



Tomorrow well built

# DNB Carnegie Finnish Construction Ecosystem

Heikki Vuorenmaa  
Toimitusjohtaja, YIT Oyj  
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 [yitgroup.com](https://yitgroup.com)



# YIT – European builder of thriving societies

With a solid financial foundation, we serve consumers, businesses, and public sector partners through our four focused business segments in seven European markets.

EUR

1,8

billion

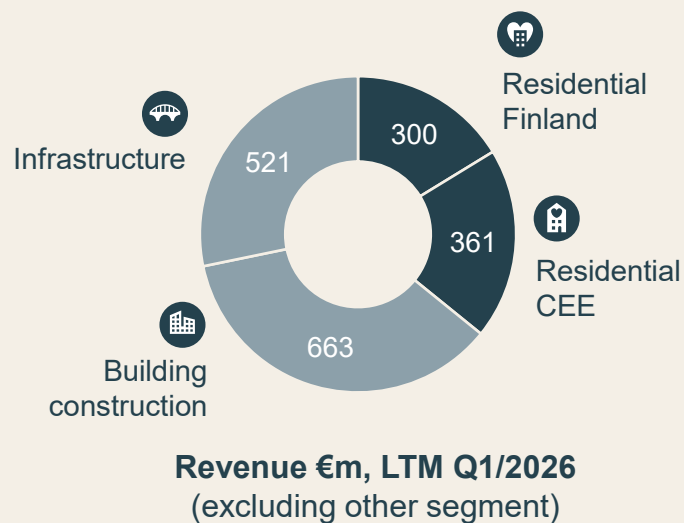
REVENUE, 2025

EUR

58

million

ADJ. OP. PROFIT, 2025



# Financial performance during LTM Q1/2026

## YIT Group, EUR million

Adj. operating profit	Revenue	Adj. OP, %
<b>56</b> (53)	<b>1,811</b> (1,771)	<b>3.1</b> (3.0)

(previous year comparable period in brackets)

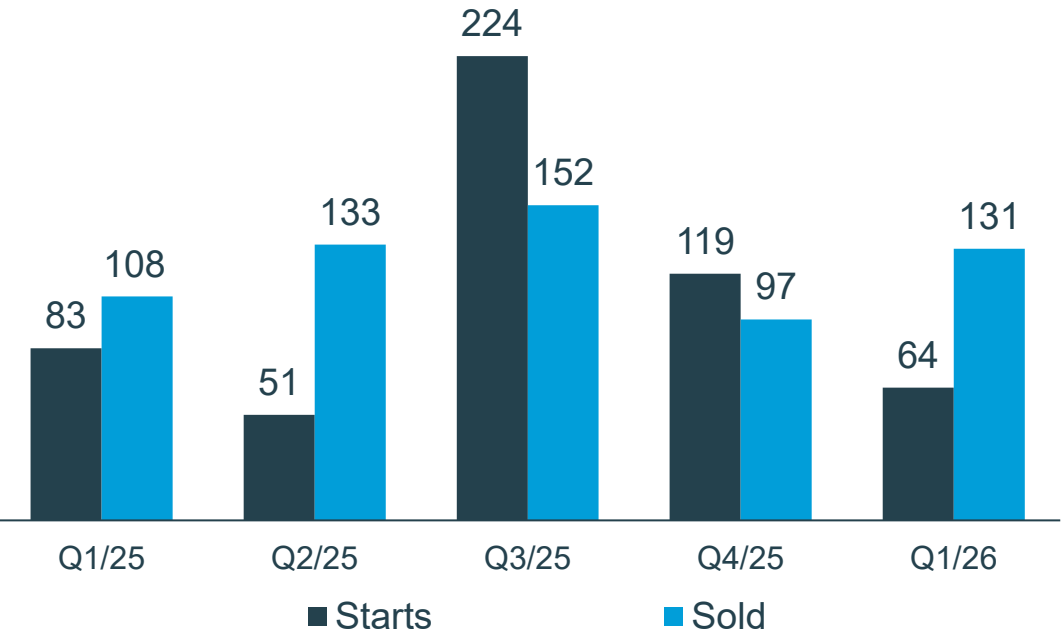
- Residential Finland continued to be impacted by the weak market
- Residential CEE the Group's main profit driver
- Building Construction profitability has improved
- Infrastructure revenue increased by 24% with solid profitability

EUR million

Residential Finland		Residential CEE		Building Construction		Infrastructure	
Adj. operating profit		Adj. operating profit		Adj. operating profit		Adj. operating profit	
<b>-12</b> (-13)		<b>40</b> (42)		<b>15</b> (12)		<b>21</b> (19)	
Revenue	Adj. OP, %	Revenue	Adj. OP, %	Revenue	Adj. OP, %	Revenue	Adj. OP, %
<b>300</b> (374)	<b>-3.9</b> (-3.5)	<b>361</b> (322)	<b>11.1</b> (13.1)	<b>663</b> (690)	<b>2.3</b> (1.7)	<b>521</b> (419)	<b>4.0</b> (4.6)

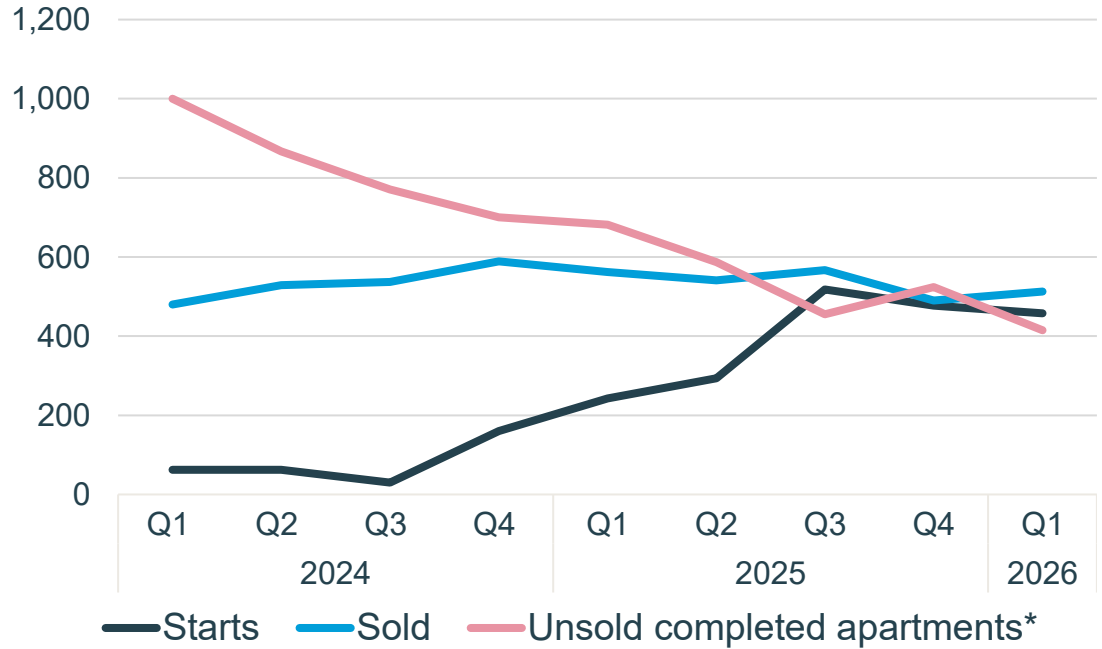
# Consumer apartment starts and sales in Residential Finland

**Consumer apartments in Residential Finland, quarterly, units**



Sales for Q1/2026 was supported by a bundle deal of 79 completed apartments.

**Consumer apartments in Residential Finland, rolling 12 months, units**



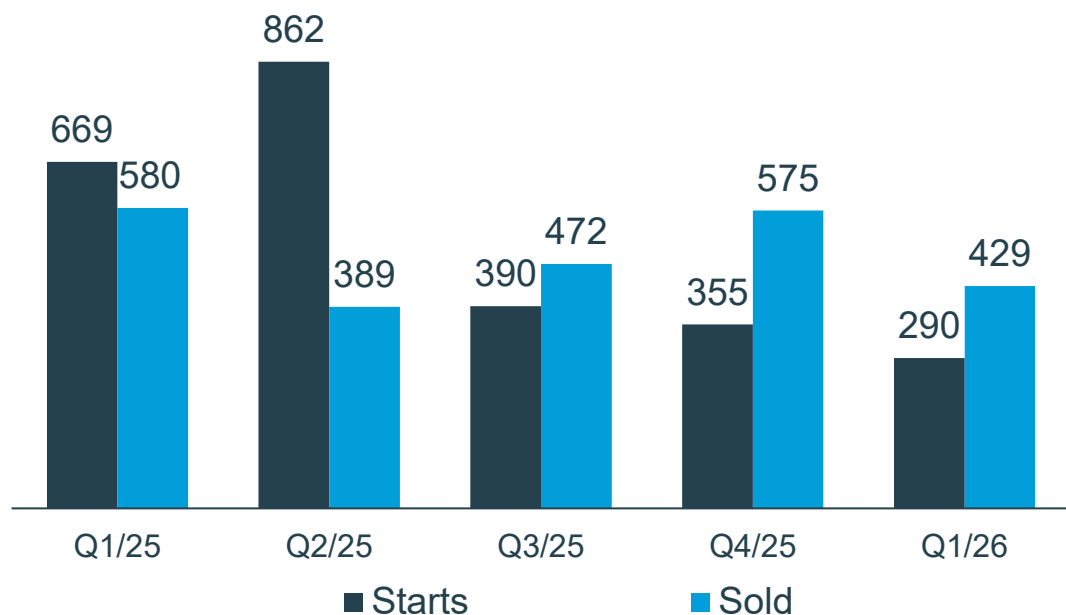
Inventory decreased by over 20% during Q1 and is now less than the last 12 months sales and approaching normal levels.

4 \*at the end of period



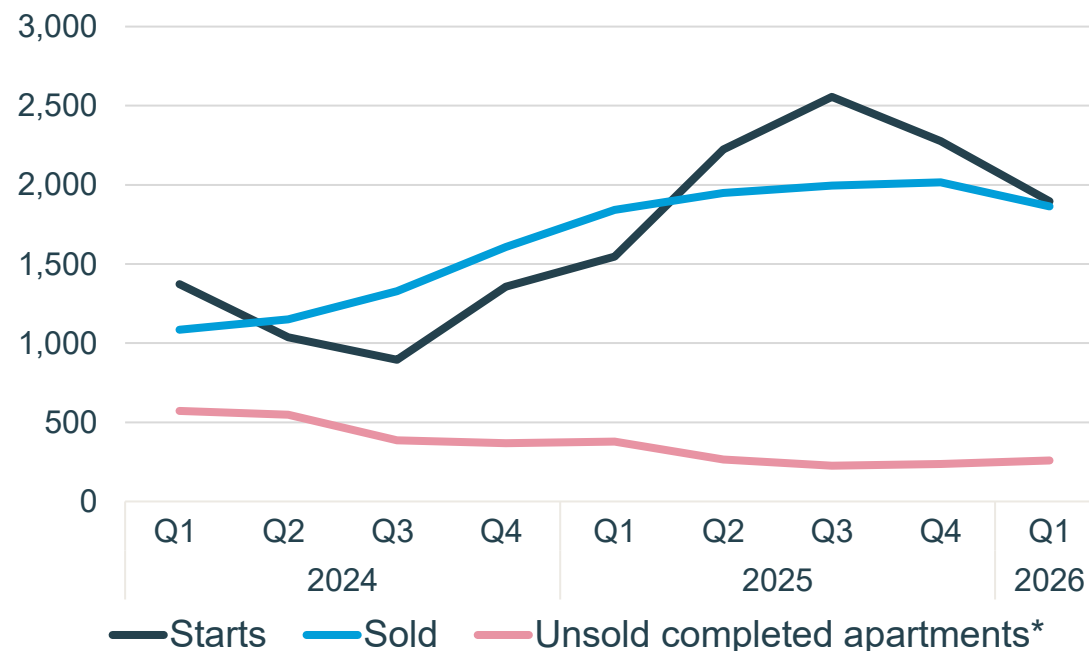
# Apartment starts and sales in Residential CEE

**Apartments in Residential CEE,**  
quarterly, units



Sales remained on a high level during Q1. Several new projects initiated during the past 12 months.

**Apartments in Residential CEE,**  
rolling 12 months, units



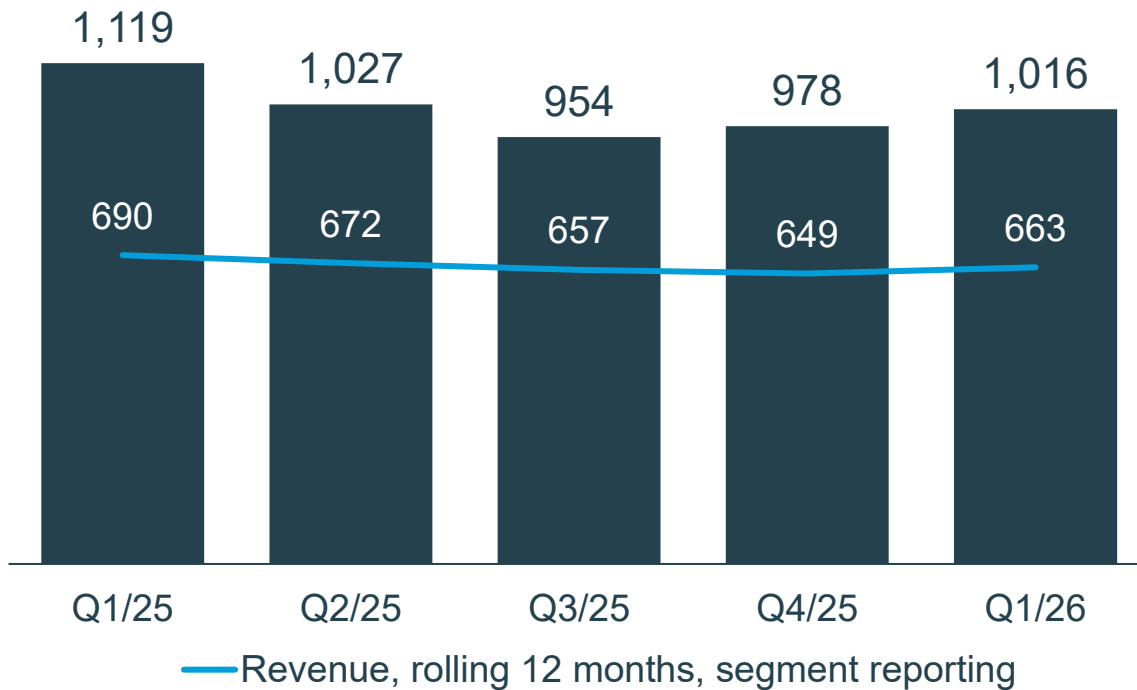
Sales have been on a steady growth path and have increased by over 70% during the past two years.

Apartment figures represent all projects in the segment, including in YIT's project development joint ventures and associated companies.

\*at the end of period

# Building Construction order book over EUR 1 billion

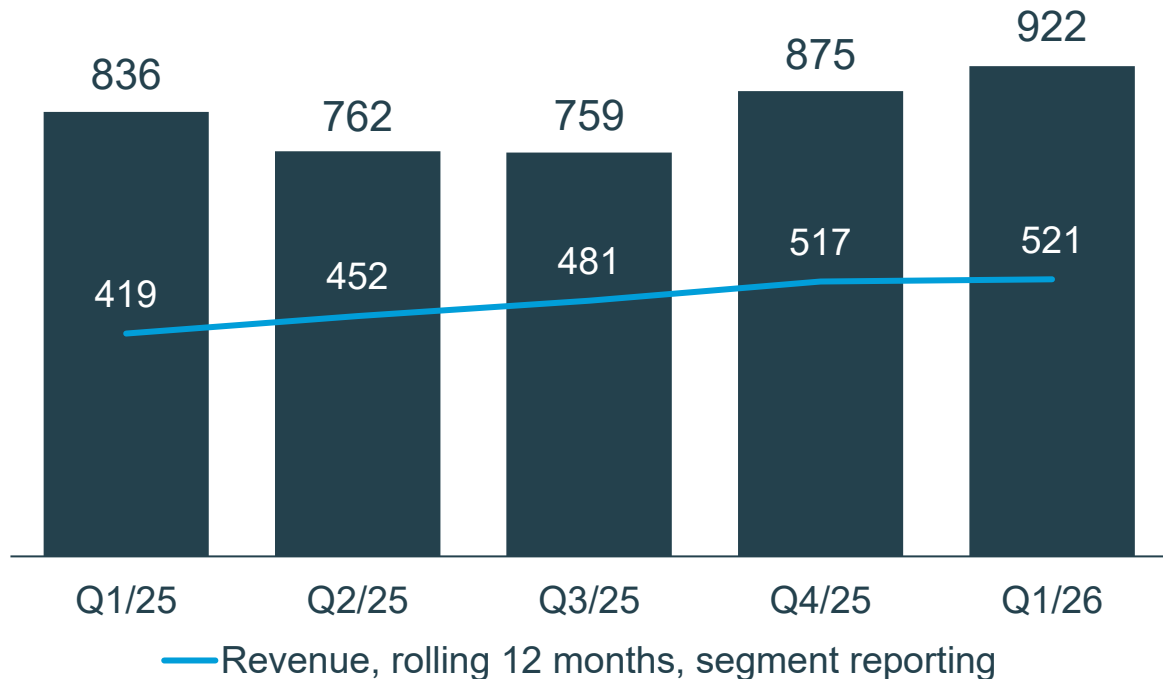
## Building Construction order book, EUR million, IFRS



- Order book corresponds to approximately 18 months of work
- Main orders announced during Q1:
  - Convenience food production plant in Nurmo, Finland to Atria Oyj, worth approximately EUR 13 million
  - Renovation of a rental housing company to Helsinki City Housing Company, worth approximately EUR 14 million

# Infrastructure order book strong and increasing

## Infrastructure order book, EUR million, IFRS

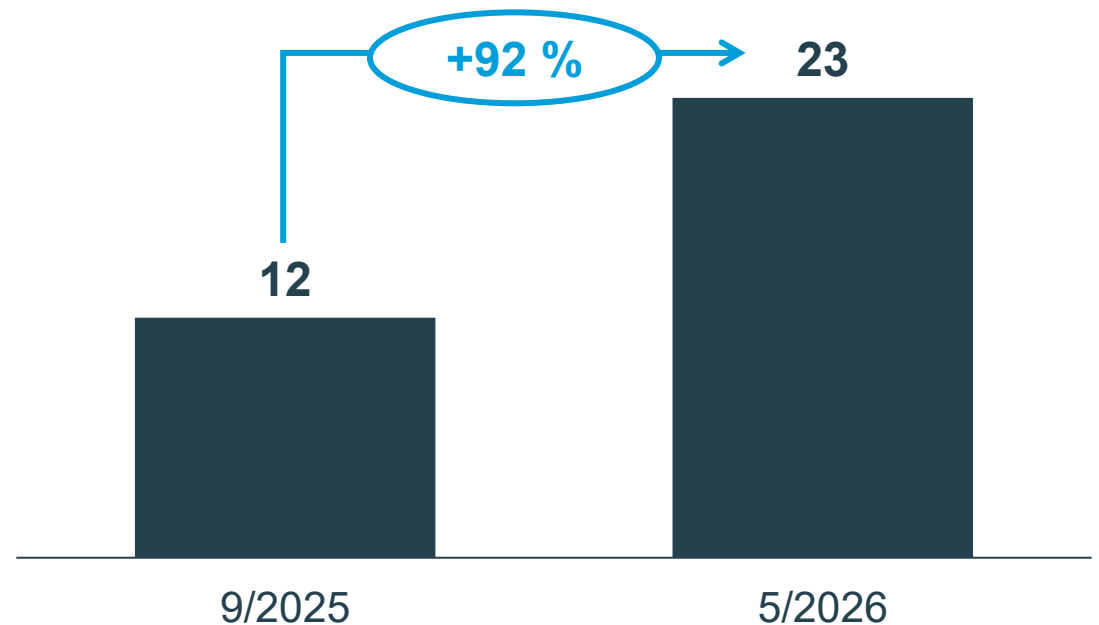


- Strong order book corresponding to approximately 21 months of work
- The overall outlook in the Finnish infrastructure market remains positive.
- Main orders announced in Q1:
  - Area Contract 4 of the Espoo Urban Railway project to the Finnish Transport Infrastructure Agency, total value of EUR ~73 million.
  - Interior finishing phase, building services engineering, and commissioning of the second data center building in Kajaani to XTX Markets, value not disclosed. The order benefits also the Building Construction segment.

# The data center market is entering its growth phase

- The data center industry is growing at an exceptionally fast pace and is **one of the largest private sector investment targets in Finland** in the coming years.
- Potential addressable market for construction companies is growing and is currently estimated to be **over EUR 20 billion\***.
- **YIT is the leading contractor in the field in Finland** with the most extensive expertise. Announced projects:
  - A large-scale data center in Kajaani, Finland to XTX Markets, announced on Dec 20, 2024.
  - A second data center in Kajaani to XTX Markets, announced on Aug 11, 2025. The interior finishing phase, building services engineering and commissioning announced on Mar 18, 2026.
  - A data center in Kouvola, Finland to Hyperco Fin HoldCo 1 Oy, announced on Oct 20, 2025.

**Finnish data center market size based on public investment decisions\*,  
EUR billion**



*\*YIT estimate based on the EK green investments dashboard data including data centers in the investment decision phase, and the Finnish Data Center Market Study and Impact Assessment Report, conducted by Ramboll and commissioned by the FDCA and EK in September 2025.*

# Market environment in Q1/2026

The residential market in Central Eastern Europe, remains solid;  
 In Finland, the primary apartment market sales volumes are not expected to increase in 2026

	Residential market	Building construction market	Infrastructure market
Finland	➡	➡	➡
Baltic countries	➡	➡	
Central Eastern Europe	➡	➡	

## Q1 market environment

■ Good
 ■ Normal
 ■ Weak

## Short-term market outlook

↗ Improving
 ➡ Stable
 ↘ Weakening

# YIT strategy for 2025-2029



# YIT to continue benefiting from megatrends

Megatrend	Quantified opportunity	Segment impact			YIT references
					
<b>Urbanization &amp; demographics</b>	Share of urban population in Europe is expected to increase from 76% in 2023 to 84% by 2050 <sup>1</sup>	High	Mid	Mid	Major downtown apartment and office complex in Bratislava Total value €460M
<b>Global security needs</b>	European members of NATO are increasing defense spend	Low	High	Mid	Multiple classified projects
<b>Climate change &amp; energy transition</b>	European Green Deal estimated to require +600B€ each year in investments	Mid	High	High	Prysmian Tower, Finland's tallest building Total value €100M
<b>Digitalization &amp; AI</b>	Publicly announced investment plans by data center operators in Finland total over EUR 20 billion <sup>2</sup>	Low	High	Mid	Three ongoing datacenter projects



# YIT's financial targets to be reached by the end of 2029

## Growth

**≥5%**

Net sales CAGR<sup>1)</sup>

## Operative performance

**≥7%**

Adjusted EBIT

## Capital efficiency

**≥15%**

ROCE





## Financial framework

Net debt to equity (gearing) in the range of 30-70% over the cycle

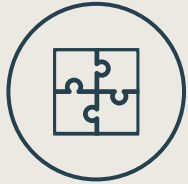
Dividend payout ratio ≥ 50%<sup>2)</sup>

## Four distinctive segments to deliver on Group targets:

## Segment roles:

	Growth	Adjusted EBIT	Capital efficiency (ROCE)	
 Residential Finland	Increase market share	≥10%	≥20%	Segments to deploy capital efficiently and drive returns. Strong growth potential in Finland as market recovers and in developing CEE cities.
 Residential CEE	≥15% net sales CAGR <sup>1)</sup>	≥15%	≥25%	
 Building Construction	≥4% net sales CAGR <sup>1)</sup>	≥6%	Negative capital employed	Stable segments with solid profitability. Cash flow generation with negative capital employed.
 Infrastructure	≥10% net sales CAGR <sup>1)</sup>	≥6%	Negative capital employed	

# Key investment highlights



## Resilient, synergistic business model

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Presence in multiple markets and construction sectors

Contracting segments generating cash flow with negative capital employed

Tailwinds from megatrends

Strengthened balance sheet



## Value creation via Residential

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Profitable growth leveraging plot portfolio as market recovers in Finland

Continue strong track in Residential CEE



## Trusted industry leader

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Preferred brand

Leading urban developer

Diverse, engaged talent

Forerunner in sustainable solutions



## Execution-focused corporate culture


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Transformation delivering results


Ongoing productivity improvements and capital release

Renewed capabilities to execute strategy

# Tomorrow well built

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