

# Interim report

*January 1 – March 31, 2013*

Peter Wågström  
President and CEO

Ann-Sofie Danielsson  
Chief Financial Officer



## Q1 in brief

- Orders received: SEK 11,675 M (11,723)
- Net sales: SEK 10,084 M (10,659)
- Order backlog: SEK 46,917 M
- Operating loss: SEK 217 M (loss: 139)
- Cash flow before financing:  
negative: SEK 950 M (negative: 1,242)



# Distinct seasonal pattern

*Profit/loss after financial items*



# NCC's Construction units

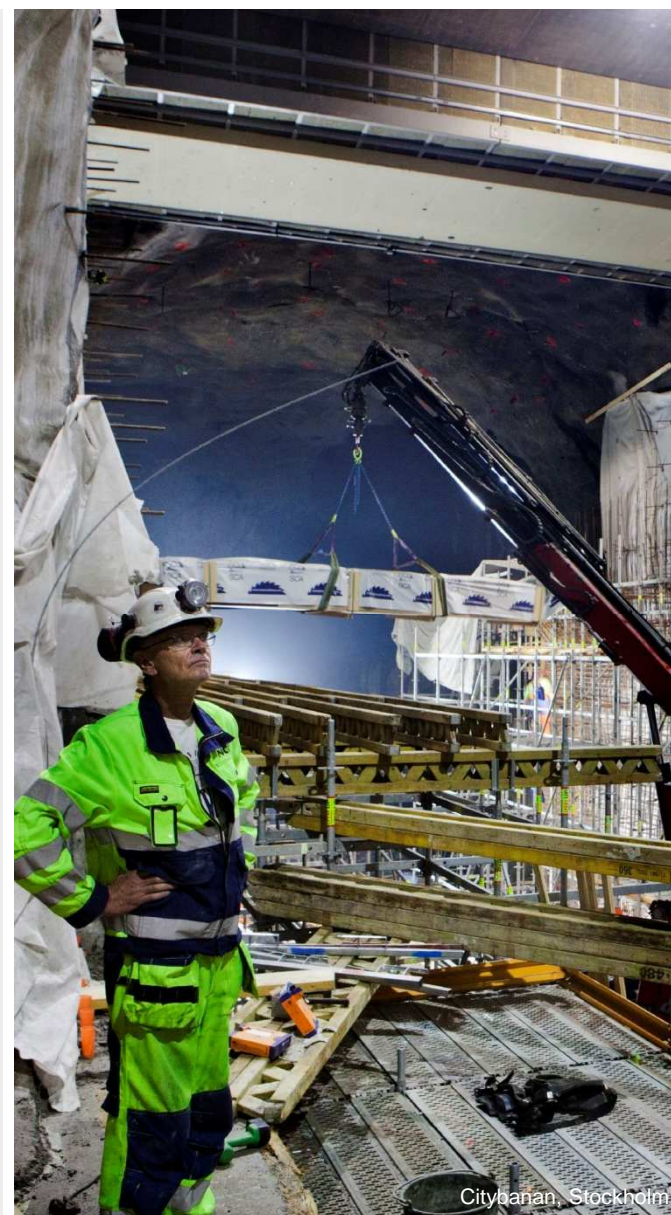
## *Market*

### Q1

- Weaker market

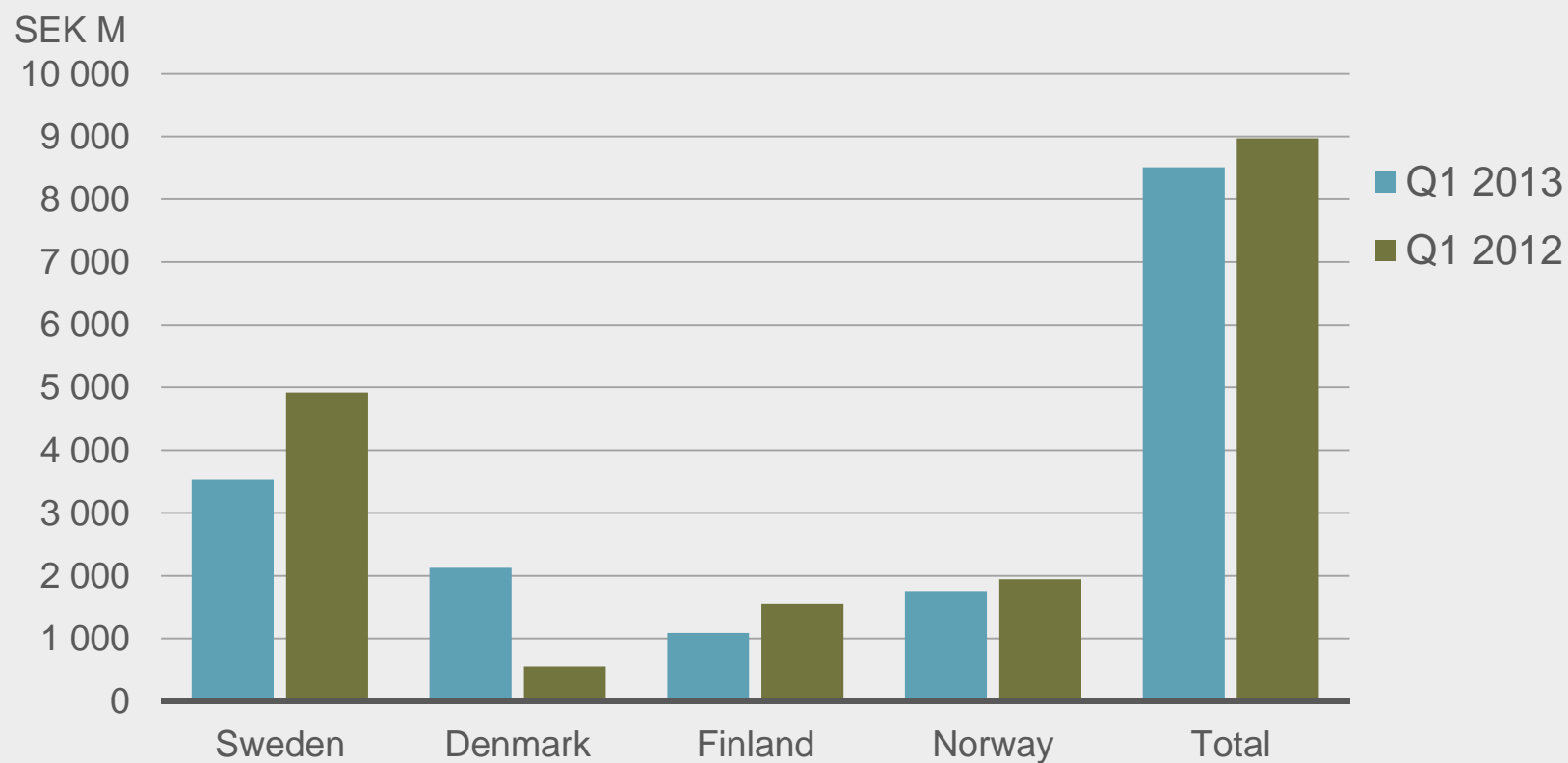
### 2013

- Second half of the year better, full-year in line with 2012
  - Strong construction market in Norway
  - Other markets weaker



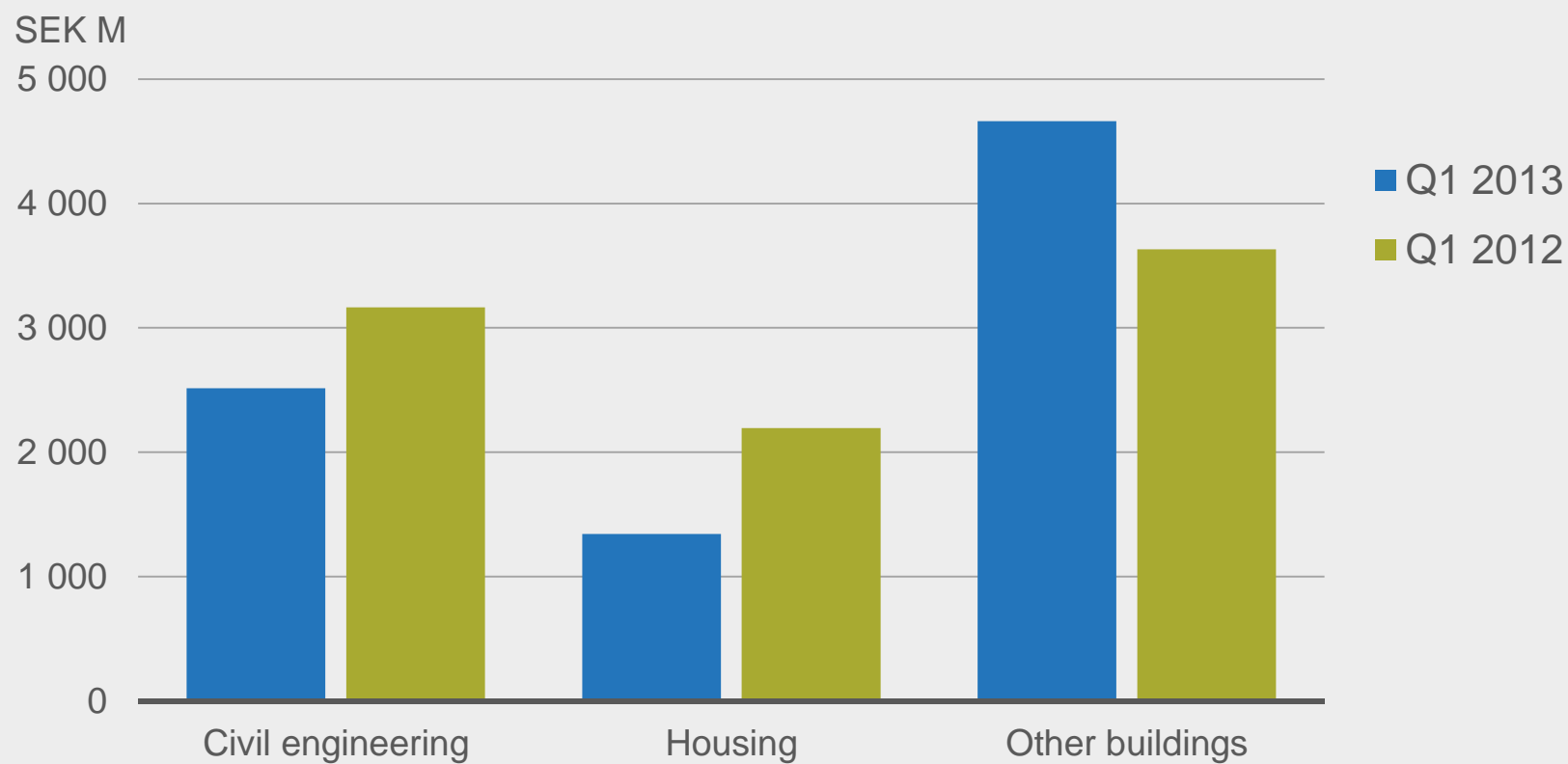
# Orders received by geographic market

*NCC Construction units*



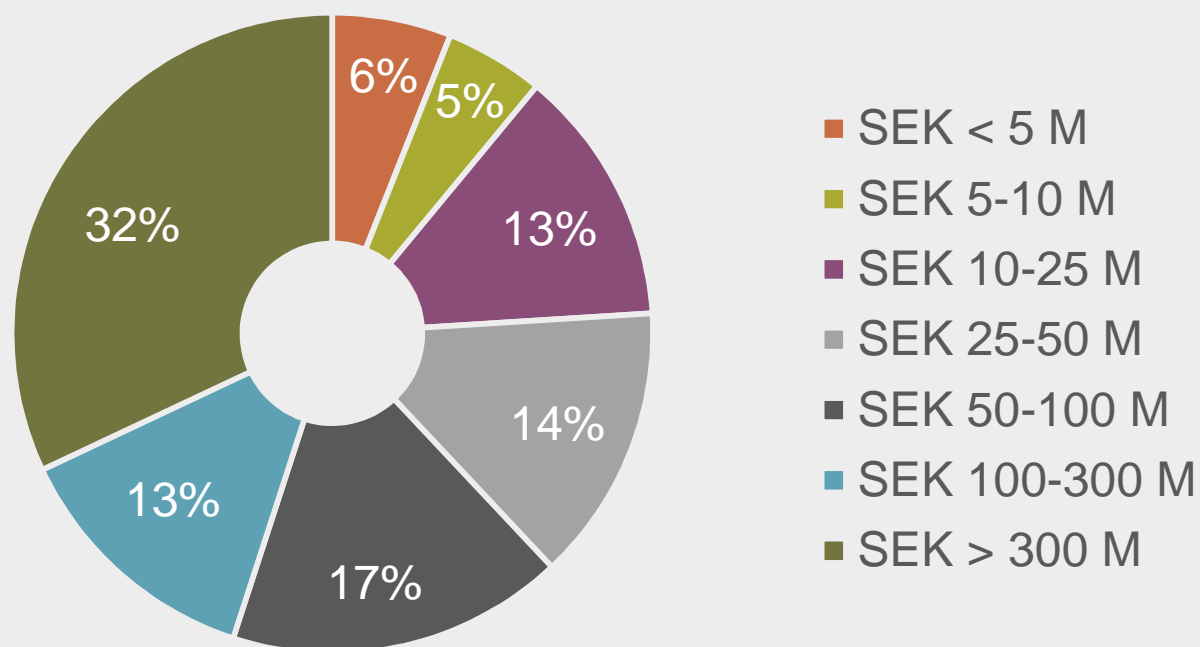
# Orders received by segment

*NCC Construction units*



# Project size of orders received

*NCC's Construction units*

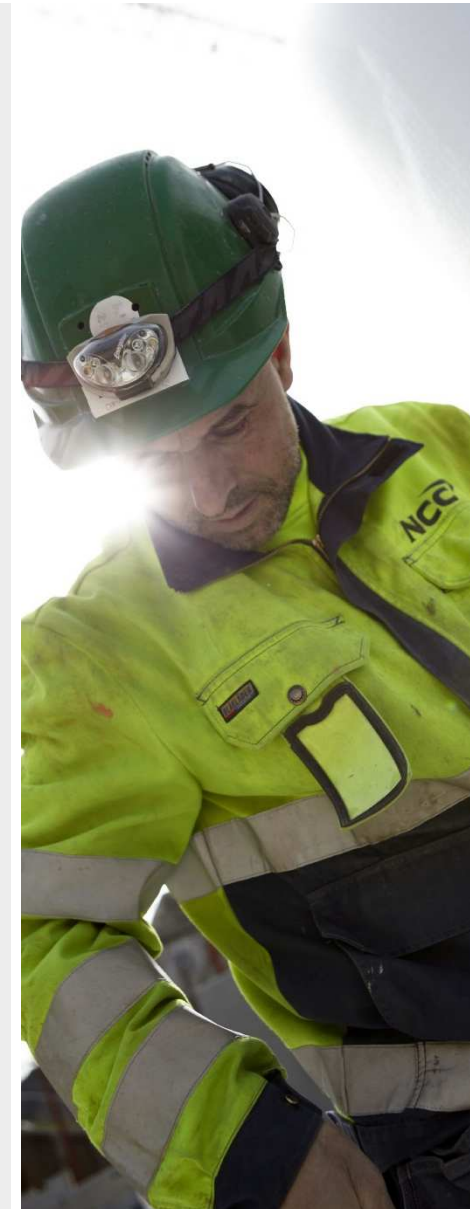


**Total: SEK 8.5 BN**

# NCC's Construction units

*– major orders in Q1 2013*

- New ferry harbor, and two new bridges in Lavik, north of Bergen, SEK 250 M
- Eco-adapted energy production facility in Copenhagen, SEK 250 M
- Energy-smart indoor pool in Malmö, SEK 320 M
- Energy efficient offices in Oslo, SEK 370 M
- First phase of Carlsberg Byen in Copenhagen, SEK 1.5 BN





# Carlsberg Byen in Copenhagen

- New campus, housing, offices and stores
- 101,000 m<sup>2</sup>
- Customer: Carlsberg Byen P/S
- Order worth: SEK 1.5 BN
- Construction starts summer 2013 – completed 2016/2017
- In the Carlsberg area, a further 466,000 m<sup>2</sup> will be constructed in the coming 15-20 years



# NCC Roads

## *Market*

### Q1

- Lower demand for aggregates and asphalt due to the cold and long winter

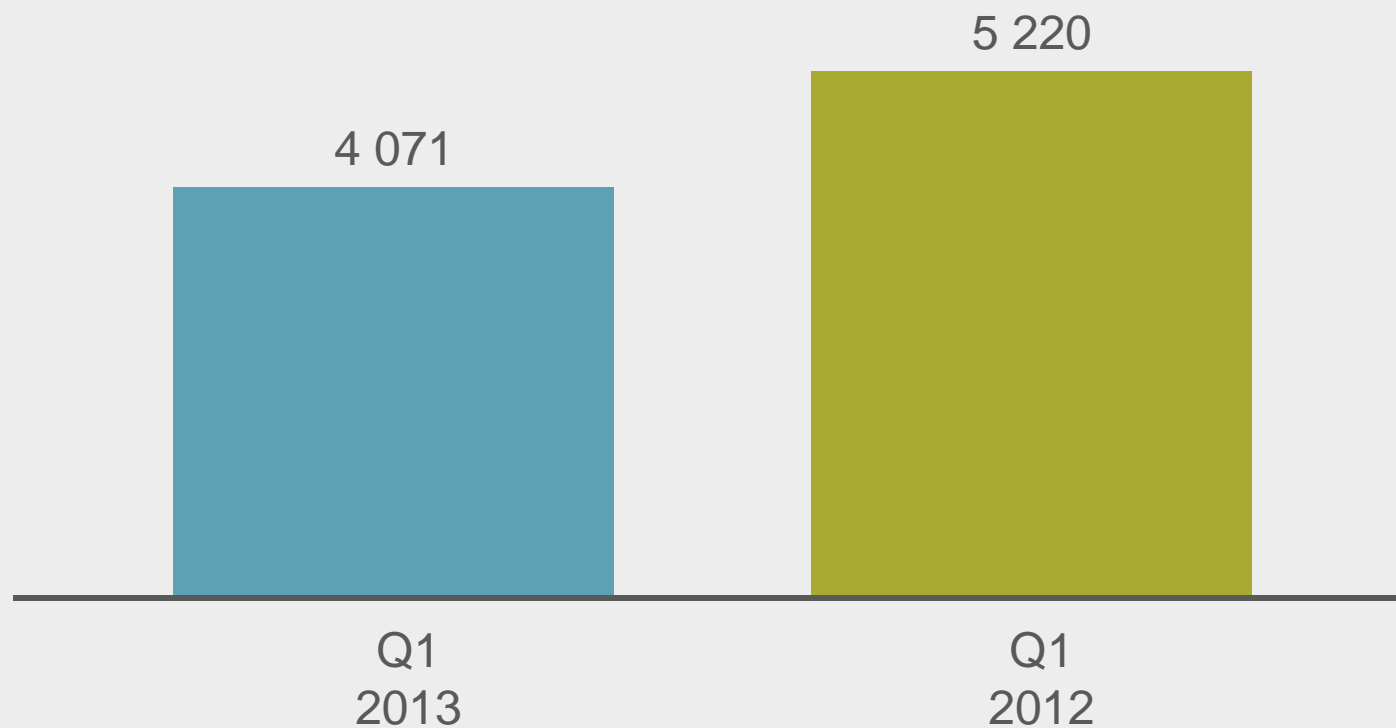
### 2013

- Market outlook
  - Asphalt in line with 2012
  - Aggregates slightly lower



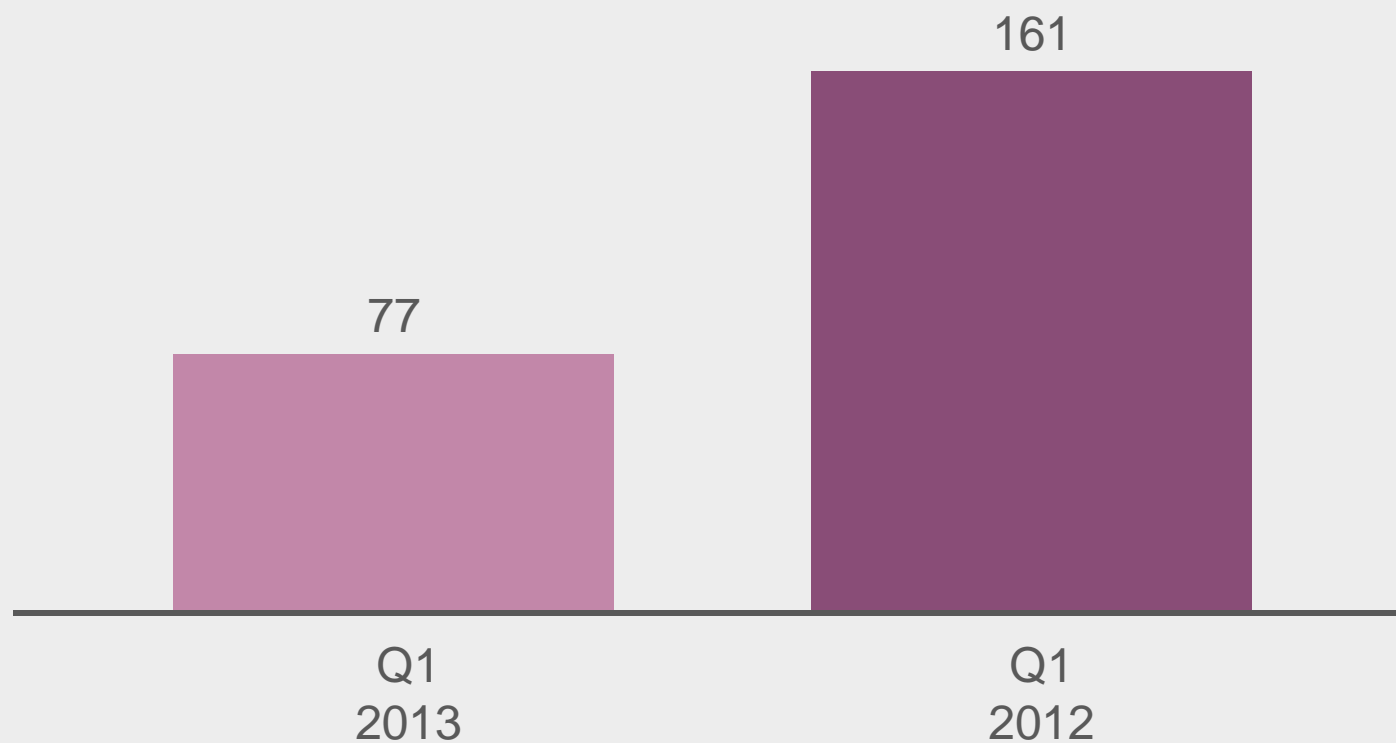
# NCC Roads

*Volumes of aggregates sold, thousands of tons*



# NCC Roads

*Volumes of asphalt sold, thousands of tons*



# NCC Housing *Market*

## Q1

- Best market conditions in Norway and St. Petersburg
- Continued positive trend in Germany
- Some degree of caution in Sweden and Finland, purchase decisions made close to completion
- Slow recovery in central city locations in Denmark and the Baltic countries

## 2013

- Demand is expected to be stable with unchanged price levels



# Housing portfolio trend

	For private customers		For investors		Total	
	Mar 31, 2013	Dec 31, 2012	Mar 31, 2013	Dec 31, 2012	Mar 31, 2013	Dec 31, 2012
<b>Number</b>						
In progress	4,464	4,391	1,213	1,377	5,677	5,768
Sales rate, %	49	43	98	96	59	56
Completion rate, %	50	47	39	40	48	45



Vistaberg, Huddinge

# Housing units sold

	Jan-Mar		Jan-Dec
Number of housing units	2013	2012	2012
Sweden	182	166	702
Denmark	50	15	121
Finland	186	154	736
Baltic countries	40	30	103
St. Petersburg	115	44	496
Norway	26	30	144
Germany	164	157	635
<b>Total, private customers</b>	<b>763</b>	<b>596</b>	<b>2,937</b>
Investor market	80	143	1,395
<b>Total</b>	<b>843</b>	<b>739</b>	<b>4,332</b>

## Completed, unsold housing units

Number of housing units	Mar 31, 2013	Dec 31, 2012
Sweden	94	77
Denmark	57	40
Finland	104	152
Baltic countries	51	75
St. Petersburg	10	11
Norway	9	16
Germany	27	22
<b>Total, private customers</b>	<b>352</b>	<b>393</b>
Investor market	34	0
<b>Total</b>	<b>386</b>	<b>393</b>

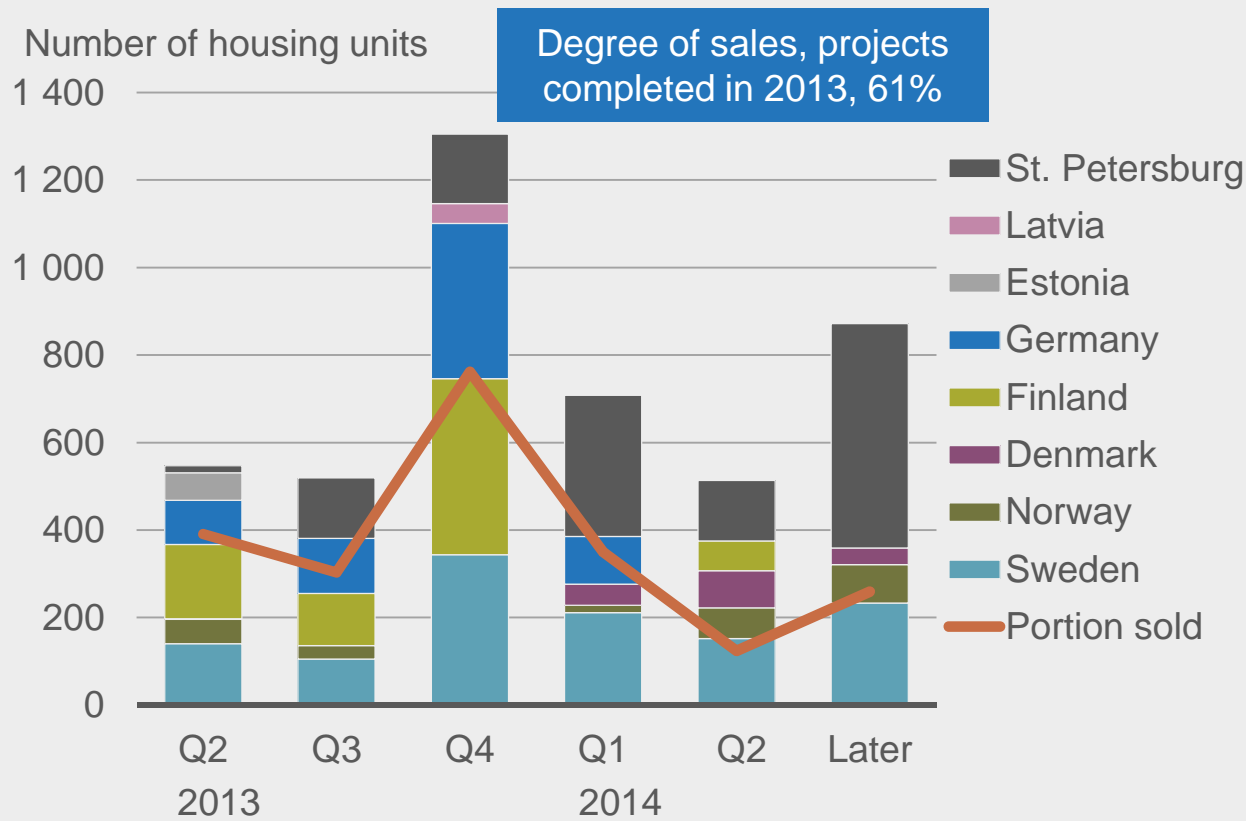


# Housing starts

	Jan-Mar		Jan-Dec
Number of housing units	2013	2012	2012
Sweden	96	242	690
Denmark	54	41	167
Finland	68	122	728
Baltic countries	0	0	118
St. Petersburg	0	0	651
Norway	2	0	174
Germany	255	269	668
<b>Total, private customers</b>	<b>475</b>	<b>674</b>	<b>3,196</b>
Investor market	80	119	1,328
<b>Total</b>	<b>555</b>	<b>793</b>	<b>4,524</b>

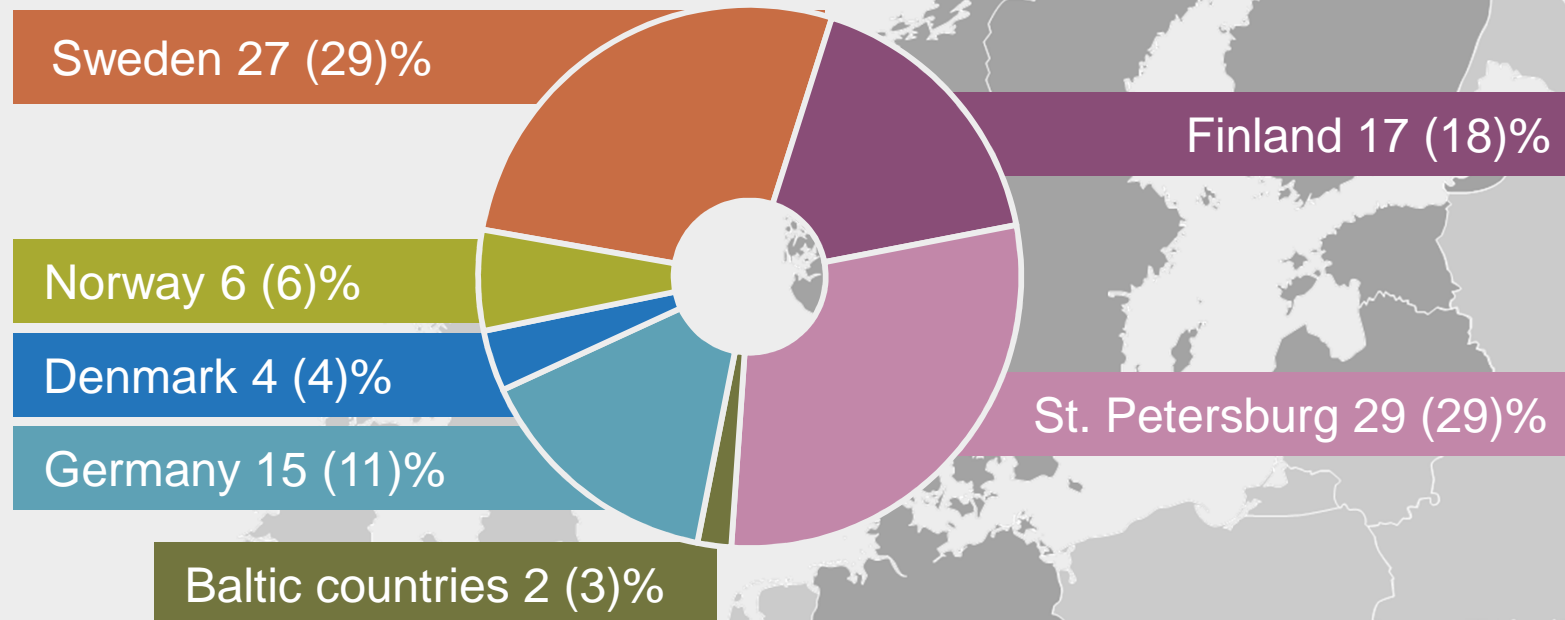
# Housing units for private customers

## *Estimated completion*



# NCC Housing

*Housing units in progress for private customers, March 31, 2013  
(December 31, 2012)*



# NCC Property Development *Market*

- Demand for modern and “green” properties in prime locations
- Longer decision-making processes
- Stable rents and vacancies



Alberga Business Park, Finland

# Property sales Q1

Project	Type	Price SEK M	Recognized in profit
Plaza Business Park, Loiste	Office	209	Q1 2013
Brynsengfaret 8-12, for Oslo	Land	199	Q1 2013



Plaza Business Park Loiste, Finland

# Project starts Q1

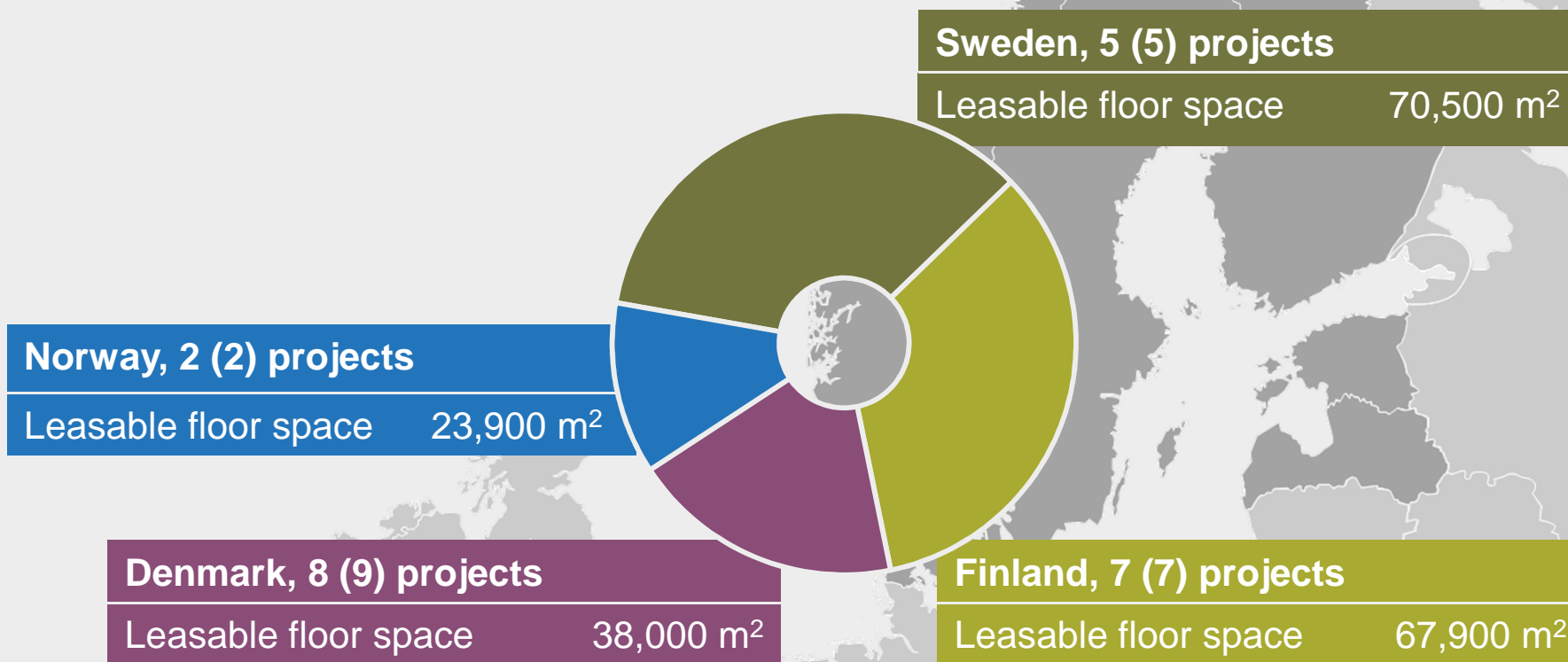
- Vallila, Helsinki, Finland
- Office, 5,600 m<sup>2</sup>
- Leasing rate 100 percent



Vallgard, Finland

# NCC Property Development

22 (23)\* ongoing or completed projects  
not recognized in profit



\* Pertains to Dec 31, 2012



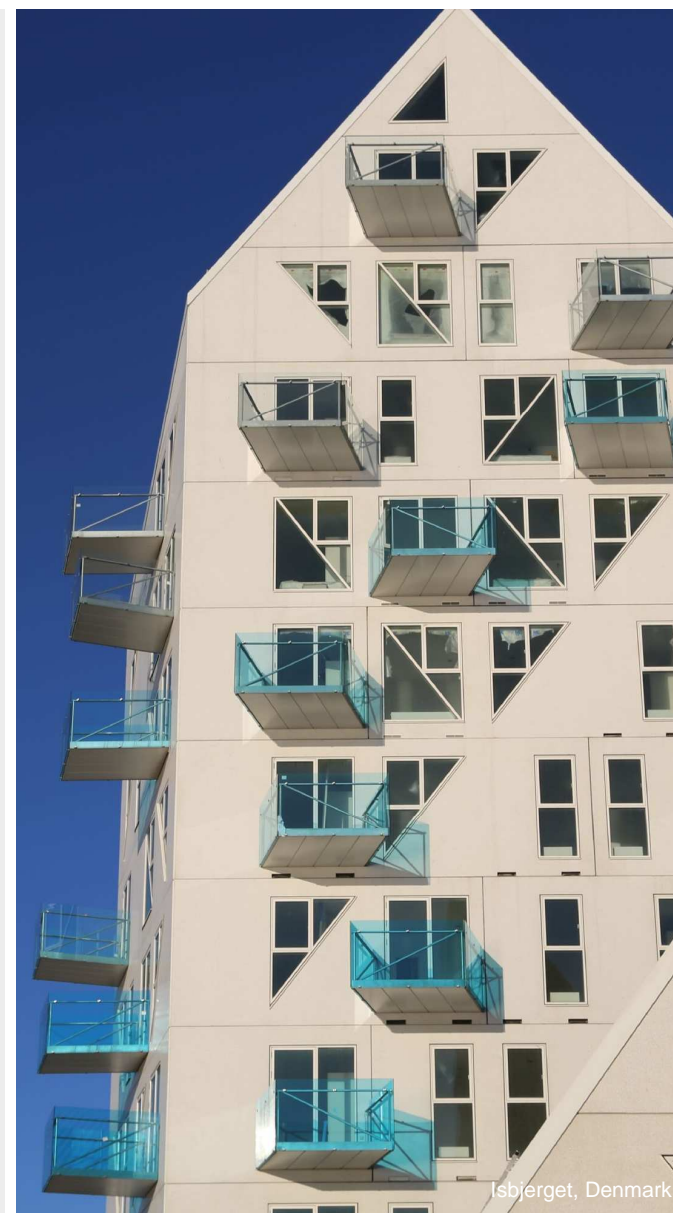
**Ann-Sofie Danielsson**  
Chief Financial Officer

Lomma strand, Malmö



## Q1 in brief

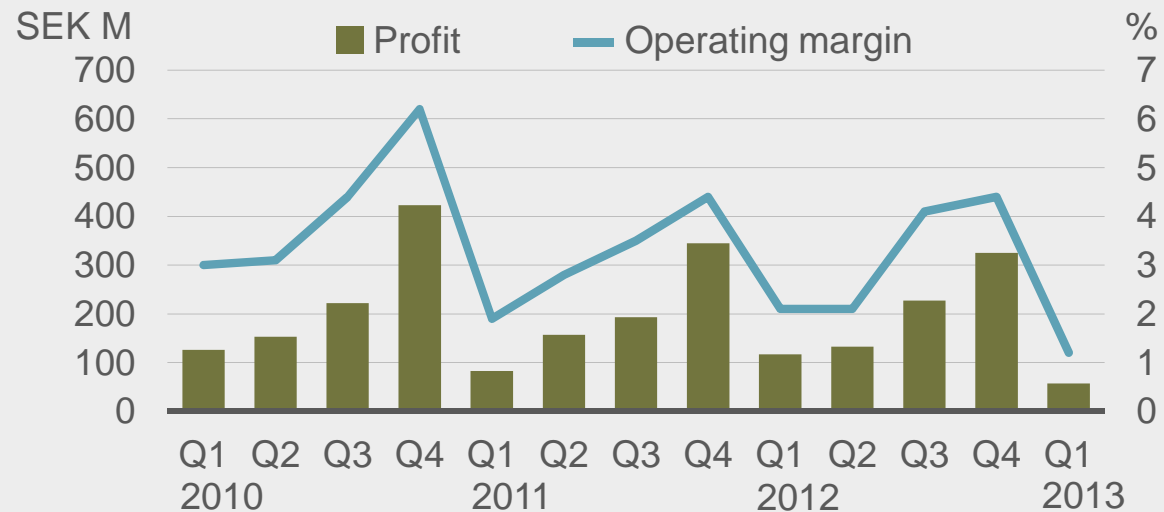
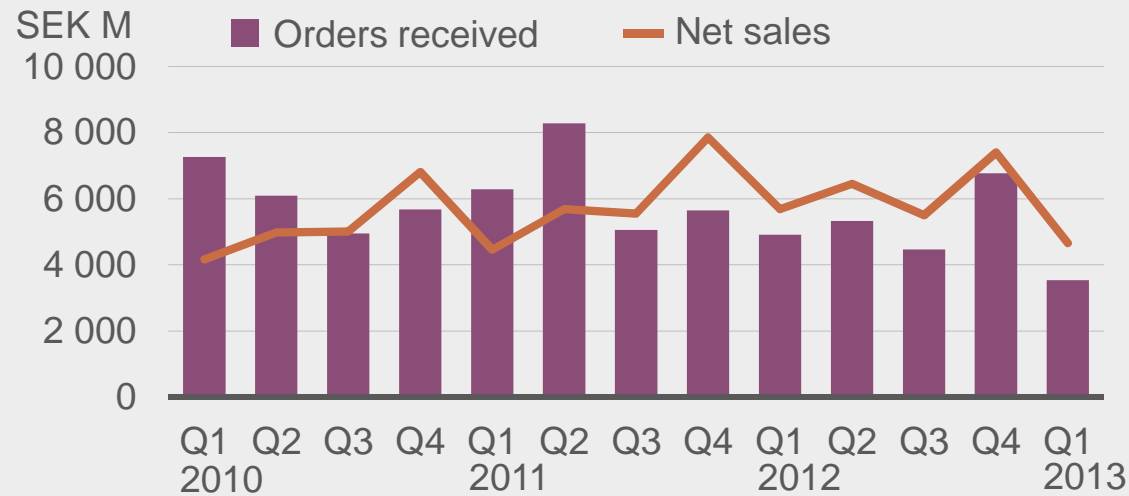
- Operating loss SEK 217 M (loss: 139)
- Better cash flow
- New accounting policy IAS 19
  - comparable figure recalculated



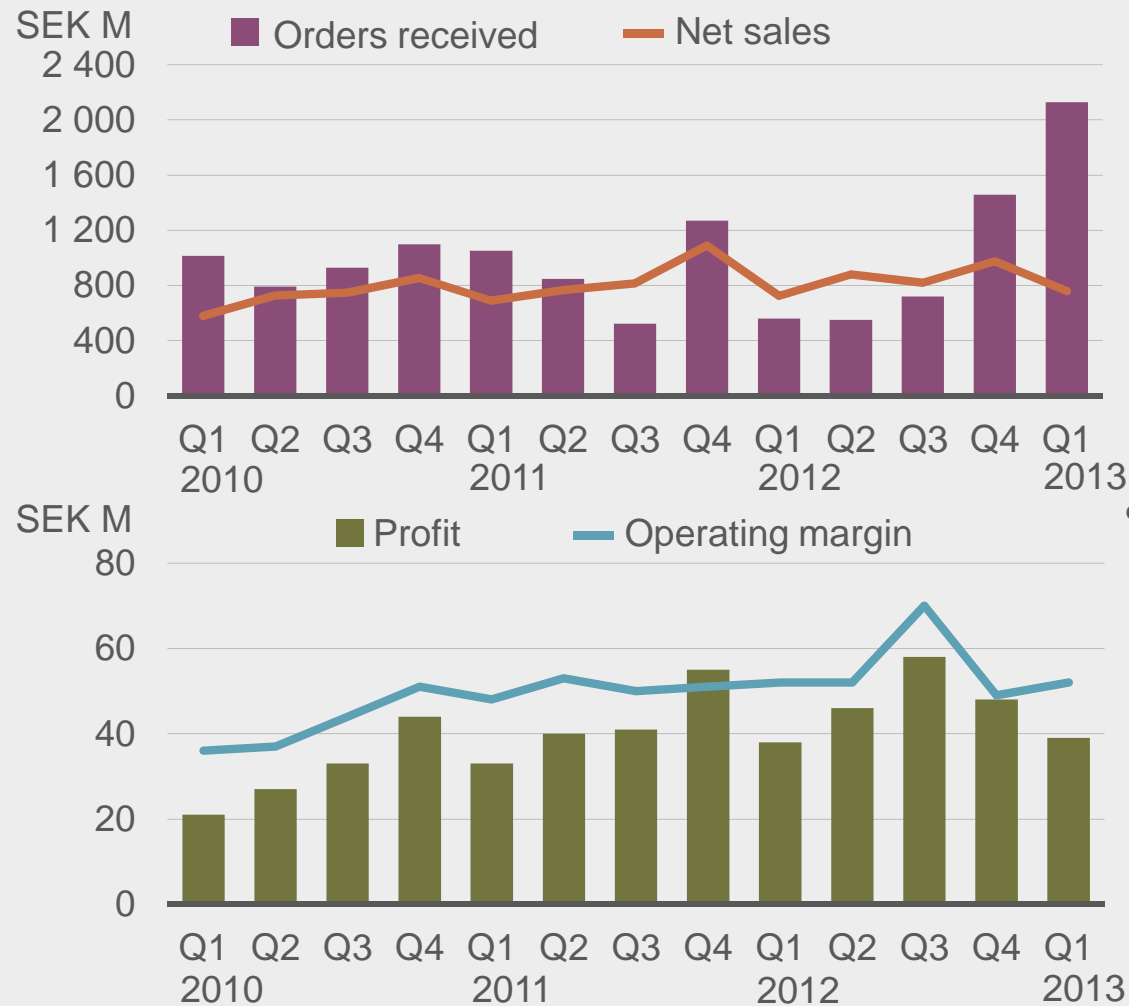
# Income statement

<b>SEK M</b>	<b>Jan-Mar 2013</b>	Jan-Mar 2012	<b>Apr 12- mar 13</b>	Jan-Dec 2012
Net sales	10,084	10,659	56,651	57,227
<b>Gross profit</b>	<b>554</b>	<b>584</b>	<b>5,465</b>	<b>5,495</b>
Selling and administrative costs	-773	-728	-3,033	-2,988
<i>Cost ratio</i>	7.7%	6.8%	5.4%	5.2%
Other	1	5	7	12
<b>Operating profit/loss</b>	<b>-217</b>	<b>-139</b>	<b>2,439</b>	<b>2,519</b>
Financial items	-59	-33	-267	-241
<b>Profit/loss after financial items</b>	<b>-276</b>	<b>-173</b>	<b>2,172</b>	<b>2,277</b>
Tax on profit for the period	58	41	-351	-367
<i>Tax rate</i>	20.9%	23.9%	16.2%	16.1%
<b>Profit/loss for the period</b>	<b>-219</b>	<b>-131</b>	<b>1,821</b>	<b>1,910</b>

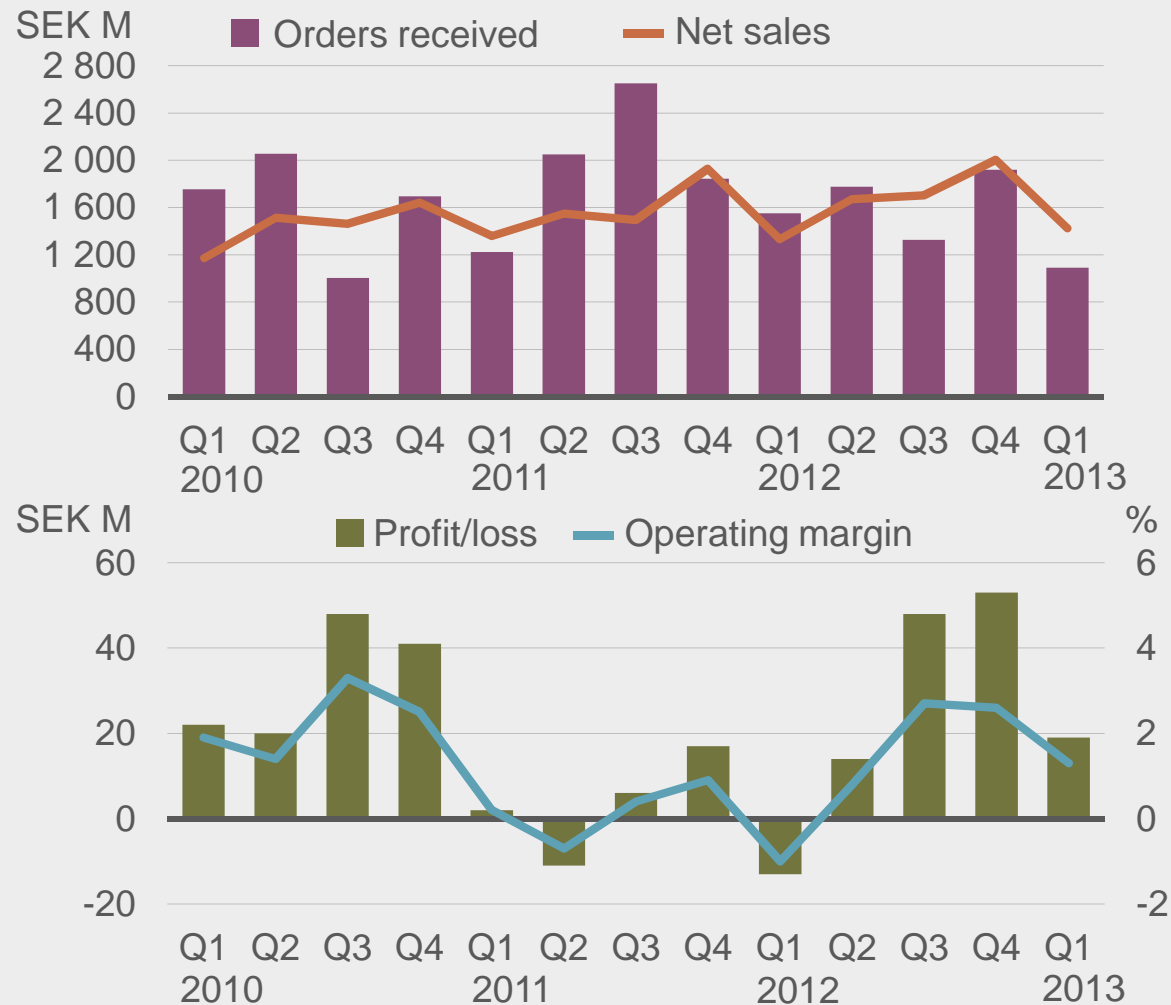
# NCC Construction Sweden



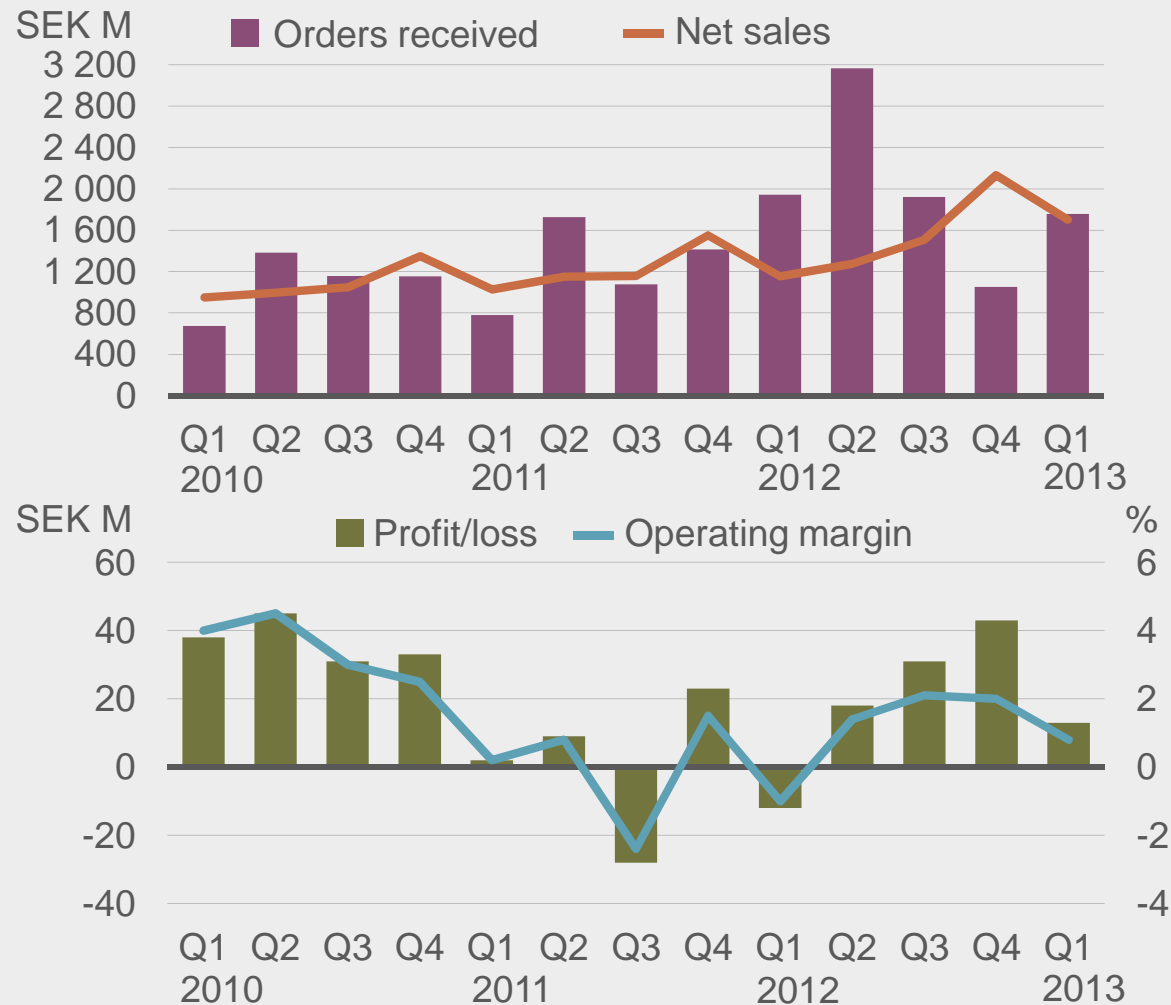
# NCC Construction Denmark



# NCC Construction Finland

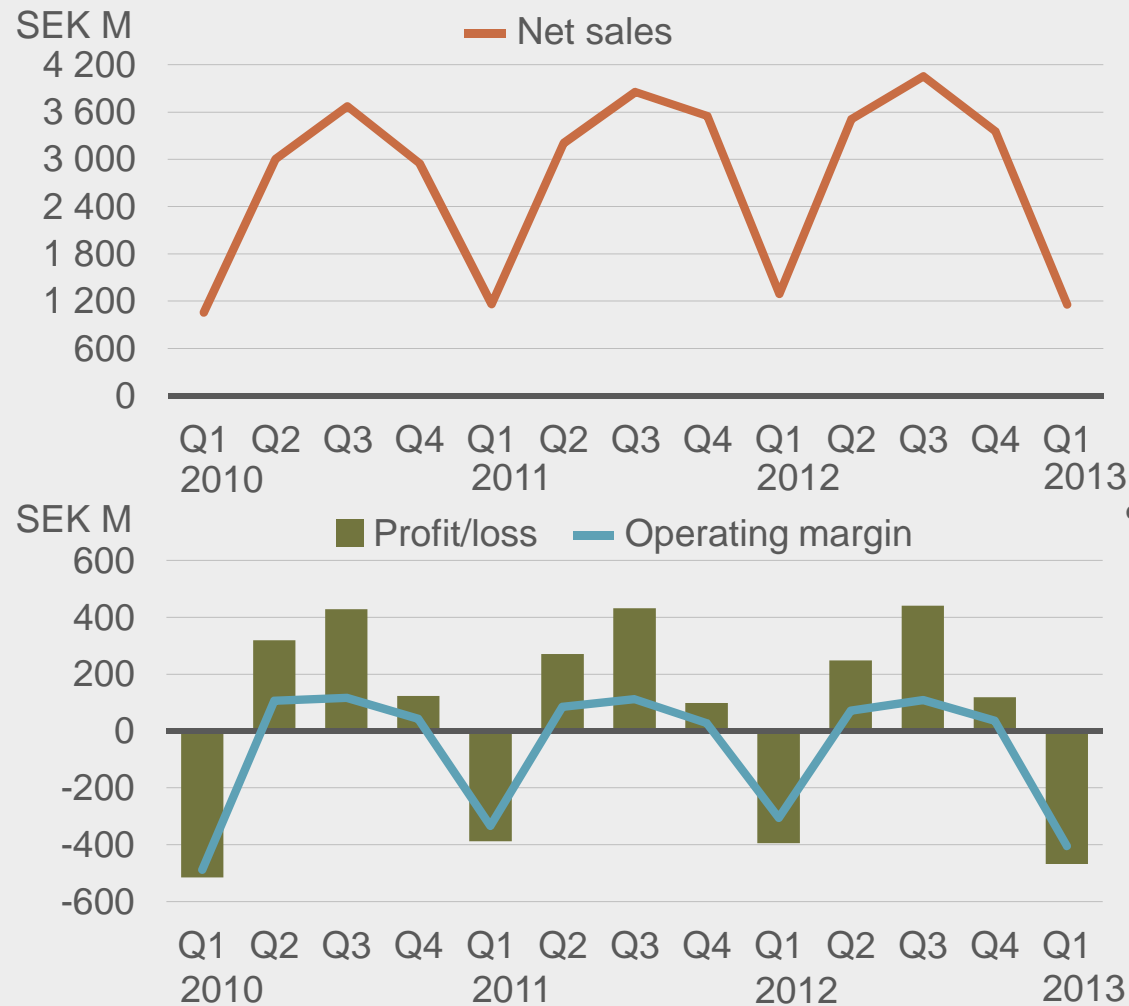


# NCC Construction Norway

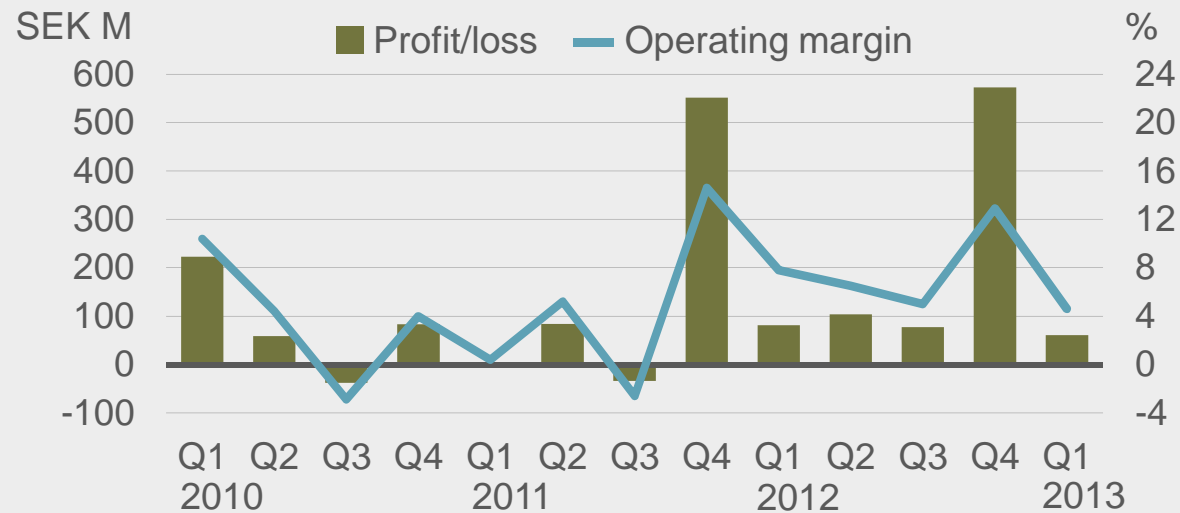
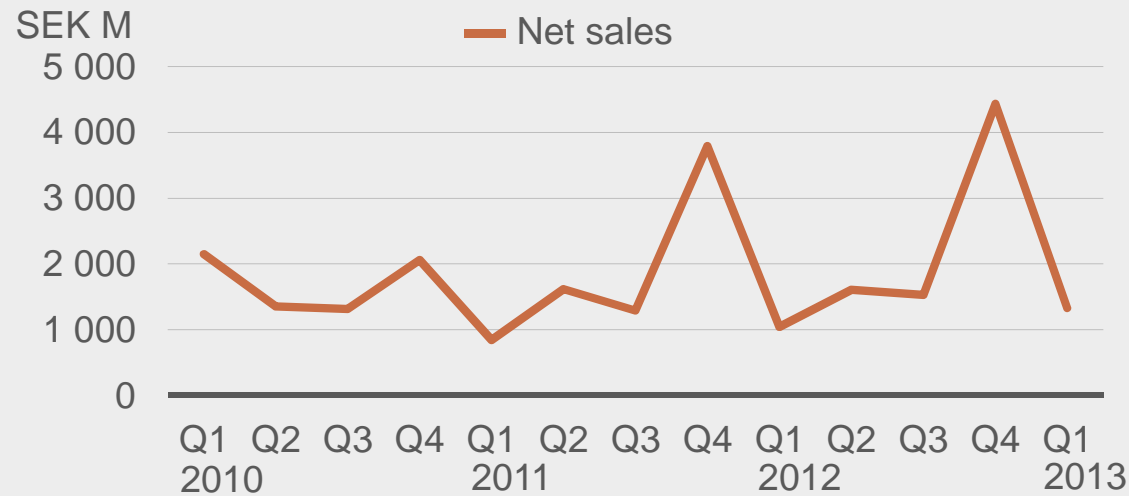


LysakerPolaris, Norway

# NCC Roads



# NCC Housing





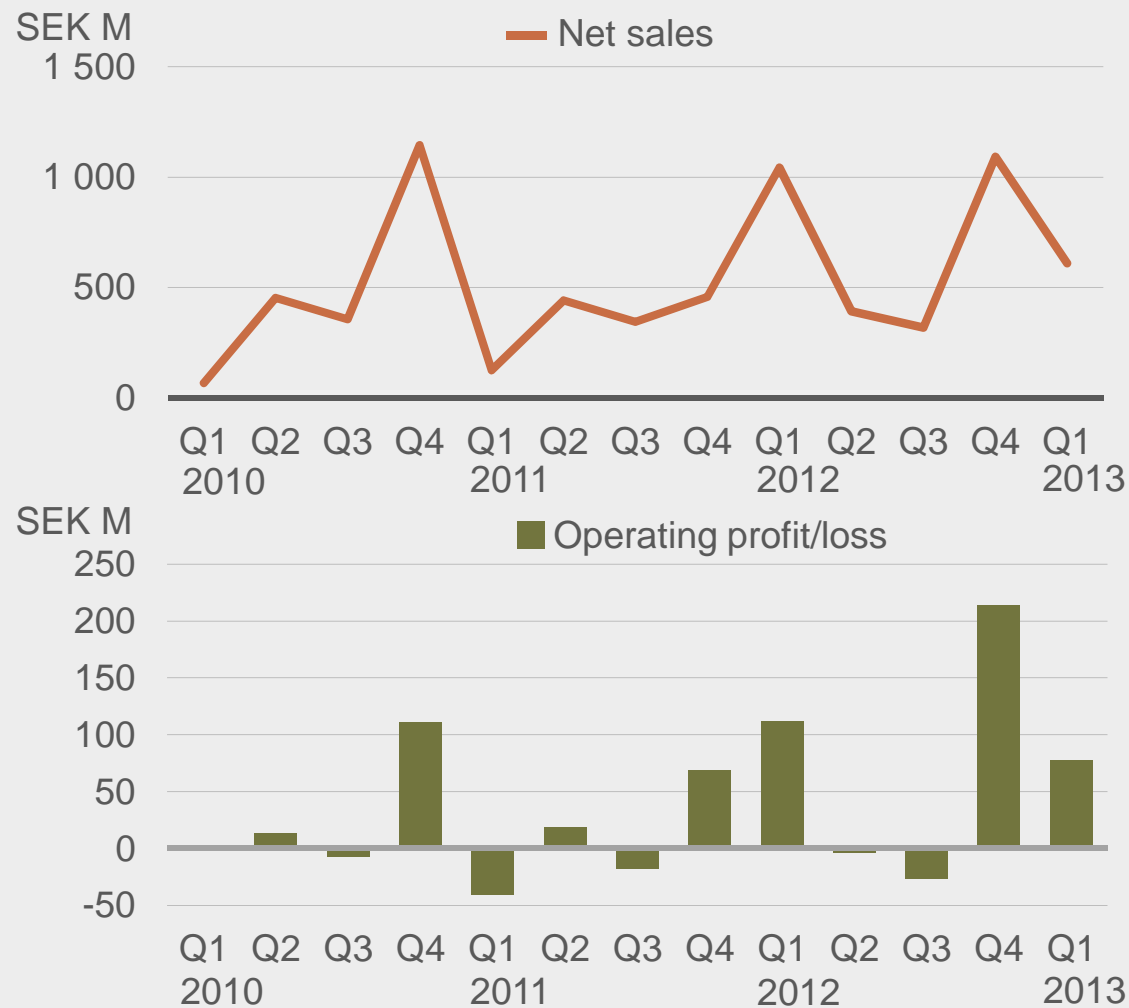
# Housing units recognized in profit

Number of housing units	Jan-Mar 2013	Jan-Mar 2012
Sweden	157	113
Denmark	24	10
Finland	167	156
Baltic countries	34	16
St. Petersburg	16	3
Norway	9	22
Germany	36	37
<b>Total, private customers</b>	<b>443</b>	<b>357</b>
Investor market	149	119
<b>Total</b>	<b>592</b>	<b>476</b>



Milano kitchen, Sweden

# NCC Property Development



## Operating profit per business area

SEK M	Jan-Mar 2013	Jan-Mar 2012	Jan-Dec 2012
NCC Construction Sweden	57	117	801
NCC Construction Denmark	39	38	189
NCC Construction Finland	19	-13	101
NCC Construction Norway	13	-14	74
NCC Roads	-468	-394	417
NCC Housing	61	81	835
NCC Property Development	78	112	295
Other and eliminations	-16	-66	-192
<b>Operating profit/loss</b>	<b>-217</b>	<b>-139</b>	<b>2,519</b>

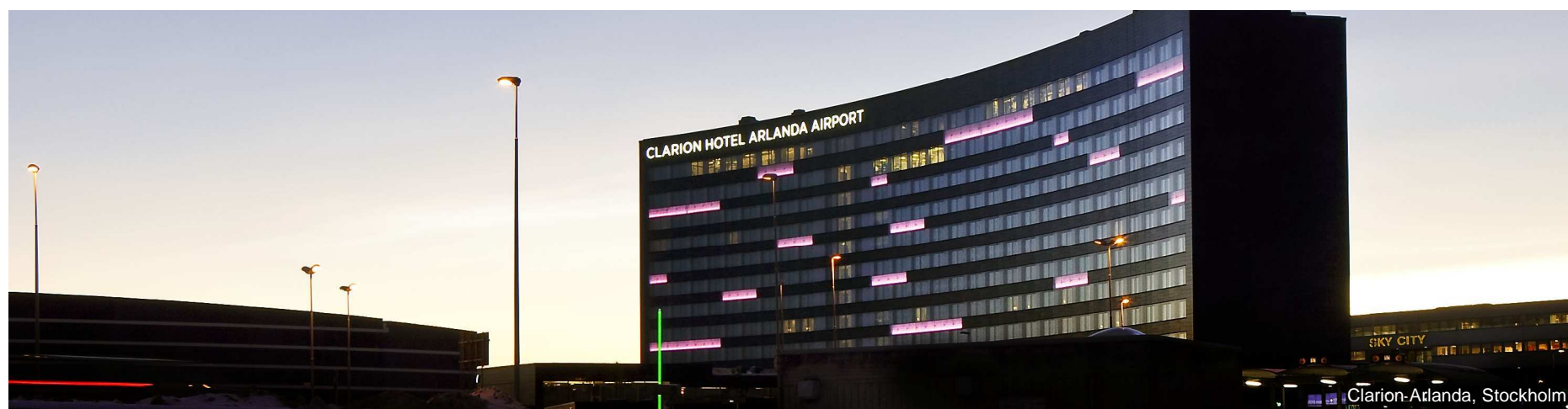
# Balance sheet

<b>SEK BN</b>	<b>Mar 31, 2013</b>	<b>Dec 31, 2012</b>
Goodwill	1.8	1.8
Property projects	5.5	5.3
Housing projects	12.1	11.7
Accounts receivable and receivables from property sales	6.2	8.2
Other assets	10.2	10.7
<b>Total assets</b>	<b>35.8</b>	<b>37.7</b>

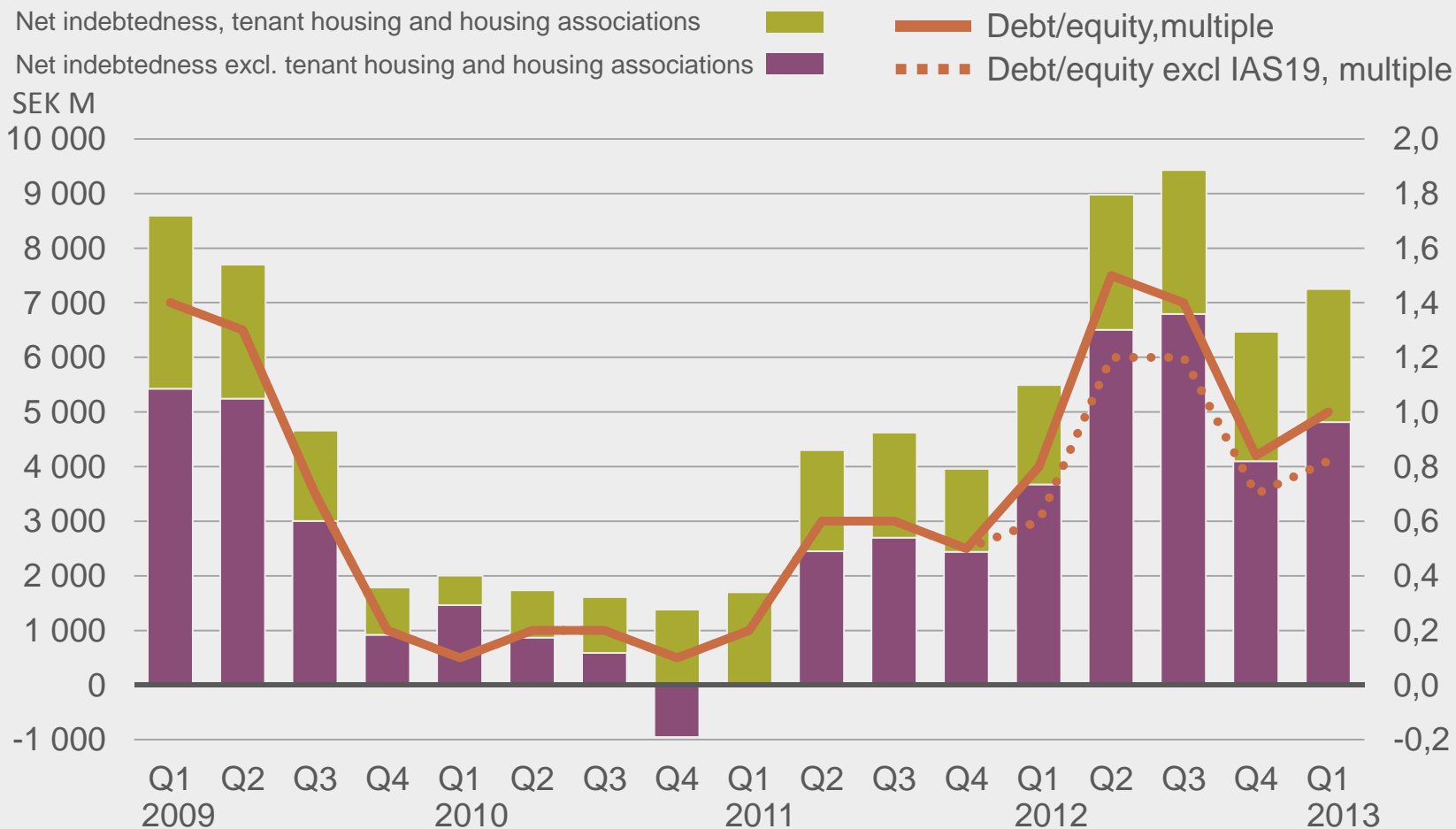


# Cash flow

SEK M	Jan-Mar 2013	Jan-Mar 2012	Jan-Dec 2012
From operating activities	-86	-411	2,458
From property projects	-238	113	-928
From housing projects	-632	-1,095	-2,046
Other working capital	198	292	489
Investments	-192	-141	-906
<b>Cash flow before financing</b>	<b>-950</b>	<b>-1,242</b>	<b>-932</b>



# Net indebtedness





Skansen, Stockholm

# Summary

- Weaker construction market
- Cold and long winter
- Lower sales and earnings
- Favorable housing sales



Helix, Huddinge



# Capital Market Day

*May 29 in Stockholm*

- Strategy update
- In-depth:
  - Norway
  - NCC Housing
  - NCC Roads



Torsplan, Stockholm



## Contact information

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