

Interim report

January-March, 2014

Peter Wågström
President and CEO

Ann-Sofie Danielsson
Chief Financial Officer

Aula Medica, Stockholm

Q1 2014 in brief

Orders received

SEK 13,223 (11,675)

Order backlog

SEK 50,798 M (47,637)

Net sales

SEK 9,832 (10,084)

Profit/loss after financial items

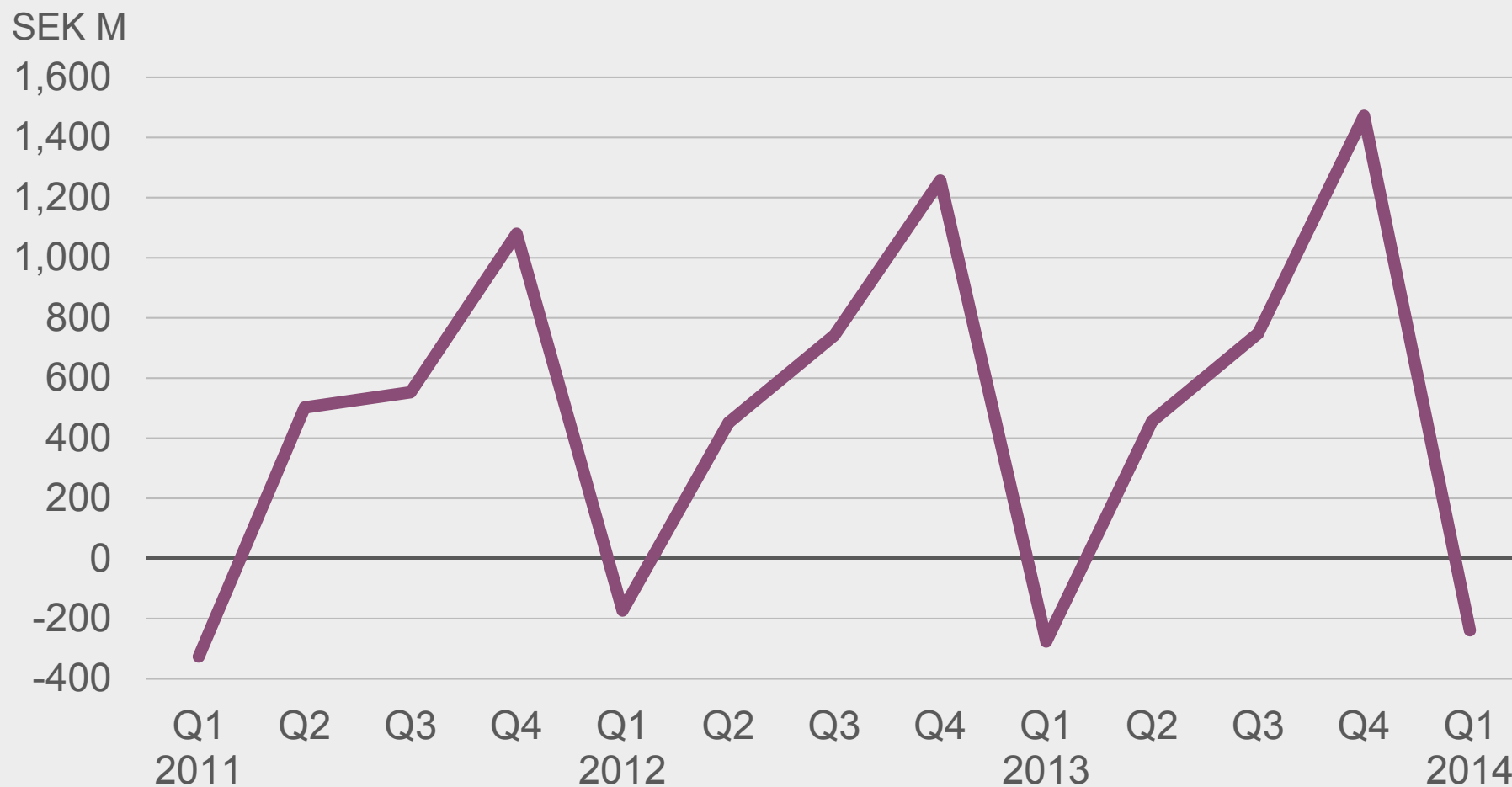
SEK -239 M (-276)



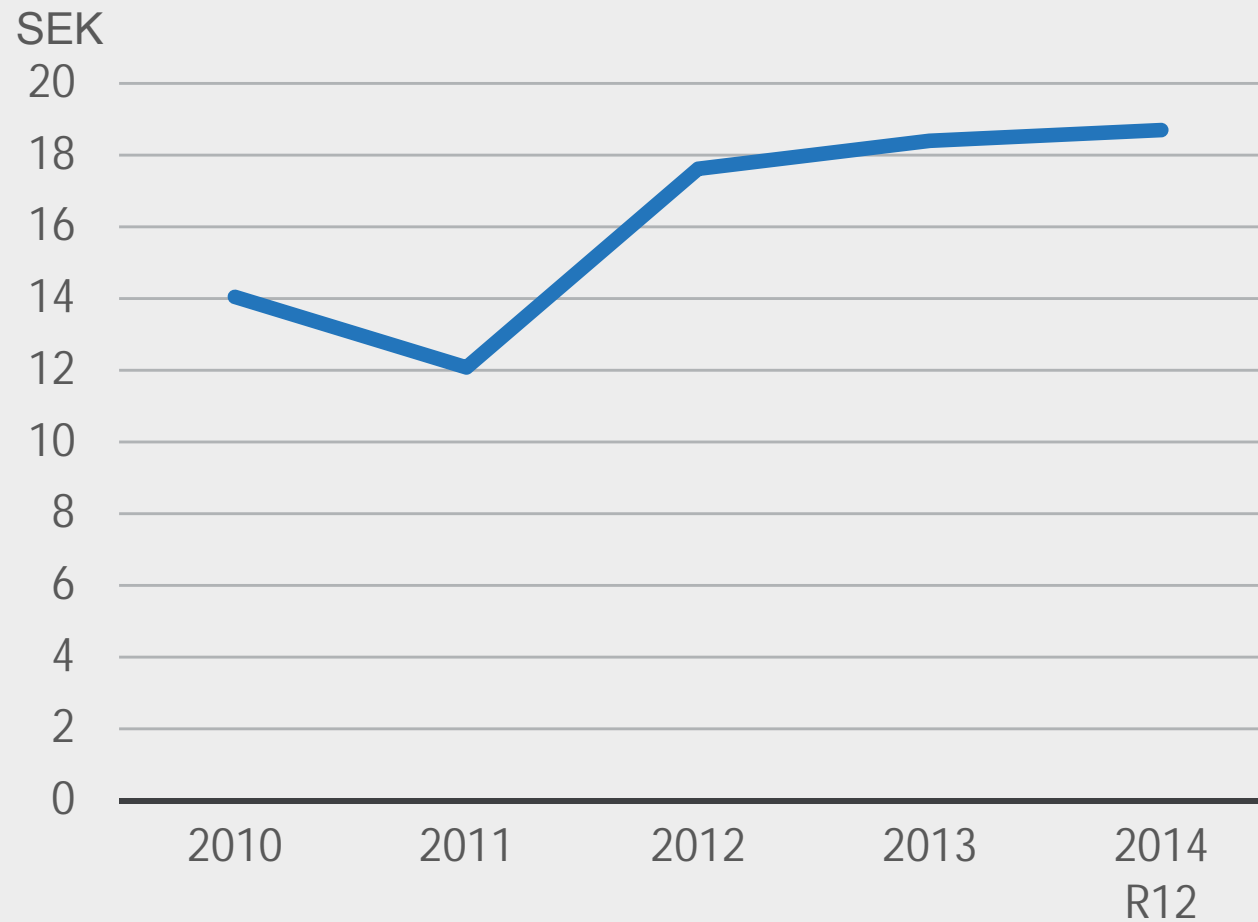
Östensjöveien, Oslo

Intensified seasonal pattern...

Profit/loss after financial items



Earnings per share



Trends in Nordic construction market

Sweden

- Improved market
- Growth in residential
- Infrastructure

Norway

- Favorable development for infrastructure

Denmark

- Growth in Copenhagen and Aarhus
– residential and other buildings

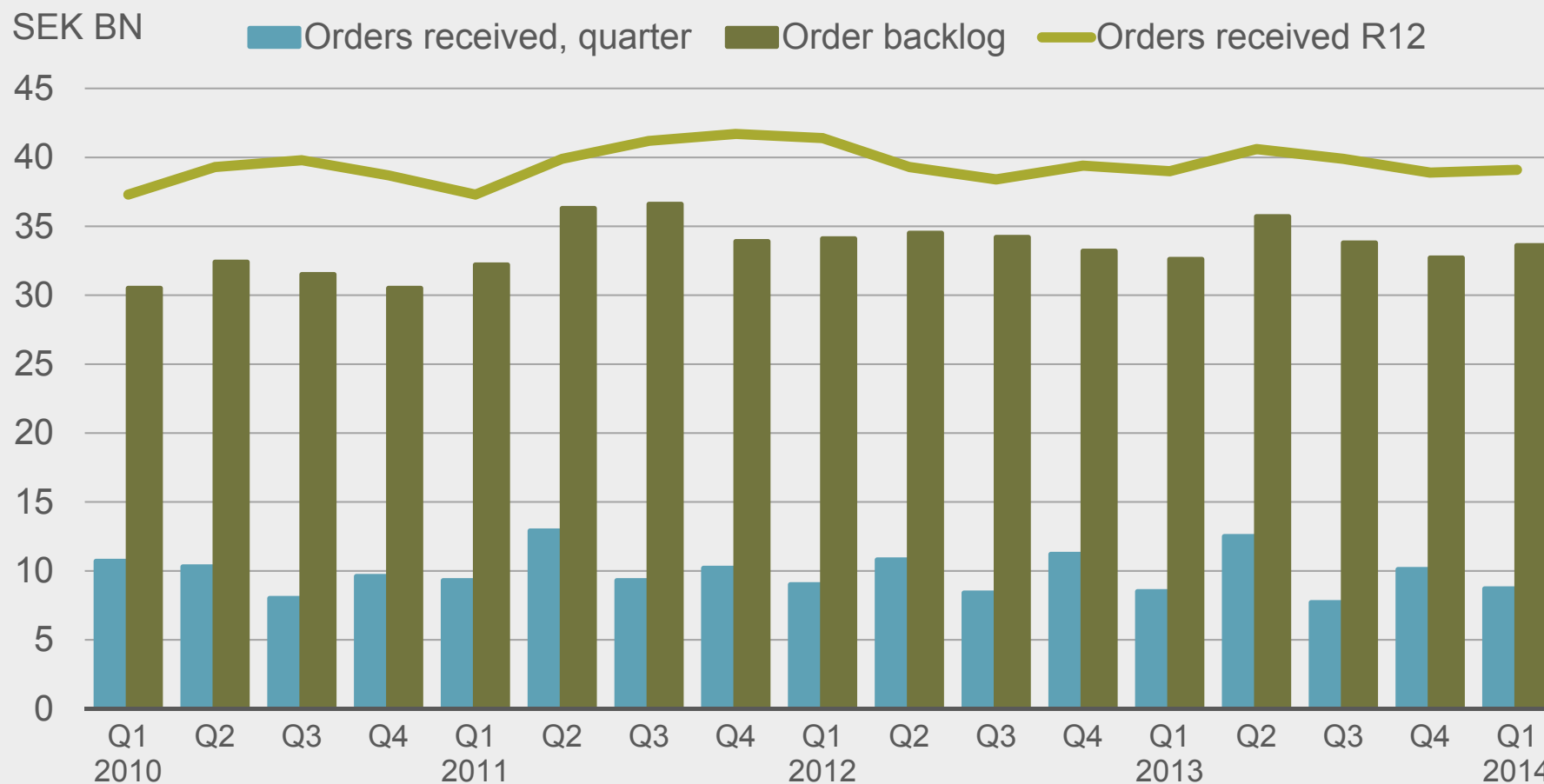
Finland

- Challenging market



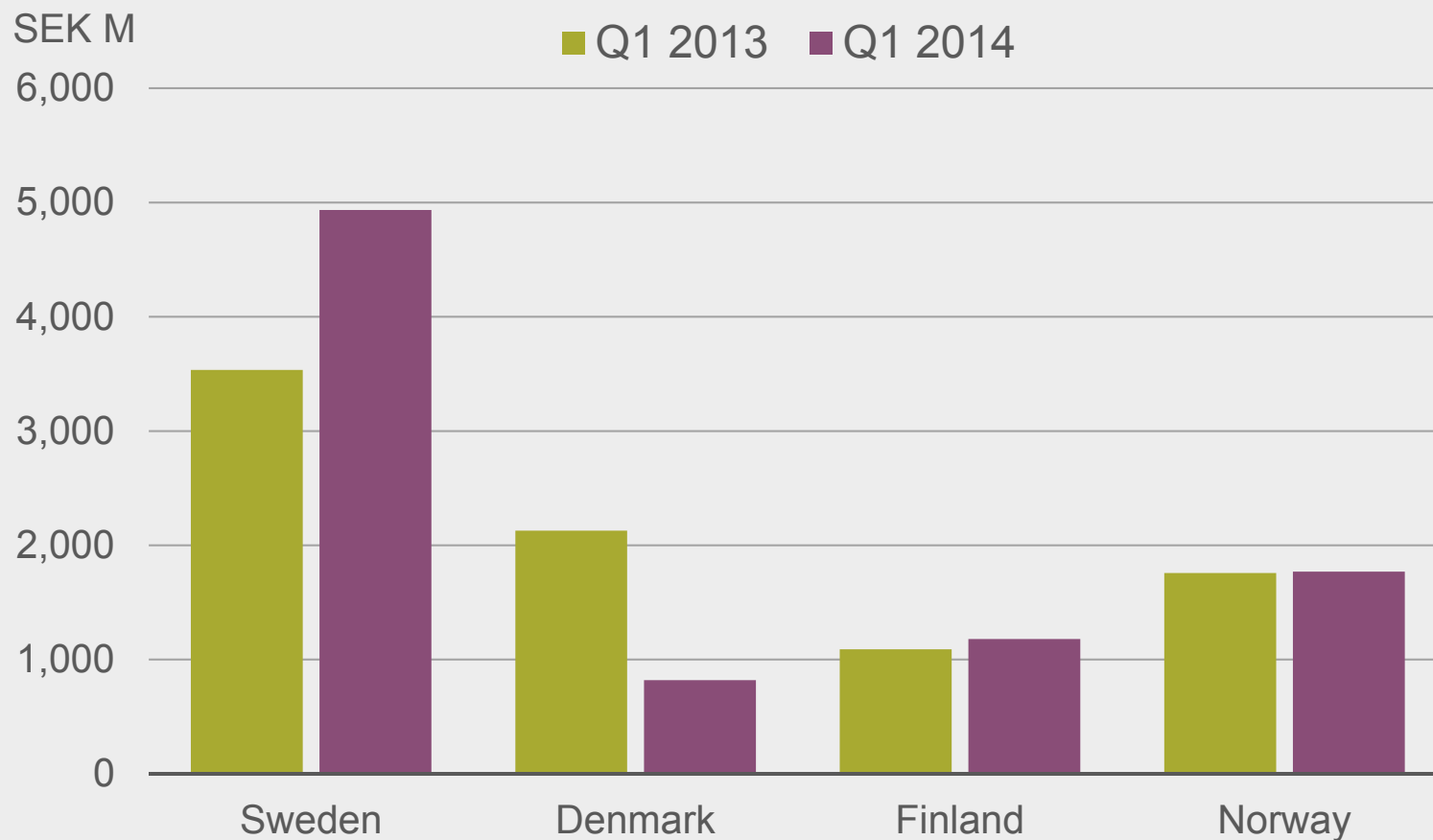
Increased order backlog

NCC's Construction units



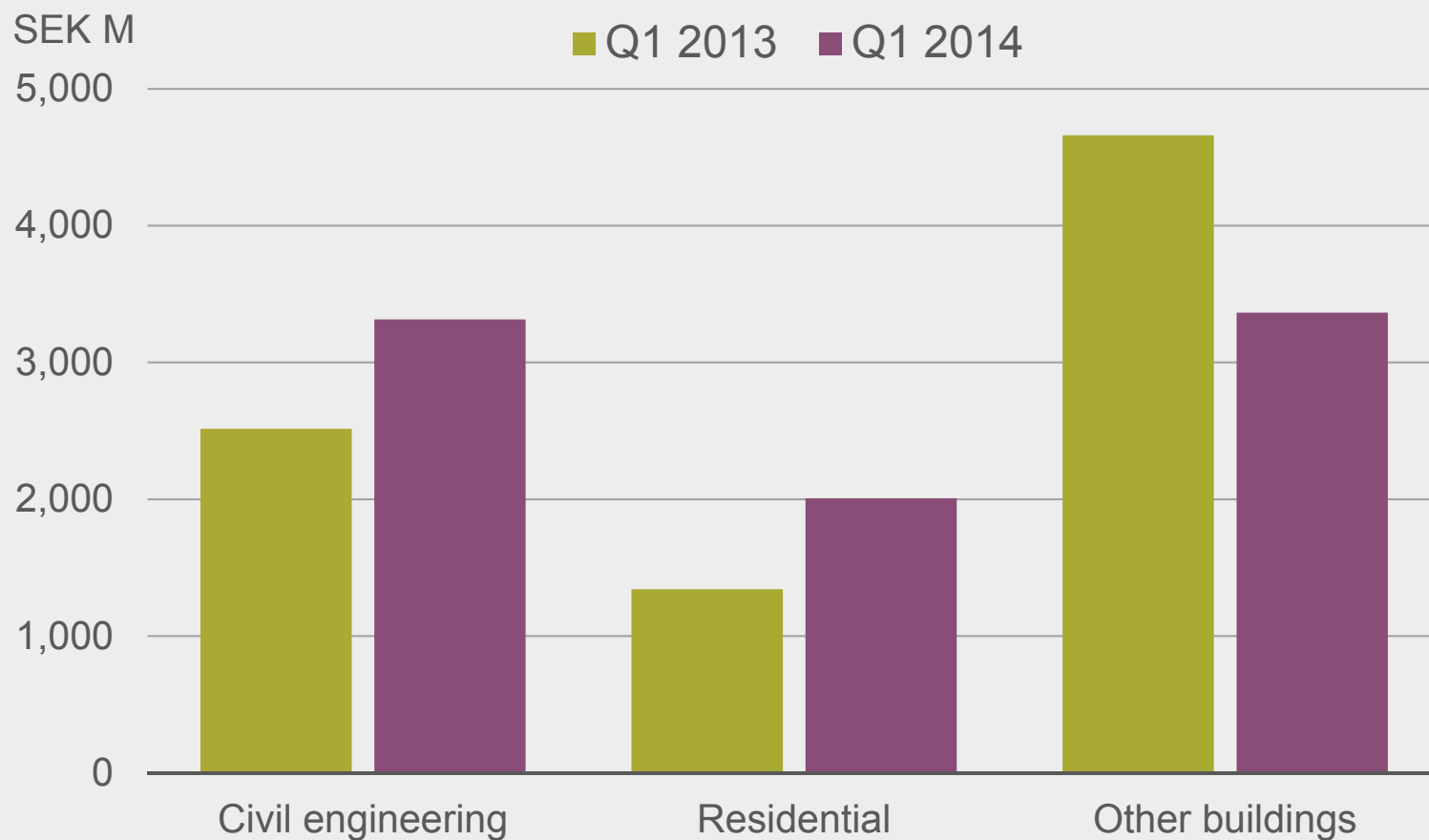
Favorable orders received in Sweden

Orders received, NCC Construction units



Increased orders in residential and civil engineering

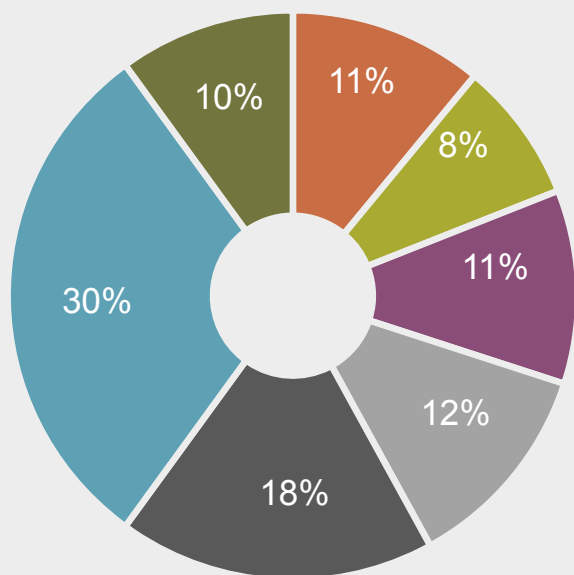
Orders received, NCC Construction units



Healthy distribution between small and large projects

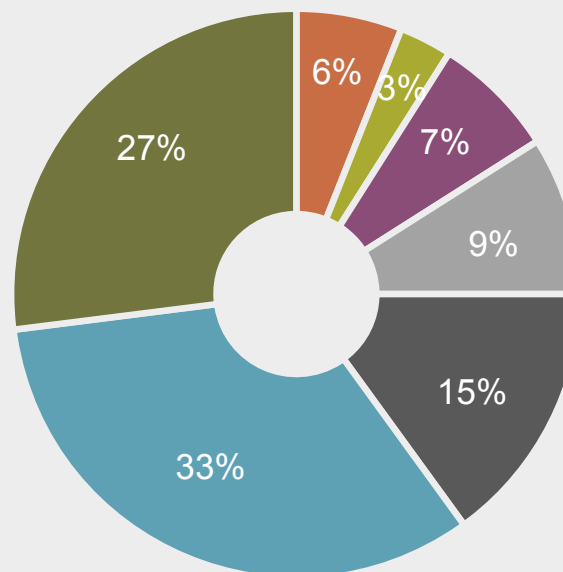
NCC's Construction units, Q1 2014 (Q1 2013)

Project size, orders received



Total SEK 8.7 BN (8.5)

Project size, order backlog



Total SEK 33.6 BN (32.6)

- SEK <5 M
- SEK 5-10 M
- SEK 10-25 M
- SEK 25-50 M
- SEK 50-100 M
- SEK 100-300 M
- SEK >300 M

A selection of construction projects in Q1

New section of E18 expressway in Norway, SEK 885 million



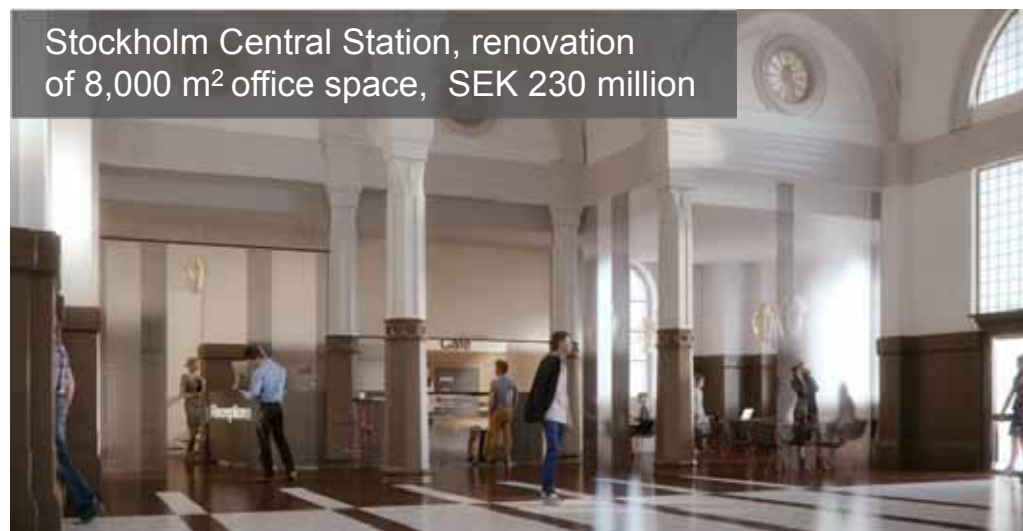
Bekkestua Senter, Norway, 56 apartments, SEK 217 million



NCC Folkboende, 80 rental apartments in Umeå, SEK 80 million



Stockholm Central Station, renovation of 8,000 m² office space, SEK 230 million



A selection of construction projects in Q1

New headquarters for Semco Maritime, Esbjerg, SEK 240 million



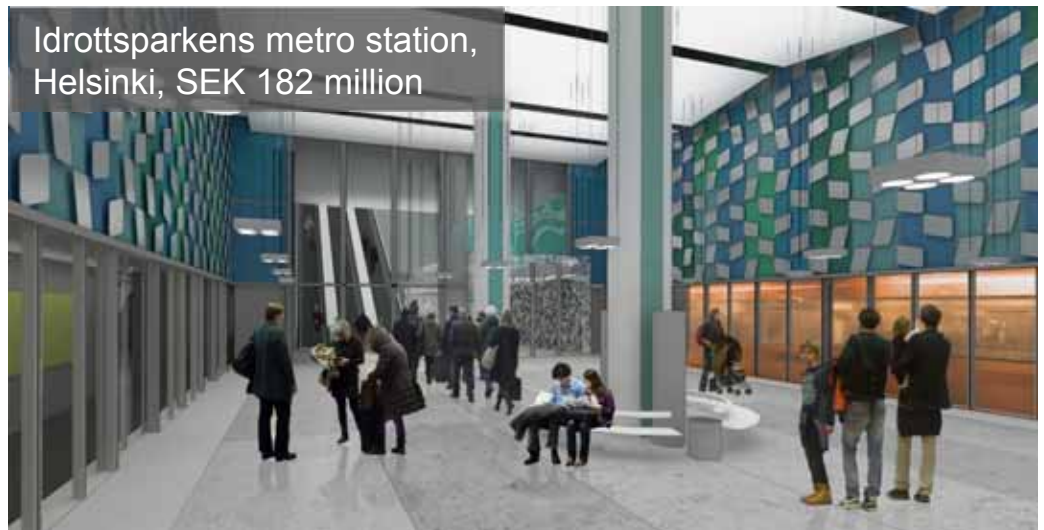
Renovation of National Library of Finland, Helsinki, SEK 127 million



Strandmøllen A/S, renovation of headquarter, 2,660 m², Klampenborg



Idrottsparkens metro station, Helsinki, SEK 182 million



Stone material, asphalt and road service

The Nordic market

Stone material

- Increased demand in all Nordic markets in Q1
- A rise in construction – higher demand 2014

Asphalt

- Increased demand in southern Sweden and in Denmark Q1
- Potential for growth in 2014

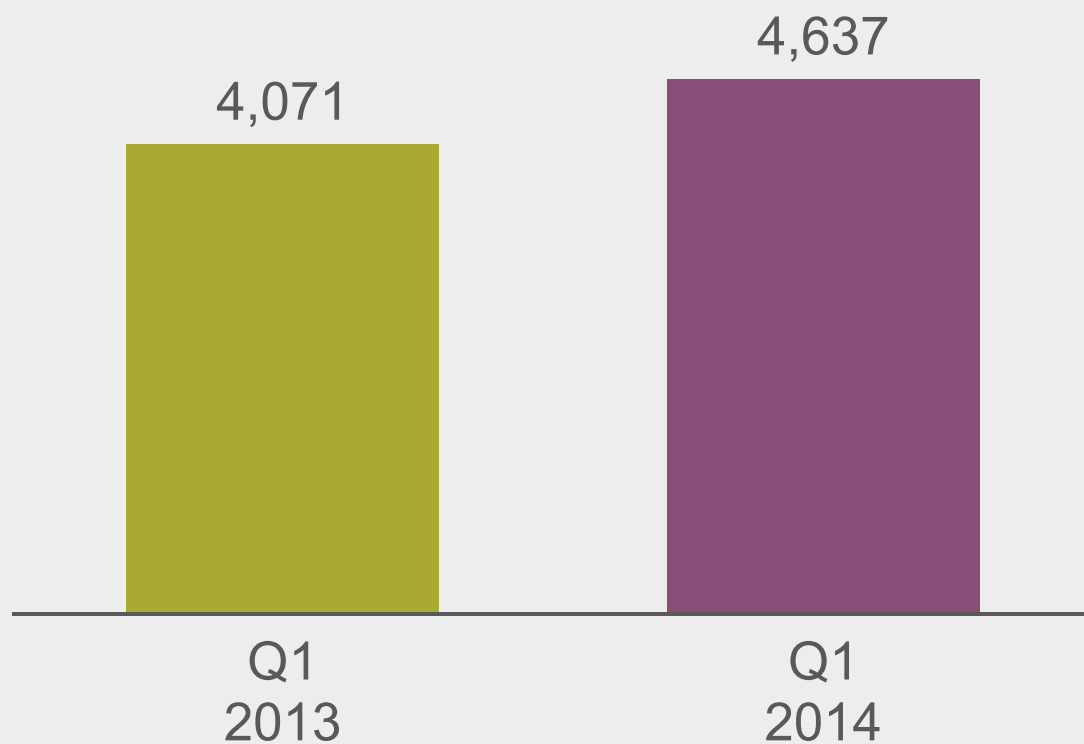
Road service

- Stable demand
- Tough competition



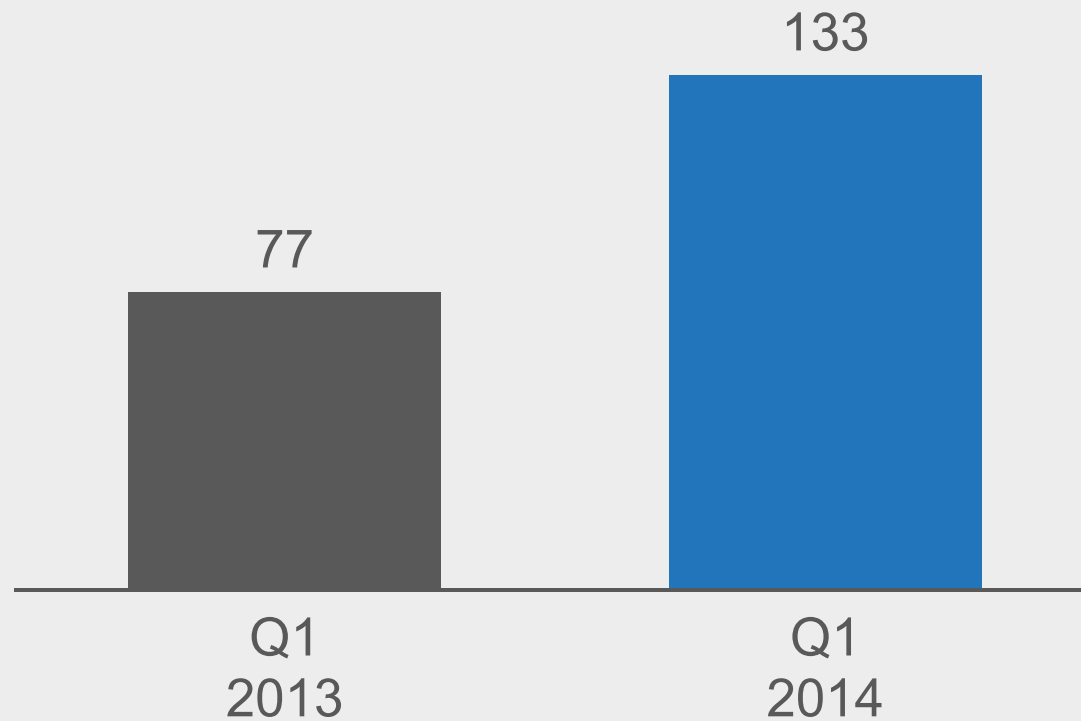
Higher volume of stone material

Volumes of stone material sold, thousands of tons



Higher asphalt volumes

*Volumes of asphalt sold,
thousands of tons*



Kärraverket now uses our patented method for heating asphalt plants with wood pellets



This asphalt plant reduces CO₂ emissions by 85% = 2,100 cars

Residential markets

Private customers

- Favorable market in Sweden, Germany and St. Petersburg
- Challenging market in Finland and Norway
- Increasing demand and pricing in Copenhagen
- Recovery in the Baltics

Investor markets

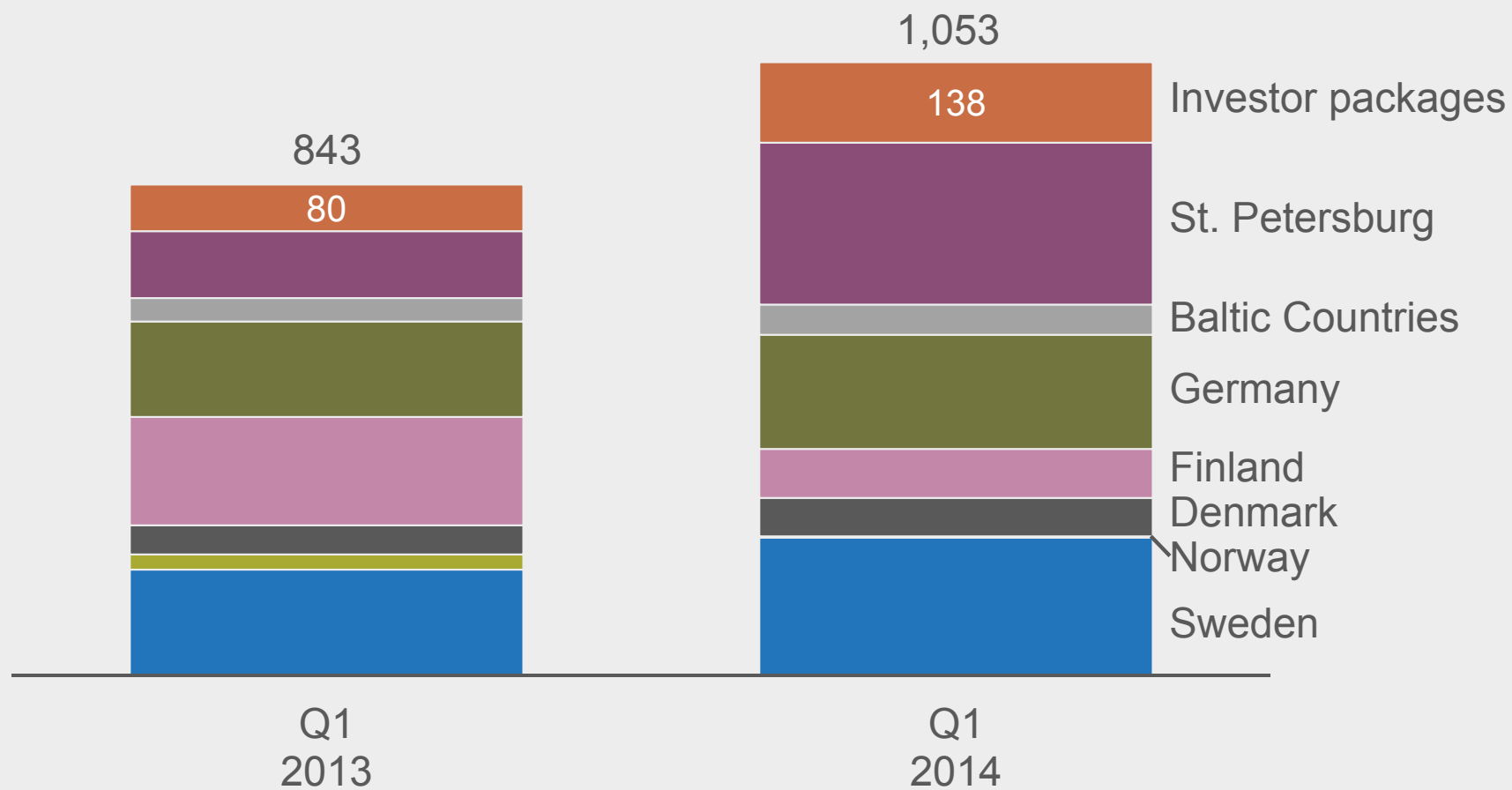
- Increased demand for investor packages in Sweden and Germany
- Opportunities in Finland



Greta-Garbo-Straße, Berlin-Pankow

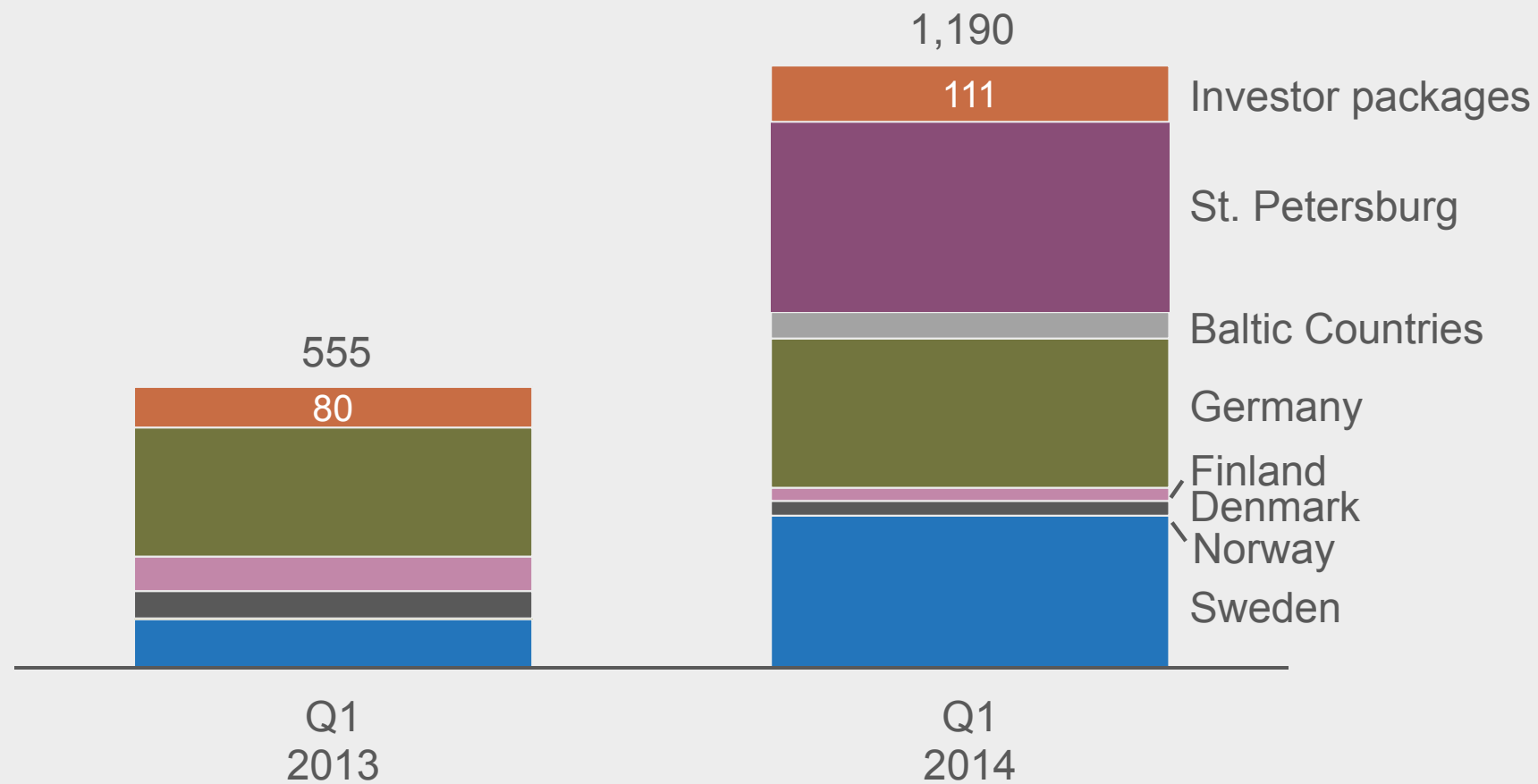
Continued healthy residential sales ...

No. of housing units sold



...created a platform for more starts

No. of housing starts



Some of the started housing projects in Q1

Västra Orgeln, Uppsala

- 52 units
- Completion Q3 2016



Kajpromenaden, Göteborg

- 63 units
- Completion Q1 2016



Gröna Lund, St. Petersburg

- 120 units
- Completion Q4 2015



Allermöhe Reiherfleet, Hamburg

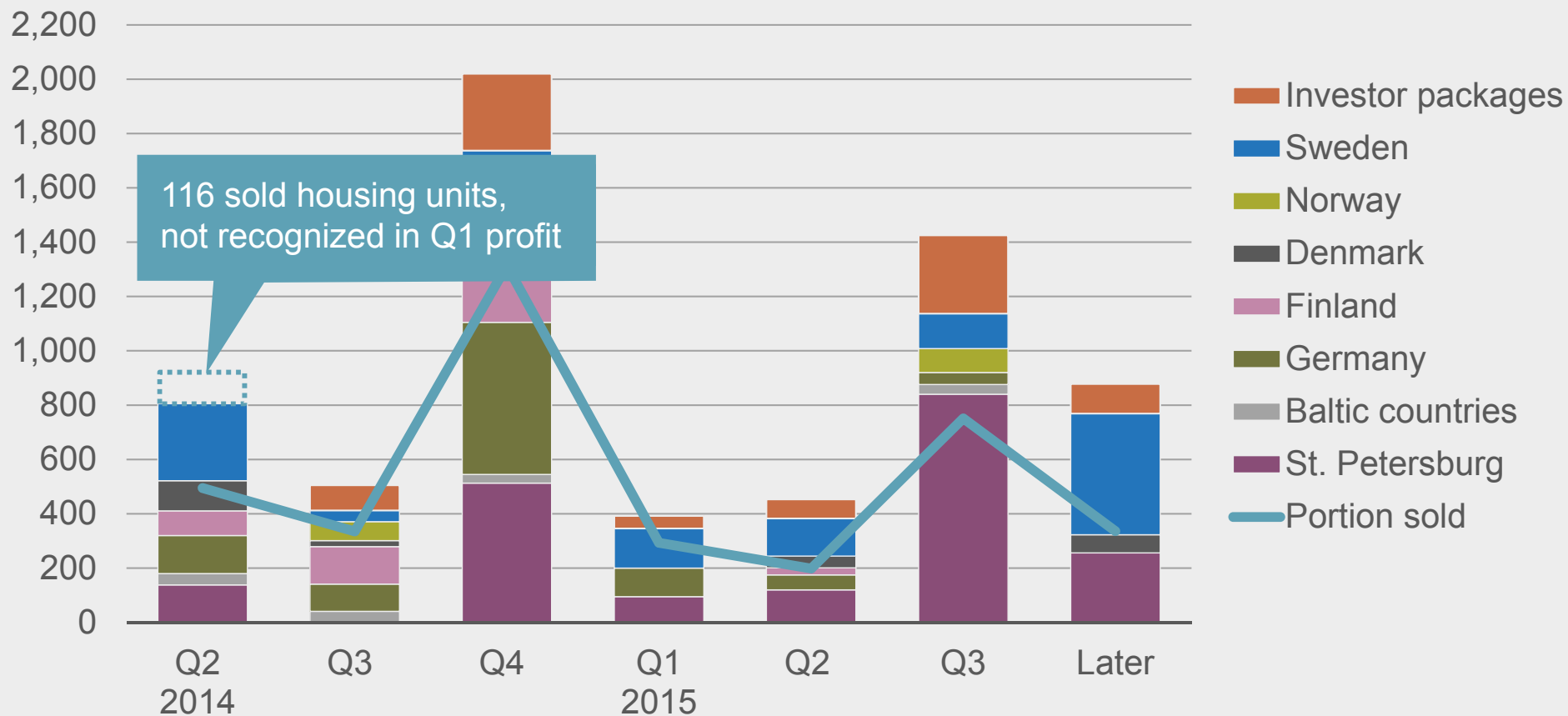
- 27 units
- Completion Q2 2015



Same trend as previous years

Estimated completion

No. of housing units



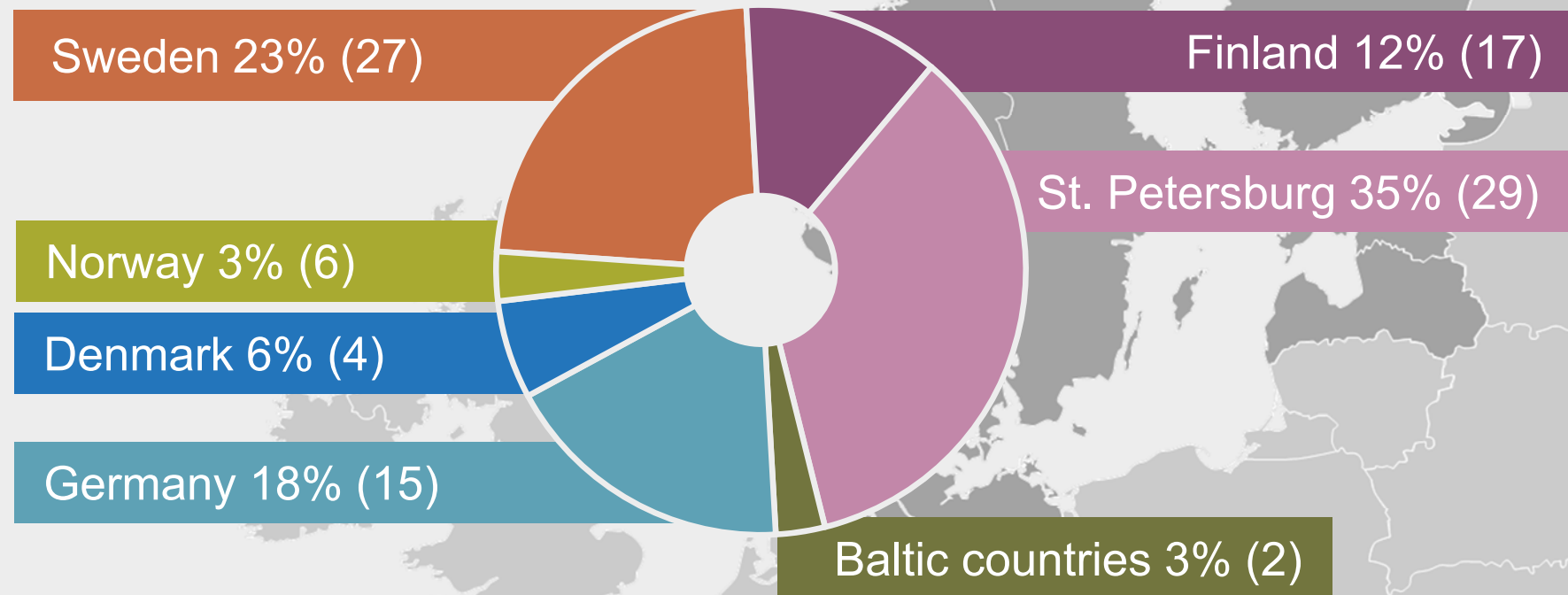
More housing units in ongoing production

	For private customers		For investors		Total	
	Mar. 31, 2014	Dec. 31, 2013	Mar. 31, 2014	Dec. 31, 2013	Mar. 31, 2014	Dec. 31, 2013
Number of housing units						
Ongoing production	5,589	4,831	1,618	1,552	7,207	6,383
Sales rate, %	51	47	100	98	62	59
Completion rate, %	50	49	50	38	50	46



Housing portfolio – market adjustment Q1

*Housing for private customers,
ongoing production
March 31, 2014 (March 31, 2013)*



Nordic property market

Investor market

- Increasing interest in the Nordic market
- Finland
 - Cautious investors
 - Increased yield

Rental market

- Demand for green and flexible offices
- Weaker demand in Finland
- Higher vacancies in Copenhagen



Torsplan, Stockholm

Project sales Q1

Project	Type	Price SEK M	Recognized in profit
Alberga Business Park C, Helsinki	Office	190	Q1 2014
Vallila, Helsinki	Office	152	Q1 2014
Lyngby, Copenhagen	Retail	155	Q1 2014



Lyngby, Copenhagen

Project start Q1

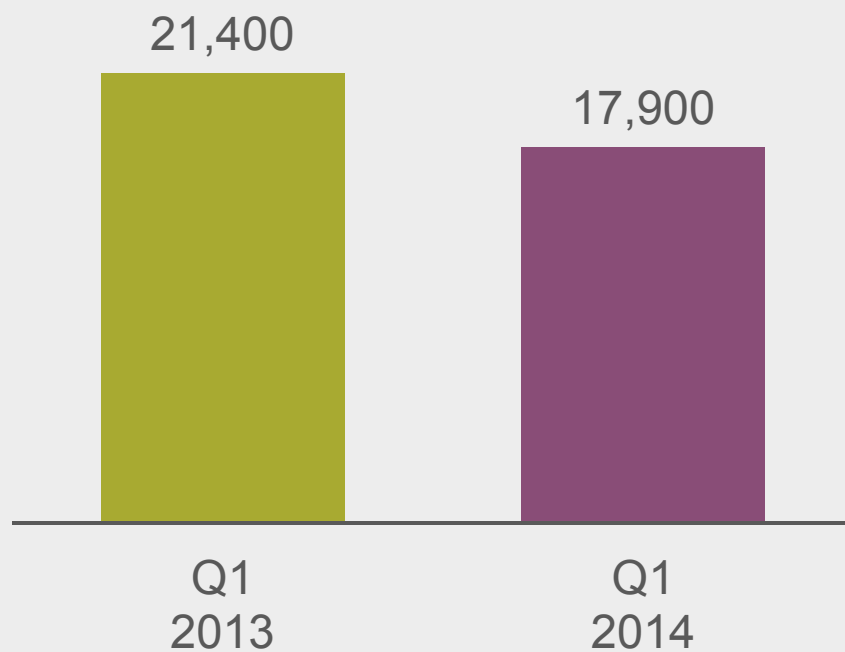
Zenit Company House 4.2

- Office project, Aarhus
- 3,490 m² leasable area
- Leasing rate 41%
- Completion rate 31%



Fairly good leasing rate

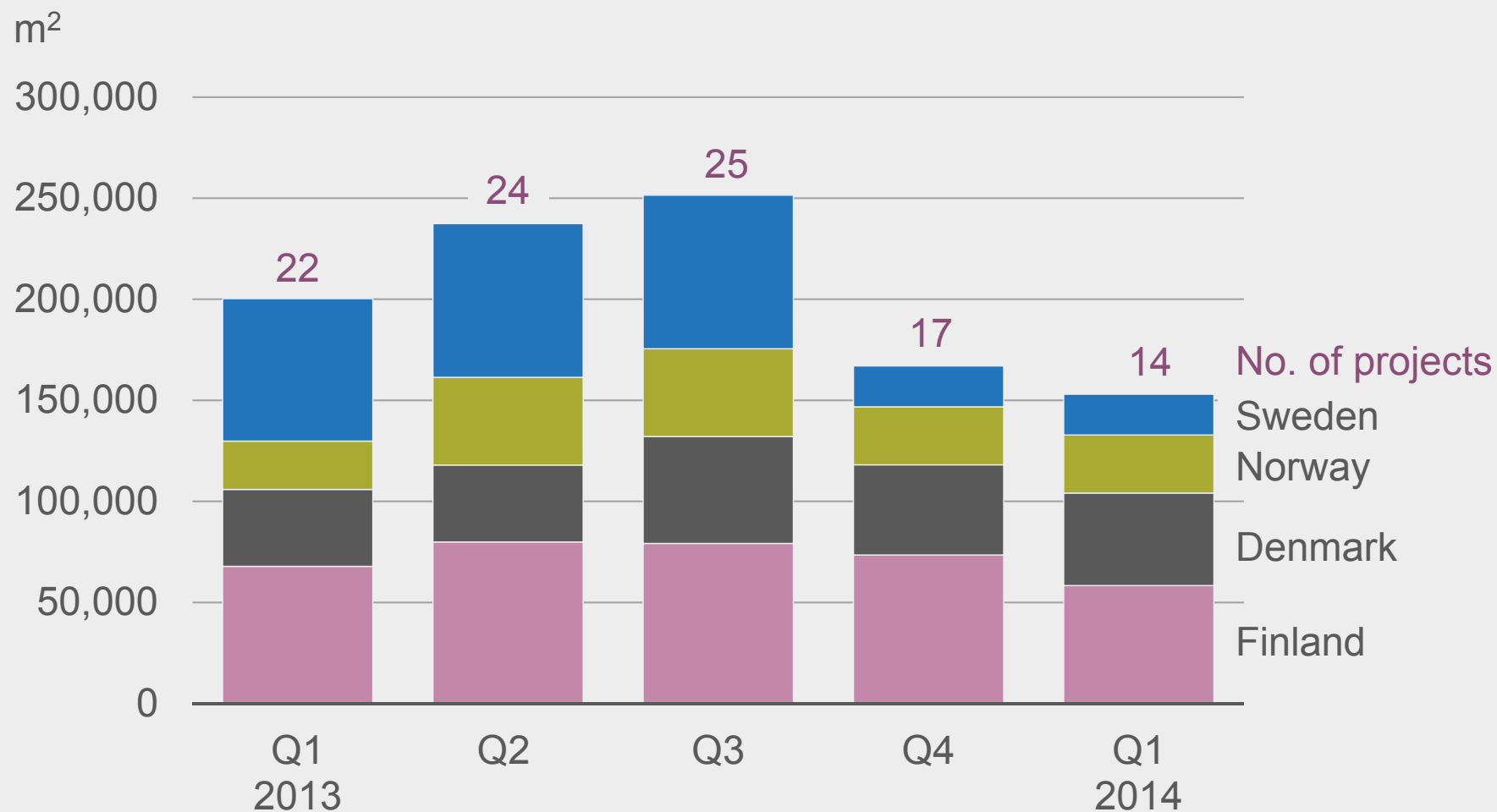
Leased floor space, m²

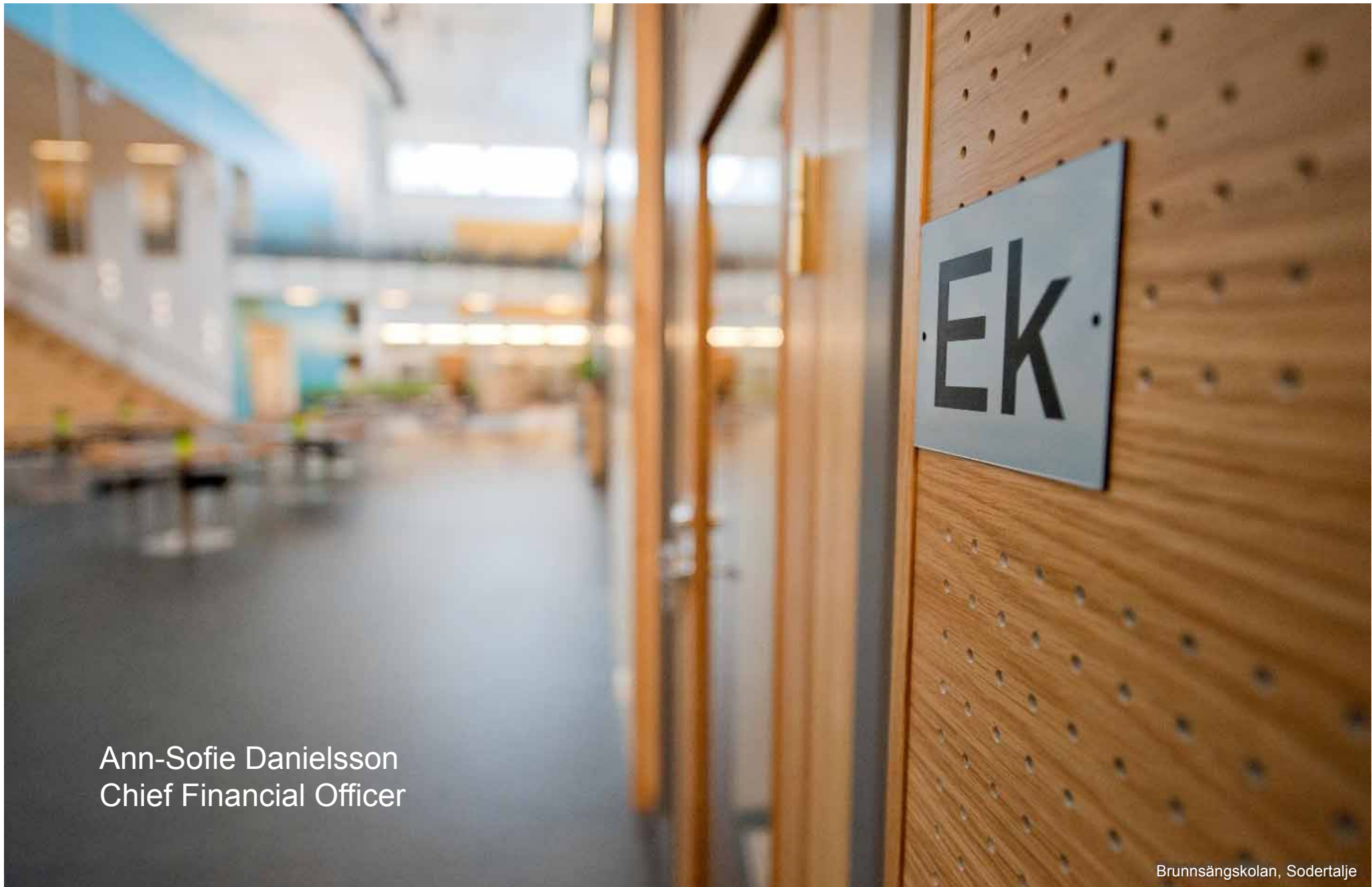


Tegholmen Company House, Copenhagen

Geographic distribution

Leasable space, m², in ongoing or completed projects not recognized in profit



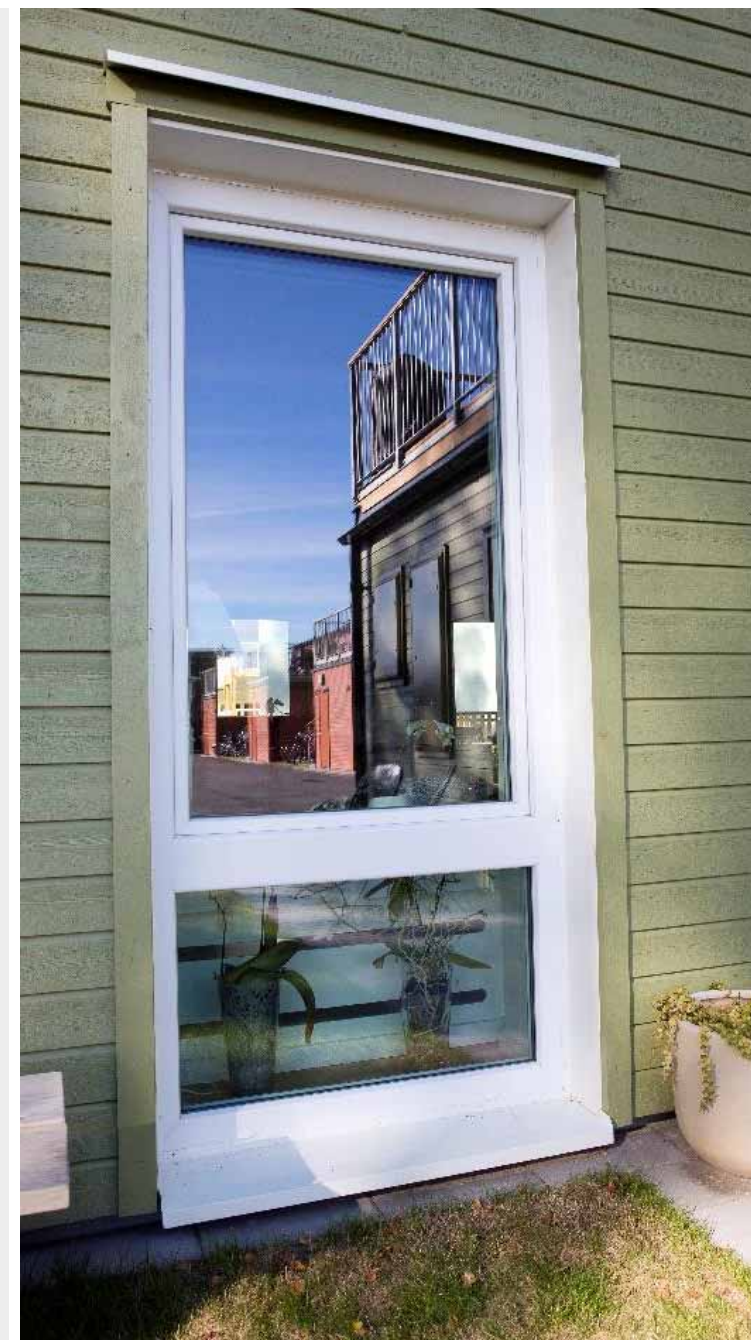
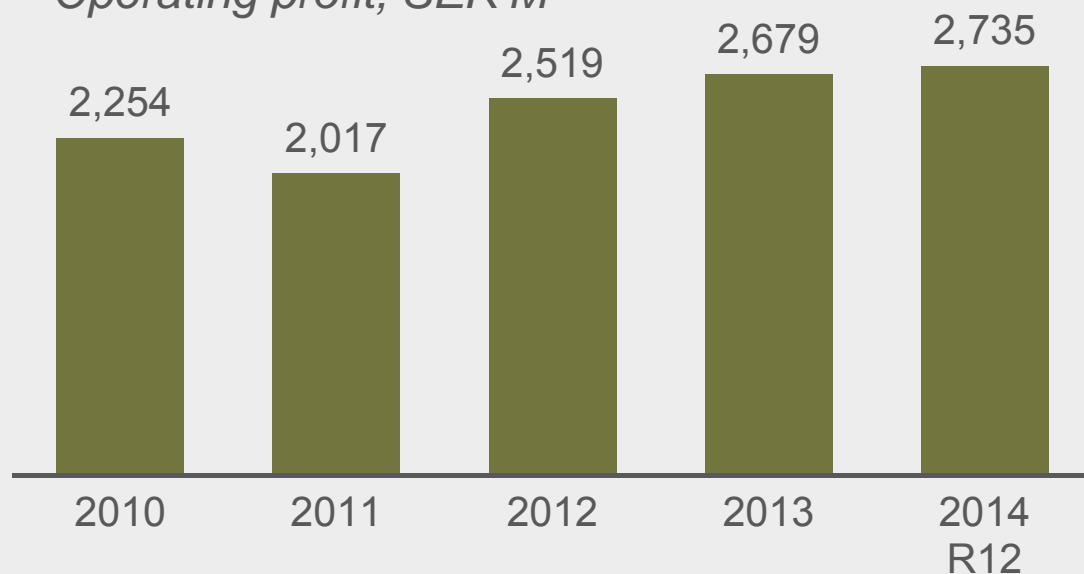


Ann-Sofie Danielsson
Chief Financial Officer

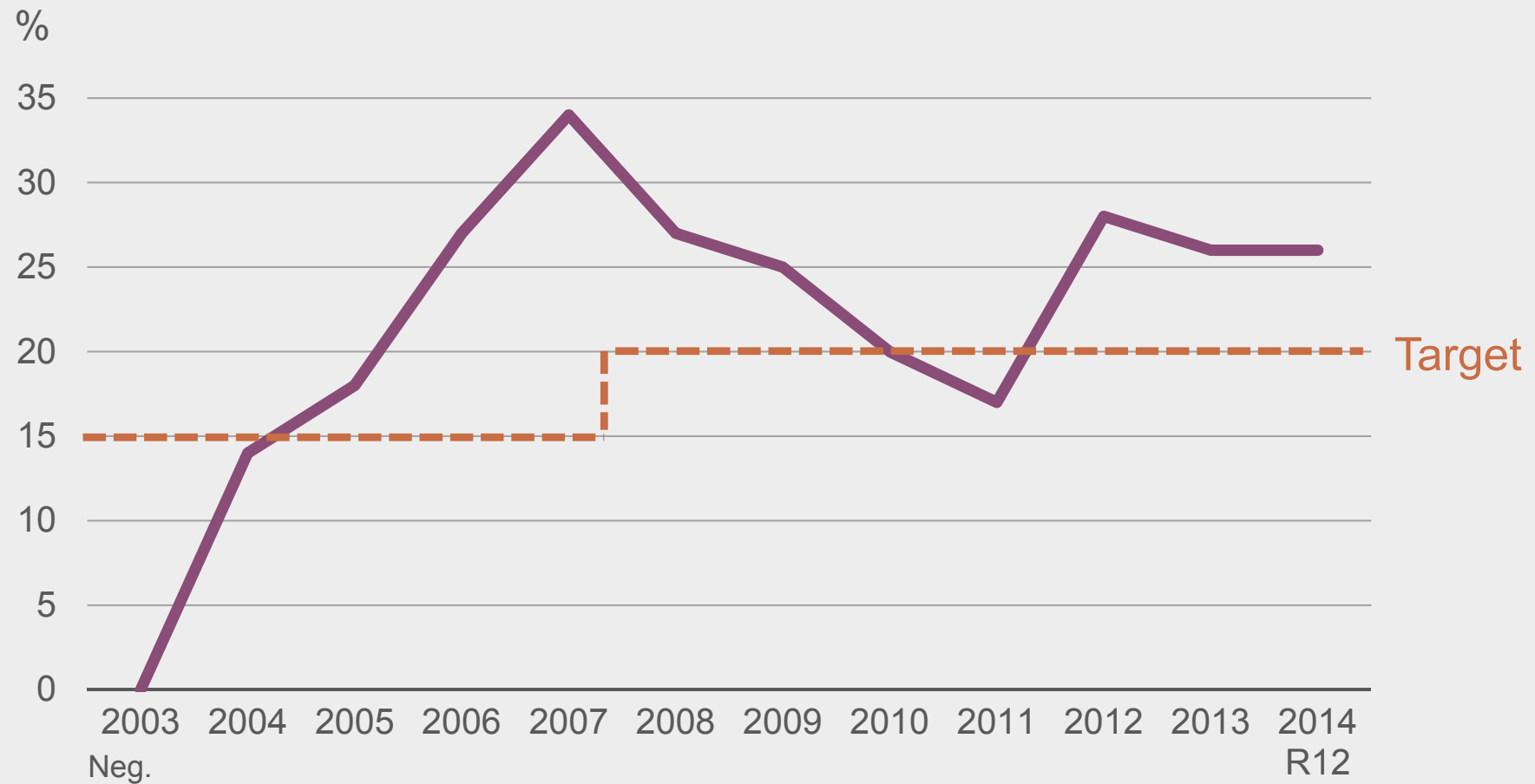
Q1 in brief

- Increased orders received
- Improved earnings
- Balanced financial position

Operating profit, SEK M



Return on equity



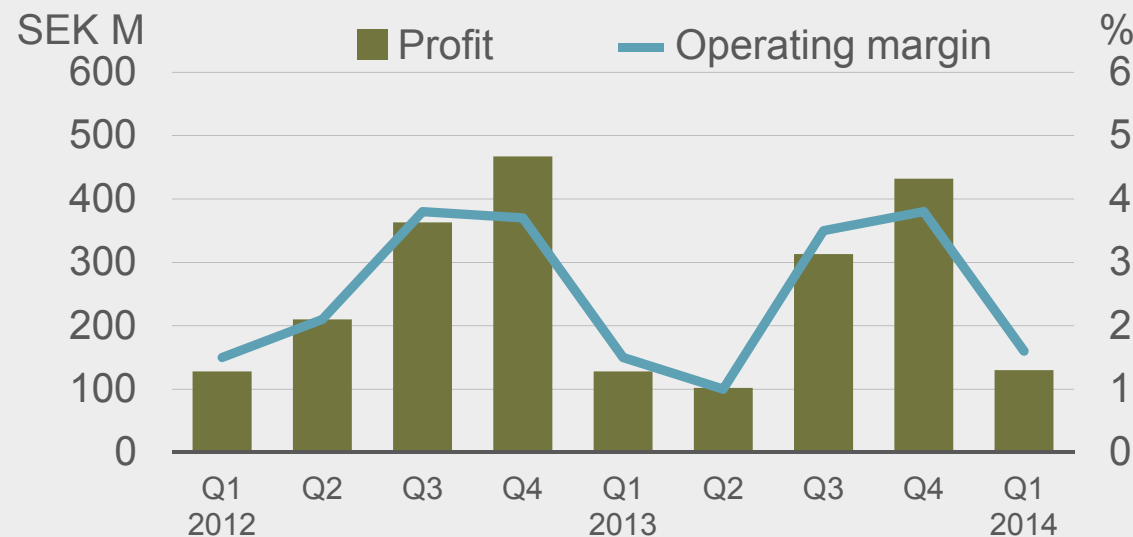
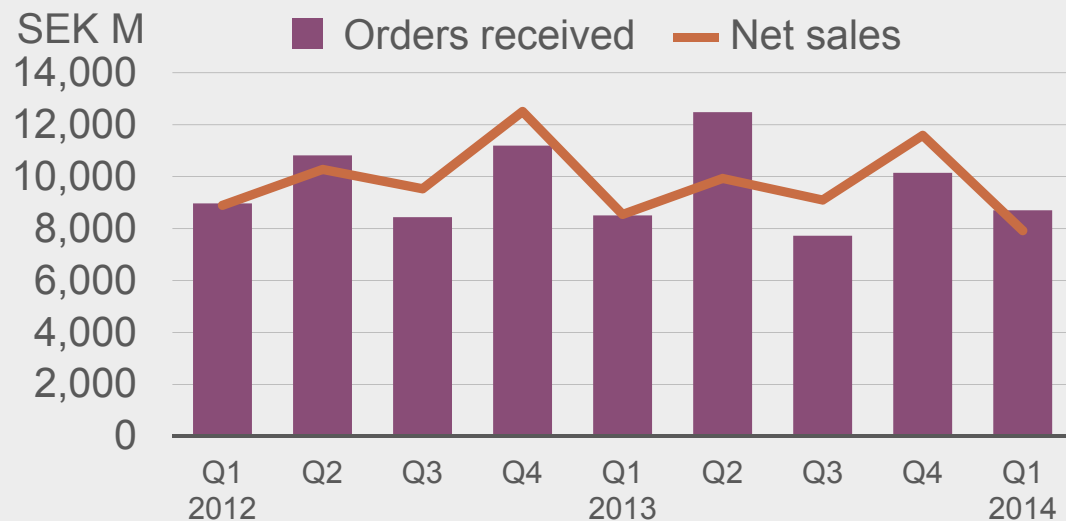
Income statement

SEK M	Jan.-Mar. 2014	Jan.-Mar. 2013	Apr. 13- Mar. 14	Jan.-Dec. 2013
Net sales	9,832	10,084	57,571	57,823
Gross profit	594	554	5,835	5,796
Selling and administrative expenses	-755	-773	-3,113	-3,130
<i>Cost ratio</i>	7.7%	7.7%	5.4%	5.4%
Other	-1	1	12	14
Operating profit / loss	-162	-217	2,735	2,679
Financial items	-77	-59	-296	-279
Profit / loss after financial items	-239	-276	2,439	2,400
Tax on profit for the period	52	58	-416	-411
<i>Tax rate</i>	21.8%	21.0%	17.1%	17.1%
Profit / loss for the period	-187	-219	2,021	1,989

Operating profit/loss per business area

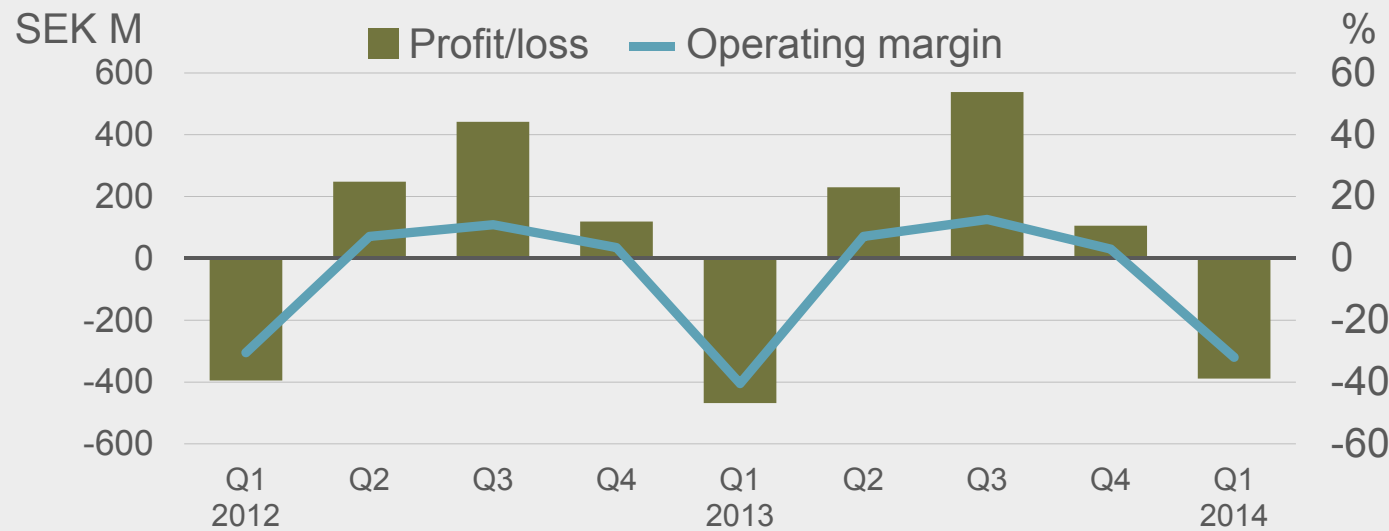
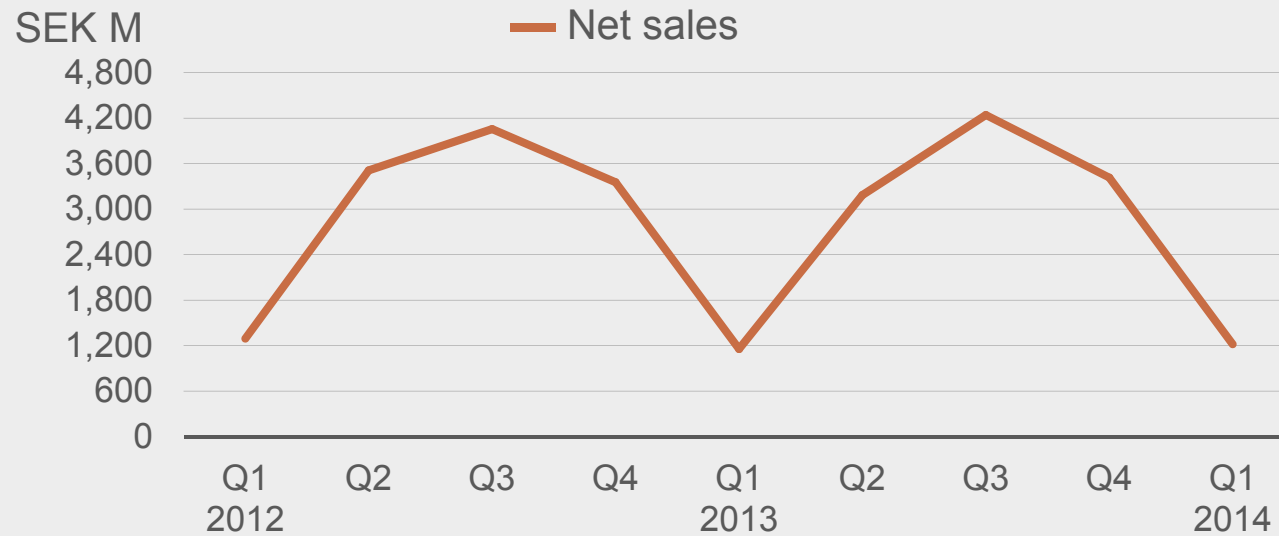
SEK M	Jan.-Mar. 2014	Jan.-Mar. 2013	Apr. 13- Mar. 14	Jan.-Dec. 2013
NCC Construction Sweden	49	57	629	637
NCC Construction Denmark	50	39	219	208
NCC Construction Finland	27	19	135	127
NCC Construction Norway	4	13	-6	3
NCC Roads	-389	-468	485	406
NCC Housing	46	61	589	605
NCC Property Development	49	78	685	713
Other and eliminations	2	-16	-3	-21
Operating profit/loss	-162	-217	2,735	2,679

NCC Construction units

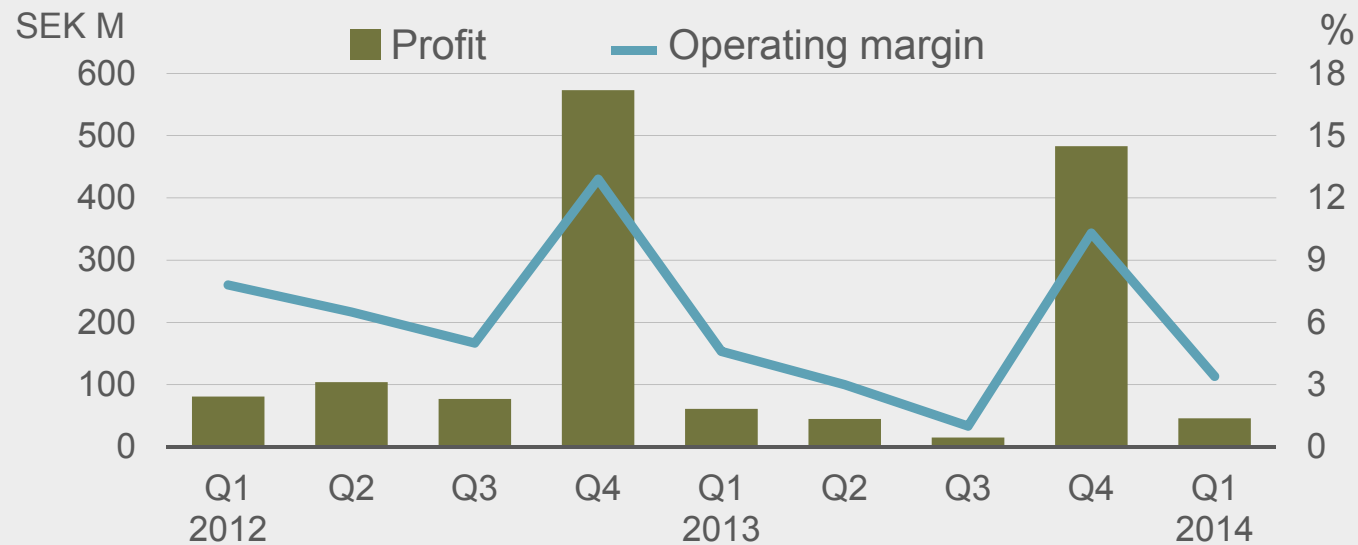
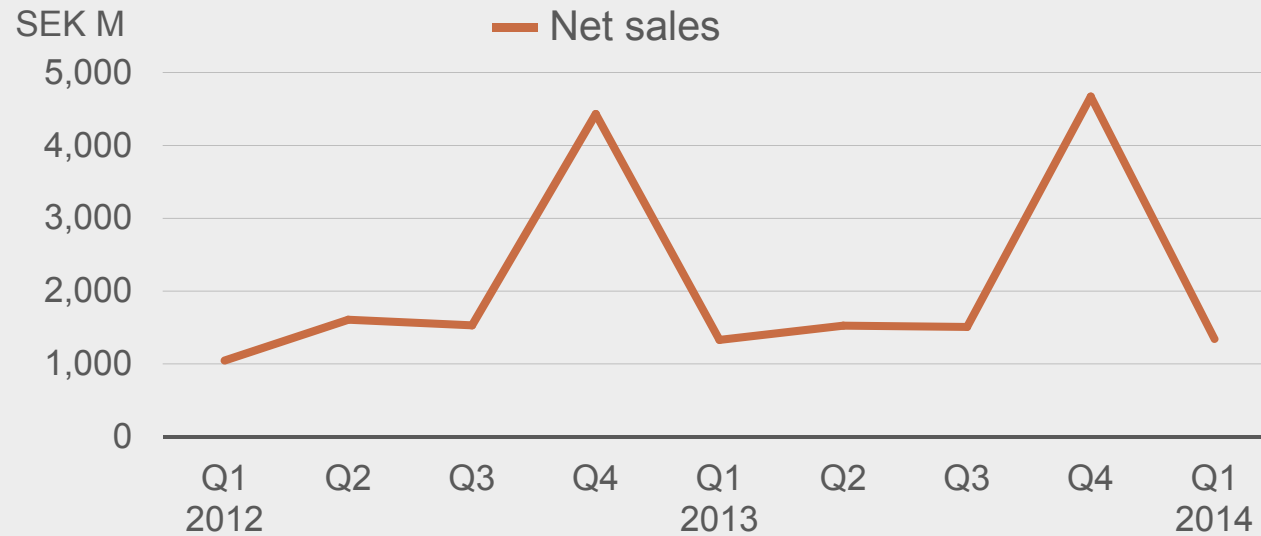


- Lower net sales, due to lower order backlog
- Operating margin in line with last year
- Good margins in Denmark
- More to do in Sweden, Finland and Norway

NCC Roads



NCC Housing



Kauniaisten Konsuli, Kauniainen

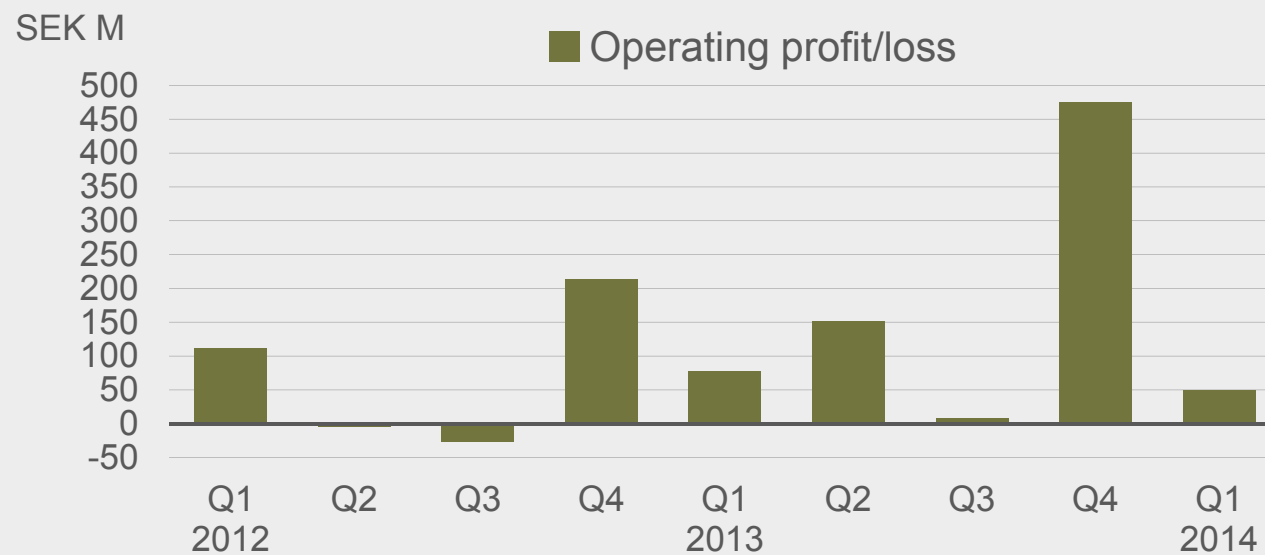
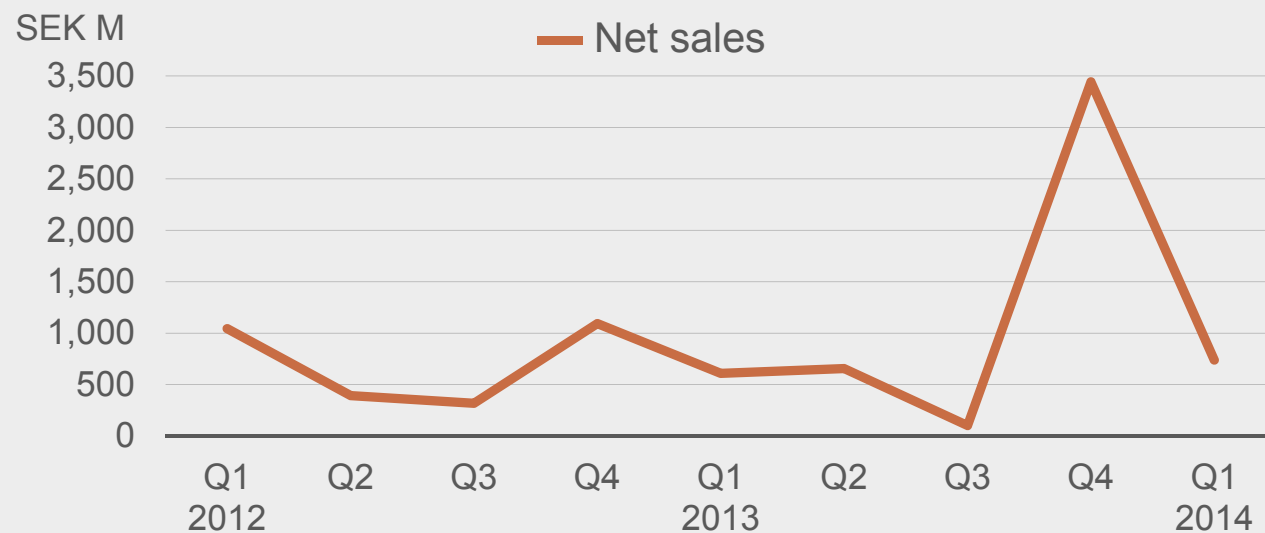
Housing units recognized for profit

Number of housing units	Jan.-Mar. 2014	Jan.-Mar. 2013
Sweden	192	157
Denmark	14	24
Finland	53	167
Baltic countries	40	34
St. Petersburg	258	16
Norway	12	9
Germany	60	36
Total, private customers	629	443
Investor packages	138	149
Total	767	592



Heynstrasse, Berlin, Germany

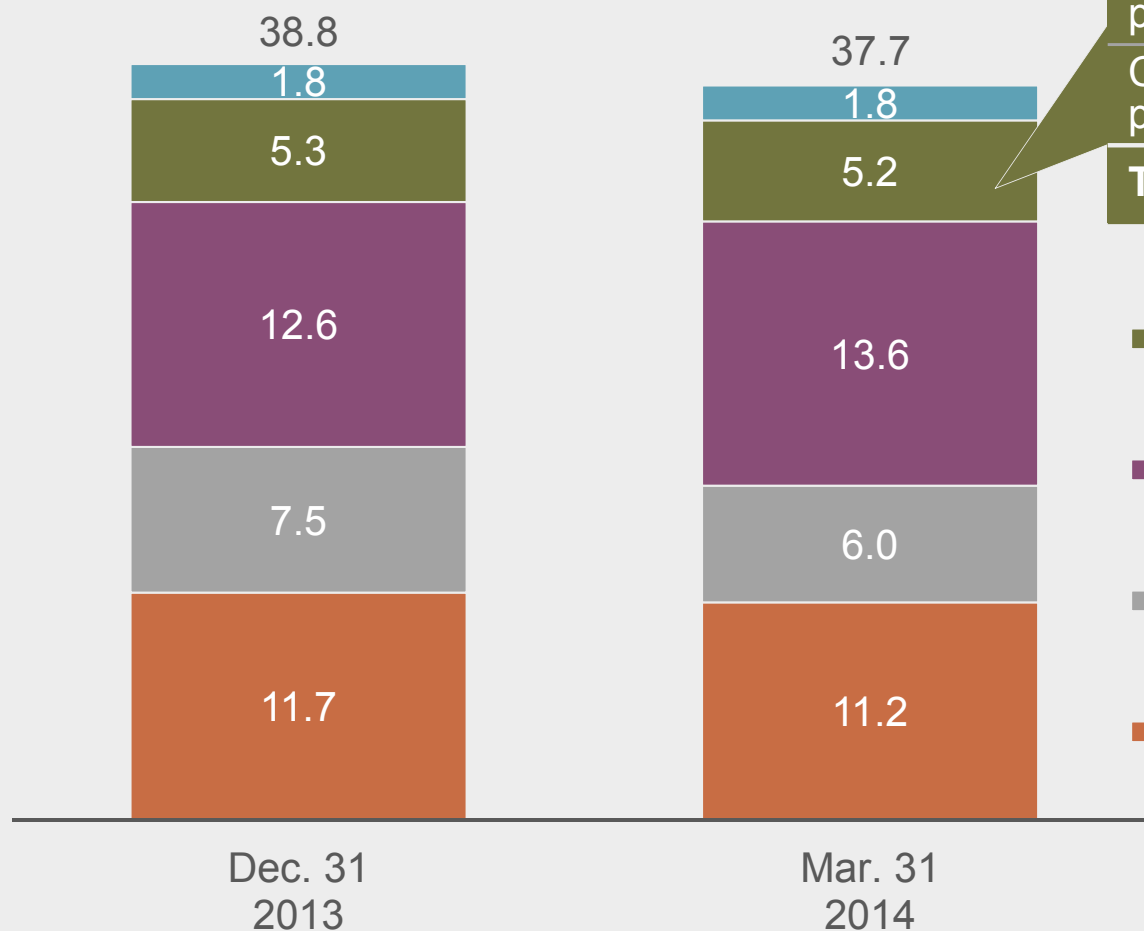
NCC Property Development



Östensjöveien, Oslo

Balance sheet

SEK BN

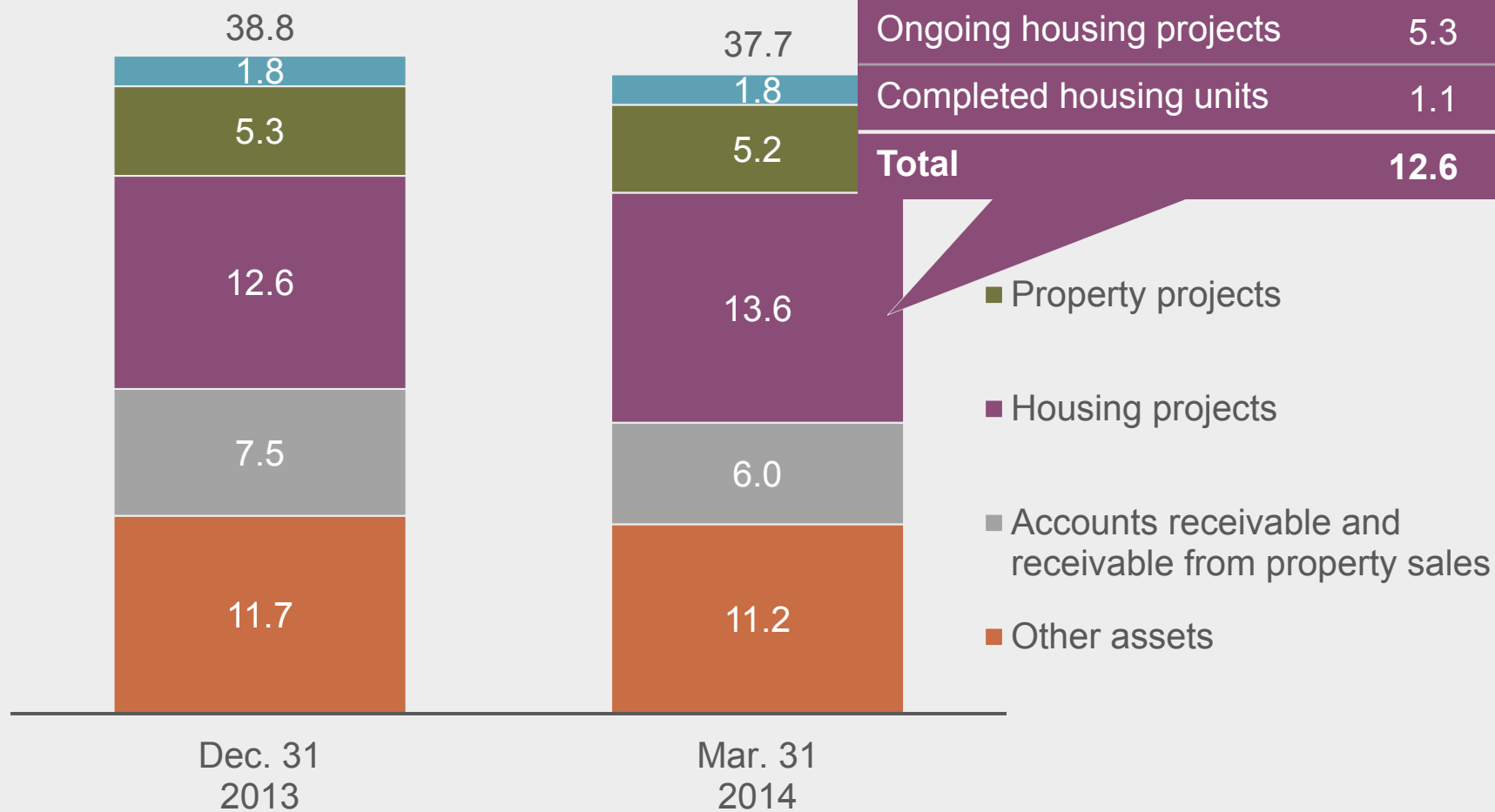


	Dec. 31 2013	Mar. 31 2014
Development properties	2.2	2.2
Ongoing property projects	2.0	2.3
Completed property projects	1.0	0.6
Total	5.3	5.2

- Property projects
- Housing projects
- Accounts receivable and receivable from property sales
- Other assets

Balance sheet

SEK BN



	Dec. 31 2013	Mar. 31 2014
Development properties	4.9	5.4
Development costs	1.3	1.3
Ongoing housing projects	5.3	5.8
Completed housing units	1.1	1.0
Total	12.6	13.6

- Property projects
- Housing projects
- Accounts receivable and receivable from property sales
- Other assets

Cash flow

SEK M	Jan.-Mar. 2014	Jan.-Mar. 2013	Apr. 13 - Mar. 14	Jan.-Dec. 2013
From operating activities	-333	-86	2,074	2,321
From property projects	166	-238	685	280
From housing projects	-984	-632	-1,196	-845
Other working capital	387	198	964	775
Investing activities	-197	-192	-876	-870
Cash flow before financing	-960	-950	1,651	1,661



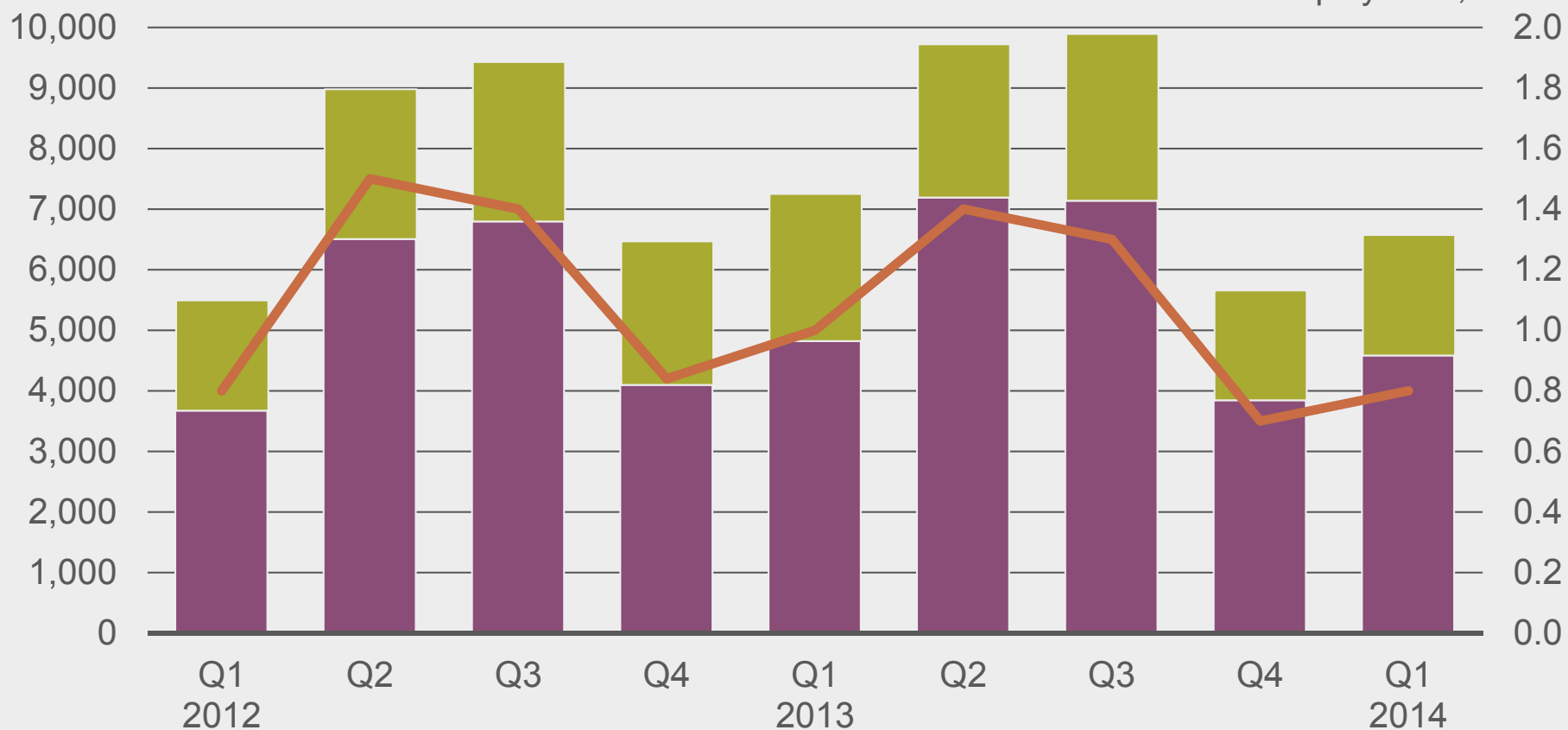
Jarlahuset, Stockholm

Net indebtedness

Net indebtedness, tenant housing and housing associations, SEK M ■

Net indebtedness excl. tenant housing and housing associations, SEK M ■

— Debt/equity ratio, times

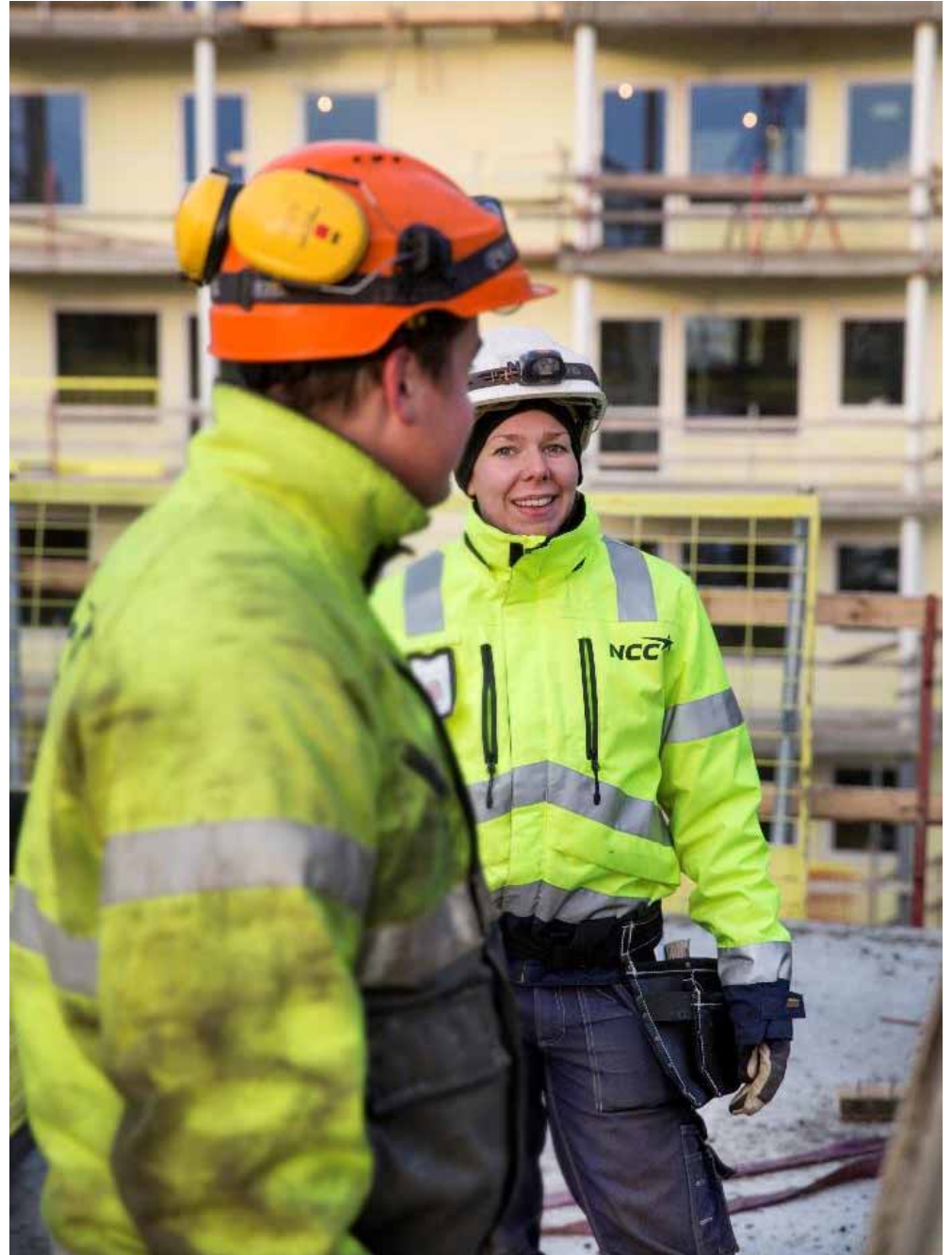




Parkkällan, Linköping

Summary Q1 2014

- Net sales in line with previous year
- Earnings improved
- Orders received and order backlog at favorable level
- Strong housing sales







Contact information

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