand St. Bartholomew's Hospital (Barts) and The Royal London Hospital in central London. The assignment is Skanska's largest ever and comprises design and construction as well as operation and maintenance during a 38 year concession period. The construction project, worth about GBP 1 billion, will be included in order bookings when the contract and financing agreement have been signed. This is expected to occur early in 2005. Skanska's investment amounts to about SEK 350 M.

Skanska BOT's remaining investment commitments related to ongoing projects totaled about SEK 1.1 billion.

Construction and Services, by business/reporting unit

SEK M	Net sales				Operating income			
	Jan-Mar 2004	Jan-Mar 2003	Apr 2003-Mar 2004	Jan-Dec 2003	Oct-Dec 2003	Oct-Dec 2002	Jan-Dec 2003	Jan-Dec 2002
Sweden	4,575	5,036	23,219	23,680	72	10	557	495
Norway	1,891	2,122	7,992	8,223	17	-6	48	25
Denmark	777	698	3,509	3,430	10	-49	22	-37
Finland	1,602	1,546	7,935	7,879	-4	-21	228	211
Poland	384	571	3,359	3,546	-28	-22	84	90
Czech Republic	1,126	1,203	7,577	7,654	38	57	321	340
UK	3,055	3,018	12,043	12,006	79	8	140	69
USA Building	6,153	7,401	28,992	30,240	28	27	12	11
USA Civil	2,996	3,244	14,973	15,221	7	137	392	522
Latin America	543	429	2,256	2,142	23	18	124	119
Services	567	568	2,200	2,201	35	21	146	132
International ¹	1,203	992	5,591	5,380	-41	-60	-273	-292
Total	24,872	26,828	119,646	121,602	236	120	1,801	1,685

1 International includes operations in Russia, India, Hong Kong as well as International Projects, Whesseoe and Cementation.

Operations in Hong Kong are reported according to the equity method.

SEK M	EBITA ²				EBITA, % ²			
	Jan-Mar 2004	Jan-Mar 2003	Apr 2003-Mar 2004	Jan-Dec 2003	Jan-Mar 2004	Jan-Mar 2003	Apr 2003-Mar 2004	Jan-Dec 2003
Sweden	72	16	600	544	1.6	0.3	2.6	2.3
Norway	42	24	201	183	2.2	1.1	2.5	2.2
Denmark	10	-47	26	-31	1.3	-6.7	0.7	-0.9
Finland	12	3	311	302	0.7	0.2	3.9	3.8
Poland	-27	-20	93	100	-7.0	-3.5	2.8	2.8
Czech Republic	44	53	295	304	3.9	4.4	3.9	4.0
UK	103	33	233	163	3.4	1.1	1.9	1.4
USA Building	40	40	64	64	0.7	0.5	0.2	0.2
USA Civil	12	142	411	541	0.4	4.4	2.7	3.6
Latin America	23	18	124	119	4.2	4.2	5.5	5.6
Services	41	27	170	156	7.2	4.8	7.7	7.1
International	-32	-54	-160	-182	-2.7	-5.4	-2.9	-3.4
Total	340	235	2,368	2,263	1.4	0.9	2.0	1.9

2 Earnings before interest, taxes and amortization

SEK M	Capital employed, closing balance ³				Return on capital employed	
	Jan-Mar 2004	Jan-Mar 2003	Apr 2003-Mar 2004	Jan-Dec 2003	Apr 2003-Mar 2004	Jan-Dec 2003
Sweden	607	1,659	607	1,027	49.1	36.6
Norway	1,109	2,434	1,109	1,777	4.1	2.8
Denmark	-21	148	-21	56	-28.1	69.6
Finland	691	741	691	765	26.6	23.5
Poland	469	777	469	421	15.3	13.0
Czech Republic	1,771	1,767	1,771	1,508	19.4	20.2
UK	657	1,211	657	368	26.5	14.0
USA Building	481	702	481	404	5.4	4.3
USA Civil	1,857	1,746	1,857	1,663	23.4	31.0
Latin America	456	401	456	375	27.0	27.8
Services	1	20	1	-69	>100	>100
International	1,095	1,607	1,095	1,494	-18.3	-18.9
Eliminations	-90	-800	-90	-260		
Total	9,083	12,413	9,083	9,529	18.8	16.3

3 Deposits with Skanska Financial Services have been deducted.

SEK M	Order backlog				Order bookings			
	Jan-Mar 2004	Jan-Mar 2003	Apr 2003-Mar 2004	Jan-Dec 2003	Jan-Mar 2004	Jan-Mar 2003	Apr 2003-Mar 2004	Jan-Dec 2003
Sweden	17,794	14,514	17,794	13,797	8,440	5,126	26,008	22,694
Norway	6,586	6,708	6,586	5,690	2,644	3,246	8,563	9,165
Denmark	1,979	2,169	1,979	1,999	792	1,158	3,242	3,608
Finland	5,116	5,017	5,116	5,403	1,427	1,954	8,450	8,977
Poland	3,144	3,459	3,144	2,730	817	461	3,500	3,144
Czech Republic	8,758	9,232	8,758	7,426	2,368	2,046	9,138	8,816
UK	12,750	15,121	12,750	13,684	1,116	2,721	9,270	10,875
USA Building	42,898	44,493	42,898	38,055	9,263	8,142	33,299	32,178
USA Civil	16,285	24,865	16,285	17,405	1,180	4,962	8,785	12,567
Latin America	2,122	2,218	2,122	2,087	505	561	2,345	2,401
Services	2,314	2,178	2,314	2,387	492	358	2,338	2,204
International	6,996	7,788	6,996	5,640	2,252	1,507	4,678	3,933
Total	126,742	137,762	126,742	116,303	31,296	32,242	119,616	120,562

Residential Project Development, by business/reporting unit

SEK M	Net sales				Operating income			
	Jan-Mar 2004	Jan-Mar 2003	Apr 2003-Mar 2004	Jan-Dec 2003	Jan-Mar 2004	Jan-Mar 2003	Apr 2003-Mar 2004	Jan-Dec 2003
Sweden	474	615	2,274	2,415	29	21	23	15
Norway	311	240	1,095	1,024	31	19	95	83
Denmark	0	173	140	313	0	7	54	61
Finland	378	254	1,565	1,441	23	16	72	65
Poland	33	22	170	159	3	-9	-14	-26
Czech Republic	119	80	556	517	29	12	96	79
USA	-	189	-	189	-	9	-	9
International	57	53	280	276	4	7	9	12
Other	-	7	-7	0	-	4	-4	0
Total	1,372	1,633	6,073	6,334	119	86	331	298

SEK M	Capital employed, closing balance ¹				Return on capital employed	
	Jan-Mar 2004	Jan-Mar 2003	Apr 2003-Mar 2004	Jan-Dec 2003	Apr 2003-Mar 2004	Jan-Dec 2003
Sweden	519	1,246	519	735	2.6	1.5
Norway	865	1,082	865	823	10.9	8.9
Denmark	0	468	0	313	18.8	17.0
Finland	671	727	671	719	9.9	8.9
Poland	143	257	143	158	-7.8	-12.2
Czech Republic	235	103	235	130	71.9	64.5
USA	-	928	0	0	-	0.5
International	60	74	60	53	16.7	19.8
Other	-	112	0	0	-	0.0
Total	2,493	4,997	2,493	2,931	9.6	7.5

¹ Deposits with Skanska Financial Services have been deducted.

Breakdown of book value, current-asset properties, March 31, 2004

SEK M	Residential Project Development	Commercial Project Development	Other commercial Properties	Total
Completed projects	628	5,980	278	6,886
Ongoing projects	883	600	156	1,639
Land bank	1,695	2,682	917	5,294
Total	3,206	9,262	1,351	13,819

Project development – performance analysis before selling and administrative expenses

SEK M	Jan-Mar 2004	Jan-Mar 2003	Apr 2003-Mar 2004	Jan-Dec 2003
SALE PRICE				
Commercial Project Development	396	2,067	5,901	7,572
Other commercial properties	63	20	846	803
Residential Project Development	999	1,033	4,547	4,581
Total	1,458	3,120	11,294	12,956
BOOK VALUE				
Commercial Project Development	270	1,579	3,864	5,173
Other commercial properties	60	23	768	731
Residential Project Development	827	929	3,908	4,010
Total	1,157	2,531	8,540	9,914
GROSS INCOME				
Commercial Project Development	126	488	2,037	2,399
Other commercial properties	3	-3	78	72
Residential Project Development	172	104	639	571
Total	301	589	2,754	3,042

Commercial Project Development

SEK M	Book value, end of period	Book value upon completion	Market value Dec 31, 2003	Occupancy rate, %
Completed properties	5,980	5,980	9,060	87
Ongoing projects	600	1,381	1,790	77
Subtotal	6,580	7,361	10,850	
Land bank	2,682	2,682		
TOTAL	9,262	10,043	10,850	

Mail SE-169 83 Solna, Sweden
Street Råsundavägen 2
Phone +46 8 753 88 00
Fax +46 8 755 12 56

Web www.skanska.com
Seat Malmö, Sweden
Org.no. 556000-4615

SKANSKA