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yitgroup.com

Q3/2026

Interim Report
January – September 2026

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Q3/2026 in brief

Revenue, profitability and order book increased in Q3

Group revenue increased by 14%, driven by strong contracting growth and continued positive momentum in Residential CEE

Adjusted operating profit increased by 26% to EUR 30 million, supported by broad-based growth and improved operative efficiency

Order book for the contracting segments strengthened significantly with over EUR 900 million of new customer orders during the quarter

Aroma Park, Warsaw, Poland

Financial performance in Q3/2026

YIT Group, EUR million

Adj. operating profit	Revenue	Adj. OP, %
30 (24)	**530** (466)	**5.7** (5.1)

(previous year comparable period in brackets)

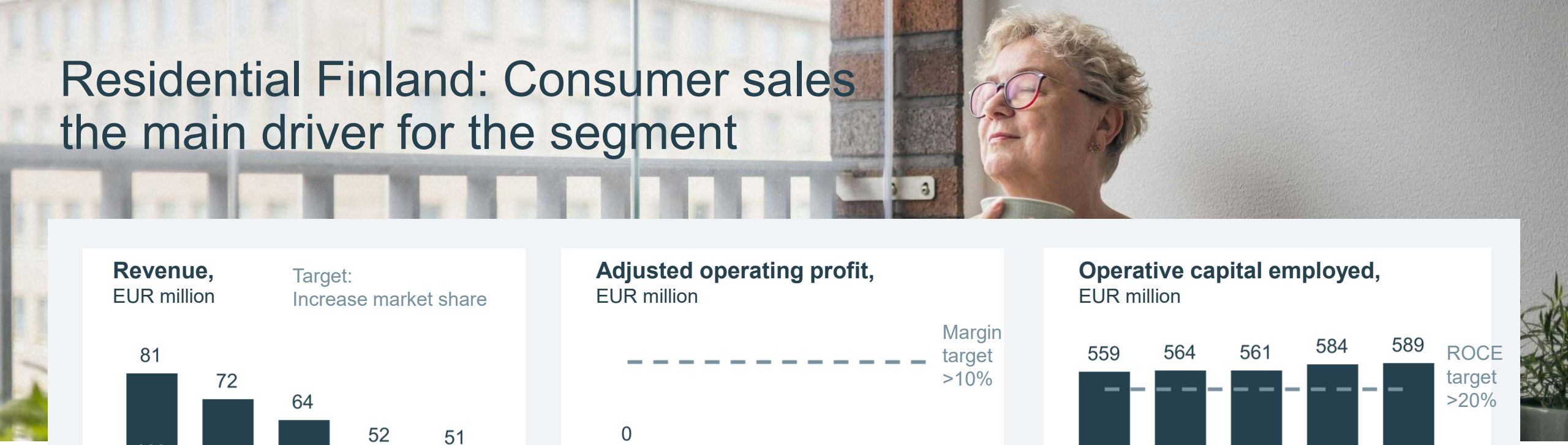
- Residential Finland impacted by lower investor demand
- Solid quarter from Residential CEE with increased revenue
- Building Construction recorded over 30% growth with solid profitability
- Infrastructure growth continues with 23% increase in revenue for the quarter

EUR million

Residential Finland		Residential CEE		Building Construction		Infrastructure	
Adj. operating profit		Adj. operating profit		Adj. operating profit		Adj. operating profit	
-3 (0)		**15** (14)		**11** (6)		**10** (7)	
Revenue	Adj. OP, %	Revenue	Adj. OP, %	Revenue	Adj. OP, %	Revenue	Adj. OP, %
51 (81)	**-5.2** (-0.6)	**115** (105)	**13.0** (13.8)	**217** (161)	**5.2** (3.5)	**157** (127)	**6.1** (5.9)

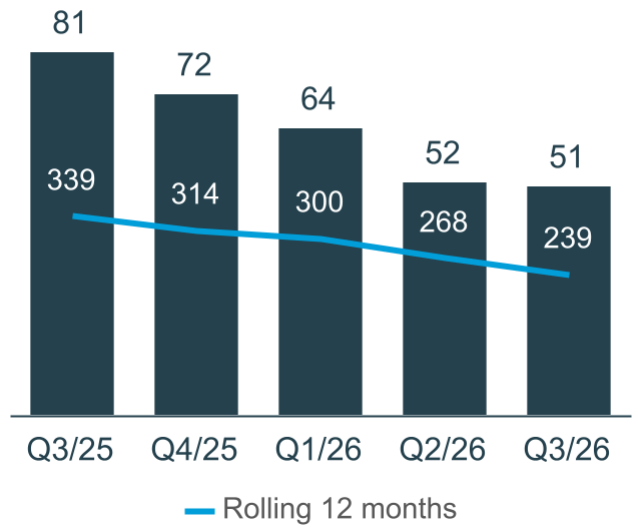
Unless otherwise stated, all figures in this presentation are according to segment reporting

Residential Finland: Consumer sales the main driver for the segment



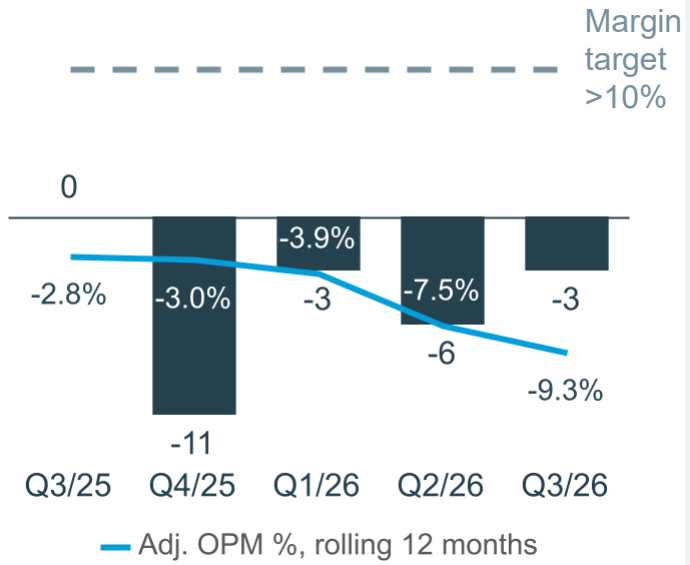
Revenue,
EUR million

Target:
Increase market share



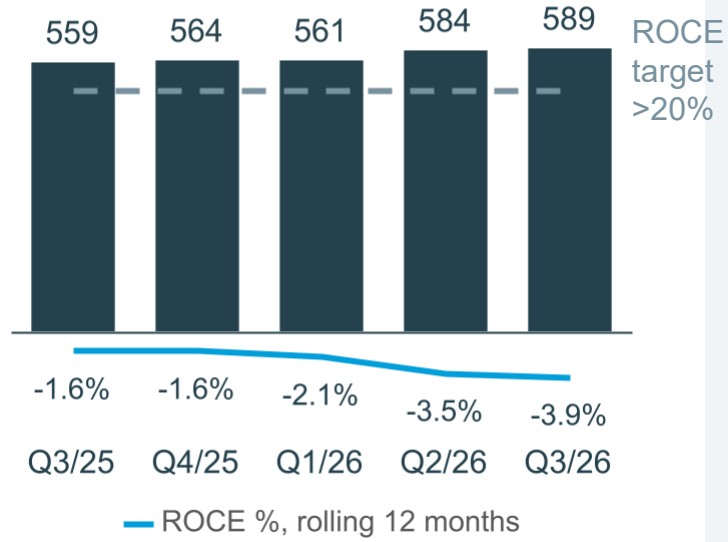
Revenue has been impacted by a significant drop in investor volumes.

Adjusted operating profit,
EUR million



Low volumes have impacted profitability, measures have been taken to adjust the cost base.

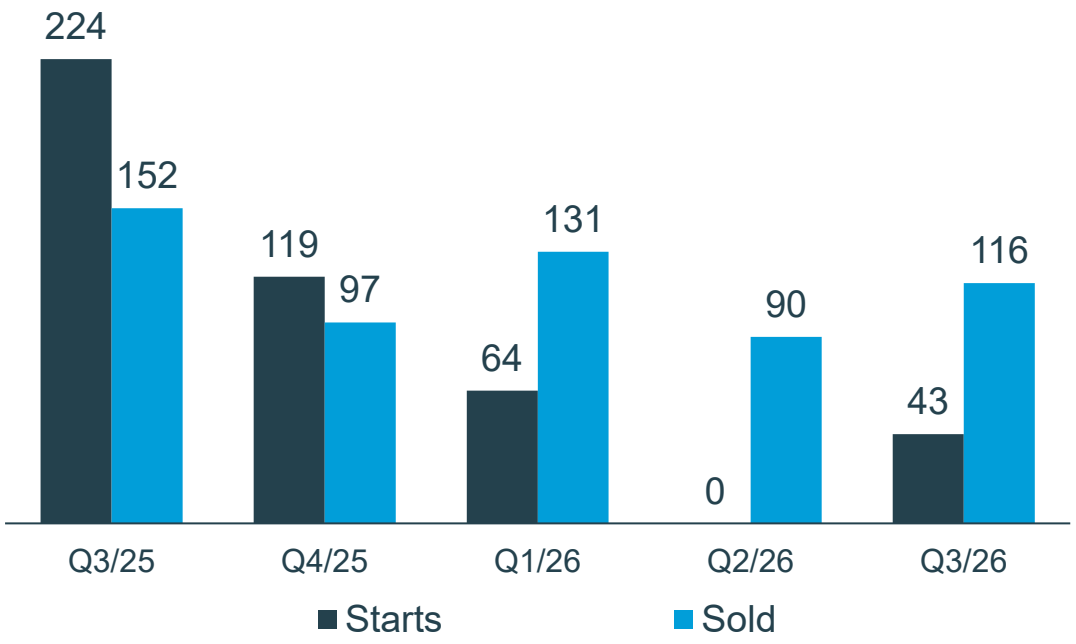
Operative capital employed,
EUR million



Includes plots worth of EUR ~400 million enabling the construction of ~15,000 apartments.

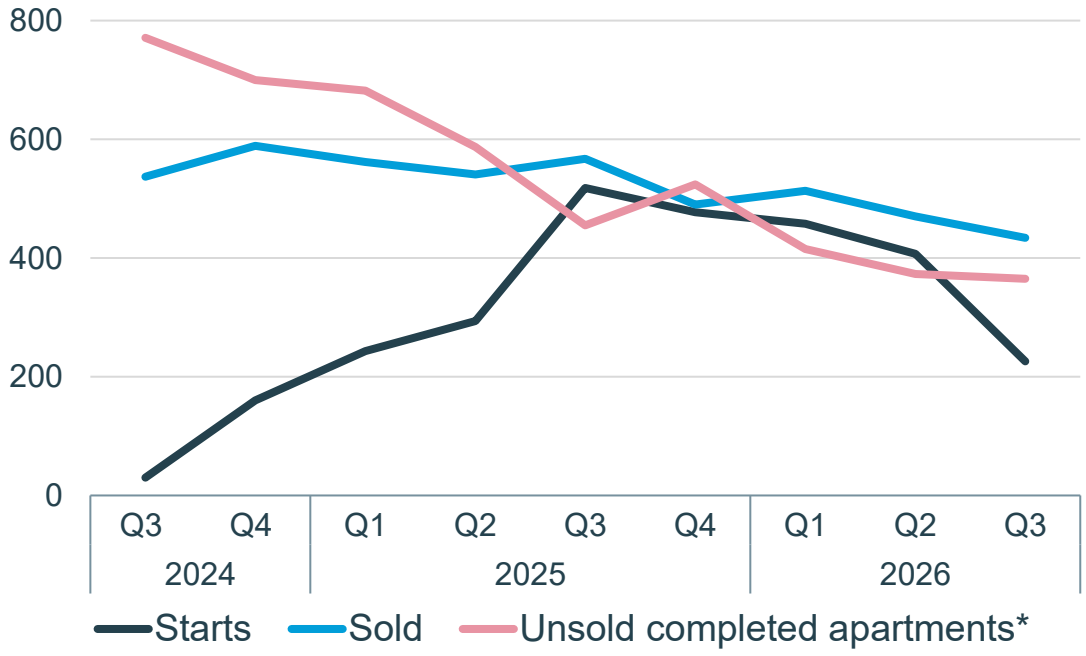
Consumer apartment starts and sales in Residential Finland

Consumer apartments in Residential Finland,
quarterly, units



Consumer apartment sales totaled 116 units, two self-developed projects started during the quarter.

Consumer apartments in Residential Finland,
rolling 12 months, units

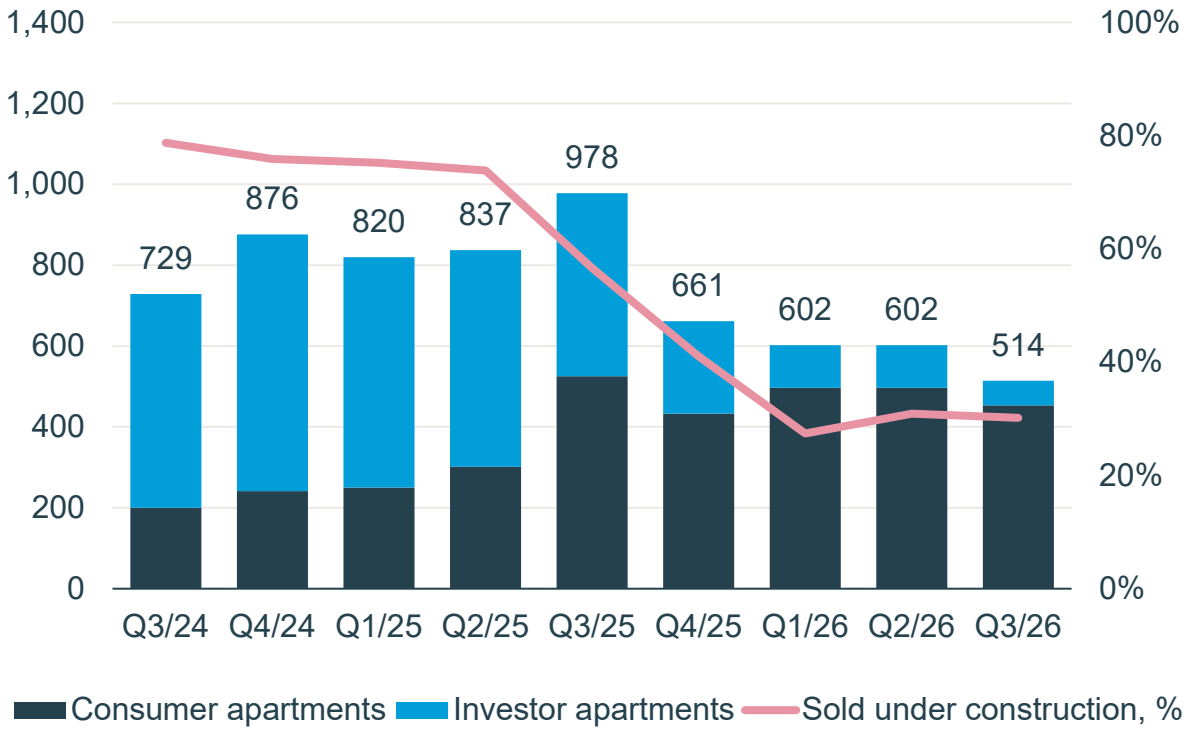


Inventory has decreased and is less than the last 12 months sales and approaching normal levels.

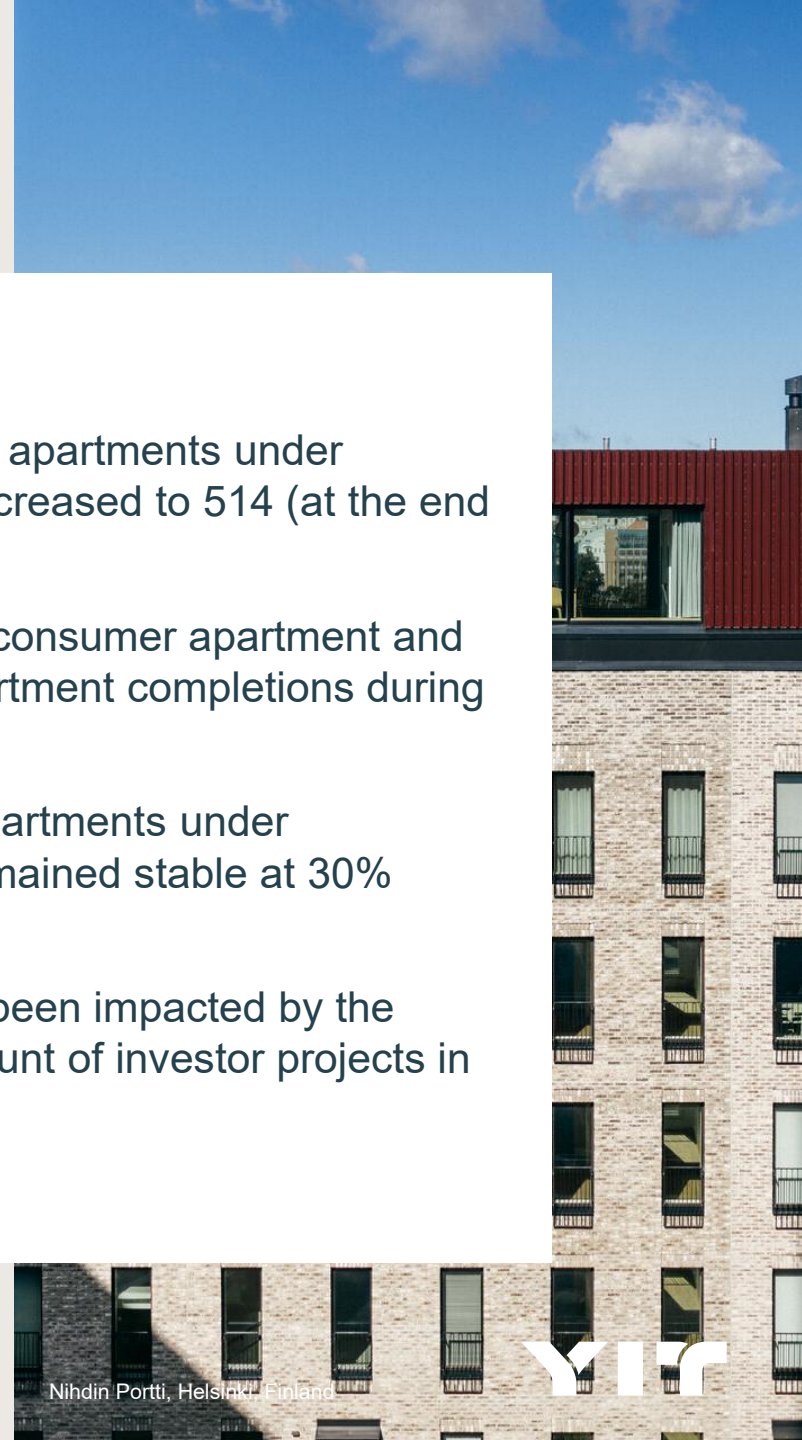
*at the end of period

Apartment production in Residential Finland

Apartments under construction in Residential Finland,
units



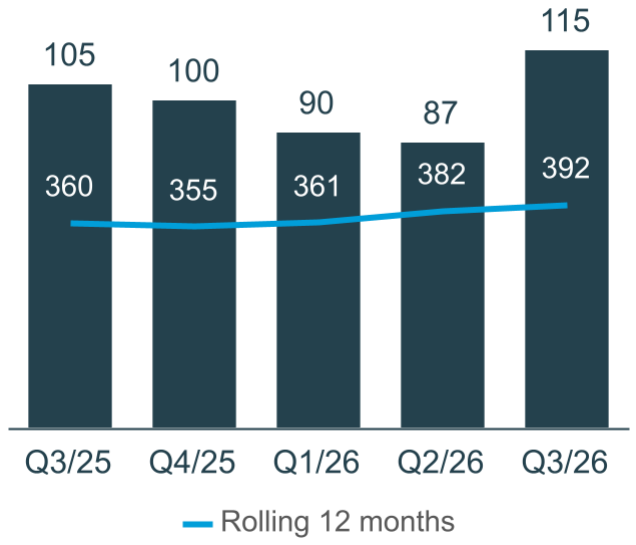
- Total number of apartments under construction decreased to 514 (at the end of Q2/26: 602).
- There were 87 consumer apartment and 44 investor apartment completions during Q3.
- Sales rate of apartments under construction remained stable at 30% (Q2/26: 31%).
- Sales rate has been impacted by the decreased amount of investor projects in the portfolio.


Nihdin Portti, Helsinki, Finland

Residential CEE: Growth continues with solid profitability

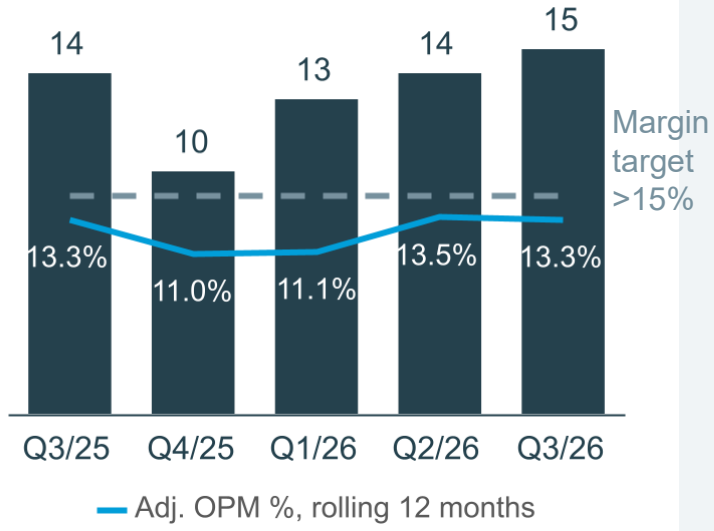
Revenue,
EUR million

Target: >15% growth (CAGR from 2024 baseline)



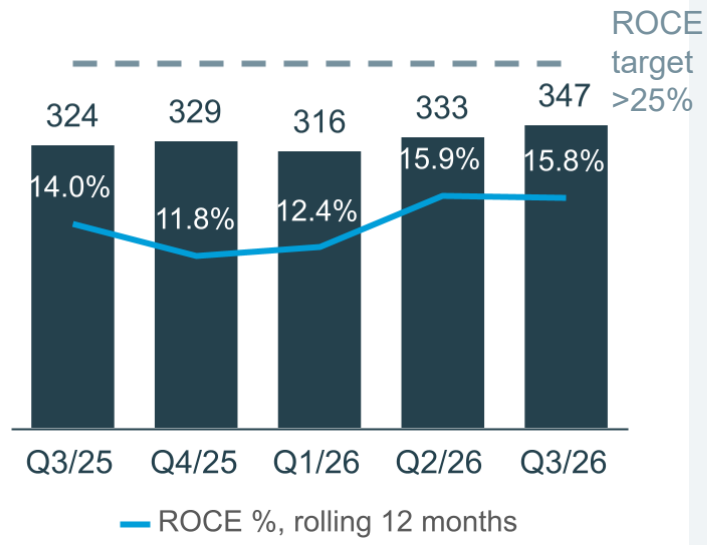
Revenue increased 9% from the comparison period.

Adjusted operating profit,
EUR million



Adjusted operating profit increased.

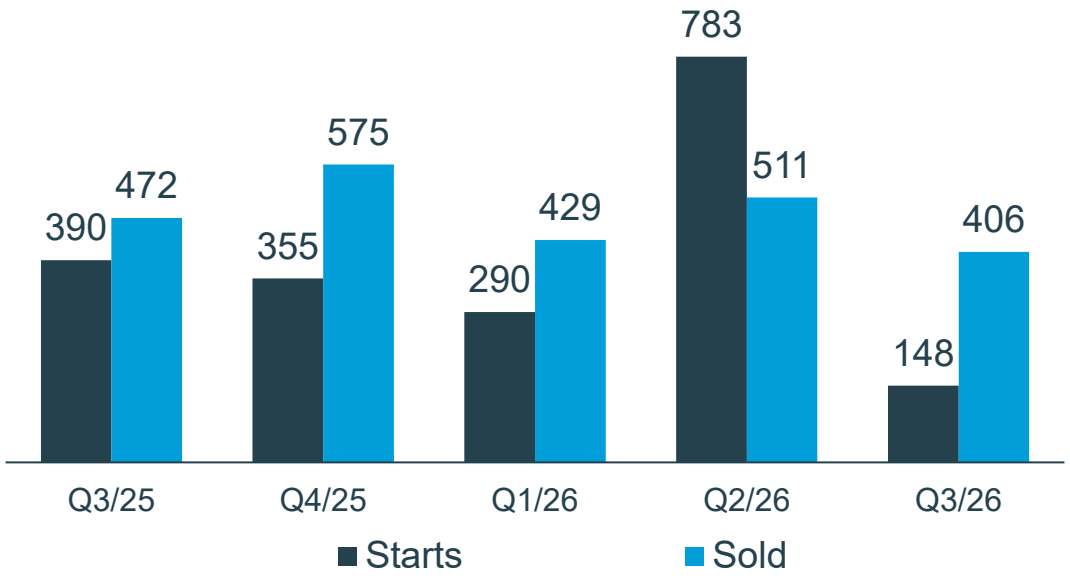
Operative capital employed,
EUR million



Includes plots enabling the construction of approximately 14,000 new homes.

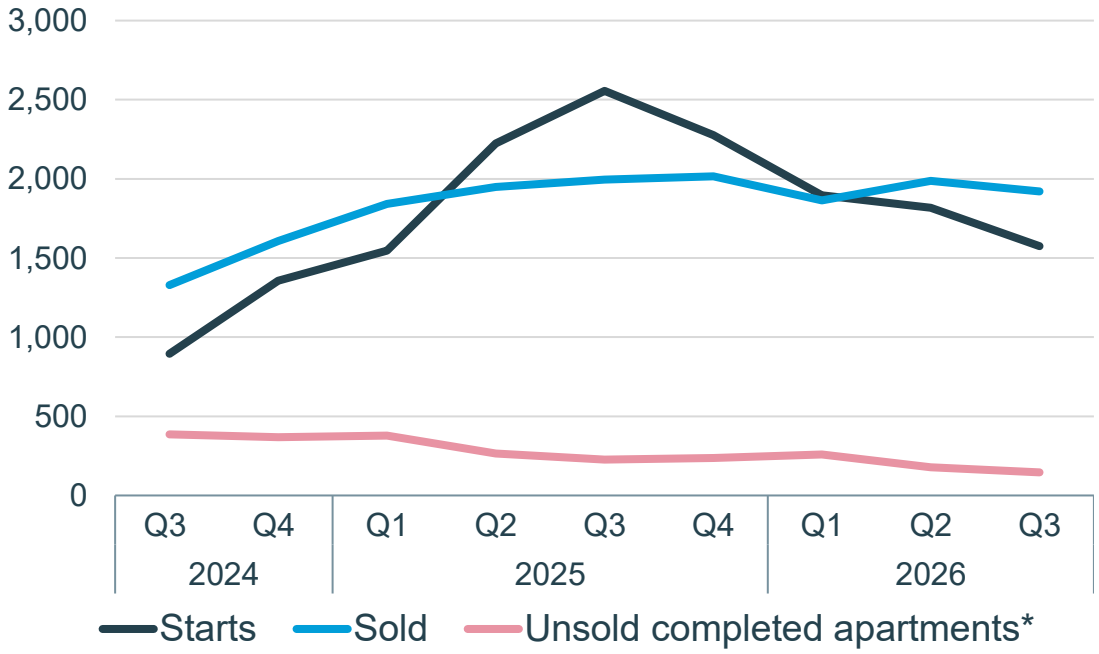
Apartment starts and sales in Residential CEE

Apartments in Residential CEE,
quarterly, units



Sales remained on a good level during the quarter. Most project starts in 2026 expected to take place in Q4.

Apartments in Residential CEE,
rolling 12 months, units



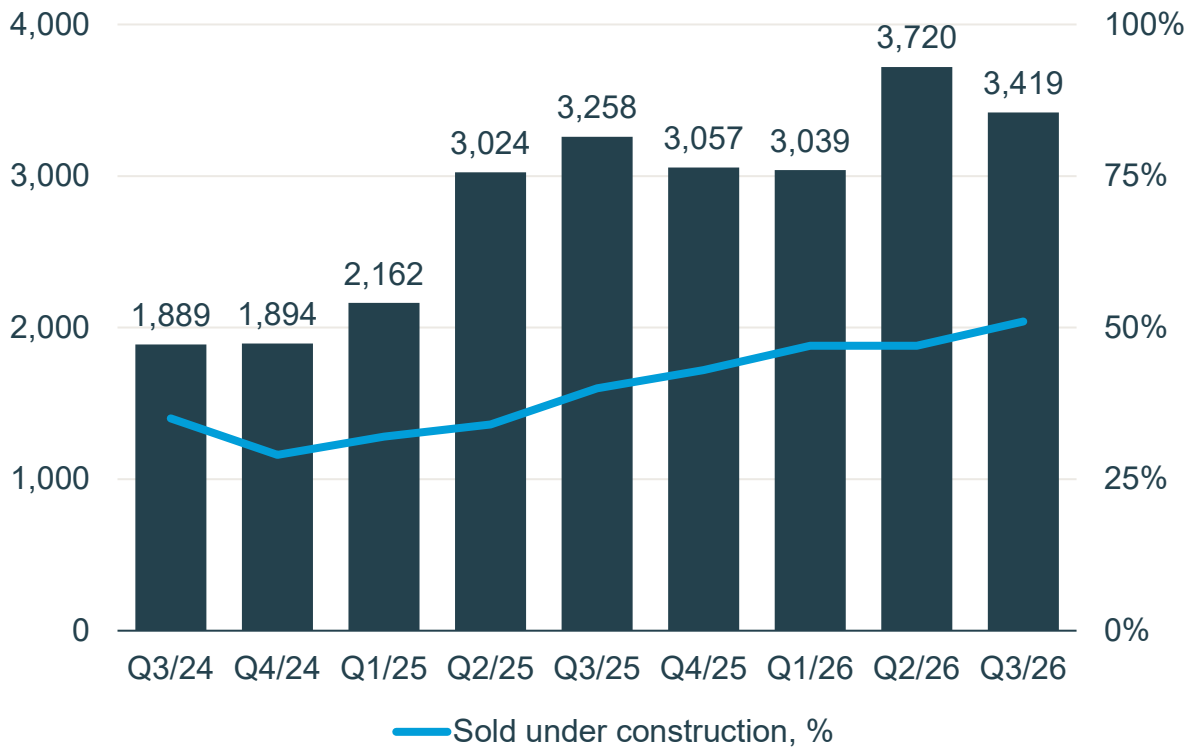
Sales have been on a steady growth path and have increased by 45% during the past two years.

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

*at the end of period

Apartment production in Residential CEE

Apartments under construction in Residential CEE, units



- Total number of apartments under construction at the end of Q3/26 was 3,419 (at the end of Q2/26: 3,720).
- There were 447 apartment completions during Q3.
- Apartments under construction have increased by over 80% during the past two years.
- Sales rate of apartments under construction increased to 51% (Q2/26: 47%).

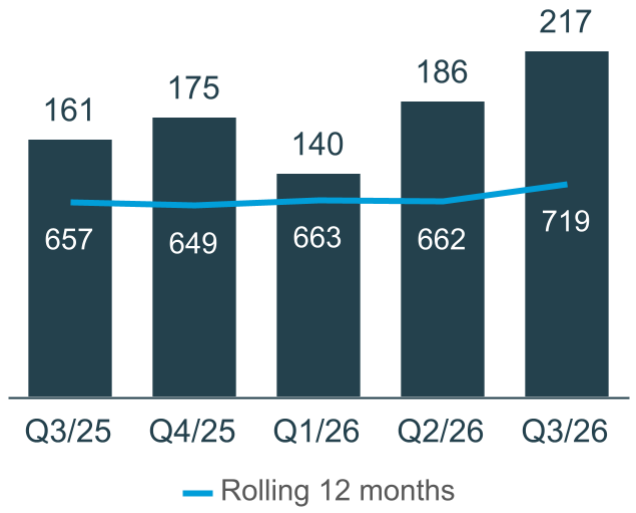
Apartment figures represent all projects in the segment, including in YIT's project development joint ventures and associated companies.

Nurme 6, Tallinn, Estonia

Building Construction: Revenue and profitability increased

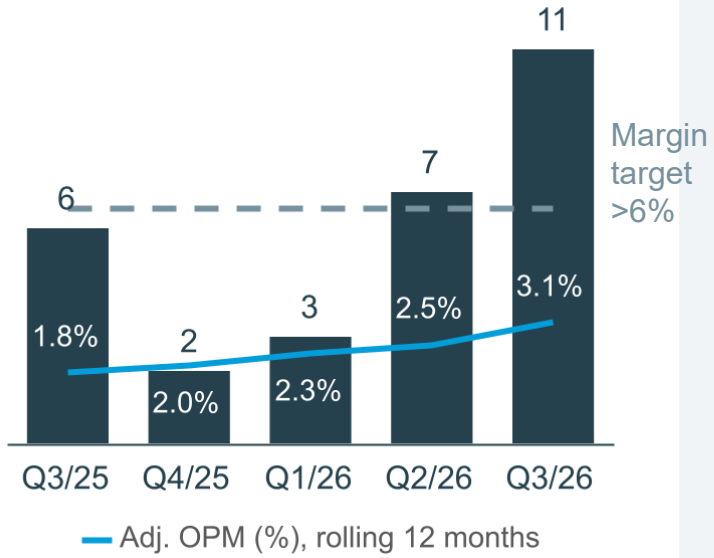
Revenue,
EUR million

Target: >6% growth (CAGR from 2024 baseline)



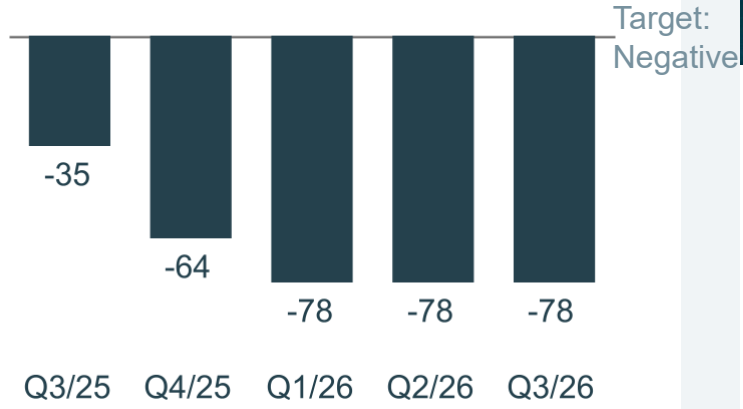
Revenue increased by over 30% from the comparison period.

Adjusted operating profit,
EUR million



Profitability continues on an improving trend supported by improving operative efficiency.

Operative capital employed,
EUR million

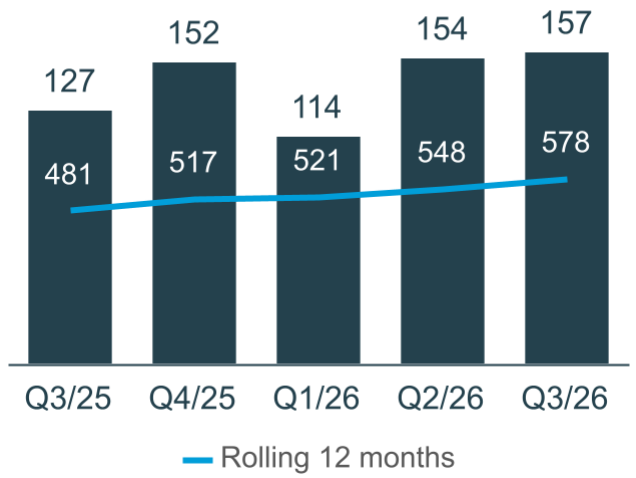


Operative capital employed remained stable.

Infrastructure: Growth continues

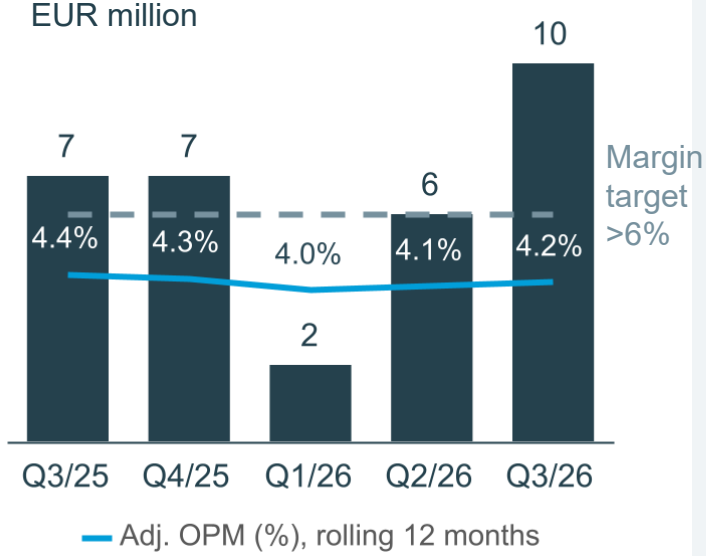
Revenue,
EUR million

Target: >15% growth
(CAGR from 2024 baseline)



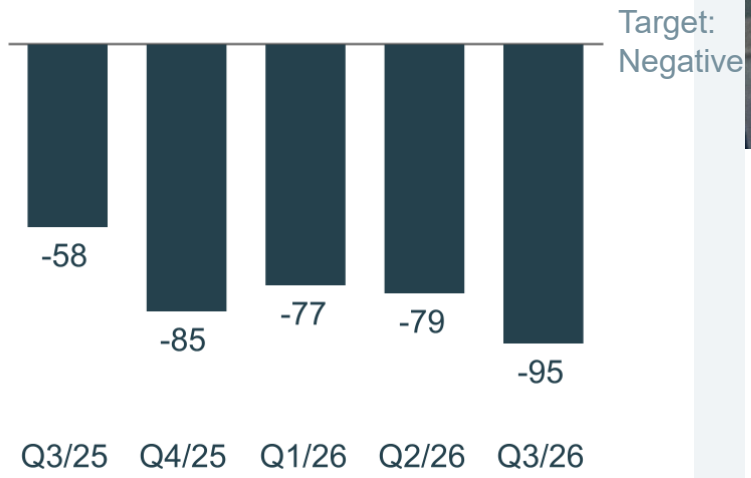
Revenue increased by 23%, marking a seventh consecutive quarter of growth from the comparison period.

Adjusted operating profit,
EUR million



Profitability has remained stable.

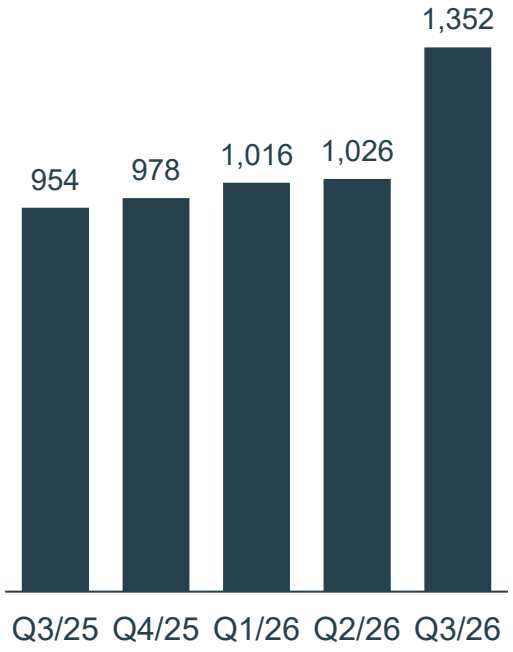
Operative capital employed,
EUR million



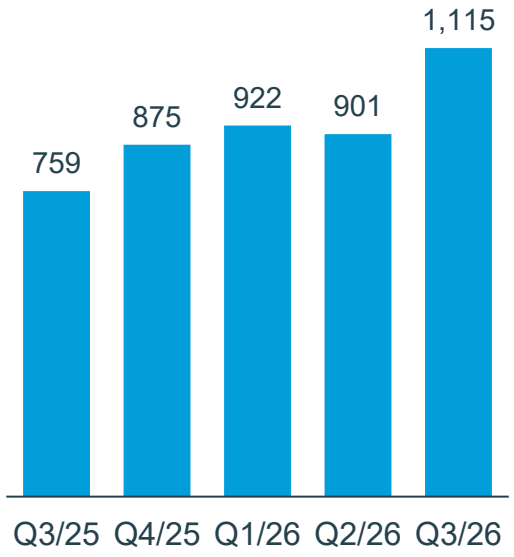
Operative capital employed decreased during the quarter.

Contracting segments' order books strengthened significantly with new orders totaling more than EUR 900 million

Order books,
EUR million, IFRS



Building Construction



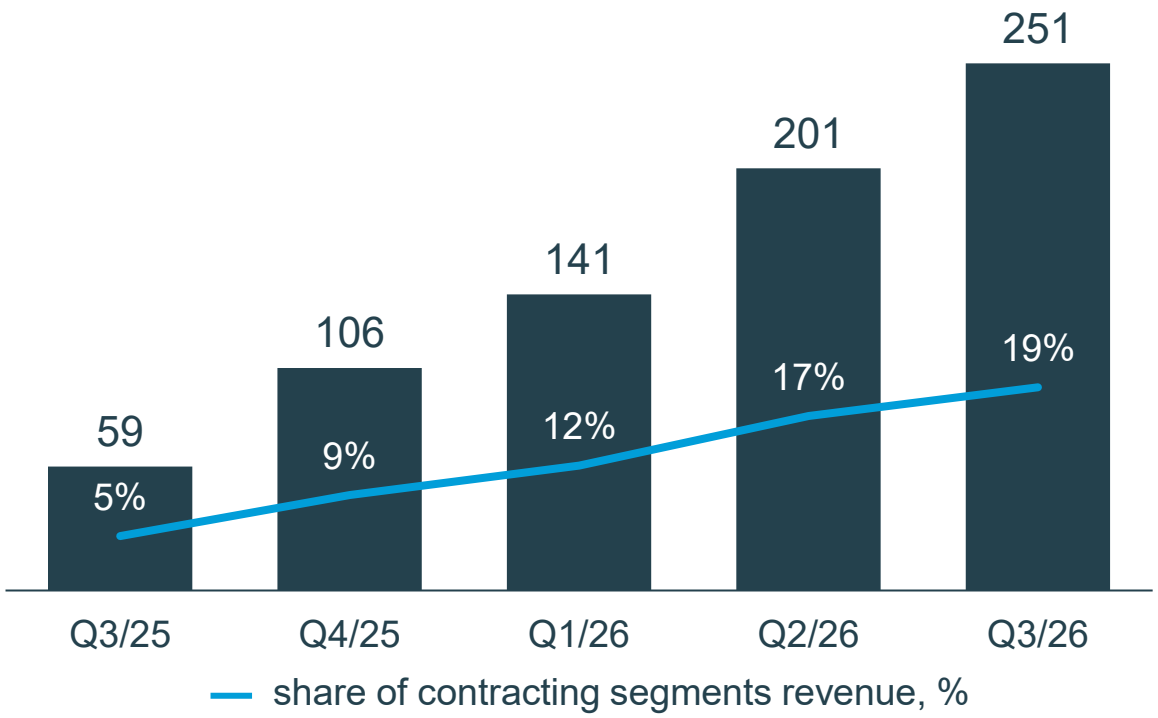
Infrastructure

Main orders announced and recorded to order books during Q3/2026

- Design and construction of a new data center to atNorth in Kouvola, valued at ~EUR 300 million.
- Implementation phase of the Jätkäsaari swimming and sports center for the City of Helsinki, valued at ~EUR 94 million.
- Construction of a new facility in Kouvola to atNorth's data center campus, value not disclosed.
- Interior finishing phase, MEP, and commissioning of the third data center in Kajaani to XTX Markets, value not disclosed.
- Implementation of the Oulu Passenger Rail Yard for the Finnish Transport Infrastructure Agency, valued at ~EUR 30 million.
- Construction of a production and maintenance plant for UAB Lithuania Defense Services , valued at ~EUR 30 million.

Data center business continues to grow

Data center business revenue,
rolling 12 months, EUR million



- Revenue from data centers is growing and amounted to EUR 251 million during the past 12 months.
- Data centers represented 19% of the contracting segments' combined revenue during the past 12 months.
- Revenue from the data center construction is split 50-50 between the Building Construction and Infrastructure segments.

Market environment in Q3/2026

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	→	→	

Q3 market environment

Good | Normal | Weak

Short-term market outlook, next 12 months

↗ Improving | → Stable | ↘ Weakening

Prysmian Tower, Kirkkonummi, Finland

Financial development

Financial development in Q3/2026

Operating cash flow after investments* was

EUR **19** million

(Q3/25: 0)

Gearing* at

90%

(Q3/25: 85%)

(Q2/26: 91%)

Net debt* at

EUR **604** million

(Q3/25: 669)

(Q2/26: 618)

ROCE,
rolling 12 months at

6.7%

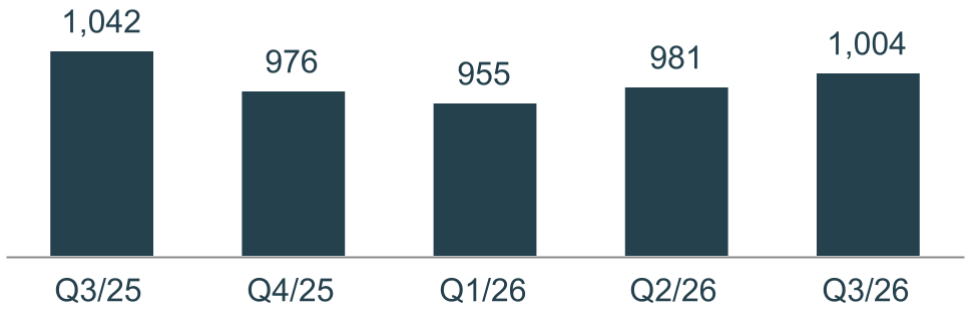
(Q3/25: 5.7%)

(Q2/26: 6.1%)

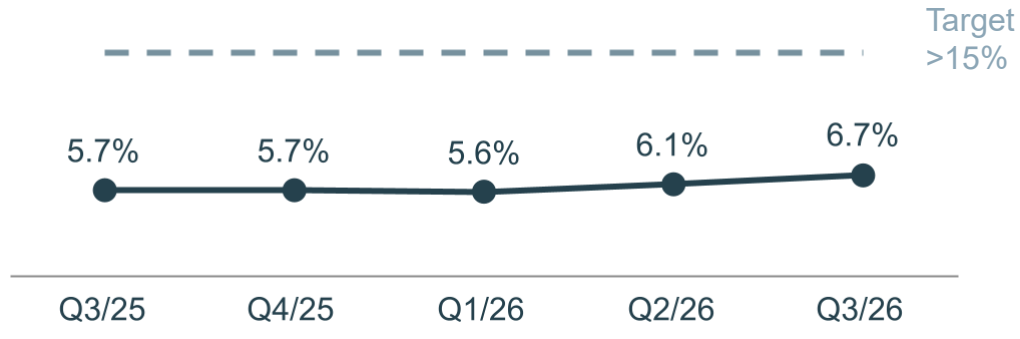
*IFRS

Return on capital employed improved

Operative capital employed,
YIT Group, EUR million

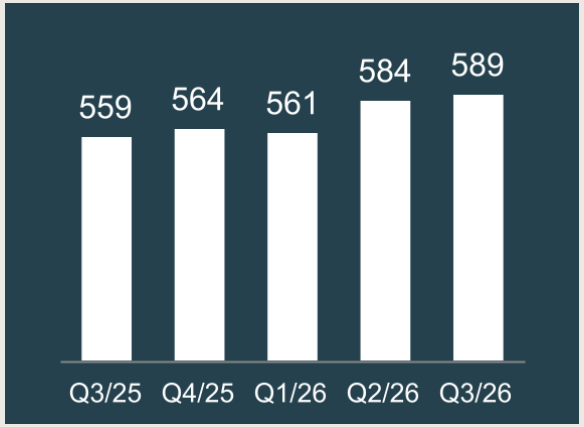


ROCE %,
YIT Group, rolling 12 months

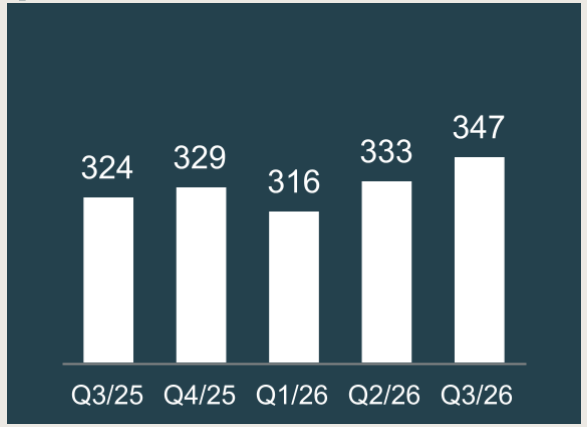


EUR million

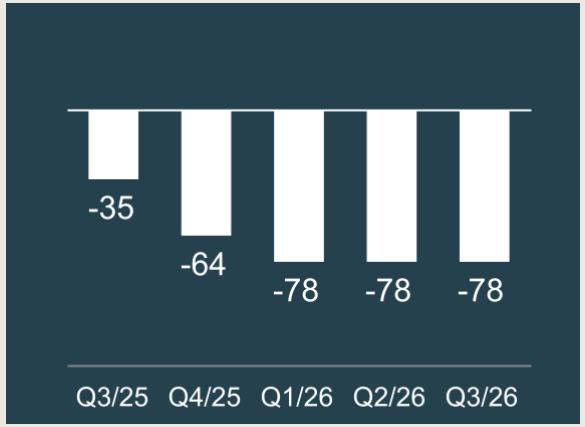
Residential Finland



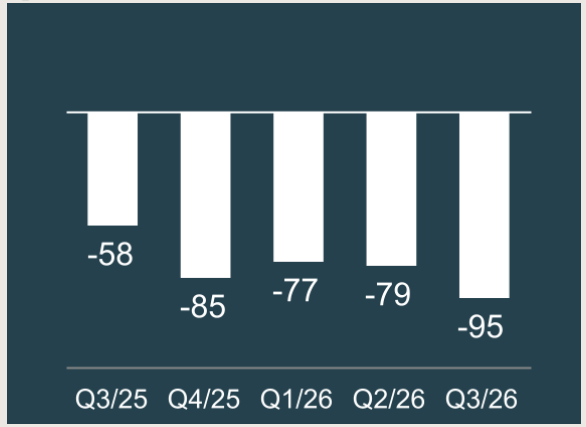
Residential CEE



Building Construction



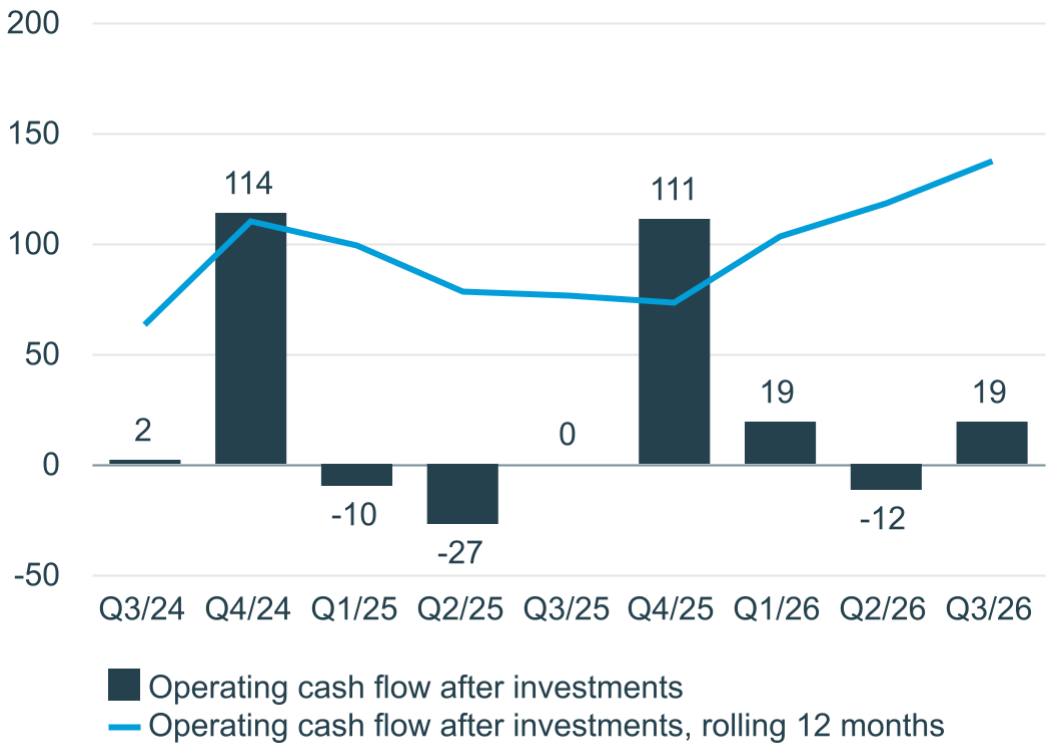
Infrastructure



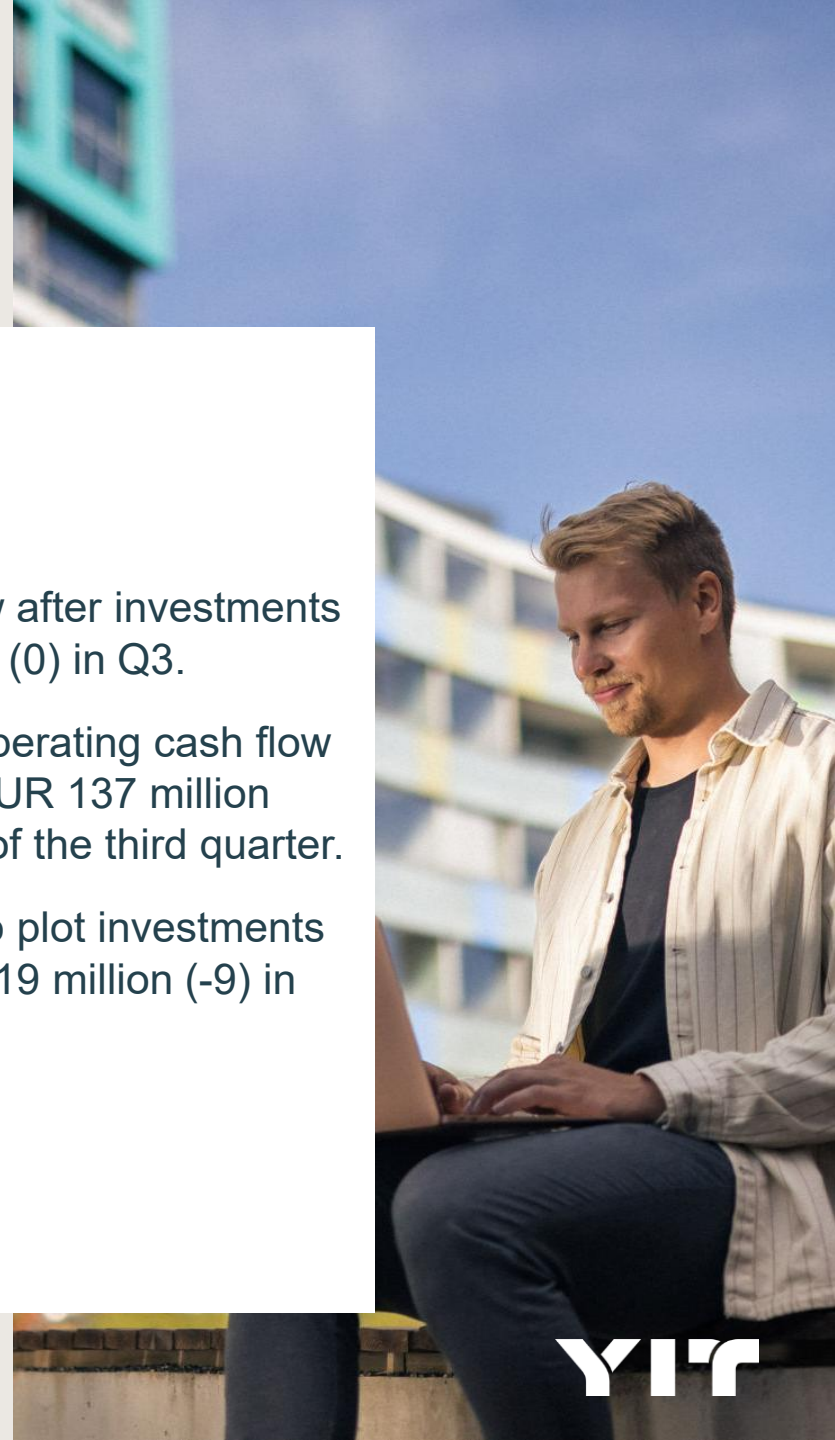
'Other' segment operative capital employed EUR 241 million in Q3/26 (in Q2/26: EUR 221 million)

Rolling 12 months operating cash flow after investments over EUR 100 million positive

Operating cash flow after investments,
EUR million, IFRS



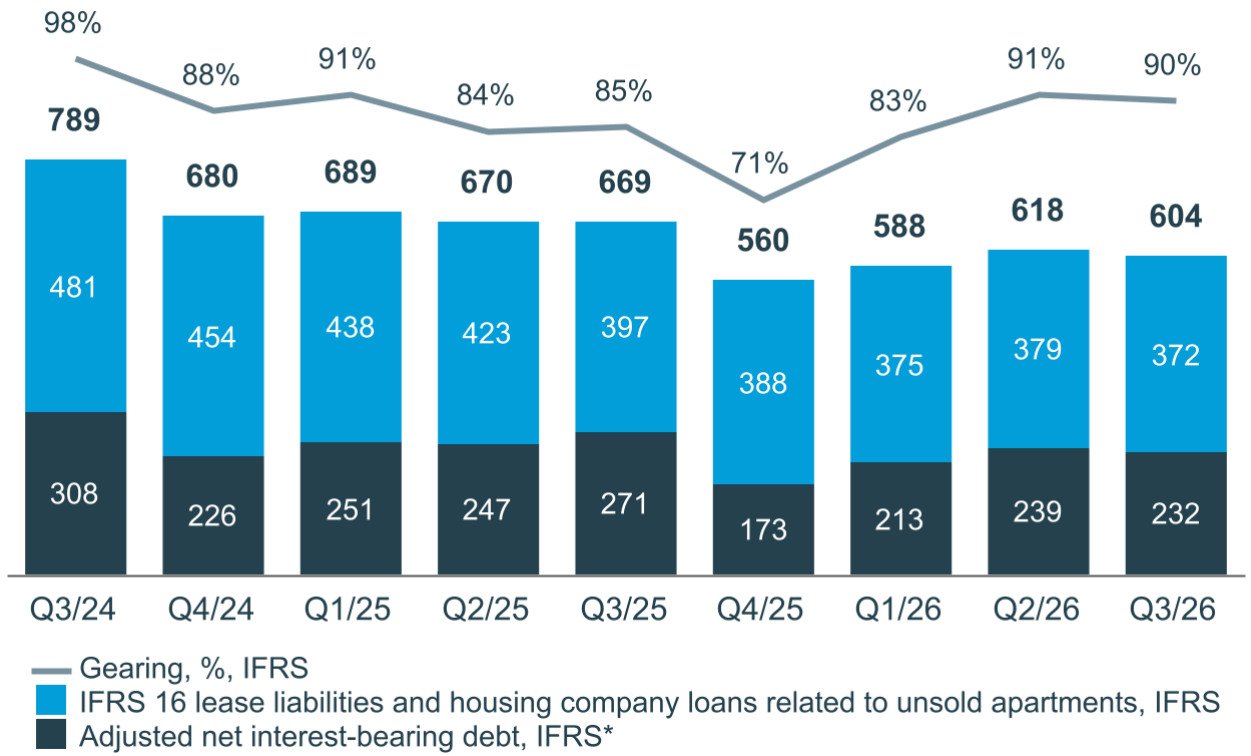
- Operating cash flow after investments was EUR 19 million (0) in Q3.
- 12 months rolling operating cash flow after investments EUR 137 million positive at the end of the third quarter.
- Cash flow related to plot investments amounted to EUR -19 million (-9) in Q3.



YIT has adjusted the presentation of consolidated cash flow statement in Q1/2026. Figures from before 2025 have not been adjusted.

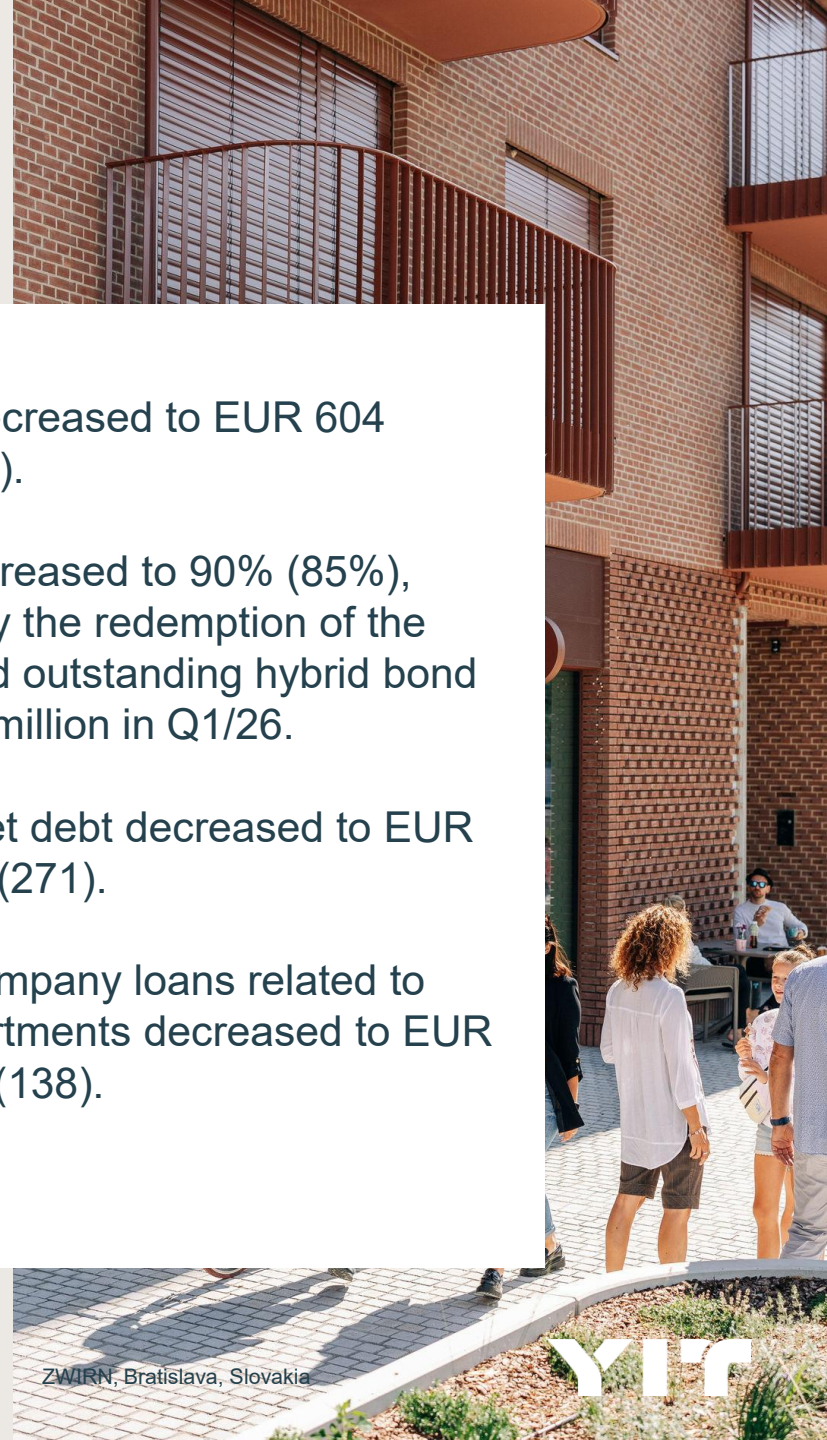
Net interest-bearing debt decreased

Net interest-bearing debt,
EUR million, IFRS



- Net debt decreased to EUR 604 million (669).
- Gearing increased to 90% (85%), impacted by the redemption of the 2021 issued outstanding hybrid bond of EUR 46 million in Q1/26.
- Adjusted net debt decreased to EUR 232 million (271).
- Housing company loans related to unsold apartments decreased to EUR 118 million (138).

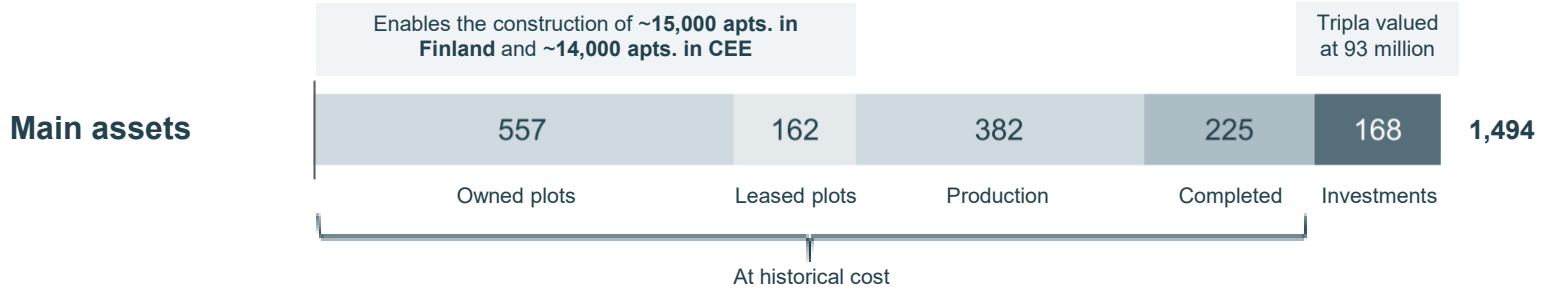
Financial framework: Gearing in the range of 30-70% over the cycle

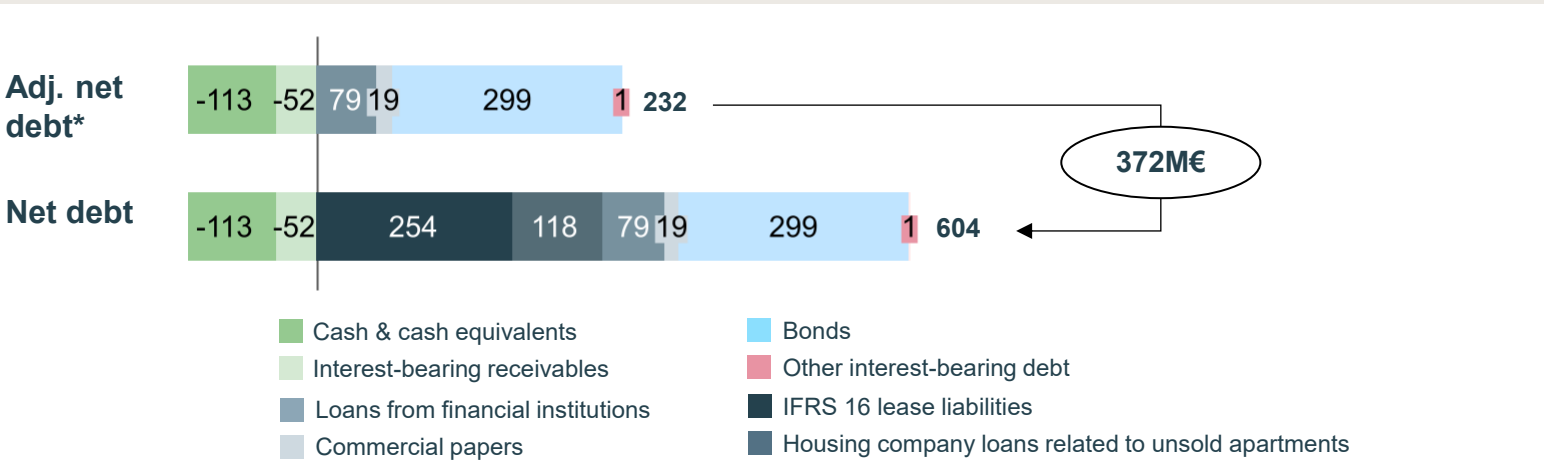

ZWIRN, Bratislava, Slovakia

*Excluding IFRS 16 lease liabilities and housing company loans related to unsold apartments

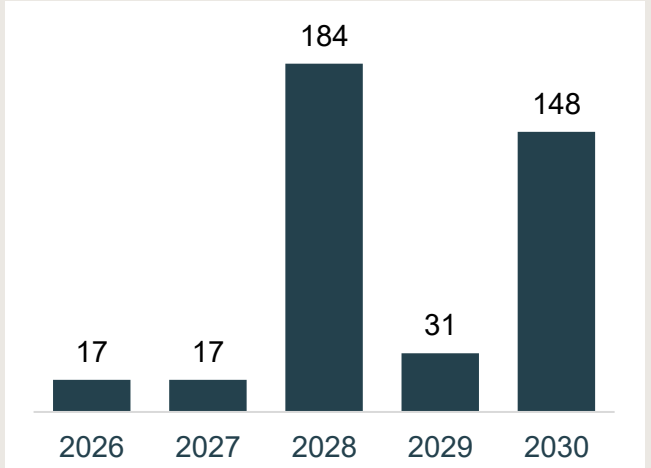
Balance sheet remains asset rich

Assets and net debt breakdown,
EUR million, at the end of Q3/26, IFRS





Maturity structure of interest-bearing debt,
EUR million*



Plots = Plot reserve; Leased plot reserve
Production = Work in progress; Raw materials and consumables; Leased plots, WIP; Advance payments; Other
Completed = Completed apartments and real estate; Leased plots, completed apartments and real estate
Investments = Equity investments; Investments in associated companies and joint ventures

In addition to net debt, YIT has hybrid bonds with a nominal amount of EUR 100 million. Hybrid bonds are presented in equity (based on IFRS).
*Excluding IFRS 16 lease liabilities and housing company loans related to unsold apartments

Revised guidance:

YIT expects its Group adjusted operating profit for continuing operations to be **EUR 80–90** million in 2026

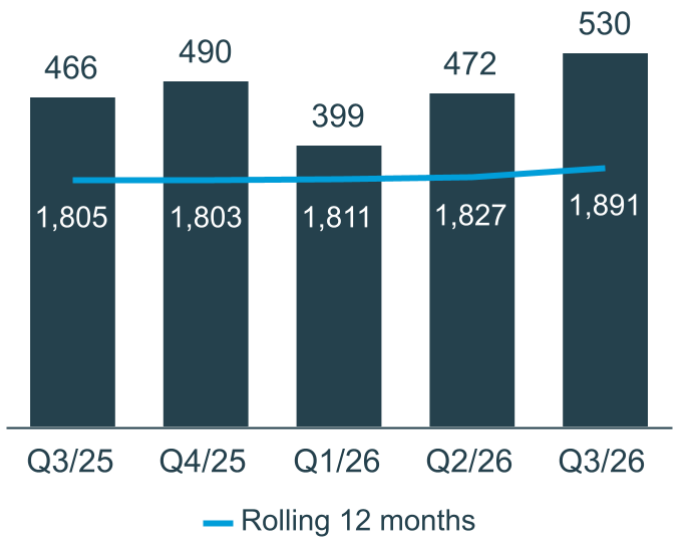
(Previously: EUR 70–100 million)

- The residential market in the Baltic countries and Central Eastern Europe is expected to continue favorable, contributing positively to Residential CEE segment's capability to generate profit.
- In Finland, the primary apartment market sales volumes are not expected to increase in 2026.
- In Building Construction, the operational performance is expected to improve.
- In Infrastructure, the operational performance is expected to remain stable.
- Changes in the macroeconomic or global political environment may impact the residential market demand and the fair value of investments. The escalation of geopolitical risks reflected in general uncertainty and demand could have a negative impact on the company’s financial performance.

Strategy progress update

Progress towards the strategic targets

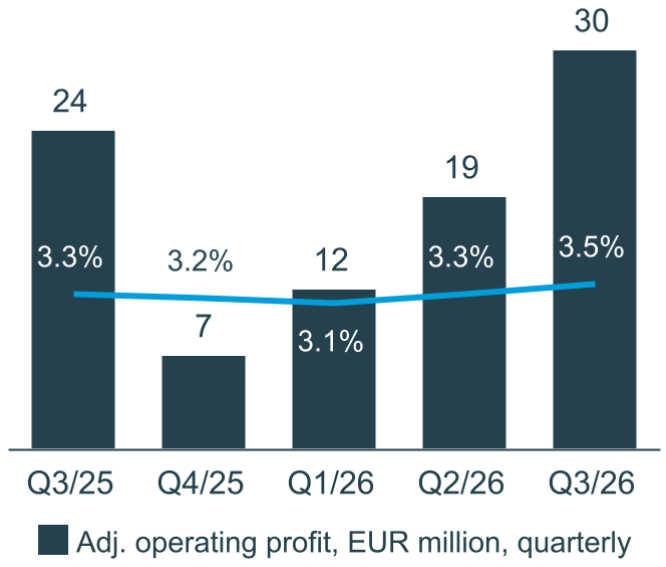
Revenue,
EUR million



The increasing trend in Group revenue reflects growth across multiple businesses.

Target: Revenue growth of at least 10%, with the compound annual growth rate (CAGR) based on year 2024

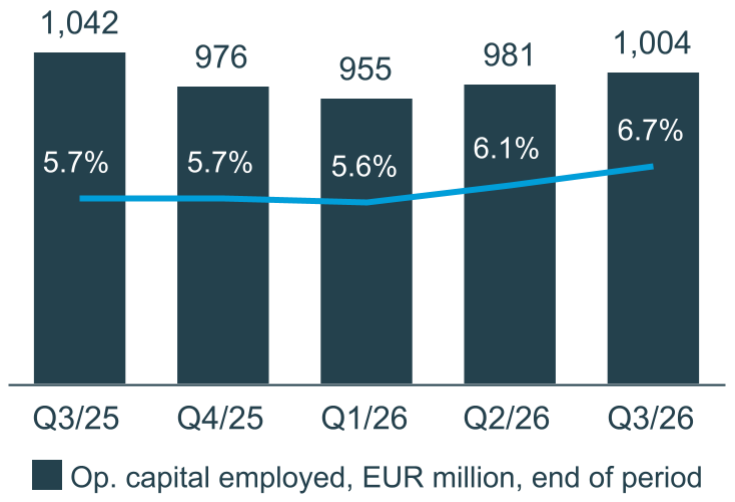
Adjusted operating profit margin %,
rolling 12 months



Growing share of data center construction is expected to further support profitability improvement from 2027 onwards

Target: Adjusted operating profit margin of at least 7%

ROCE %,
rolling 12 months



ROCE improvement has been supported by the increased adjusted operating profit.

Target: Return on capital employed (ROCE) of at least 15%

Financial targets to be reached by the end of strategy period 2025–2029, as communicated at CMD on November 13, 2024.
Revenue growth target updated on September 24, 2026.

Finland's announced and potential data center pipeline represents a very significant long-term investment opportunity

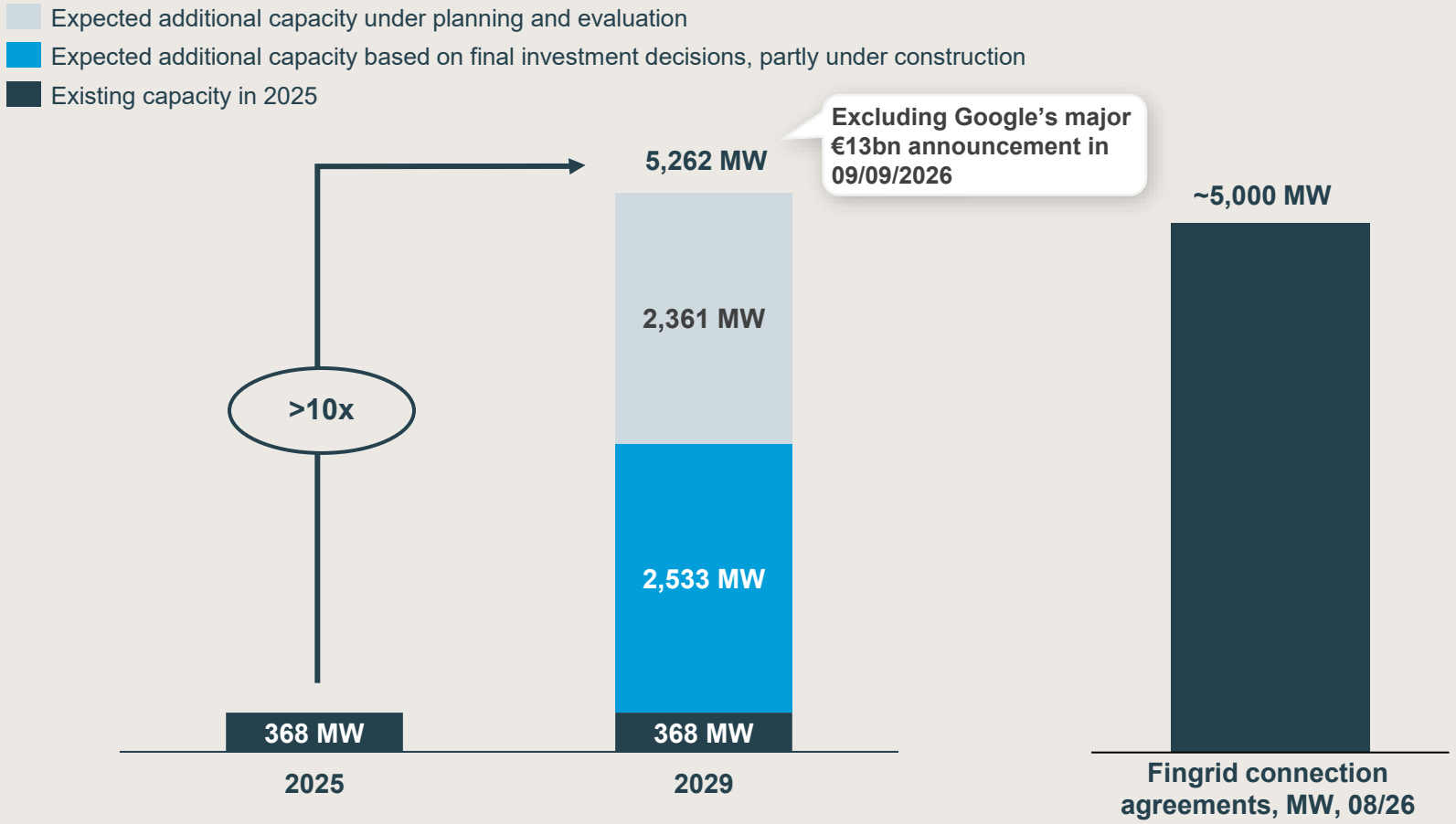
368 MW
Operational capacity as of 2025

4.9 GW
Announced & planned new capacity until 2029

5.0 GW
Fingrid connection agreements

Growth of Finnish datacenter capacity [1]

MW, cumulative, 2025 – 2029E



As presented at Capital Markets Update on September 24, 2026
1 Source: EK Data dashboard – Green investments in Finland (as of September,16,2026), Potential of the Data Center Industry, FDCA

Finland's data center pipeline supports an estimated €13-15bn of construction investments through 2029

Projected Construction investment [1]
Cumulative 2026-2029

€13-15bn

Direct employment impact

Construction phase
~25k
construction FTEs p.a.

Operations phase
~7k
permanent FTEs p.a. [2]

Regional / local impact

District heating
Utilizes waste heat, reduces emissions, & supports local networks

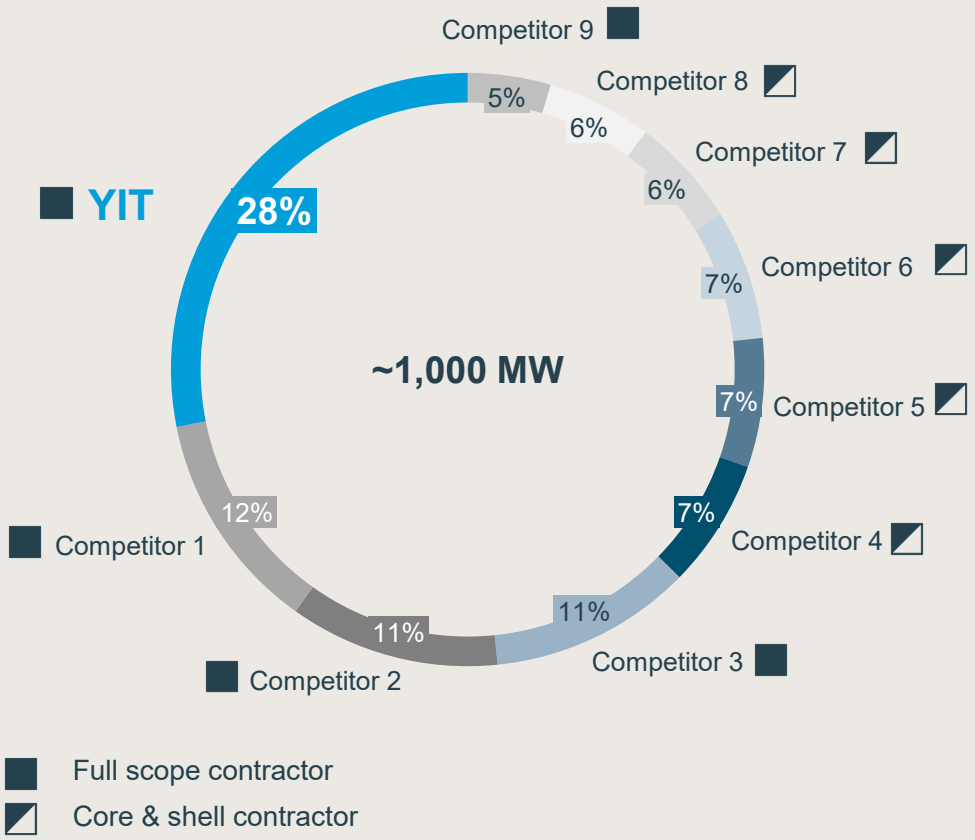
Municipal benefits
Generates tax revenue, property tax base, and public services funding

As presented at Capital Markets Update on September 24, 2026
1 Addressable spend for the construction industry, YIT estimate
2 Includes direct jobs of the operation of the data center Based on Ramboll impact modelling.

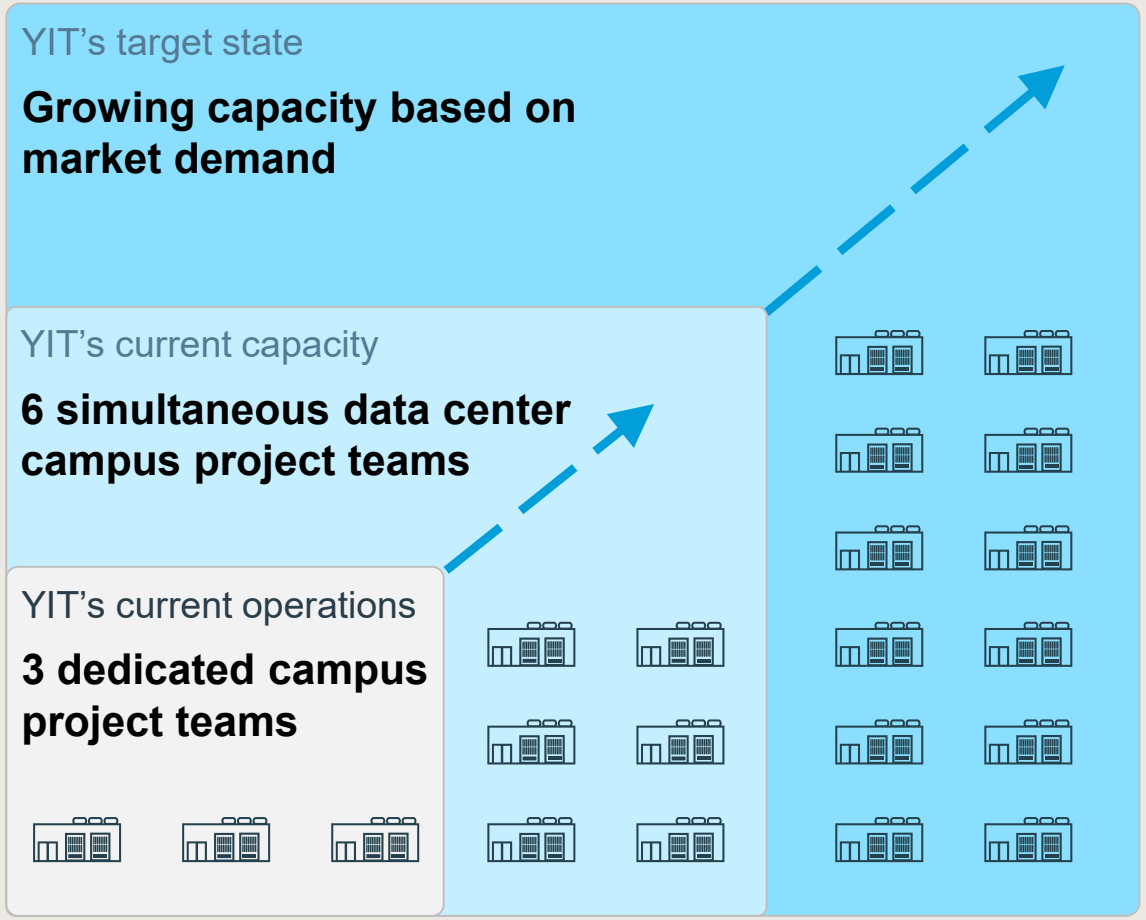
YIT has already established a strong position in the data center market with ~30% market share

Estimated current data center market share

Capacity under construction by MW, YIT estimate [1,2]



YIT is building capacity for the next phase of growth



As presented at Capital Markets Update on September 24, 2026

1 Data centers currently under construction in Finland, YIT estimate

2 Capacity is not comparable to total announced campus capacity, which includes future development phases not yet under construction

Data centers offer strong growth in all scenarios, reaching €1.0bn revenue in the base case by 2029

YIT data center revenue scenarios
2029

Low case	Base case	High case
~€0.7bn	**~€1.0bn**	**~€1.3bn**
2029 revenue	2029 revenue	2029 revenue
Slower power & grid expansion Lower investment pace Delivery constraints	Expected power availability Expected investment activity Normal delivery conditions	Faster than expected power availability Strong investment activity Capacity build-up

Updated financial targets

Growth
≥10%
Net sales CAGR

Previous target ≥5%

Operative performance
≥7%
Adjusted EBIT margin

Capital efficiency
≥15%
ROCE

Segment targets	Residential Finland	Residential CEE	Building Construction	Infrastructure
Growth	Increase market share	≥15% CAGR	**≥6% CAGR** previous target ≥4%	**≥15% CAGR** previous target ≥10%
Adjusted EBIT margin	≥10%	≥15%	≥6%	≥6%
Capital efficiency (ROCE)	>20%	>25%	Negative capital employed	Negative capital employed

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February 5, 2027

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Appendices

I. Key figures, segment reporting
II. Key figures, IFRS
III. Apartment sales

I. Key figures, segment reporting

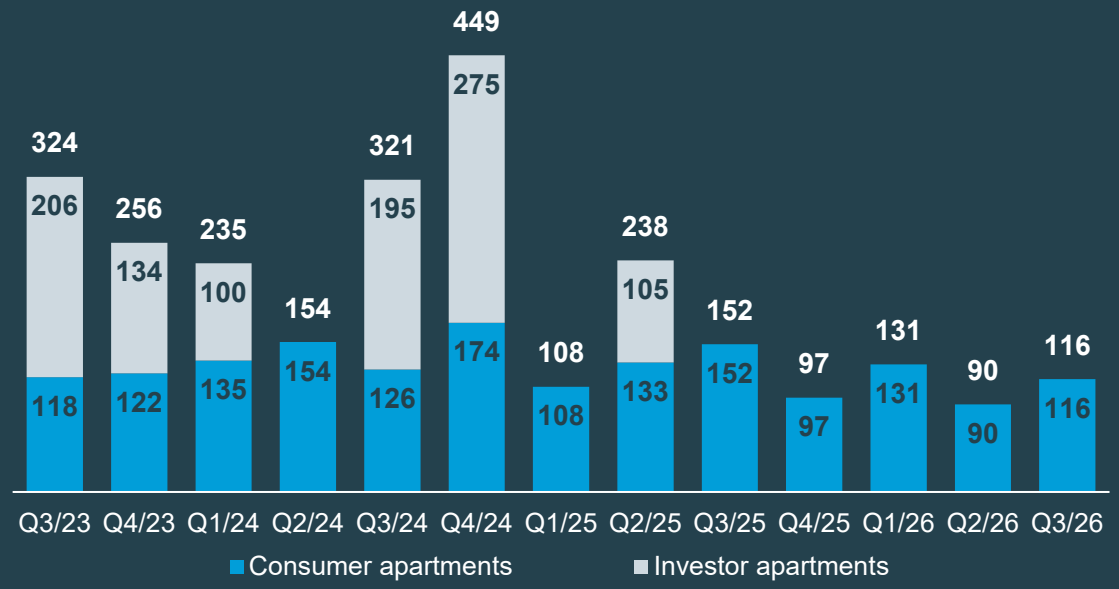
EUR million	**7–9/26**	*7–9/25*	**1–9/26**	*1–9/25*	*1–12/25*
Revenue	**530**	*466*	**1,400**	*1,313*	*1,803*
Adjusted operating profit	**30**	*24*	**60**	*52*	*58*
Adjusted operating profit margin, %	**5.7**	*5.1*	**4.3**	*3.9*	*3.2*
Operating profit	**9**	*25*	**4**	*50*	*54*
Result for the period	**-6**	*2*	**-51**	*-5*	*-17*
Earnings per share, EUR	**-0.03**	*0.00*	**-0.25**	*-0.05*	*-0.11*
Return on capital employed, % (ROCE, rolling 12 months)	**6.7**	*5.7*	**6.7**	*5.7*	*5.7*
Combined lost time injury frequency (cLTIF, rolling 12 months)	**7.8**	*9.6*	**7.8**	*9.6*	*9.6*
Customer satisfaction rate (NPS)	**55**	*56*	**55**	*56*	*61*
Average number of employees, Group			**3,992**	*4,076*	*4,052*

II. Key figures, IFRS

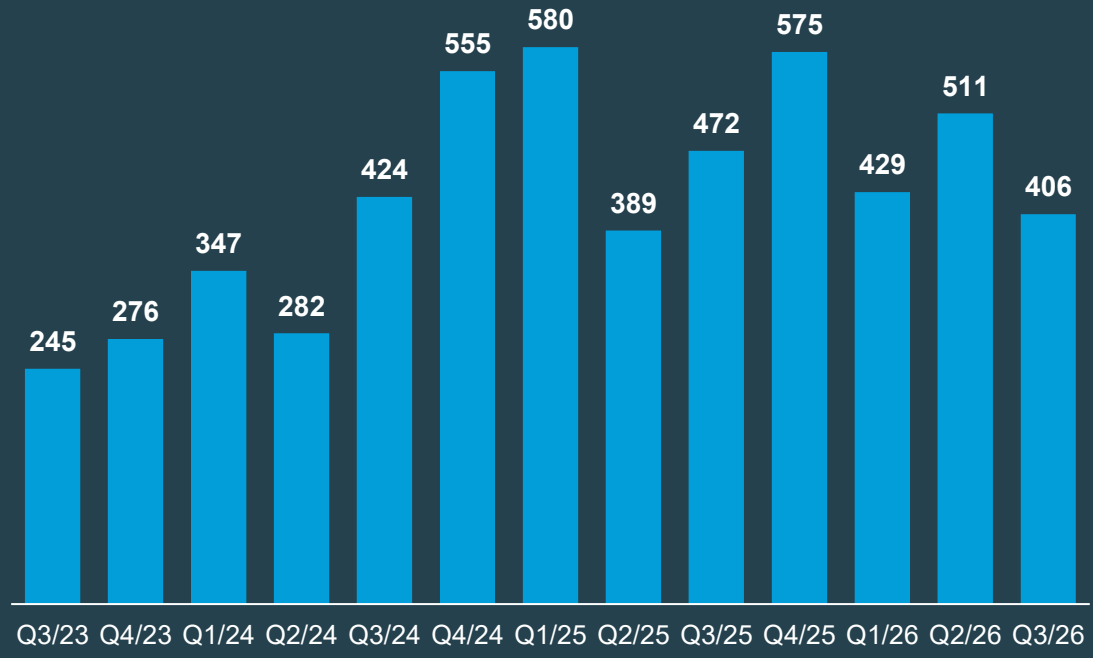
EUR million	**7–9/26**	*7–9/25*	**1–9/26**	*1–9/25*	*1–12/25*
Revenue	**533**	*402*	**1,333**	*1,200*	*1,757*
Operating profit	**12**	*9*	**-13**	*22*	*45*
Result for the period	**-4**	*-10*	**-65**	*-28*	*-24*
Earnings per share, EUR	**-0.03**	*-0.05*	**-0.31**	*-0.14*	*-0.14*
Operating cash flow after investments	**19**	*0*	**26**	*-38*	*73*
Net interest-bearing debt	**604**	*669*	**604**	*669*	*560*
Gearing ratio, %	**90**	*85*	**90**	*85*	*71*
Equity ratio, %	**34**	*37*	**34**	*37*	*38*
Order book	**3,448**	*2,929*	**3,448**	*2,929*	*2,915*

III. Apartment sales

Sold apartment units, Residential Finland



Sold apartment units, Residential CEE



Residential CEE apartment figures represent all projects in the segment, including in YIT's partly owned project development joint ventures and associated companies.

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