

PRESS RELEASE

SKANSKA NINE MONTH REPORT, JANUARY–SEPTEMBER 2003

Group highlights

SEK M	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002- Sep 2003	Jan-Dec 2002
Net sales	34,125	35,556	99,481	108,048	137,789	146,356
<i>of which net sales on sale of commercial properties</i>	<i>856</i>	<i>86</i>	<i>5,387</i>	<i>691</i>	<i>5,968</i>	<i>1,272</i>
Earnings before interest, taxes and amortization (EBITA)	988	1,024	3,595	2,470	4,535	3,410
Operating income	887	876	3,254	1,926	2,304	976
<i>of which gain on sale of commercial properties</i>	<i>200</i>	<i>47</i>	<i>1,788</i>	<i>144</i>	<i>2,016</i>	<i>372</i>
Income after financial items	745	670	2,883	1,062	1,894	73
Net income	519	324	2,001	508	656	-837
Earnings per share for the period	1.24	0.77	4.78	1.21	1.57	-2.00
Cash flow from business operations ¹	1,432	601	5,774	338	8,708	3,272
Capital employed	25,240	35,815	25,240	35,815	25,240	31,639
Return on capital employed ²	8.8	10.7	8.8	10.7	8.8	4.3
Net debt	-3,897	-11,449	-3,897	-11,449	-3,897	-9,030
Shareholders' equity	13,423	15,811	13,423	15,811	13,423	14,217
Order bookings	36,372	33,702	104,402	103,260	138,732	137,590
Order backlog	134,324	145,512	134,324	145,512	134,324	137,940

1 Before taxes

2 Rolling twelve months

Third quarter of 2003 compared to third quarter of 2002

- Net sales of the Skanska Group declined by 4 percent to SEK 34,125 (35,556). Adjusted for currency rate effects, net sales rose by 5 percent.
- Operating income rose to SEK 887 M (876).
- Income after financial items rose to SEK 745 M (670).
- Net income amounted to SEK 519 M (324) and earnings per share in the third quarter amounted to SEK 1.24 (0.77).
- Order bookings rose by 8 percent to SEK 36.4 billion. Adjusted for currency rate effects, order bookings increased by 19 percent. Order backlog amounted to SEK 134.3 billion, a decline of 3 percent compared to year-end 2002. Adjusted for currency rate effects, order backlog rose by 14 percent.

January–September 2003 compared to January–September 2002

- Net sales of the Skanska Group declined by 8 percent to SEK 99,481 M (108,048). Adjusted for currency rate effects, net sales rose by 1 percent.
- Operating income rose to SEK 3,254 M (1,926).
- Income after financial items rose to SEK 2,833 M (1,062).
- Net income amounted to SEK 2,001 M (508) and earnings per share amounted to SEK 4.78 (1.21).
- Improved financial position. Interest-bearing net debt decreased by SEK 5,133 M from year-end 2002 to SEK -3,897 M.
- Capital employed decreased to SEK 25 billion (Dec. 2002: 32).
- Cash flow from business operations rose to SEK 4,971 M (-1,092).

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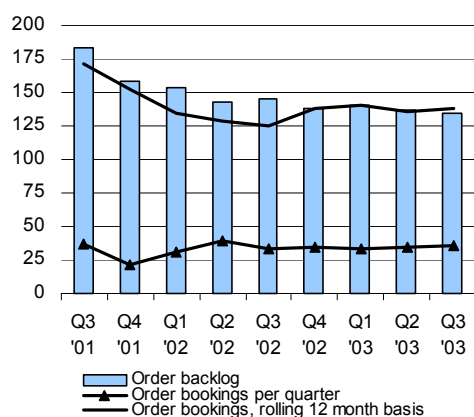
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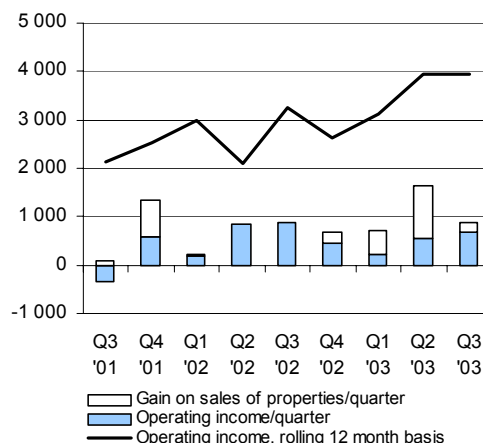
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Skanska Nine Month Report, January–September 2003

Order bookings and backlog, SEK bn



Operating income before items affecting comparability, SEK bn



Order bookings

July – September

Order bookings rose by 8 percent and totaled SEK 36,372 M (33,702). Adjusted for currency rate effects, order bookings increased by 19 percent. Order bookings rose in Skanska's operations in the United Kingdom, at Gammon Skanska (Hong Kong) and at Skanska USA Building (American commercial construction), among other units. In Skanska's operations in Finland and the Czech Republic, and at Skanska USA Civil (American civil construction) and Skanska Services, order bookings fell. Overall order bookings exceeded net sales during the quarter.

During the period, Skanska signed a contract to finance, design, construct and provide hard facilities management services for the new South Derby Acute Hospitals in the United Kingdom. The contract value, including a 35-year facilities management assignment, totaled SEK 6.1 billion. The design and construction contract, valued at SEK 4.4 billion, was included in order bookings for the quarter. Among other major contracts landed by Skanska were several water supply and wastewater treatment facility projects awarded to Skanska USA Civil during the period, worth a total of SEK 3.0 billion. Skanska Sweden was awarded the largest contract on the Botniabanan rail project along the northern Swedish coast, worth SEK 1.3 billion. Skanska USA Building was selected to complete plans for and to construct the U.S. Census Bureau's new headquarters near Washington, D.C. Skanska included SEK 1.2 billion for the first phase of this project in its third quarter order bookings.

January – September

Order bookings rose by 1 percent and amounted to SEK 104,402 M (103,260). The currency rate effect was negative, amounting to 11 percent, mainly due to the weakening of the American dollar and the British pound. Despite the continued weak construction market and a strong comparative period, order bookings thus increased by 12 percent in local currencies. During the report period, order bookings exceeded net sales.

Order backlog

Order backlog amounted to SEK 134,324 M (Dec. 2002: 137,940, Sep. 2002: 145,512). In local currencies, order backlog rose by 8 percent compared to year-end 2002 and by 6 percent compared to September 2002. Order backlog was equivalent to about one year of construction.

Skanska Nine Month Report, January–September 2003

Net sales and income

Performance analysis

SEK M	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Okt 2002- Sep 2003	Jan-Dec 2002
Net sales						
Construction and Services	32,389	34,219	91,486	103,965	128,205	140,684
Commercial Project Development	885	389	6,103	1,390	6,927	2,214
Residential Project Development	1,367	1,883	4,469	5,176	6,626	7,333
BOT	19	5	72	15	95	38
Central & eliminations	-535	-940	-2,649	-2,498	-4,064	-3,913
Consolidated	34,125	35,556	99,481	108,048	137,789	146,356
Earnings before interest, taxes and amortization						
Construction and Services	731	920	1,525	2,318	2,156	2,949
Commercial Project Development	301	233	2,311	664	2,696	1,049
Residential Project Development	77	108	169	165	381	377
BOT	15	-10	24	-29	12	-41
Central	-116	-171	-369	-475	-582	-688
Closed down operations	1	-40	1	-157	-6	-164
Eliminations	-21	-16	-66	-16	-122	-72
Consolidated	988	1,024	3,595	2,470	4,535	3,410
Goodwill amortization and writedowns	-101	-148	-341	-544	-586	-789
Items affecting comparability	0	0	0	0	-1,645	-1,645
Operating income	887	876	3,254	1,926	2,304	976
Net interest items	-113	-154	-343	-483	-486	-626
Other financial items	-29	-52	-28	-381	76	-277
Net financial items	-142	-206	-371	-864	-410	-903
Income after financial items	745	670	2,883	1,062	1,894	73
Taxes	-223	-346	-868	-526	-1,198	-856
Minority interests	-3	0	-14	-28	-40	-54
Net income for the period	519	324	2,001	508	656	-837
Earnings per share for the period, SEK	1.24	0.77	4.78	1.21	1.57	-2.00

July – September

Net sales amounted to SEK 34,125 M (35,556), a decline of 4 percent. Adjusted for currency rate effects, net sales rose by 5 percent.

Operating income rose to SEK 887 M (876). Currency rate effects, which mainly influence Construction and Services, had a negative impact of SEK 78 M on operating income. In Construction and Services, Earnings before interest, taxes and amortization declined by 21 percent to SEK 731 M (920), due to losses in Skanska's operations in Russia (reported through Finland), lower business volume at Skanska USA Building and weaker performance in Skanska USA Civil due to particularly a few projects in California. Residential Project Development reported a decline in EBITA to SEK 77 M (108). In Commercial Project Development, operating income rose to SEK 301 M (233) as an effect of increased sales of completed commercial projects. Skanska BOT increased its operating income to SEK 9 M (-10). Corporate overhead etc. shrank to SEK -116 M (-171). The item "closed down operations" includes Skanska Telecom Networks, which was discontinued in 2002.

Operating margin amounted to 2.6 (2.5) percent, including capital gains on sale of properties. In Construction and Services, operating margin before goodwill amounted to 2.3 (2.7) percent.

As a consequence of lower debt, net interest items improved to SEK -113 M (-154). Capitalization of interest payments amounted to SEK 0 M (26). Other financial items amounted to SEK -29 M (-52) and included costs of currency hedging and exchange rate losses. Income after financial items rose to SEK 745 M (670). Taxes for the period amounted to SEK -223 M (-346), equivalent to a tax cost of about 30 (50) percent. One reason for the lower tax rate was that a larger share of taxable earnings during the period, among other things capital gains on the sale of properties, was attributable to European countries, which generally have lower corporate tax rates than in the United States, while American operations generated a larger share of taxable earnings in the comparative period. In addition, the tax burden was reduced by about SEK 400 M on an annual basis as an effect of the Administrative Court of Appeal's rulings concerning previously claimed tax deductions (the "aircraft leasing" cases). See "Other matters" on page 12.

Net profit for the period rose to SEK 519 M (324). Earnings per share during the period amounted to SEK 1.24 (0.77).

Skanska Nine Month Report, January–September 2003

January – September

Net sales declined by 8 percent to SEK 99,481 M (108,048). Currency rate effects had a negative impact of 9 percent on net sales. Operating income rose to SEK 3,254 M (1,926). Currency rate effects lowered operating income by SEK 187 M. Operating margin amounted to 3.3 (1.8) percent, including capital gains on sale of properties. In Construction and Services, operating margin before goodwill amounted to 1.7 (2.2) percent.

Income after financial items rose to SEK 2,883 M (1,062). Net profit for the period rose to SEK 2,001 M (508). Return on capital employed, on a rolling twelve month basis, was 8.8 (Dec. 2002: 4.3) percent. Return on shareholders' equity on a rolling twelve month basis was 4.5 (2002: negative) percent. Net profit per share for the report period totaled SEK 4.78 (1.21) and on a rolling twelve month basis SEK 1.57 (2002: –2.00).

Investments and divestments

Group net investments

SEK M	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002- Sep 2003	Jan-Dec 2002
OPERATIONS - INVESTMENTS						
Intangible fixed assets	-9	-8	-36	-31	-57	-52
Tangible fixed assets	-285	-387	-940	-1,123	-1,579	-1,762
Assets in BOT operations	5	-317	-20	-483	-116	-579
Shares	-10	0	-10	0	0	0
Current-asset properties	-1,054	-1,849	-3,859	-4,906	-5,843	-6,890
<i>Residential project development</i>	-681	-1,158	-2,679	-3,189	-4,182	-4,692
<i>Commercial project development</i>	-373	-691	-1,180	-1,717	-1,661	-2,198
Investments	-1,353	-2,561	-4,865	-6,543	-7,595	-9,283
OPERATIONS - DIVESTMENTS						
Intangible fixed assets	-2	0	1	3	7	9
Tangible fixed assets	36	171	184	312	399	527
Assets in BOT operations	0	0	1	0	1	0
Shares	-19	0	0	0	0	0
Current-asset properties	1,777	1,555	8,491	4,491	10,601	6,601
<i>Residential project development</i>	921	1,469	3,104	3,800	4,632	5,328
<i>Commercial project development</i>	856	86	5,387	691	5,969	1,273
Divestments	1,792	1,726	8,677	4,806	11,008	7,137
Net investments in operations	439	-835	3,812	-1,737	3,413	-2,146
STRATEGIC INVESTMENTS						
Businesses	8	-430	-7	-477	-28	-498
Shares	2	-6	-2	-50	7	-41
Strategic investments	10	-436	-9	-527	-21	-539
STRATEGIC DIVESTMENTS						
Businesses	6	-1	69	-3	72	0
Shares	13	69	430	392	389	351
Strategic divestments	19	68	499	389	461	351
Net strategic investments	29	-368	490	-138	440	-188
TOTAL NET INVESTMENTS	468	-1,203	4,302	-1,875	3,853	-2,334
Depreciation, fixed assets, excl goodwill amortization	-377	-429	-1,098	-1,296	-1,564	-1,762

July – September

Investment in operations amounted to SEK –1,353 M (–2,561). The volume of investments in current-asset properties declined to SEK –1,054 M (–1,849). Investments in fixed assets continued to shrink and amounted to SEK –285 M (–385). Divestments in operations amounted to SEK 1,792 M (1,726). The sale of current-asset properties amounted to SEK 1,777 M (1,555). The increase was due to higher divestment volume in commercial project development, while the sale of residential property fell. The net amount of the Group's investments (–) and divestments (+) in operations was SEK +439 M (–835).

Net strategic investments totaled SEK 29 M (–368). The net amount of investments and divestments was SEK 468 M (–1,203).

January – September

Investments in operations amounted to SEK –4,865 M (–6,543). Divestments in operations amounted to SEK 8,677 M (4,806). The net amount of the Group's investments (–) and divestments (+) was SEK 3,812 M (–1,737).

Net strategic investments totaled SEK 490 M (–138). The net amount of investments and divestments was SEK 4,302 M (–1,875).

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Cash flow

Consolidated cash flow statement

SEK M	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Okt 2002- Sep 2003	Jan-Dec 2002
CASH FLOW FROM OPERATIONS						
Cash flow from business operations before change in working capital	900	1,232	2,319	3,064	3,557	4,302
Change in working capital	201	251	-361	-2,136	1,749	-26
Net investments in business operations	439	-835	3,812	-1,737	3,403	-2,146
Cash flow adjustment net investment	-108	-47	4	1,147	-1	1,142
Cash flow in business operations before taxes paid	1,432	601	5,774	338	8,708	3,272
Taxes paid in business operations	-331	-444	-803	-1,430	-817	-1,444
Cash flow from business operations	1,101	157	4,971	-1,092	7,891	1,828
Net interest items and other financial items	-142	-166	-371	-590	-444	-663
Change in interest-bearing receivables and liabilities	-889	340	-5,541	1,368	-7,344	-435
Taxes paid in financial operations	42	40	111	141	124	154
Cash flow from financial operations	-989	214	-5,801	919	-7,664	-944
CASH FLOW FROM OPERATIONS	112	371	-830	-173	227	884
Strategic net investments	29	-368	490	-138	440	-188
Taxes paid on strategic net investments	0	0	756	-855	694	-917
Cash flow from strategic net investments	29	-368	1,246	-993	1,134	-1,105
Dividend etc.	58	-13	-801	-1,268	-839	-1,306
CASH FLOW FROM THE PERIOD	199	-10	-385	-2,434	522	-1,527
Liquid assets at the beginning of the period	5,945	6,230	6,916	9,335	6,230	9,335
Exchange rate differences in liquid assets	-172	36	-559	-645	-806	-892
Liquid assets at the end of the period	5,972	6,256	5,972	6,256	5,946	6,916
Change in net debt	1,189	-494	5,133	-4,637	5,869	-2,218

July – September

Cash flow from business operations before change in working capital totaled SEK 900 M (1,232). Change in working capital totaled SEK 201 M (251). Cash flow in business operations before taxes paid rose to SEK 1,432 M (601), primarily due to lower net investments than in the comparative period. Cash flow from business operations totaled SEK 1,101 M (157).

Cash flow from strategic investments totaled SEK 29 M (–368).

January – September

Cash flow from business operations before change in working capital totaled SEK 2,319 M (3,064). Change in working capital amounted to SEK –361 M (–2,136). Cash flow in business operations before taxes paid rose to SEK 5,774 M (338). Cash flow from business operations totaled SEK 4,971 M (–1,092).

Cash flow from strategic investments amounted to SEK 1,246 M (–993).

Financial position

Capital employed by business stream

SEK bn	Construction & Services	Residential Proj. Development	Commercial Proj. Development	BOT	Central & Eliminations	Consolidated
Intangible fixed assets	4.8	0.0	0.0	0.4	0.0	5.2
Tangible fixed assets	7.2	0.1	0.0	0.0	0.0	7.3
Shares and participations	0.2	0.1	0.1	0.6	-0.1	0.9
Commercial properties	1.3	0.0	11.0	0.0	-0.3	12.0
Residential properties	0.0	3.7	0.0	0.0	0.0	3.7
Interest-bearing receivables	1.3	0.2	0.1	0.3	-0.3	1.6
Net working capital	-6.7	-0.9	-0.8	0.0	-3.1	-11.5
Cash & bank s. t. investments	3.9	0.1	0.1	0.0	1.9	6.0
Capital employed	12.0	3.3	10.5	1.3	-1.9	25.2

The strategic plan that was announced on January 14, 2003 estimated that consolidated capital employed could be decreased to SEK 30 billion. The plan also established the allocation of capital employed among the Skanska Group's four business streams. It allocated SEK 16 billion to Construction and Services, SEK 3 billion to Residential Project Development, SEK 8 billion to Commercial Project Development and SEK 3 billion to BOT. Capital employed was reduced during the first three quarters of 2003. In Construction and Services, capital employed reached a level below the target figure, while Residential Project Development and Commercial Project Development approached their target figures. Including outstanding commitments, BOT is in the vicinity of its target figure. On September 30, 2003, the Group's capital employed amounted to SEK 25.2 billion (Dec. 2002: 31.6).

Change in interest-bearing net debt

SEK M	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002-Sep 2003	Jan-Dec 2002
Net debt, opening balance	-5,086	-10,955	-9,030	-6,812	-11,449	-6,812
Cash flow from business operations	1,101	157	4,971	-1,092	7,891	1,828
Cash flow from financial operations excluding change in interest-bearing receivables and liabilities	-100	-126	-260	-449	-320	-509
Cash flow from strategic investments, net	29	-368	1,246	-993	1,134	-1,105
Dividend etc.	58	-13	-801	-1,268	-839	-1,306
Change in accounting principle for pensions	0	-	-1,285	-	-1,285	-
Interest-bearing debts, acquired/sold	-3	-284	869	-195	1,064	-
Translation differences	62	10	346	-141	15	-472
Reclassification of pension liabilities to interest-bearing liabilities	-	-21	-	-628	-28	-656
Other	42	151	47	129	-80	2
Net debt, closing balance	-3,897	-11,449	-3,897	-11,449	-3,897	-9,030

January – September

The Group's interest-bearing net debt declined by SEK 5,133 M to SEK 3,897 M (Dec. 2002: 9,030). Strong cash flow from business operations, bolstered by property divestments, explained the net decline.

Liquid assets and interest-bearing receivables decreased by SEK 485 M to SEK 7,610 M (Dec. 2002: 8,095). Interest-bearing liabilities and provisions shrank by SEK 5,618 M to SEK 11,507 M (Dec. 2002: 17,125).

The shareholders' equity of the Group fell to SEK 13,423 M (Dec. 2002: 14,217). The dividend paid to shareholders for the 2002 financial year, totaling SEK 837 M, and the application of Recommendation RR 29, leading to a negative nonrecurring effect of SEK 1,110 M reported during the first quarter, were the main explanations for the decline in shareholders' equity. In addition, negative currency rate effects totaled SEK 848 M, primarily due to the appreciation of the Swedish krona against the British pound, the Norwegian krone and the euro. The net debt/equity ratio amounted to 0.3 (Dec. 2002: 0.6) and the equity/assets ratio was 19.3 (Dec. 2002: 18.5) percent. The target figure for the net debt/equity ratio (net interest-bearing debt divided by visible shareholders' equity) is 0.1 – 0.3.

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Exchange rates for the most important currencies, SEK

	Average exchange rate		Exchange rates on the balance sheet date		
	Jan-Sep 2003	Jan-Sep 2002	Sep 30 2003	Sep 30 2002	Dec 31 2002
U.S. dollar	8.25	9.94	7.66	9.29	8.83
British pound	13.29	14.67	12.81	14.53	14.12
Euro	9.16	9.18	8.95	9.15	9.15

Total assets in the consolidated balance sheet fell to SEK 71.0 billion (Dec. 2002: 78.4). Currency rate effects explained about SEK 5.0 billion of the decline. In keeping with Skanska's strategic plan, capital employed is gradually being reduced. At the end of September 2003, capital employed amounted to SEK 25.2 billion (Dec. 2002: 31.6). The settlement of payment for the CityCronan commercial property divestment in Stockholm reduced capital employed by SEK 2.3 billion during the third quarter, since the amount was reported as a financial receivable on June 30.

The book value of current-asset properties amounted to SEK 15.7 billion (Dec. 2002: 19.5), of which commercial properties in projection development operations accounted for SEK 10.8 billion (Dec. 2002: 12.6). Please see the table on page 14.

Personnel

The number of employees in the Group was 73,645 (2002: 76,358) measured as the average number of employees. The decrease is attributable to an adaptation to a lower business volume.

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Business streams

Construction and Services

SEK M	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002- Sep 2003	Jan-Dec 2002
Net sales	32,389	34,219	91,486	103,965	128,205	140,684
Gross income	2,192	2,509	6,365	7,179	9,130	9,944
Selling and administrative expenses	-1,461	-1,589	-4,840	-4,861	-6,974	-6,995
Earnings before interest, taxes and amortization	731	920	1,525	2,318	2,156	2,949
Goodwill amortization and writedowns	-94	-148	-326	-448	-569	-691
Other	0	0	0	0	-1,645	-1,645
Operating income	637	772	1,199	1,870	-58	613
Capital employed	11,979	17,008	11,979	17,008	11,979	13,285
Depreciation, fixed assets	-367	-422	-1,080	-1,242	-1,528	-1,690
Investments	-440	-1,127	-1,273	-2,219	-1,877	-2,823
Divestments	278	276	768	741	1,019	992
Investments, net	-162	-851	-505	-1,478	-858	-1,831
Cash flow from business operations ¹	613	668	371	-883	3,605	2,351
Strategic net investments	27	-391	119	-446	91	-474
Cash flow	640	277	490	-1,329	3,696	1,877
Gross margin, %	6.8	7.3	7.0	6.9	7.1	7.1
Selling and administrative expenses, %	-4.5	-4.6	-5.3	-4.7	-5.4	-5.0
Earnings before interest, taxes and amortization, %	2.3	2.7	1.7	2.2	1.7	2.1
Operating margin %	2.0	2.3	1.3	1.8	0.0	0.4
RoCE, % ²	13.8	18.9	13.8	18.9	13.8	14.1
Order bookings	36,133	33,384	103,990	102,086	137,757	135,853
Order backlog	134,235	145,414	134,235	145,414	134,235	137,854

¹ Before taxes, financial operations and dividend from Group companies

² Calculated on the basis of operating income before items affecting comparability, rolling twelve months

July – September

Further information by market can be found on page 16.

Net sales declined by 5 percent to SEK 32,389 M (34,219). Negative currency rate effects lowered net sales by 9 percent. Gammon Skanska (Hong Kong) accounted for the largest downturn in terms of local currency, while operations in South America accounted for the sharpest increases.

EBITA declined by 21 percent to SEK 731 M (920). Operating income fell by 17 percent to SEK 637 M (772). Lower business volume and negative currency rate effects had an impact compared to last year. Polish, Norwegian, Czech and South American operations showed a positive earnings trend. Operating income was negatively impacted by losses in Skanska's operations in Russia (reported through Finland), lower business volume at Skanska USA Building and weaker performance in a few of Skanska USA Civil's projects in California.

January – September

Net sales declined by 12 percent to SEK 91,486 M (103,965). Negative currency rate effects lowered net sales by 9 percent. The overall effect of acquisitions on Construction and Services amounted to 2 percent.

EBITA declined by 34 percent to SEK 1,525 M (2,318). Operating income fell by 36 percent to SEK 1,199 M (1,871). Approximately 25 percent of the reduction in operating income was due to the impact of negative currency rate effects.

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Residential Project Development

SEK M	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002- Sep 2003	Jan-Dec 2002
Net sales	1,367	1,883	4,469	5,176	6,626	7,333
Gross income	167	217	449	508	757	816
Selling and administrative expenses	-89	-109	-280	-343	-376	-439
Earnings before interest, taxes and amortization	78	108	169	165	381	377
Goodwill amortization and writedowns	-1	0	-6	0	-6	0
Other	0	0	0	0	0	0
Operating Income	77	108	163	165	375	377
Capital employed	3,255	4,984	3,255	4,984	3,255	4,950
Depreciation fixed assets	-6	-4	-8	-7	-12	-11
Investments	-684	-1,199	-2,680	-3,178	-4,243	-4,741
Divestments	924	1,467	3,109	3,807	4,722	5,420
Investments, net	240	268	429	629	479	679
Cash flow from business operations ¹	326	266	531	1,293	829	1,591
Strategic net investments	2	-26	0	-30	1	-29
Cash flow	328	240	531	1,263	830	1,562
Operating income, %	5.6	5.7	3.6	3.2	5.7	5.1
RoCE, % ²	8.0	4.7	8.0	4.7	8.0	8.0

¹ Before taxes, financial operations and dividend from Group companies

² Rolling twelve months

July – September

Further information by market can be found on page 17.

Net sales declined by 27 percent to SEK 1,367 M (1,883). The main reason for the decline was that the American residential development unit – Spectrum Skanska – was divested and deconsolidated effective from the second quarter of this year.

Operating income decreased to SEK 77 M (108). The negative earnings in Finland and Russia were attributable to Russian operations. A large proportion of operations in Norway and Sweden is in the more expensive market segment, which weakened further. Despite lower sales, Norwegian operations reported only a marginal decline in operating income. Operations in Sweden reported higher earnings. In Polish operations, previously completed residential units are being sold and no new project development is currently underway. The negative operating income reported in Polish operations was an effect of sales and administrative expenses, since residential units completed earlier are being sold with little or no gross margin.

January – September

Net sales declined by 14 percent to SEK 4,469 M (5,176). Negative currency rate effects lowered net sales by 2 percent. Operating income decreased marginally to SEK 163 M (165). Project provisions or writedowns of SEK 50 M (101) were charged to earnings, of which SEK 50 M (50) in Sweden and SEK 0 M (51) “Other” (housing in Latvia).

At the end of September, there were 6,594 (Dec. 2002: 6,552) residential units under construction, of which 70 (Dec. 2002: 65) percent were sold. The number of unsold completed residential units was 466 (Dec 2002: 591).

The book value of current-asset properties in Residential Project Development totaled SEK 3.7 billion (Dec 2002: 4.7). The divestment of Spectrum Skanska explained SEK 1.1 billion of the decrease. A breakdown of book values can be seen in the table on page 17. The book value of undeveloped land and development properties totaled SEK 2.1 billion. They are equivalent to building rights for about 19,600 residential units.

Skanska Nine Month Report, January–September 2003

Commercial Project Development

SEK M	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002– Sep 2003	Jan-Dec 2002
Net sales	885	389	6,103	1,390	6,927	2,214
Gross income	357	287	2,489	850	2,947	1,308
Selling and administrative expenses	-56	-54	-178	-186	-251	-259
Earnings before interest, taxes and amortization	301	233	2,311	664	2,696	1,049
Goodwill amortization and writedowns	0	0	0	0	0	0
Other	0	0	0	0	0	0
Operating income	301	233	2,311	664	2,696	1,049
of which gain on sale of properties	169	0	1,754	44	2,004	294
of which operating net, completed properties	171	202	609	602	821	814
of which writedowns/reversal of writedowns	0	0	0	0	-63	-63
Capital employed	10,473	11,976	10,473	11,976	10,473	13,135
Investments	-221	-383	-1,044	-1,212	-1,507	-1,675
Divestments	610	32	5,075	334	5,522	781
Investments, net	389	-351	4,031	-878	4,015	-894
Cash flow from business operations before taxes	517	-21	4,922	1,163	4,636	877
Strategic investments	0	0	0	1	0	1
Cash flow	517	-21	4,922	1,164	4,636	878
RoCE, % ²	22.0	12.4	22.0	12.4	22.0	9.4

1 Before taxes, financial operations and dividend from Group companies

2 Rolling twelve months

July – September

See page 17 for more information.

Net sales rose to SEK 885 M (389). Operating income rose to SEK 301 M (233). During the period, four retail facilities in Central Europe were sold for a total of SEK 475 M, with a capital gain of SEK 160 M. Divestments of ongoing and completed projects totaled SEK 609 M (25), with a capital gain of SEK 169 M (1).

January – September

Net sales rose to SEK 6,103 M (1,390), and operating income rose to SEK 2,311 M (664). Divestments of ongoing and completed projects totaled SEK 5,074 M (326), with a capital gain of SEK 1,754 M (45).

Commercial Project Development has 10 projects underway, 9 of them in Sweden. During the third quarter, Skanska sold three fully leased retail facilities in Central Europe, which were reported as ongoing projects, with good capital gains. During the third quarter, Skanska initiated an office building project in Sweden. Ongoing projects represent leasable space of 98,500 sq. m (1.06 million sq. ft.) and are 64 percent pre-leased. At the end of the report period, their book value totaled SEK 0.7 billion (Dec. 2002: 1.6). Their book value upon completion is expected to total SEK 1.1 billion, with an estimated market value of SEK 1.4 billion.

The book value of Skanska's portfolio of completed properties amounted to SEK 7.4 billion (Dec. 2002: 9.1), with an estimated market value, based on an appraisal dated in December 2002, of about SEK 11.4 billion (Dec. 2002: 13.6). The occupancy rate, measured in rent, amounted to 89 percent.

The book value of undeveloped land and development properties (land bank) totaled about SEK 2.7 billion (Dec. 2002: 1.9). The increase in book value stems from the transfer of the land bank from construction operations.

Skanska Nine Month Report, January–September 2003

BOT

SEK M	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002– Sep 2003	Jan-Dec 2002
Net sales	19	5	72	15	95	38
Gross income	27	-2	61	-6	64	-3
Selling and administrative expenses	-12	-8	-37	-23	-52	-38
Earnings before interest, taxes and amortization	15	-10	24	-29	12	-41
Goodwill amortization and writedowns	-6	0	-9	0	-9	0
Operating income	9	-10	15	-29	3	-41
of which gain on sale of projects	0	0	0	0	0	0
Capital Employed	1,289	996	1,289	996	1,289	1,042
Depreciation fixed assets	0	0	0	0	-3	-3
Investments	6	-316	-20	-483	-116	-579
Divestments	0	0	1	0	1	0
Investments, net	6	-316	-19	-483	-115	-579
Cash flow from business operations ¹	-12	-278	-60	-504	-173	-617
Strategic investments	0	0	0	0	0	0
Cash flow	-12	-278	-60	-504	-173	-617
RoCE, % ²	1.7	3.2	1.7	3.2	1.7	-3.5

1 Before taxes, financial operations and dividend from Group companies

2 Rolling twelve months

July – September

Net sales amounted to SEK 19 M (5). The contribution to earnings from the three projects that are in operation rose, and operating income amounted to SEK 9 M (–10). During the third quarter, a consortium of Skanska and the British investment fund Innisfree signed a contract to design, construct and provide facilities management services for the new South Derby Acute Hospitals. The contract value for Skanska, including a 35-year building and estates facilities management assignment, totaled SEK 6.1 billion.

January – September

Net sales totaled SEK 72 M (15). Operating income amounted to SEK 15 M (–29).

Skanska BOT develops and invests in privately financed infrastructure projects in cooperation with Skanska's construction units. BOT is a co-owner of 11 projects, of which 3 are completed and in operation. At the end of the report period, the book value of shares, participations and subordinated receivables totaled about SEK 1.3 billion. Skanska BOT's remaining investment obligations amount to approximately SEK 1.5 billion in ongoing projects.

Market outlook

Construction investments are continuing to shrink in Skanska's main markets, except for the United Kingdom and the Czech Republic. The main reason for diminished construction activity is lower investment volume in industrial and commercial construction. In the U.S., investment activity in industrial and commercial construction is at a low level. This was previously offset by projects in the healthcare and education sectors, but lower public appropriations are expected to have adverse effects in these sectors as well.

Industrial construction in the U.S. is expected to increase at the same pace as private investments. Except for the Private Finance Initiative (PFI) sector in the U.K., British investments in other segments important to Skanska are decreasing. Residential construction remains at a high level in the Czech Republic, Finland and Russia, while it is shrinking in Norway and Sweden.

Civil construction in Skanska's main markets is expected to remain weak. In the Nordic countries, civil construction is expected to remain at an unchanged level, while the Czech Republic and Poland are expected to show some growth. American civil construction is expected to diminish over time 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 outperform the U.S. as a whole in the next few years. In South America, the market situation has stabilized, 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.

The rising vacancy rate in the markets where Skanska is active in commercial project development will lead to a continued cautious approach to investments in new projects.

Accounting principles and changes in accounting practices

This Interim Report was prepared in compliance with Recommendation RR 20 on interim reporting of the Swedish Financial Accounting Standards Council. Effective on January 1, 2003, two changes occurred: Application of RR 29 on "Employee benefits," which is based on the international accounting standard IAS 19, and reporting of property divestments in Commercial Project Development on a gross basis. See the Interim Report for January–March 2003 for a more detailed description of these changes in accounting principles.

As a consequence of reporting in business streams, the current-asset properties have been classified as either commercial or residential. The comparative numbers have been changed accordingly.

Capital employed by market and business stream is defined as interest-bearing gross liabilities including pension liabilities plus shareholders' equity and minority interests less internal deposits with Skanska's treasury department, Skanska Financial Services. Figures stated for capital employed refer to the end of each respective period. Otherwise, the accounting principles and calculation methods described in the latest Annual Report have been applied.

Return on capital employed by market and business stream is calculated as operating income, interest income excluding interest income from Skanska's treasury department, Skanska Financial Services, net holdings in associated companies and other financial items as a percentage of average capital employed by market and business stream.

Other matters

The Annual Meeting of Skanska AB on May 6, 2003 resolved to authorize the Chairman of the Board to form a Nomination Committee and decided that its composition would be made known in conjunction with the publication of Skanska's Interim Report for the third quarter of 2003. The Chairman of the Board has announced that the Nomination Committee in preparation for the 2004 Annual Meeting of Skanska AB consists of: Sverker Martin-Löf, Chairman of the Board of Skanska AB and Vice Chairman of the Board of AB Industrivärden; Carl-Olof By, Executive Vice President of Industrivärden AB; Staffan Grefbäck, Head of Investment Management at Alecta; Per Ludvigsson, President of Inter IKEA Investment AB; Mats Guldbrand, Equities Manager at AMF Pension; and Curt Källströmer, Head of the Chairman's Office, Svenska Handelsbanken. The annual meeting 2004 will be held March 30, 17.00 CET, 2004 at Berwaldhallen in Stockholm, Sweden.

Effective from the second quarter of 2003, all four of Skanska's business streams are being reported separately in the financial statements: Construction and Services, Residential Project Development, Commercial Project Development and BOT. Information including historical data with regard to quarterly outcomes in 2002 and the first quarter of 2003, broken down by business stream and by market, was distributed in a press release on July 4, 2003. This information can also be downloaded in Excel format from the Group's web site, www.skanska.com.

No new information has emerged in the ongoing process where the Swedish Competition Authority has filed a suit against Skanska.

Skanska Nine Month Report, January–September 2003

After the Administrative Court of Appeal decided to approve the tax deductions previously claimed by Skanska, the tax authority repaid SEK 756 M during the second quarter. The National Tax Board has appealed the rulings to the Supreme Administrative Court.

Events after the close of the report period

In the UK the Barts & The London NHS Trust has informed us about the next stage of the competition for the privately financed (PFI) hospital project in London.

We have been notified that if certain conditions can be agreed to by us within a fixed time period, the Skanska Innisfree consortium will have awarded to the consortium the status of preferred bidder on the Barts and The London Project.

Financial Reports on 2003 results

The Skanska Group's interim reports for 2003 will be published on the following dates:

Year-end Report, February 13, 2004

Stockholm, October 30, 2003

STUART E. GRAHAM

President and CEO

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

Skanska Nine Month Report, January–September 2003

The Skanska Group

INCOME STATEMENT SEK M	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002- Sep 2003	Jan-Dec 2002
Net sales	34,125	35,556	99,481	108,048	137,789	146,356
Operating expenses	-31,438	-32,515	-90,008	-99,293	-124,979	-134,264
Gross income	2,687	3,041	9,473	8,755	12,810	12,092
Selling and administrative expenses	-1,699	-2,017	-5,878	-6,285	-8,275	-8,682
Earnings before interest, taxes and amortization (EBITA)	988	1,024	3,595	2,470	4,535	3,410
Goodwill amortization and writedowns	-101	-148	-341	-544	-586	-789
Items affecting comparability	0	0	0	0	-1,645	-1,645
Operating income	887	876	3,254	1,926	2,304	976
of which gain on sale of commercial properties	200	47	1,788	144	2,016	372
Interest income	47	121	188	285	303	400
Interest expense	-160	-275	-531	-768	-789	-1,026
Interest expenses, net	-113	-154	-343	-483	-486	-626
Other financial items	-29	-52	-28	-381	76	-277
Income after financial items	745	670	2,883	1,062	1,894	73
Taxes	-223	-346	-868	-526	-1,198	-856
Minorities	-3	0	-14	-28	-40	-54
Net profit	519	324	2,001	508	656	-837
Earnings per share for the period	1.24	0.77	4.78	1.21	1.57	-2.00
Average outstanding number of shares	418,553,072	418,553,072	418,553,072	418,553,072	418,553,072	418,553,072
Depreciation, fixed assets, excl goodwill amortization	-377	-429	-1,098	-1,296	-1,564	-1,762
RoCE, rolling twelve months, % ³	8.8	10.7	8.8	10.7	8.8	4.3
RoE, rolling twelve months, % ³	4.5	9.9	4.5	9.9	4.5	-5.2
Personnel, average			73,645	75,338		76,358
CASH FLOW SEK M	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002- Sep 2003	Jan-Dec 2002
Cash flow from business operations	1,101	157	4,971	-1,092	7,891	1,828
Cash flow from financial operations	-989	214	-5,801	919	-7,664	-944
Cash flow from operations	112	371	-830	-173	227	884
Cash flow from strategic investments	29	-368	1,246	-993	1,134	-1,105
Dividend etc.	58	-13	-801	-1,268	-839	-1,306
Cash flow for the period	199	-10	-385	-2,434	522	-1,527
BALANCE SHEET SEK M				Sep 30, 2003	Sep 30, 2002	Dec 31, 2002
Assets						
Intangible fixed assets				5,208	7,858	6,071
Fixed assets				7,273	8,503	8,060
Shares and participations ¹				906	1,451	1,356
Interest-bearing receivables ¹				1,638	1,912	1,179
Non-interest bearing receivables ¹				34,335	39,667	35,238
Current-assets properties				15,701	19,429	19,544
Bank balances and short-term investments				5,972	6,256	6,916
Total assets				71,033	85,076	78,364
Shareholders' equity and liabilities						
Shareholders' equity				13,423	15,811	14,217
Minorities				310	387	296
Interest-bearing liabilities and provisions ²				11,507	19,617	17,125
Non interest-bearing liabilities and provisions ²				45,793	49,261	46,726
Total shareholders' equity and liabilities				71,033	85,076	78,364
KEY RATIOS ETC.³						
Capital employed, average				30,528	37,036	34,059
Equity to assets, percent				19.3	19.0	18.5
Net debt				-3,897	-11,449	-9,030
Debt/equity, ratio				0.3	0.7	0.6

Contingent liabilities

The Group's contingent liabilities decreased since year end by 0.1 billion to SEK 18.8 billion (18.9 on Dec. 31, 2002)

CHANGES IN SHAREHOLDERS EQUITY SEK M	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002- Sep 2003	Jan-Dec 2002
Opening balance	13,166	15,513	14,217	17,871	15,811	17,871
Dividend	0	0	-837	-1,256	-837	-1,256
Change in accounting principle	0	0	-1,110	0	-1,110	0
Translation differences etc	-262	-26	-848	-1,312	-1,097	-1,561
Net profit for the period	519	324	2,001	508	656	-837
Closing balance	13,423	15,811	13,423	15,811	13,423	14,217

1

	Sep 30, 2003			Dec 31, 2002		
	Shares	Interestb receivables	Non Interestb receivables	Shares	Interestb receivables	Non Interestb receivables
Financial fixed assets	906	1,256	2,088	1,356	594	2,355
Inventories			901			890
Current receivables		382	31,346		585	31,993
	906	1,638	34,335	1,356	1,179	35,238

2 The definitions of the financial ratios can be found in the Annual Report for 2002. Return on capital employed for the Group is calculated in operating income including items affecting comparability.

3 Provisions on September 30 totaled SEK 8.6 bn, of which SEK 1.9 bn was reported as interest-bearing pensions.

Skanska Nine Month Report, January–September 2003

Additional information

Business streams in brief

SEK M	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002- Sep 2003	Jan-Dec 2002
NET SALES						
Construction & Services	32,389	34,219	91,486	103,965	128,205	140,684
Commercial Project Development	885	389	6,103	1,390	6,927	2,214
Residential Project Development	1,367	1,883	4,469	5,176	6,626	7,333
BOT	19	5	72	15	95	38
Other and eliminations	-535	-940	-2,649	-2,498	-4,064	-3,913
Consolidated	34,125	35,556	99,481	108,048	137,789	146,356
OPERATING INCOME						
Construction & Services	637	772	1,199	1,870	1,587	2,258
Commercial Project Development	301	233	2,311	664	2,696	1,049
Residential Project Development	77	108	163	165	375	377
BOT	9	-10	15	-29	3	-41
Central & other	-117	-172	-369	-476	-581	-688
Closed down operations	1	-39	1	-252	-9	-262
Eliminations	-21	-16	-66	-16	-122	-72
Items affecting comparability	0	0	0	0	-1,645	-1,645
Consolidated	887	876	3,254	1,926	2,304	976
CAPITAL EMPLOYED						
Construction & Services	11,979	17,008	11,979	17,008	11,979	13,285
Commercial Project Development	10,473	11,976	10,473	11,976	10,473	13,135
Residential Project Development	3,255	4,984	3,255	4,984	3,255	4,950
BOT	1,289	996	1,289	996	1,289	1,042
Other & eliminations	-1,756	851	-1,756	851	-1,756	-773
Consolidated	25,240	35,815	25,240	35,815	25,240	31,639
CASH FLOW ¹						
Construction & Services	640	277	490	-1,329	3,696	1,877
Commercial Project Development	517	-21	4,922	1,164	4,636	878
Residential Project Development	328	240	531	1,263	830	1,562
BOT	-12	-278	-60	-504	-173	-617
Other	-12	15	381	-394	159	-616
Consolidated	1,461	233	6,264	200	9,148	3,084

¹ From business operations before taxes, financial operations and dividends from Group companies

Skanska Nine Month Report, January–September 2003

Additional information

Construction and Services, by market

SEK M	Net sales						Operating income					
	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002-Sep 2003	Jan-Dec 2002	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002-Sep 2003	Jan-Dec 2002
Sweden	5,767	5,730	16,875	17,277	23,690	24,092	131	143	321	410	348	437
Norway	1,880	1,950	6,168	6,115	8,093	8,040	52	7	62	-35	81	-16
Denmark	822	1,094	2,451	2,984	3,929	4,462	-4	-24	-53	-109	-176	-232
Finland & CEE	2,340	2,413	6,188	6,225	8,864	8,901	-39	80	-78	61	-191	-52
Poland	1,068	1,192	2,557	3,513	3,798	4,754	56	-23	44	-80	17	-107
Czech Republic	2,429	2,010	5,734	5,331	7,234	6,831	91	59	262	234	353	325
UK	3,744	4,129	10,494	12,151	14,336	15,993	43	79	86	153	173	240
USA Building	7,767	10,031	22,658	32,363	33,025	42,730	91	131	-98	451	-10	539
USA Civil	4,155	3,246	11,259	9,722	14,830	13,293	117	220	462	596	722	856
South America	603	284	1,599	1,312	2,564	2,277	30	17	91	30	240	179
Hong Kong	754	1,001	2,207	3,355	3,175	4,323	9	20	15	52	49	86
India	241	153	682	454	885	657	3	8	8	17	15	24
International Projects	352	409	979	1,349	1,470	1,840	0	27	-25	12	-157	-120
Services	467	577	1,635	1,814	2,312	2,491	57	28	102	78	123	99
Total	32,389	34,219	91,486	103,965	128,205	140,684	637	772	1,199	1,870	1,587	2,258

SEK M	EBITA ¹						EBITA, % ¹					
	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002-Sep 2003	Jan-Dec 2002	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002-Sep 2003	Jan-Dec 2002
Sweden	129	155	332	435	454	557	2.2	2.7	2.0	2.5	1.9	2.3
Norway	93	46	163	80	233	150	4.9	2.4	2.6	1.3	2.9	1.9
Denmark	-2	-23	-49	-106	-171	-228	-0.2	-2.1	-2.0	-3.6	-4.4	-5.1
Finland & CEE	-16	105	-7	137	-91	53	-0.7	4.4	-0.1	2.2	-1.0	0.6
Poland	60	-13	52	-30	23	-59	5.6	-1.1	2.0	-0.9	0.6	-1.2
Czech Republic	57	55	219	220	304	305	2.3	2.7	3.8	4.1	4.2	4.5
UK	69	111	168	252	285	369	1.8	2.7	1.6	2.1	2.0	2.3
USA Building	105	148	-58	498	44	600	1.4	1.5	-0.3	1.5	0.1	1.4
USA Civil	122	223	477	601	741	865	2.9	6.9	4.2	6.2	5.0	6.5
South America	30	17	91	30	240	179	5.0	6.0	5.7	2.3	9.4	7.9
Hong Kong	13	27	26	78	68	120	1.7	2.7	1.2	2.3	2.1	2.8
India	6	8	15	18	21	24	2.5	5.2	2.2	4.0	2.4	3.7
International Projects	0	27	-25	12	-157	-120	0.0	6.6	-2.6	0.9	-10.7	-6.5
Services	65	34	121	93	162	134	13.9	5.9	7.4	5.1	7.0	5.4
Total	731	920	1,525	2,318	2,156	2,949	2.3	2.7	1.7	2.2	1.7	2.1

1 Earnings before interest, taxes and amortization

SEK M	Capital employed ²						Return on capital employed, %					
	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002-Sep 2003	Jan-Dec 2002	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002-Sep 2003	Jan-Dec 2002
Sweden	909	2,443	909	2,443	909	1,314	33.9	13.6	33.9	13.6	33.9	14.6
Norway	1,972	3,377	1,972	3,377	1,972	2,820	4.2	-1.8	4.2	-1.8	4.2	0.3
Denmark	-117	653	-117	653	-117	378	-82.1	-30.3	-82.1	-30.3	-82.1	-39.1
Finland & CEE	1,159	1,575	1,159	1,575	1,159	1,276	-14.3	18.0	-14.3	18.0	-14.3	-2.1
Poland	680	1,633	680	1,633	680	902	3.1	20.0	3.1	20.0	3.1	-4.8
Czech Republic	1,935	1,791	1,935	1,791	1,935	1,462	18.8	18.0	18.8	18.0	18.8	17.9
UK	1,499	1,453	1,499	1,453	1,499	1,245	18.0	20.1	18.0	20.1	18.0	11.1
USA Building	651	949	651	949	651	860	1.2	67.2	1.2	67.2	1.2	63.9
USA Civil	1,694	1,603	1,694	1,603	1,694	1,811	40.3	55.9	40.3	55.9	40.3	64.2
South America	461	310	461	310	461	300	71.1	3.6	71.1	3.6	71.1	41.2
Hong Kong	816	1,075	816	1,075	816	722	6.5	9.3	6.5	9.3	6.5	8.2
India	288	166	288	166	288	177	6.0	15.8	6.0	15.8	6.0	14.6
International Projects	83	82	83	82	83	184	-206.1	56.1	-206.1	56.1	-206.1	-645.3
Services	14	197	14	197	14	10	269.8	39.8	269.8	39.8	269.8	56.0
Eliminations	-65	-299	-65	-299	-65	-176						
Total	11,979	17,008	11,979	17,008	11,979	13,285	13.8	18.9	13.8	18.9	13.8	14.1

2 Deposits with Skanska Financial Services have been deducted.

SEK M	Order backlog						Order bookings					
	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002-Sep 2003	Jan-Dec 2002	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002-Sep 2003	Jan-Dec 2002
Sweden	15,090	15,468	15,090	15,468	15,090	14,535	6,316	6,459	17,430	18,462	23,320	24,352
Norway	5,288	6,741	5,288	6,741	5,288	6,116	1,954	2,315	6,648	7,178	8,282	8,812
Denmark	2,151	2,121	2,151	2,121	2,151	1,761	843	665	2,914	3,186	4,069	4,341
Finland & CEE	5,973	6,232	5,973	6,232	5,973	5,564	2,134	2,632	6,989	7,221	8,961	9,193
Poland	2,848	2,922	2,848	2,922	2,848	3,917	1,113	1,330	2,297	2,657	4,643	5,003
Czech Republic	5,943	9,124	5,943	9,124	5,943	8,467	565	3,294	5,328	8,536	6,463	9,671
UK	18,912	14,511	18,912	14,511	18,912	18,417	7,158	1,582	12,403	7,562	20,478	15,637
USA Building	45,170	51,048	45,170	51,048	45,170	45,490	11,006	9,597	30,051	28,145	37,166	35,260
USA Civil	20,590	24,586	20,590	24,586	20,590	22,252	3,203	4,722	10,947	12,510	13,228	14,791
South America	2,420	2,282	2,420	2,282	2,420	2,040	332	-344	2,173	1,388	2,888	2,103
Hong Kong	4,999	3,112	4,999	3,112	4,999	2,775	1,377	340	4,963	2,187	5,740	2,964
India	1,272	1,688	1,272	1,688	1,272	1,997	36	133	114	293	705	884
International Projects	1,577	2,631	1,577	2,631	1,577	2,137	70	250	480	196	454	170
Services	2,002	2,948	2,002	2,948	2,002	2,386	26	409	1,253	2,565	1,360	2,672
Total	134,235	145,414	134,235	145,414	134,235	137,854	36,133	33,384	103,990	102,086	137,757	135,853

Skanska Nine Month Report, January–September 2003

Residential Project Development, by market

SEK M	Net sales						Operating income					
	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002-Sep 2003	Jan-Dec 2002	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002-Sep 2003	Jan-Dec 2002
Sweden	453	501	1,749	1,593	2,625	2,469	14	-5	-16	-85	88	19
Norway	224	319	690	874	925	1,109	25	28	62	85	88	111
Denmark	69	117	202	300	293	391	15	11	34	26	42	34
Finland & Russia	357	397	1,006	1,114	1,470	1,578	-2	20	37	40	68	71
Poland	34	40	93	160	124	191	0	-9	-16	-12	-19	-15
Czech Republic	220	270	495	354	491	350	24	36	51	39	49	37
USA	5	184	189	705	629	1,145	1	22	9	109	47	147
International Projects	5	50	45	57	60	72	0	1	2	3	8	9
Other	0	5	0	19	9	28	0	4	0	-40	4	-36
Total	1,367	1,883	4,469	5,176	6,626	7,333	77	108	163	165	375	377
SEK M	Capital employed ¹						Return on capital employed, %					
	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002-Sep 2003	Jan-Dec 2002	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002	Oct 2002-Sep 2003	Jan-Dec 2002
Sweden	997	927	997	927	997	1,096	7.8	5.5	7.8	5.5	7.8	4.5
Norway	847	941	847	941	847	1,046	8.6	13.8	8.6	13.8	8.6	12.5
Denmark	274	451	274	451	274	483	10.6	5.1	10.6	5.1	10.6	7.2
Finland & Russia	778	834	778	834	778	754	8.8	4.4	8.8	4.4	8.8	7.5
Poland	199	305	199	305	199	289	-10.9	-36.7	-10.9	-36.7	-10.9	-6.9
Czech Republic	156	173	156	173	156	159	36.8	35.4	36.8	35.4	36.8	28.2
USA	0	1,162	0	1,162	0	987	7.5	13.1	7.5	13.1	7.5	14.1
International Projects	4	63	4	63	4	41	26.8	-44.4	26.8	-44.4	26.8	12.3
Other	0	128	0	128	0	95	-11.1	-31.2	-11.1	-31.2	-11.1	-30.2
Total	3,255	4,984	3,255	4,984	3,255	4,950	8.0	4.7	8.0	4.7	8.0	8.0

¹ Deposits with Skanska Financial Services have been deducted.

Breakdown of book value, current-asset properties, September 30, 2003

	Residential	Commercial Project development	Commercial Other	Total
Completed projects	829	7,350	76	8,255
Ongoing projects	718	728	368	1,814
Land bank	2,113	2,694	825	5,632
Total	3,660	10,772	1,269	15,701

Project Development – performance analysis (before selling and administrative expenses)

SEK M	Jul-Sep 2003	Jul-Sep 2002	Jan-Sep 2003	Jan-Sep 2002
SALES PRICE				
Commercial Project Development	609	25	5,074	326
Commercial Properties, other	247	61	313	365
Residential Project Development	921	1,469	3,104	3,800
Total	1,777	1,555	8,491	4,491
BOOK VALUE				
Commercial Project Development	440	24	3,320	281
Commercial Properties, other	216	15	279	266
Residential Project Development	736	1,299	2,687	3,376
Total	1,392	1,338	6,286	3,923
GROSS INCOME				
Commercial Project Development	169	1	1,754	45
Commercial Properties, other	31	46	34	99
Residential Project Development	185	170	417	424
Total	385	217	2,205	568

Commercial Project Development

SEK bn	Book value end of period	Book value upon completion	Est market value Dec 31, 2002	Occupancy rate, %
Completed properties	7,350	7,350	11,400	89
Ongoing projects	728	1,095	1,400	64
Subtotal	8,078	8,445	12,800	
Land bank	2,694	2,694	-	
TOTAL	10,772	11,139	-	