



YIT - Solid foundation for future growth

Investor presentation
March, 2015



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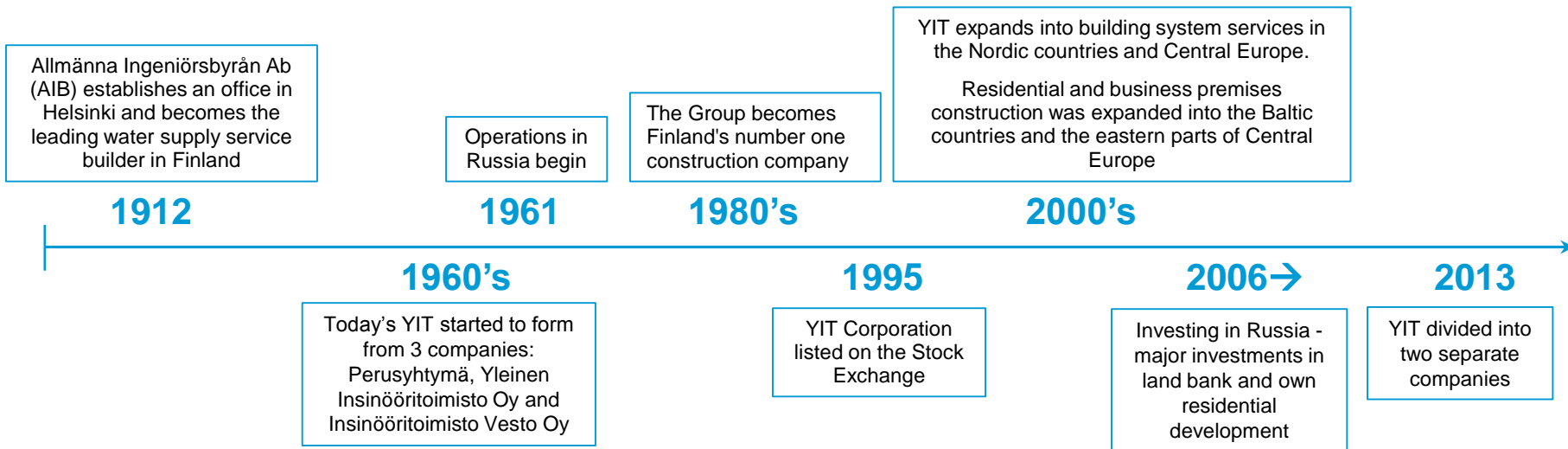
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Demerger and new YIT



Right time to move to the next development phase

Over 100 years of experience in Finland, over 50 in Russia

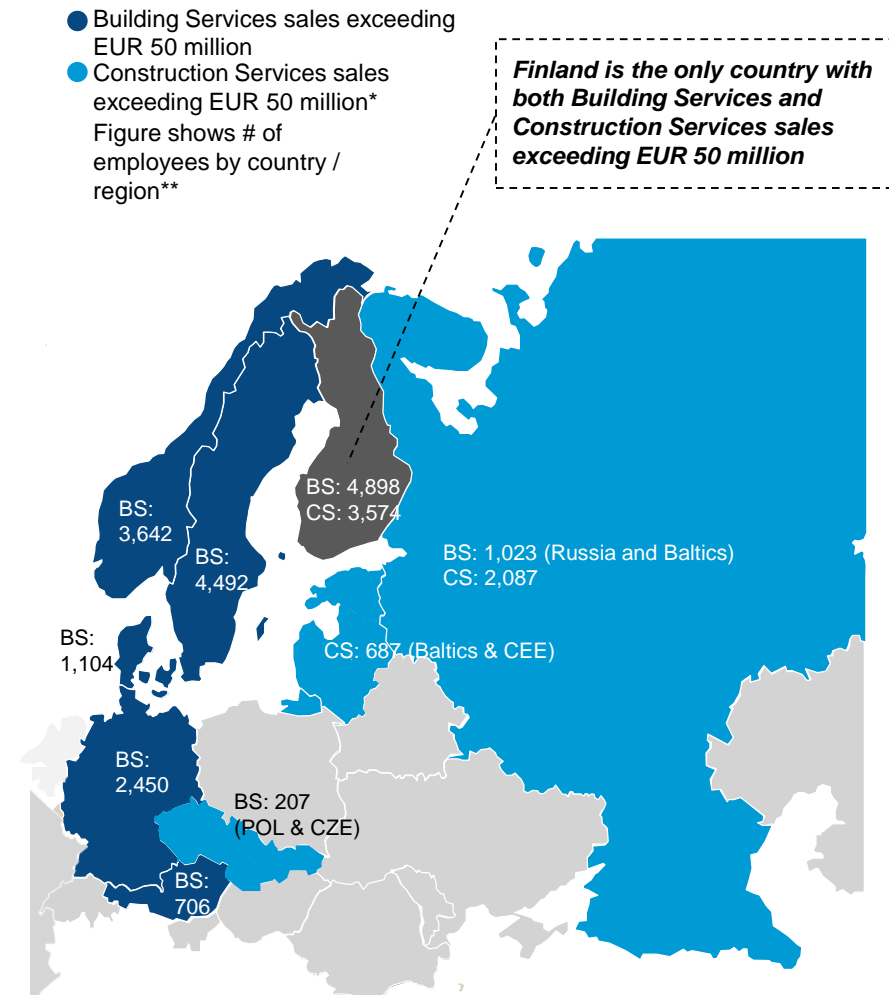


The demerger

- Building Services demerged into Caverion on June 30, 2013. YIT continues to provide Construction Services
 - Initiative from the Board of Directors – supported by main owners
- Both companies large enough to grow independently

Rationale for the partial demerger

- Independent strategies and different business models
 - Capital intensive Construction Services seeking growth from Russia, the Baltic countries and Central Eastern Europe and from Finland
 - Stable Building Services growing in developed Northern and Central Europe
- Meaningful geographical overlap only in Finland
- Better management focus in separate companies
- Good financing opportunities for both companies, large enough to grow independently
 - Stable cash generation in Building Services
 - Successful business model development in Construction Services



Note: Segment level figures (POC) in the annual report 2012

*) The Baltic countries, the Czech Republic and Slovakia together have CS sales exceeding EUR 50 million

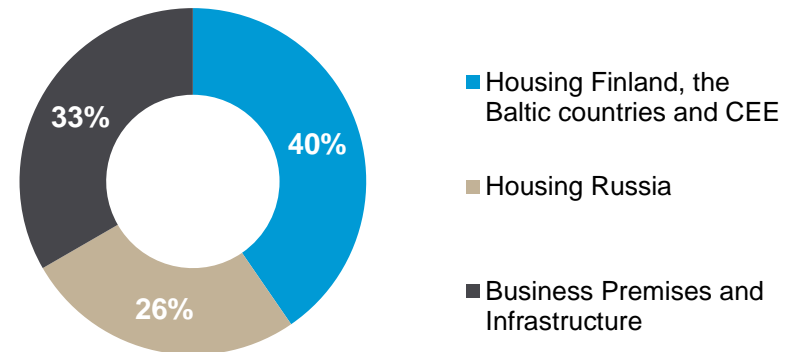
**) Number of employees on Dec 31, 2012; In addition 396 employees in YIT Corp. and other Group Service functions and 17 BS employees in Asia

YIT Group in brief

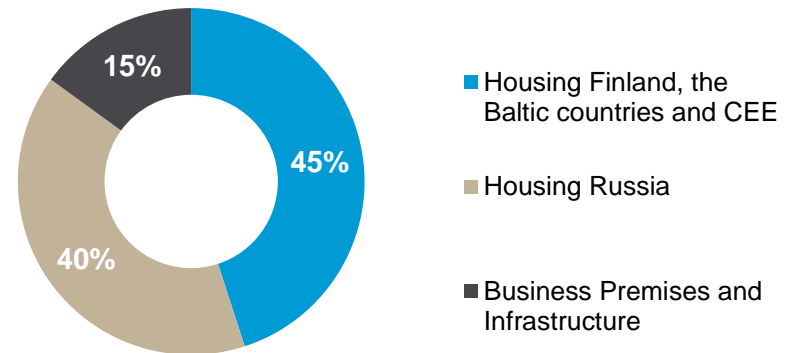
- Residential development, business premises and infrastructure
 - Focus on self-developed projects
- Operations in 7 countries
- Revenue EUR 1.8 billion in 2014
- Operating profit excluding non-recurring items EUR 126 million in 2014
- Approximately 5,800 employees
- Share quoted on NASDAQ OMX Helsinki (Large cap, Industrials)



Revenue by business area 2014



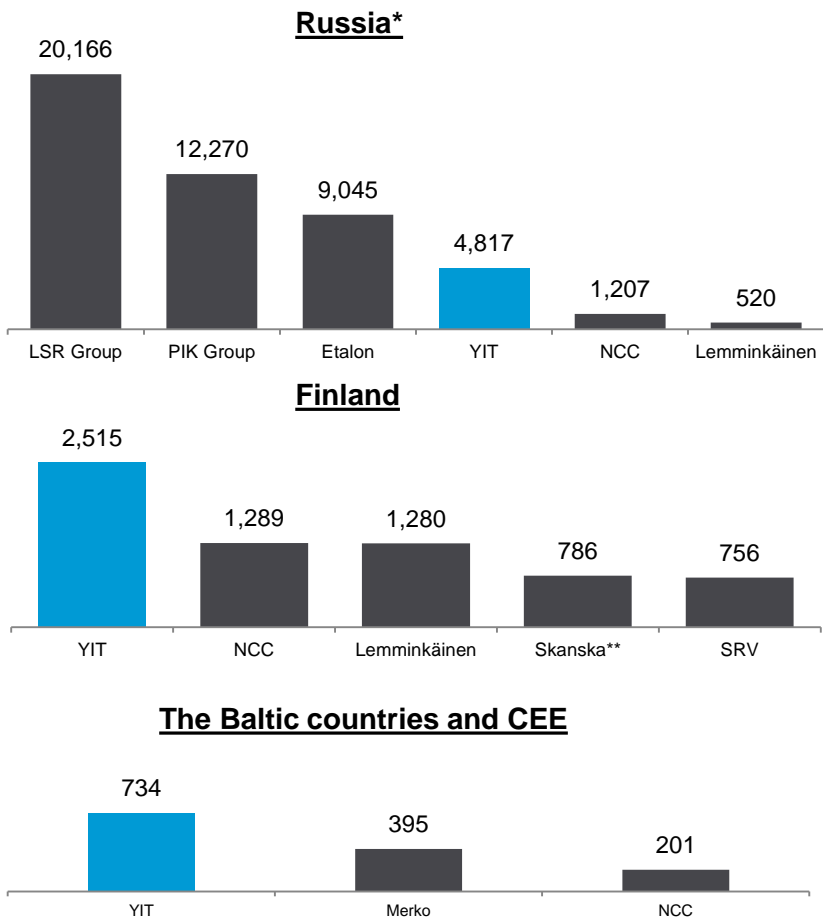
Operating profit* by business area 2014



Strong market position in all markets in Housing

Market leader in Finland, largest foreign residential developer in Russia

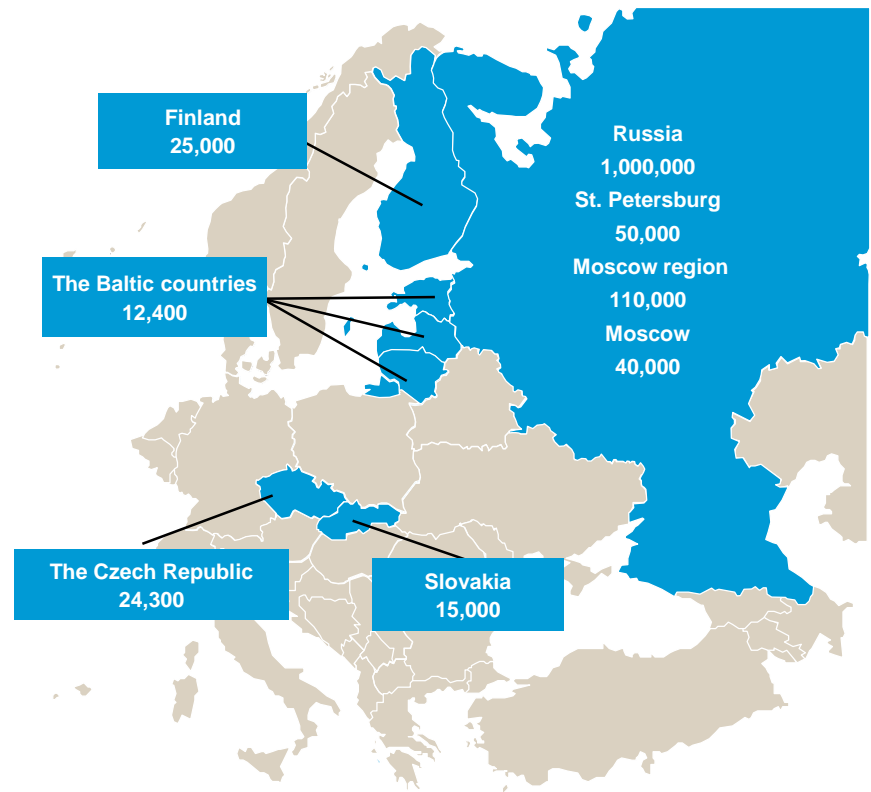
Listed competitors in residential markets
Number of apartments sold in 2014



* Companies listed outside Russia, ** Self-developed production

Note: LSR's and PIK's sold units calculated by dividing their "new contract sales, sq. m." by the average apartment size reported by Etalon, 50.53 sq. m.

Residential markets in 2014E
Number of apartments***

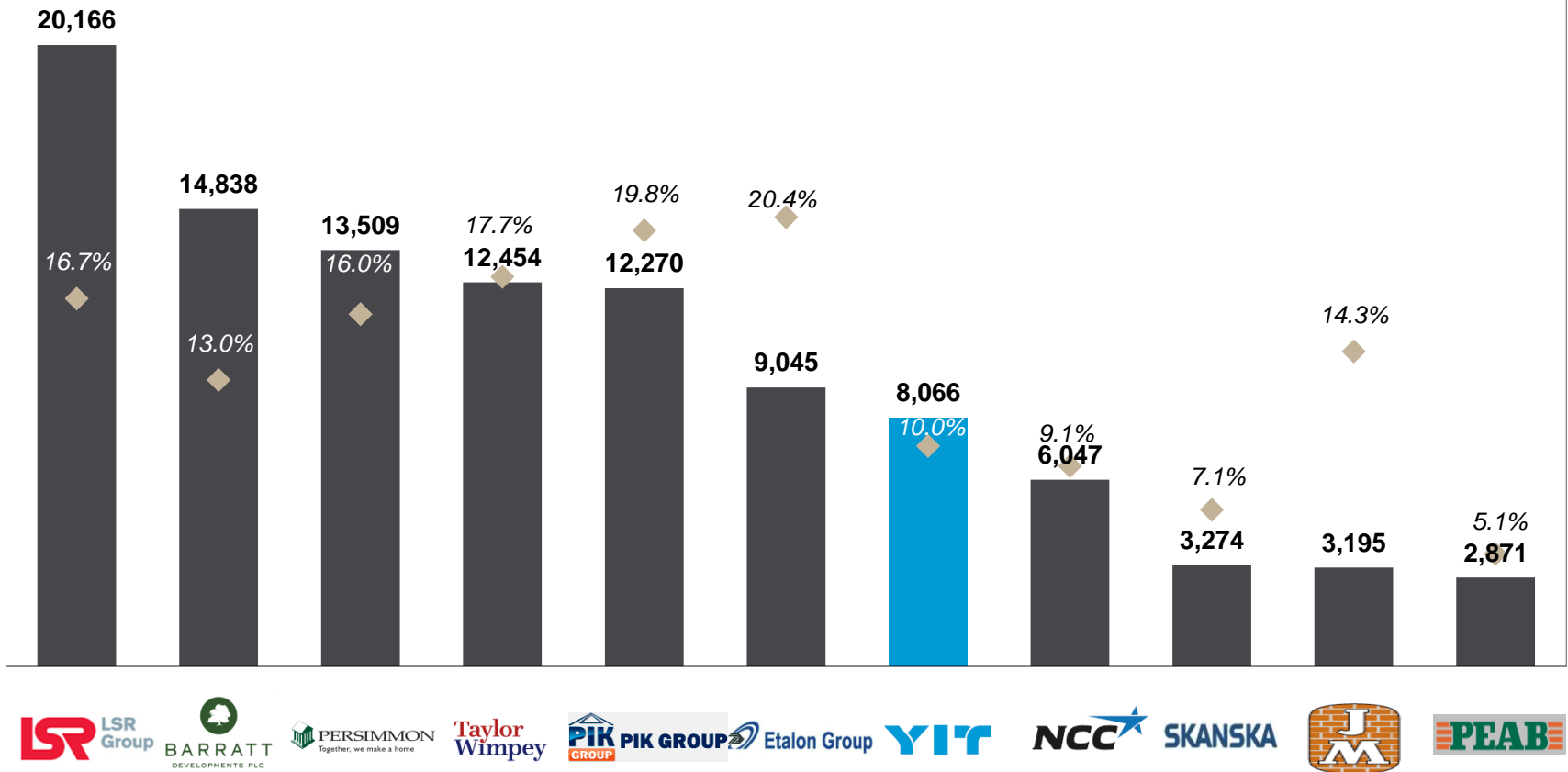


*** Source: Euroconstruct (start-ups) November, 2014 and Forecon (completions), December 2014

YIT a significant player on European level in housing

■ Housing sales (units) in 2014

◆ EBIT-% in Housing business in 2014



Note: EBIT-% for LSR, Persimmon, PIK and Etalon are 2013 figures. LSR's and PIK's sold units calculated by dividing their "new contract sales, sq. m." by the average apartment size reported by Etalon, 50.53 sq. m.

Board of Directors

Versatile expertise on board work, finance, construction industry and Russia



Reino Hanhinen
Chairman

Born 1943
M.Sc. (Eng.), D.Sc.
(Tech.) h.c.

Former CEO of YIT

Independent of
company: YES

Independent of
owners: YES

Share ownership:
81,800



Kim Gran
Vice Chairman

Born 1954
B.Sc. (Econ.)

Former President
and CEO of Nokian
Tyres Plc.

Independent of
company: YES

Independent of
owners: YES

Share ownership:
7,700



Satu Huber
Board Member

Born 1958
M.Sc. (Econ.)

Deputy CEO of Elo
Mutual Pension
Insurance Company

Independent of
company: YES

Independent of
owners: YES

Share ownership:
3,600



Erkki Järvinen
Board Member

Born 1960
M.Sc. (Econ.)

President and CEO
of Tikkurila Group

Independent of
company: YES

Independent of
owners: YES

Share ownership:
0



Juhani Pitkäkoski
Board Member

Born 1958
LL.M.

EVP & CEO, Division
Industrial Solutions
Caverion Corporation

Independent of
company: NO

Independent of
owners: YES

Share ownership:
50,100



Teuvo Salminen
Board Member

Born 1954
M.Sc. (Econ.)

Board professional

Independent of
company: YES

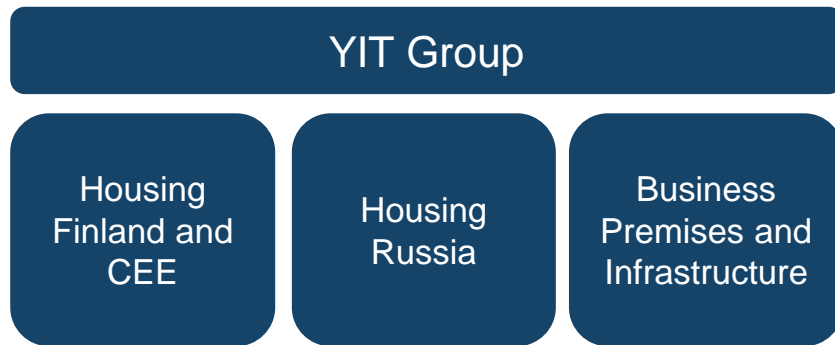
Independent of
owners: YES

Share ownership:
7,250

Ownership on January 31, 2015 including the holdings of the persons themselves, their close associates and their controlled corporations.

New segment structure and composition of the Group Management Board

Group structure as of January 1, 2015



- The 2014 comparison figures for the new segment structure will be published in March 2015

Group Management Board as of January 1, 2015



Kari Kauniskangas
President and CEO
(share ownership: 17,624)



Tero Kiviniemi, EVP
Head of Business
Premises and
Infrastructure
(share ownership: 10,692)



Antti Inkilä
Head of Housing
Finland and CEE
(share ownership: 3,997)



Teemu Helppolainen
Head of Housing
Russia
(share ownership: 4,800)



Timo Lehtinen
CFO
(share ownership: 8,550)



Juhani Nummi
SVP, Business
Development
(share ownership: 2,499)



Pii Raulo
SVP, HR
(share ownership: 5,240)

Ownership on January 31, 2015

The extended management board includes also the heads of Business Divisions:

- Kari Alavillamo
- Jouni Forsman
- Harri Isoviita
- Pavel Kocherezhkin
- Matti Koskela
- Timo Lehmus
- Tom Sandvik
- Mikhail Voziyanov

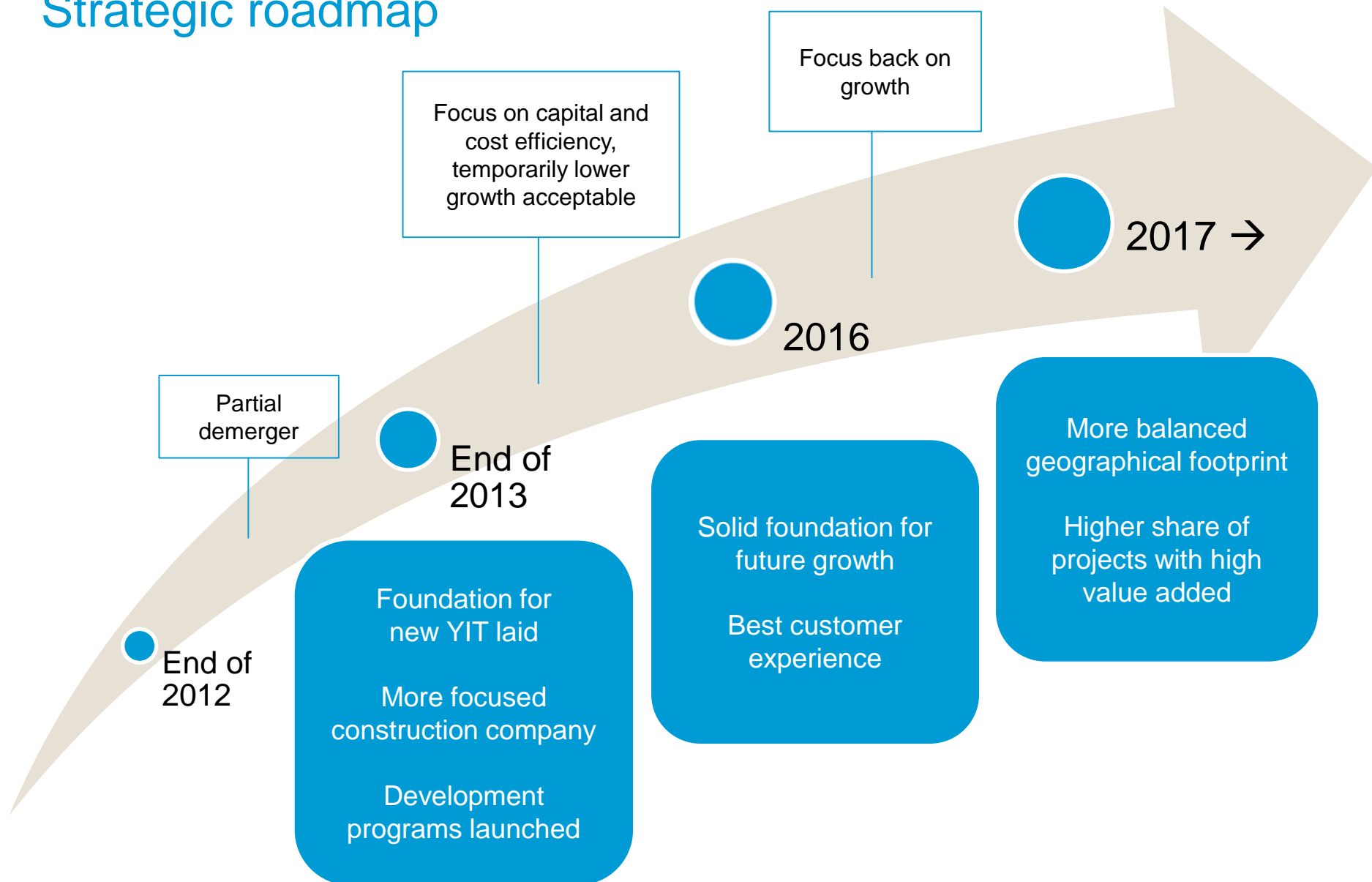
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Strategy and business model



Konepaja residential area
Helsinki, Finland

Strategic roadmap



Strategy for 2015-2017:

Solid foundation for future growth



Wider financial operating space

- Releasing capital by normalizing inventory and improving capital turnover
- Increasing utilization of partnerships



Ensuring competitiveness and differentiation

- Affordable and attractive product
- Excellent customer experience



Growth from self-developed and high value added projects

- Operating environment guides the volume and geographical focus of start-ups in Housing
- Co-operation projects and special expertise in Business Premises and Infrastructure
- The weight of Central Eastern Europe will be increased

Financial targets

	Long term targets	Status in 2014
Revenue growth	5 - 10% annually on average	-3%, 2% at comp. exchange rates
Return on investment	20%	7.7%
Cash flow	Operating cash flow after investments sufficient for dividend payout and reduction of debt	EUR 152 million
Equity ratio	40%	32.4%
Dividend	Dividend payout 40 to 60% of net profit for the period	40.0%*

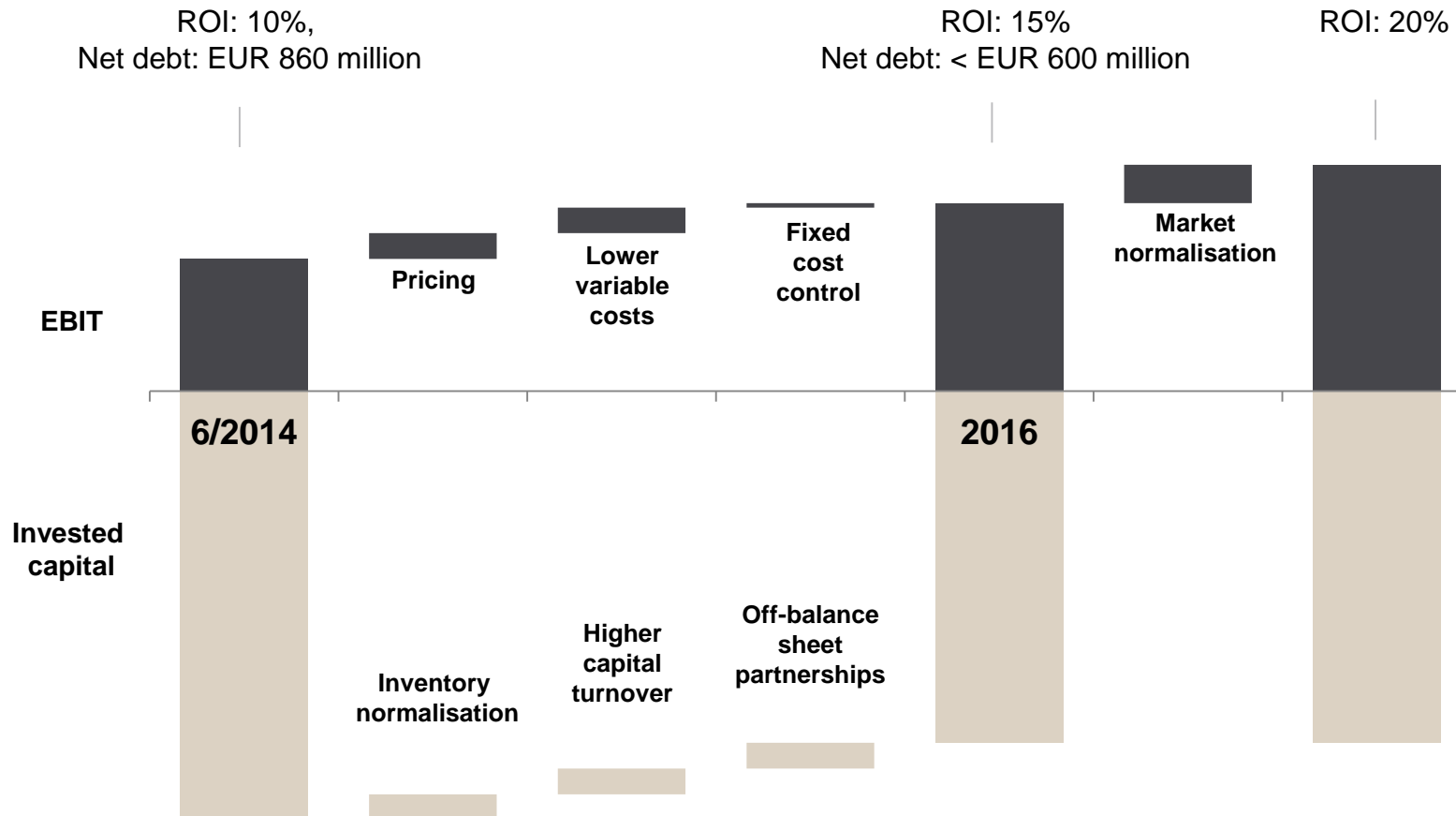
	Targets for 2015 – 2016
Revenue growth	0 - 5% annually
Return on investment	15%
Net debt (IFRS)	Under EUR 600 million

Segment figures (POC)

*Proposal by The Board of Directors to the Annual General Meeting

- In the short term, the focus will be on improving capital and cost efficiency rather than growth
- The setting of the short-term targets takes into account the weakened macroeconomic outlook
- The development of business functions will continue according to the long-term targets
- Group-wide competitiveness program supports reaching the targets

Capital release and the new competitiveness program support reaching the targets



ROI target according to segment reporting (POC), net debt target according to IFRS
Chart illustrative

Focused development to improve profitability and strengthen the forerunner position



Group-wide development programs

Centralized coordination, decentralized development

"Best living experience"

Housing development

- New housing concepts
- Area development – "creating better living environments"
- Best customer experience through long-term customership
- Cost-efficiency and design management
- New online services

"Deeper pocket"

Wider financial operating space

- Capital efficiency
- Developing mortgage cooperation

"Inspiring YIT"

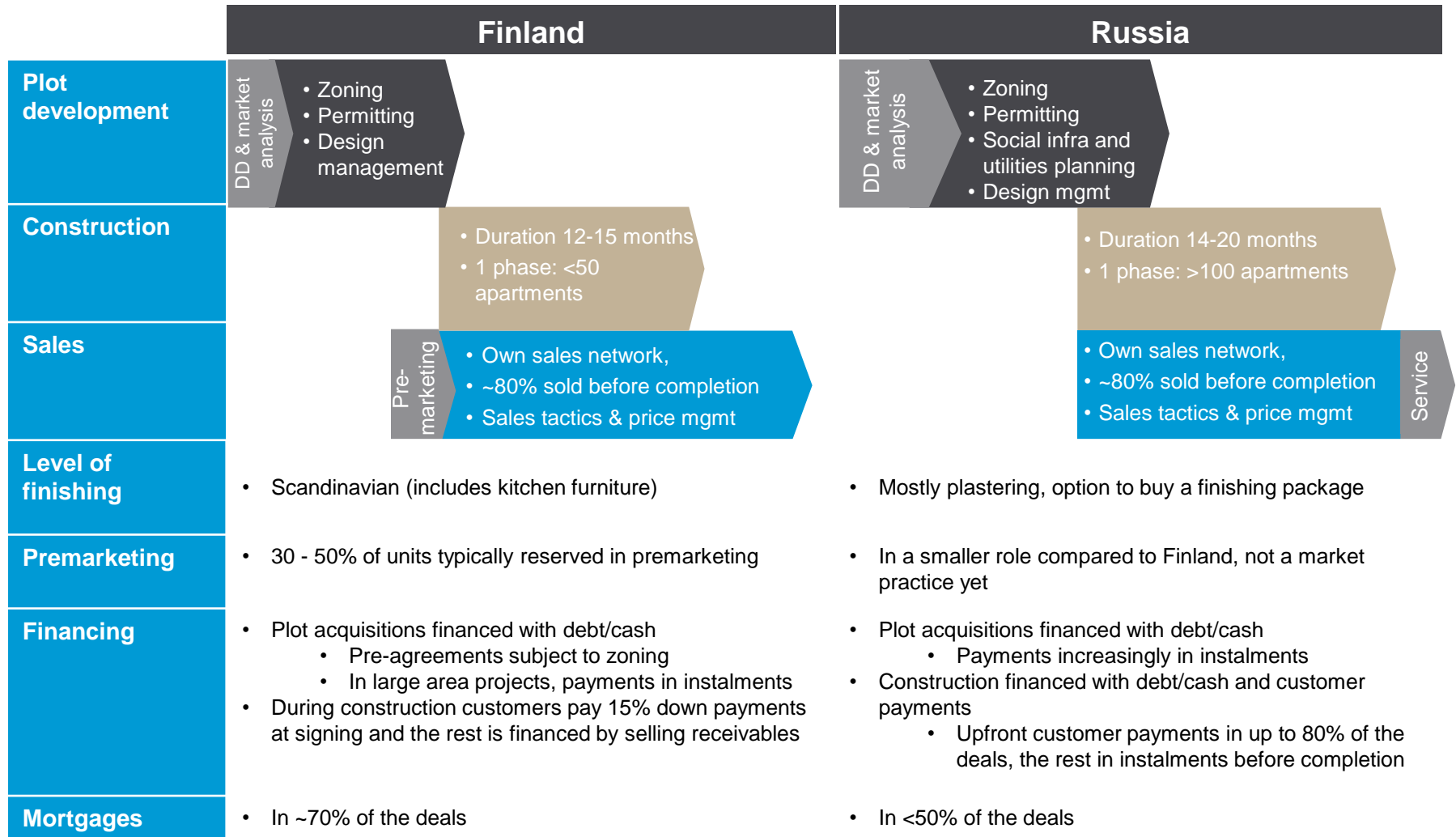
Excellent leadership and balanced values

- Strong corporate culture through balanced values; Care, A step ahead, Cooperation, Performance
- Common management and leadership principles
 - Active communication
 - Clear promotion and recruiting criteria
 - Training programs
 - Rewarding

Value creation: Long value chain with key competences in-house



Business model – Self-developed housing



Business model – Business Premises and Infrastructure, focus on high value added projects



Business Premises

- Contracting and co-operation projects
 - Schools, hospitals, offices etc.
 - Very low capital employed
 - Cash flow positive, advance payments
 - Increasing role in development
- Own development
 - Own concepts, e.g. commercial centres, offices, assisted living facilities
 - Anchor tenants typically secured before starting construction and investor in an early phase
 - Financing by selling receivables after the investor is secured

Infrastructure

- Contracting and co-operation projects
 - E.g. route projects, rail and metro, power plants, road maintenance
 - Low capital employed
 - Cash flow positive, advance payments
 - Role of alliance and PPP models increasing
 - Active role in development
 - Life-cycle models
 - In PPPs, financing on a project company level
- Own development
 - E.g. wind farms, parking
 - Investor before start-up
 - Project financing

Internal co-operation in large projects

3

Key financials



Apila residential area
Moscow region, Russia

Key figures

EUR million	10-12/2014	10-12/2013	Change	1-12/2014	1-12/2013	Change
Revenue	461.1	521.3	-12%	1,801.2	1,858.8	-3%
Operating profit	19.0	41.2	-54%	114.0	152.8	-25%
Operating profit margin, %	4.1%	7.9%		6.3%	8.2%	
Operating profit, excluding non-recurring items	31.4	42.4	-26%	126.4	154.0	-18%
Operating profit margin, %, excluding non-recurring items	6.8%	8.1%		7.0%	8.3%	
Order backlog	2,125.9	2,713.7	-22%	2,125.9	2,713.7	-22%
Profit before taxes	8.5	32.5	-74%	75.0	122.8	-39%
Profit for the review period*	5.5	24.3	-77%	56.6	93.9	-40%
Earnings per share, EUR	0.04	0.19	-79%	0.45	0.75	-40%
Operating cash flow after investments	139.9	76.3	83%	151.9	-87.9	
Return on investment, last 12 months, %	7.7%	10.3%		7.7%	10.3%	
Dividend per share, EUR				0.18**	0.38	-53%
Equity ratio, %	32.4%	37.8%		32.4%	37.8%	
Net debt (IFRS)	696.0	781.7	-11%	696.0	781.7	-11%
Gearing (IFRS), %	129.9%	112.0%		129.9%	112.0%	
Personnel at the end of the period	5,881	6,172	-5%	5,881	6,172	-5%

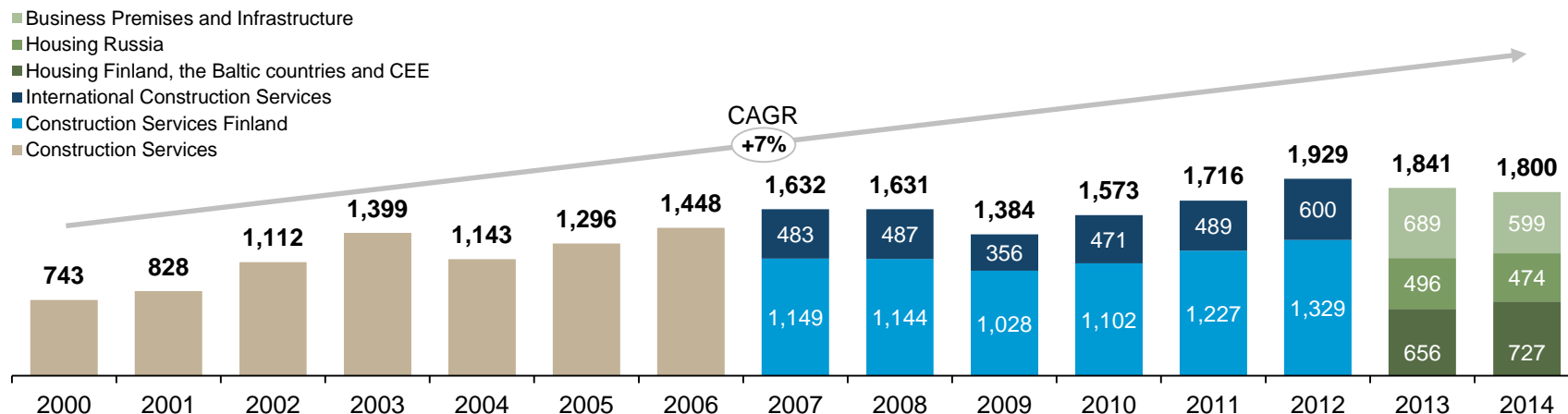
* Attributable to equity holders of the parent company

** Board of Directors' proposal to the Annual General Meeting

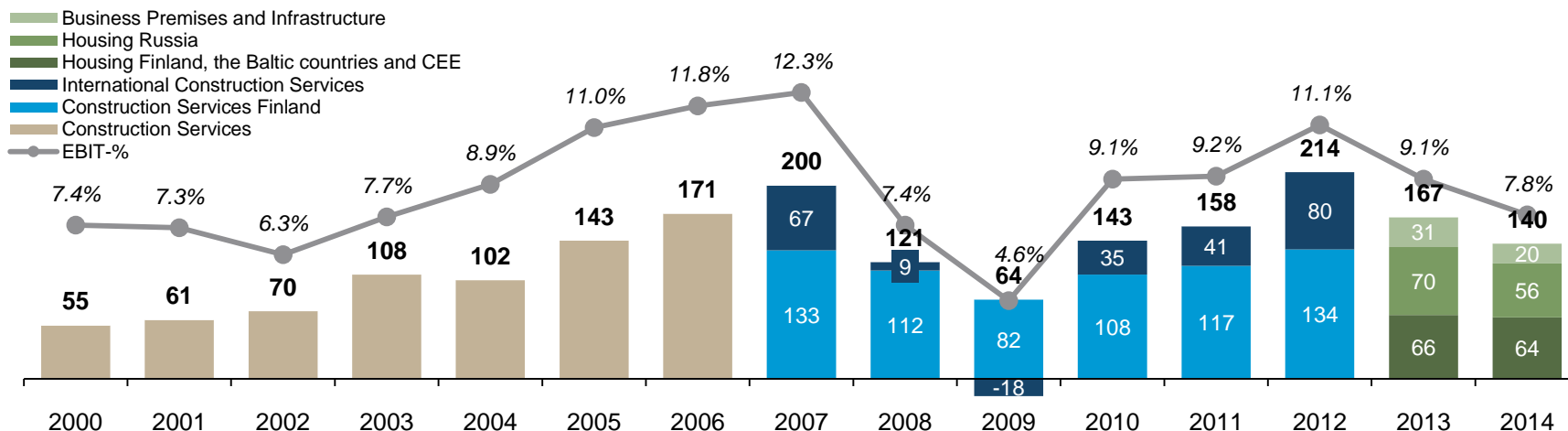
All figures according to segment reporting (POC), unless otherwise noted

Revenue growth and healthy profitability through economic cycles

Revenue development (EUR million) by business segment



Operating profit (EBIT) development (EUR million) by business segment, excluding group costs and non-recurring items

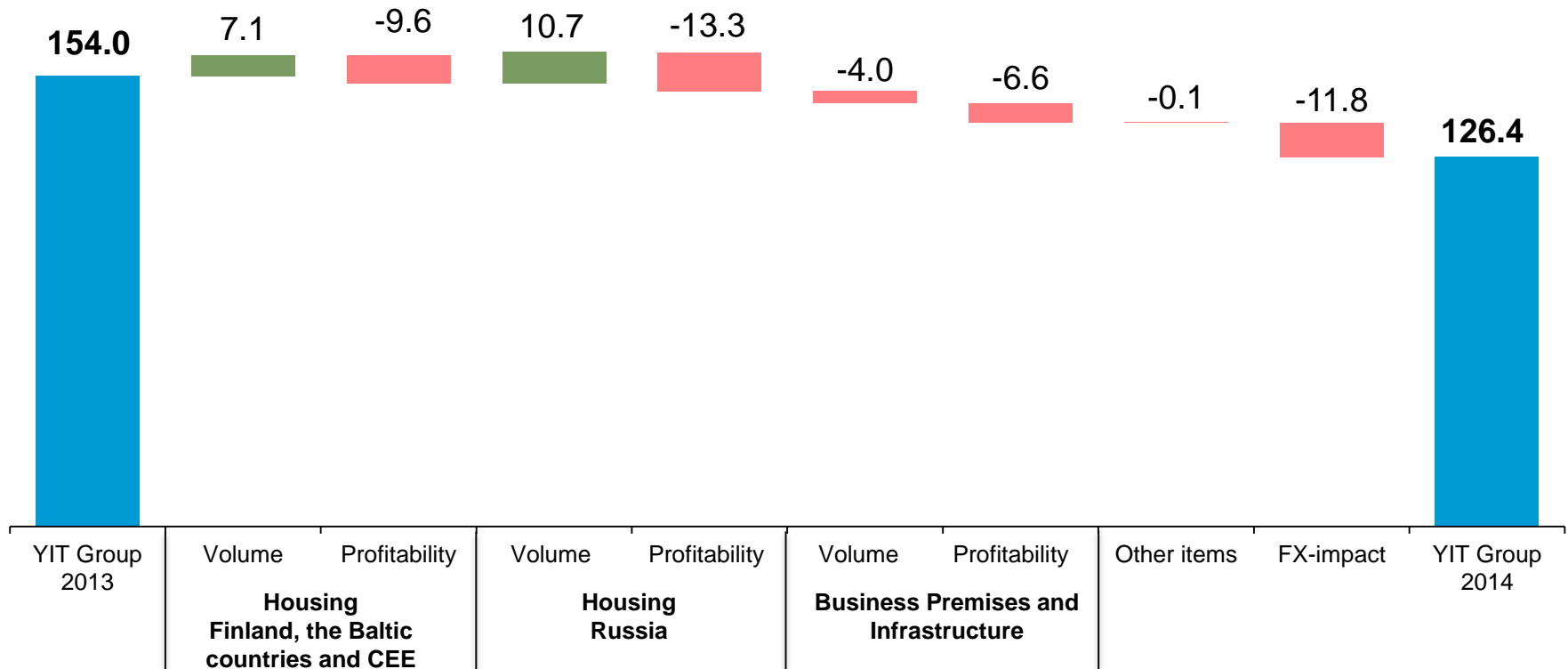


Note: Segment level figures (POC), i.e. sum of Construction Services related segment figures in YIT financial reporting and thus excluding effect of other items.

EBIT – bridge 2013 – 2014

- Profitability burdened by actions to ensure strong cash flow in a demanding market environment

EBIT, excluding non-recurring items (EUR million), change 2013 – 2014: -18%

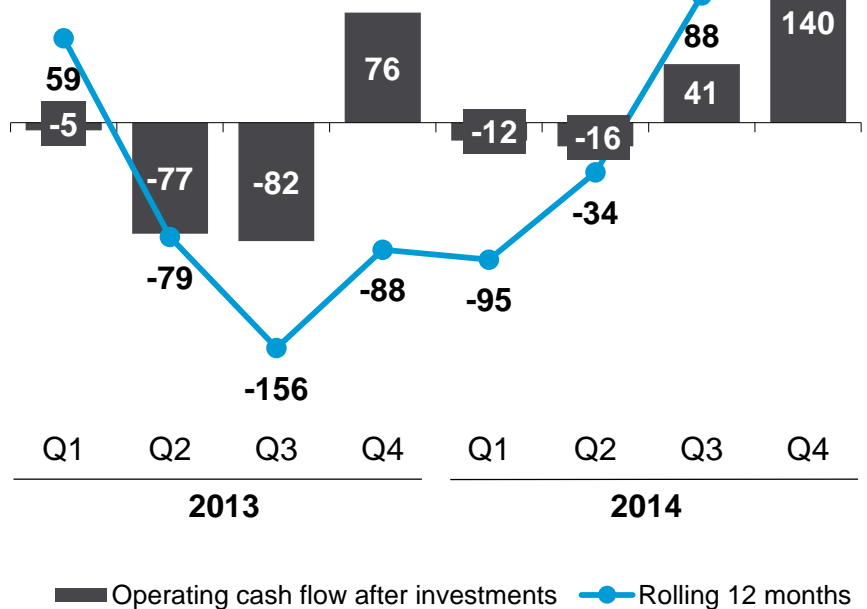


Cash flow after investments and dividend strong in 2014

Cash flow, EUR million

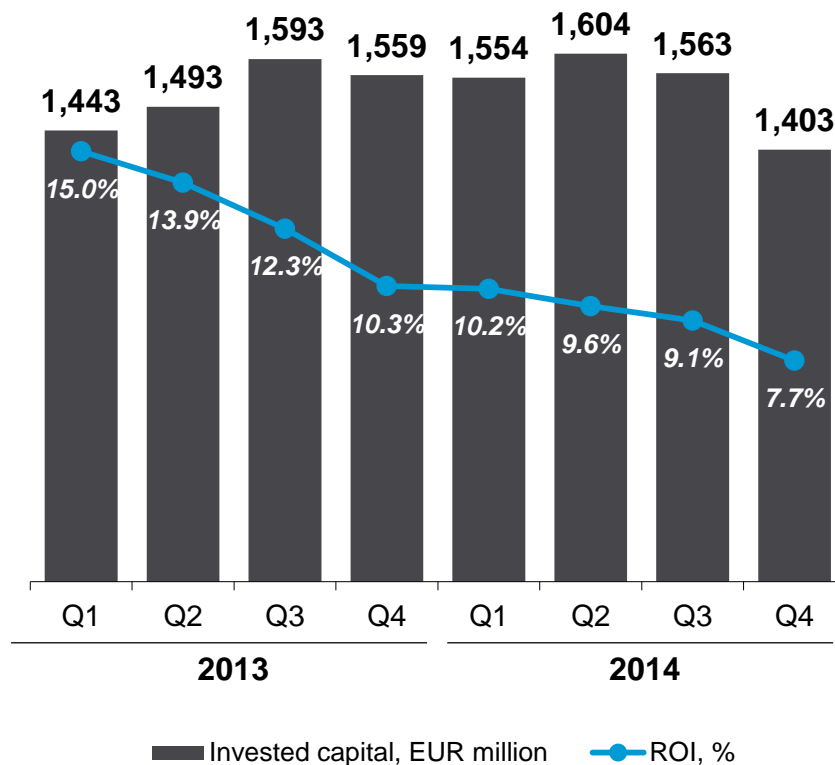
2013: EUR -88 million

2014: EUR 152 million



Invested capital and ROI

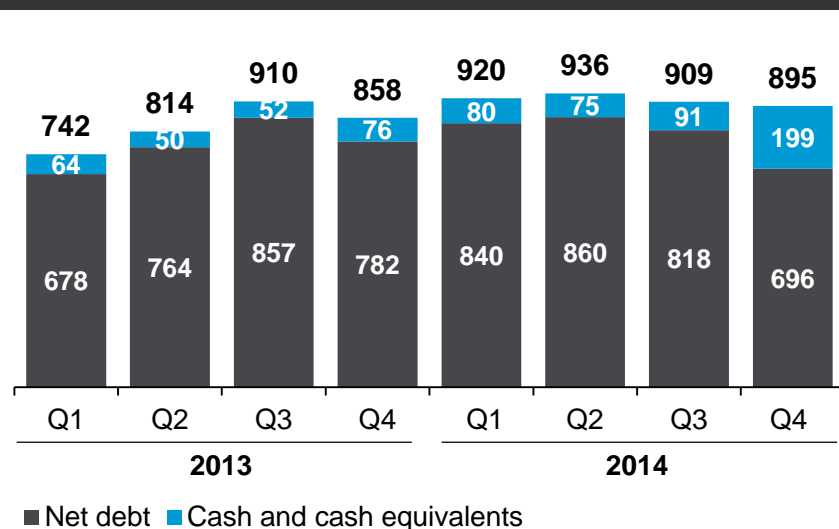
Short term target by the end of 2016: ROI 15%



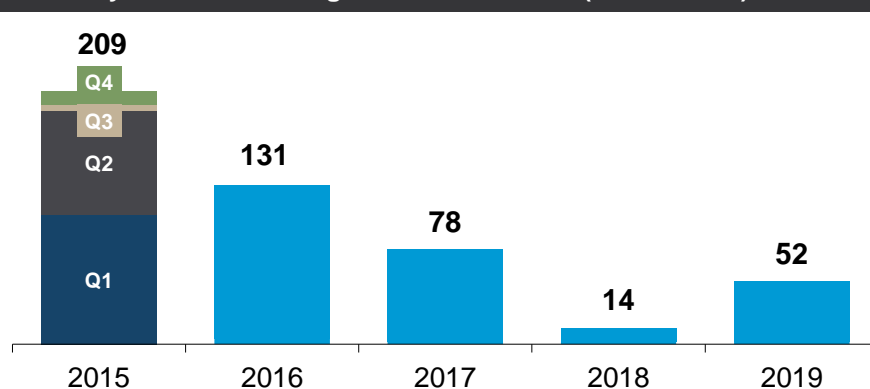
According to segment reporting (POC)

Net debt decreased significantly due to strong cash flow in Q4/2014

Interest-bearing debt (EUR million), IFRS



Maturity structure of long-term debt 12/2014 (EUR million)

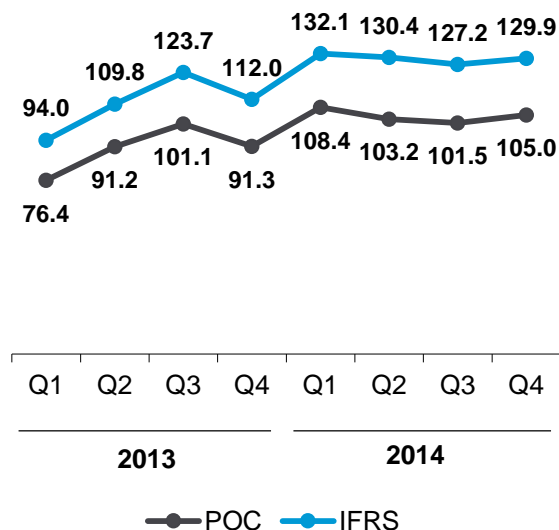


- Strong liquidity buffer at year end
 - Cash and cash equivalents of EUR 199.4 million
 - Overdraft facilities of EUR 57.9 million
 - Undrawn revolving credit facility of EUR 300 million
- Refinancing preparations for H1/2015 maturities ongoing
- Target to reduce net debt to below EUR 600 million by the end of 2016

Weakening of the ruble impacted the other financial ratios

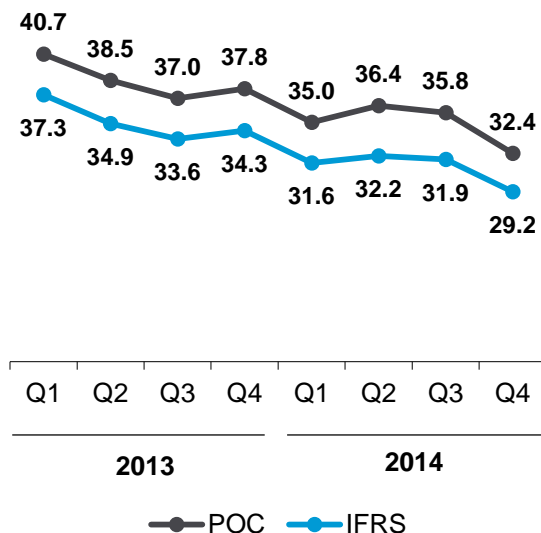
- Due to the strong volatility of the ruble, YIT has agreed that the bank syndicate waive the gearing covenant of the EUR 300 million RCF until February 28, 2015
- A gearing covenant was added also to one bank loan in line with the original agreement at the end of December, similar waiver obtained
- Excess cash weakened the equity ratio at the end of 2014 by more than 2 percentage points

Gearing (%)



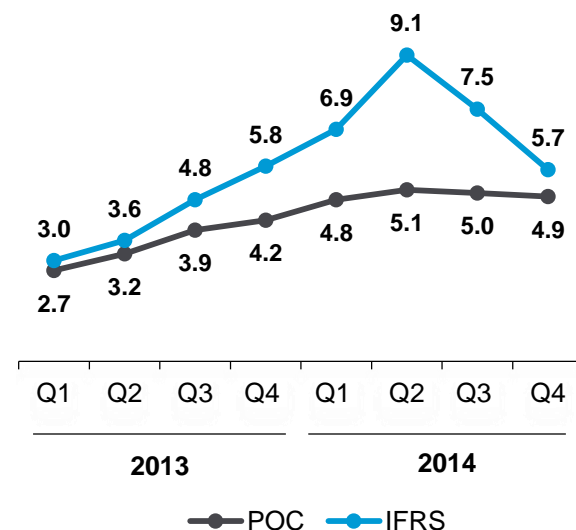
Financial covenant tied to gearing (maximum level of 150.0%, IFRS) in the syndicated RCF agreement and in one bank loan.

Equity ratio (%)



Financial covenant tied to the equity ratio (minimum level of 25.0%, IFRS) in bank loans and in the syndicated RCF agreement.

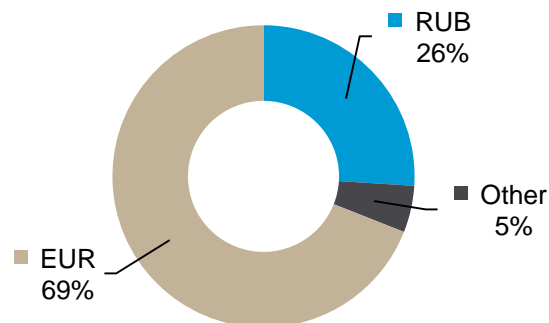
Net debt/EBITDA (Multiple, x)



Note: Q1/2013 non-IFRS figures, published May 21, 2013.

Weakening of the ruble weighed on the 2014 results

Revenue split 2014



Impact of changes in foreign exchange rates (EUR million)

	Q4/2014	1-12/2014
Revenue, POC ¹⁾	-45.1	-99.0
EBIT, POC ¹⁾	-5.1	-11.8
Order backlog, POC	-305.8 ²⁾	-401.9 ³⁾
Equity, IFRS (translation difference)	-129.7 ²⁾	-166.9 ³⁾

¹⁾ Compared to the corresponding period in 2013

²⁾ Compared to the end of previous quarter

³⁾ Compared to the end of 2013

- The Russian ruble was 17% weaker in 2014 on average compared to 2013
 - Average EUR/RUB rate: 51.04
 - Year-end EUR/RUB rate: 72.34

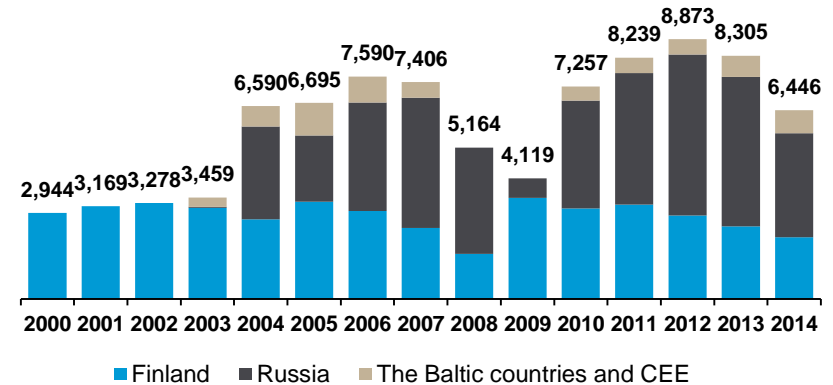
Principles of managing currency risks

- Sales and costs typically in same currency, all foreign currency items hedged
→ no transaction impact
- Currency positions affecting the income statement are hedged
 - Loans to subsidiaries in local currency, EUR 70.9 million in 12/2014 to Russian subsidiaries
- Equity and equity-like investments in Russia not hedged
 - Considered to be of permanent nature
 - FX changes recognized as translation difference in equity
 - Total exposure: EUR 246.0 million in 12/2014

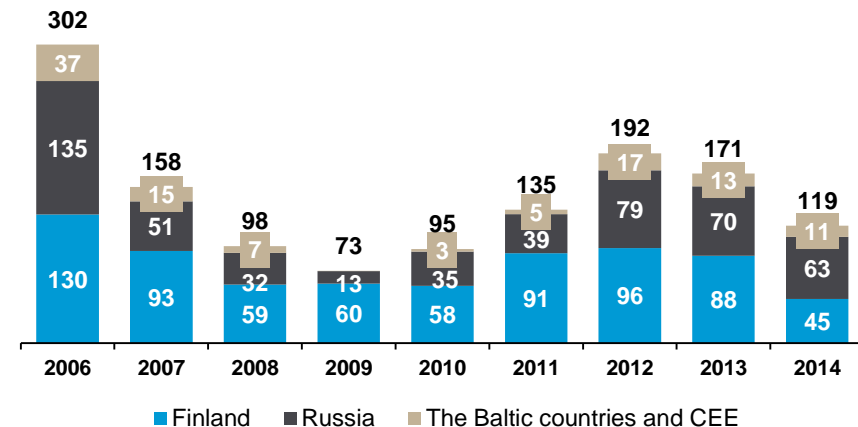
Financial flexibility is good

- Good ability to manage cash flow
 - Start-ups adjusted according to demand
 - Opportunity to adjust plot investments; existing plot reserve provides a good base for the coming years
- Flexibility in production costs
 - Both own personnel and subcontractors at construction sites
 - Use of rental equipment to manage the volatility in production volumes
 - Temporary layoffs possible in Finland
- Focus on payment terms in plot acquisitions
 - In Russia, payment schedule for plots tied increasingly to permitting process and start-ups
 - In Finland, a common practice to have preagreements that are subject to zoning

Housing start-ups 2000-2014 (pcs)



Cash flow of plot investments 2006-2014 (EUR million)



Good progress in capital release

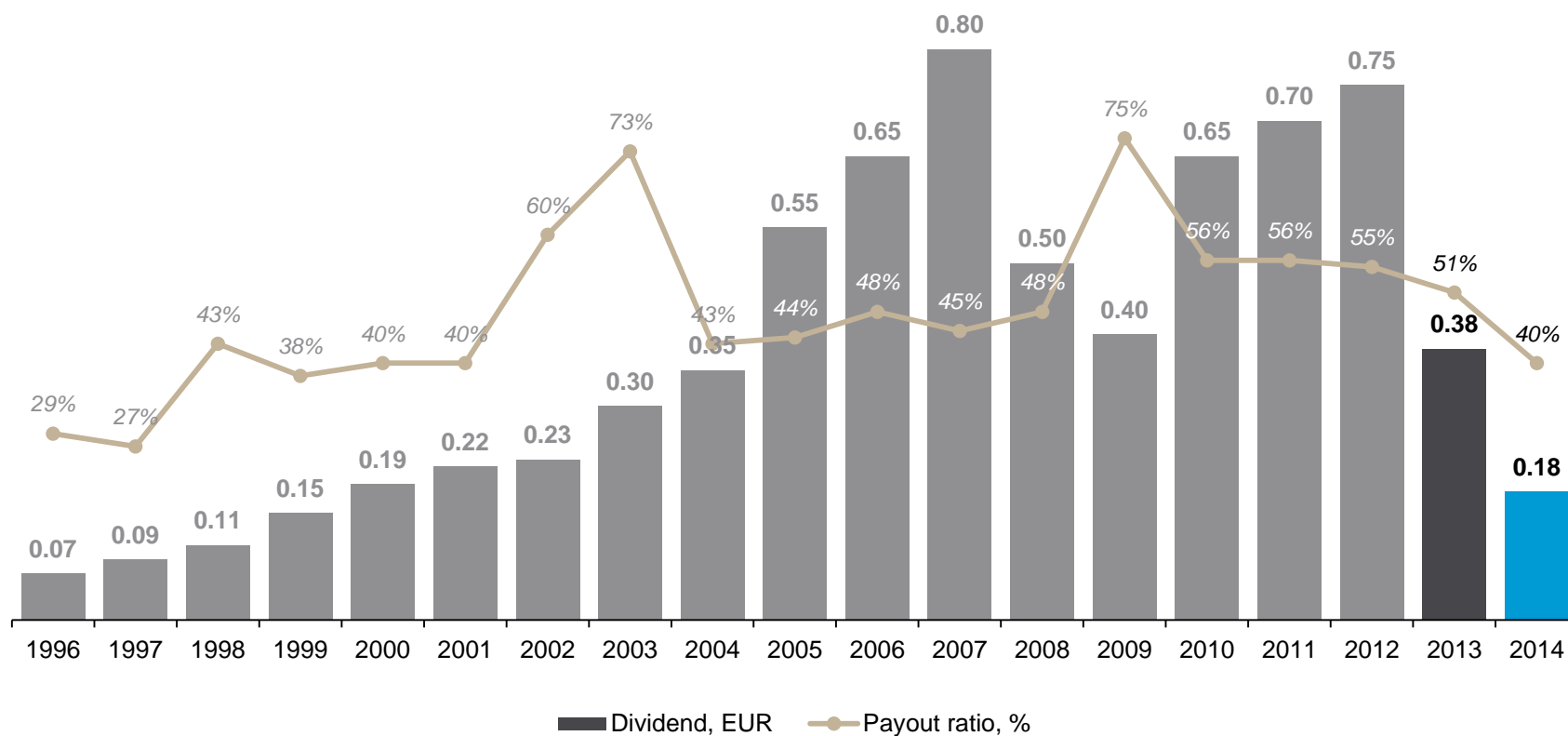
Target for capital release	Actions in Q4/2014	Cumulative progress since 9/2013
Reducing the inventory of unsold completed apartments in Finland >EUR 50 million	<ul style="list-style-type: none"> Active sales to investors covering a wide variety of apartments 	<ul style="list-style-type: none"> EUR 5 million
Selling self-developed business premises projects in Finland (under construction) EUR 80 million	<ul style="list-style-type: none"> Closing of the Dixi deal, cash in 	<ul style="list-style-type: none"> Over EUR 70 million
Slow-moving assets >EUR 150 million*	<ul style="list-style-type: none"> Several smaller deals in Russia and the Baltic countries 	<ul style="list-style-type: none"> EUR 55* million sold or agreed (not fully visible in revenue and cash flow yet)
New off-balance sheet partnership models in plot acquisitions >EUR 100 million	<ul style="list-style-type: none"> Plots worth EUR 5 million sold and EUR 10 million worth of pre-agreements transferred to Hypo 	<ul style="list-style-type: none"> The value of plots financed by external partner EUR 49 million

* Target set at the balance sheet rate at 9/2013: EUR/RUB 43.8240, cumulative progress calculated using the same EUR/RUB rate.

Proposal to AGM: Dividend of EUR 0.18 per share

Dividend / share (EUR)

Note: Historical figures prior to 2013 are YIT Group pre demerger



4

Housing Finland the Baltic countries and CEE



Uus Kalamaja area
Tallinn, Estonia

Housing Finland, the Baltic countries and CEE

Market leader in residential development

Business areas

- Focus on self-developed projects
- Selectively contracting

Competitive edges

- Over 100 years' experience in Finland
- Strong, reliable brand and solid market position
- Superior project management skills in complex projects
- Strong plot portfolio and own sales network
- Excellence in design management



Housing Finland, the Baltic countries and CEE (2014)

Revenue	EUR 726 million
Operating profit*	EUR 63.7 million
Return on operative invested capital	9.4%
Plot reserves	EUR 232 million
Employees	1,783
Residential start-ups	2,901
Apartments under construction (12/2014)	4,396

*Excluding non-recurring items

Market trends and drivers in Housing Finland, the Baltic countries and CEE

Urbanisation

Finland 10-15 percentage points behind Sweden

Green thinking

E-factor requirements in Finland

240	130
2002	2014



Demographic changes

Share of 65y+ people in the population, Finland

12%	26%
1980	2030E

Number of households, Finland

1.8 m	2.6 m
1980	2013

Digitalisation



Consumerism



Demand for modern apartments in the Baltic countries and CEE

Low living space per capita

< 30 sq. m.

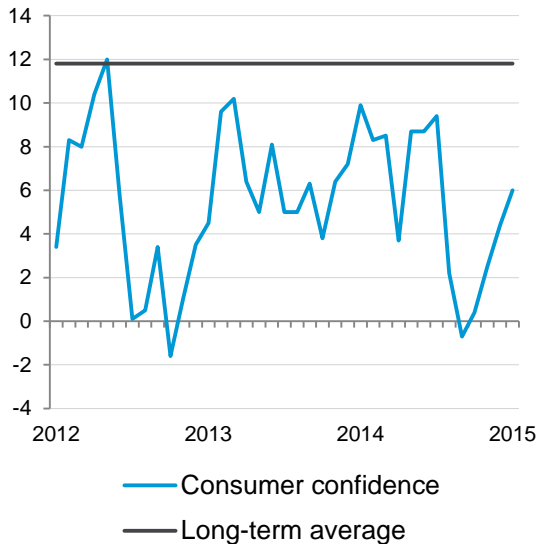
Poor quality of existing buildings

Favourable macro outlook and improving purchasing power

Housing: Operating environment in Finland in Q4/2014

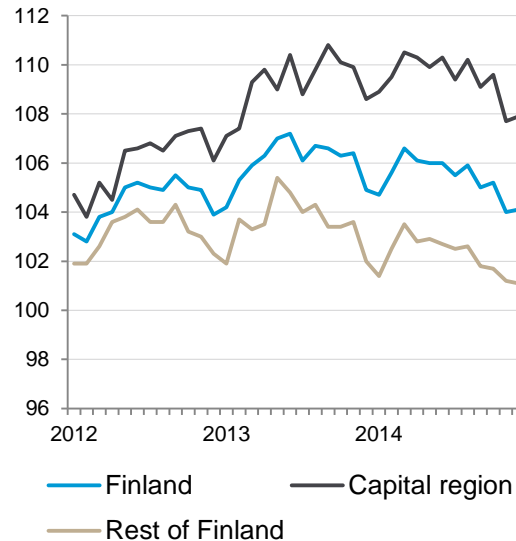
- Consumers continued to be cautious, but investors remained active
- Volatility in consumers' sentiment

Consumer confidence
01/2012-01/2015



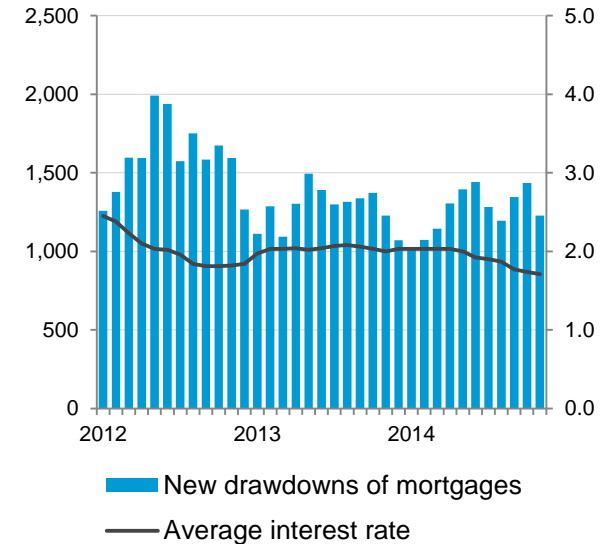
- Some price pressure in large apartments
- Good demand for small, affordable apartments

Prices of old apartments, Index (2010=100)



- Mortgage interest rates stayed on a low level and margins continued to decrease slightly
- The volume of new housing loans increased slightly

New drawdowns of mortgages and average interest rate, (EUR million, %)

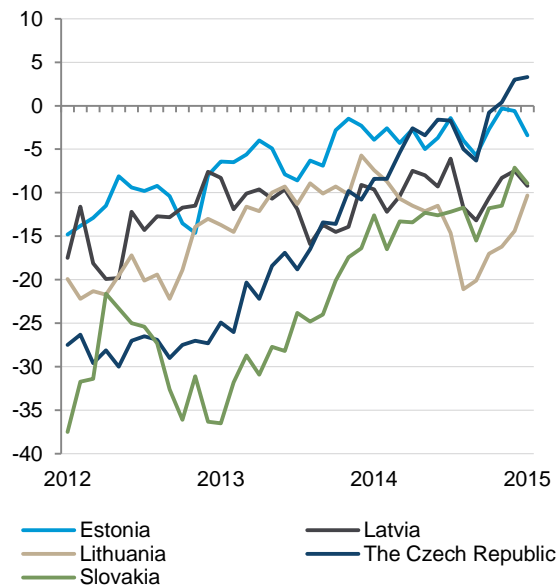


Sources: Statistics Finland and Bank of Finland

Housing: Operating environment in the Baltic countries and Central Eastern Europe in Q4/2014

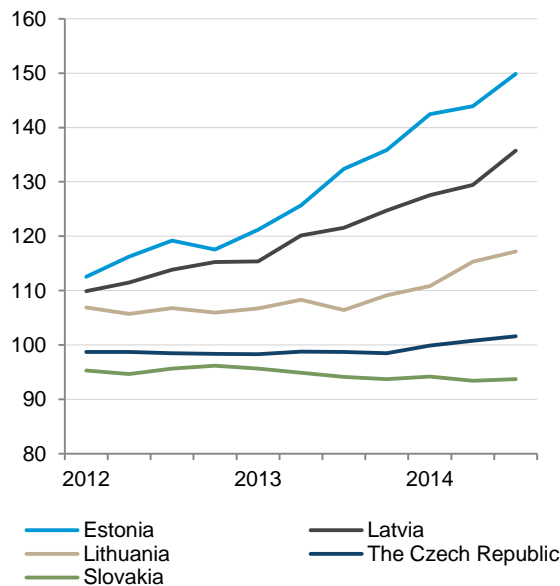
- Consumer confidence improved, but geopolitical tensions impacted the sentiment in Latvia and Lithuania

Consumer confidence



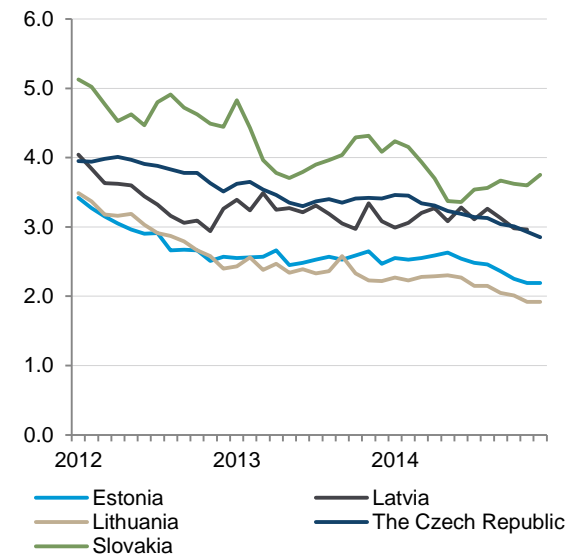
- Positive development in the macro economy has supported the residential market
- Residential prices have increased in the Baltic countries and remained stable in the Czech Republic and Slovakia

House price index, 2010=100



- Interest rates of mortgages have remained on a low level
- Consumers' access to financing has remained good

Average interest rate of mortgages (%)

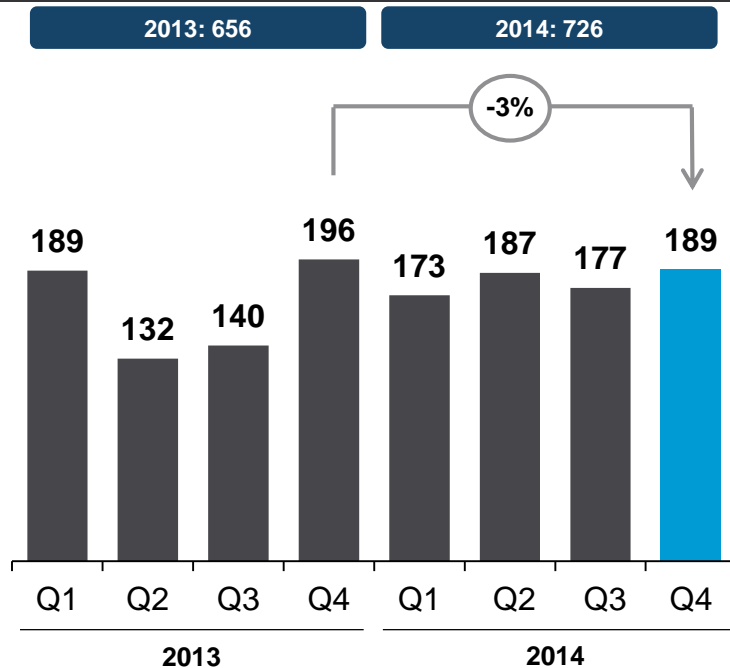


Sources: European Commission, National Statistics Offices and National Central Banks

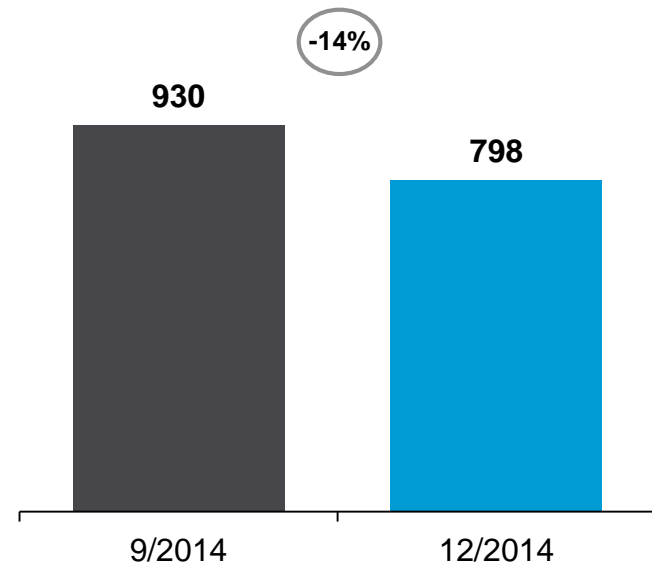
Housing Finland, the Baltic countries and CEE: Revenue grew 11% 2014

- Capital release measures boosted revenue in Finland
- Good progress in the Baltic countries and CEE
- Order backlog decreased due to low start-ups, but several significant agreements and pre-agreements signed in Finland at the end on 2014

Revenue (EUR million)



Order backlog (EUR million)



All figures according to segment reporting (POC)

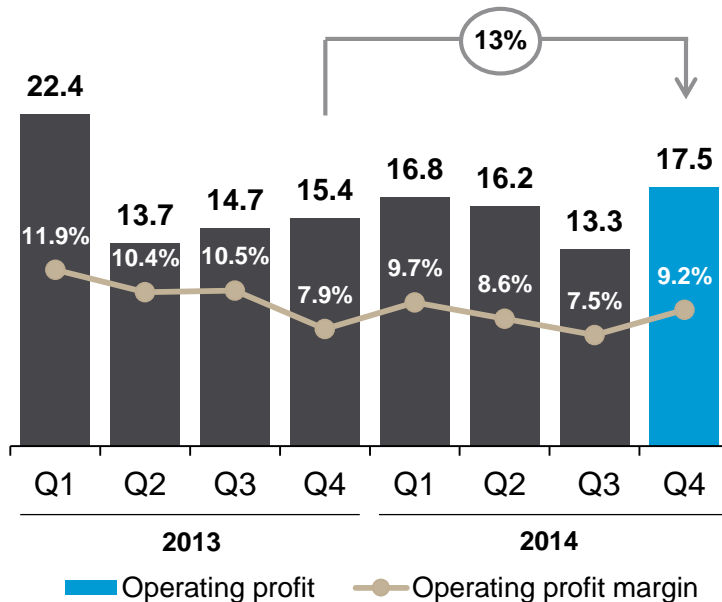
Housing Finland, the Baltic countries and CEE: Profitability weakened in 2014

- Profitability weighed on by actions to ensure strong cash flow and the higher share of investor projects in production in Finland
- Profitability continued to improve in the Baltic countries and CEE
- Operative invested capital decreased

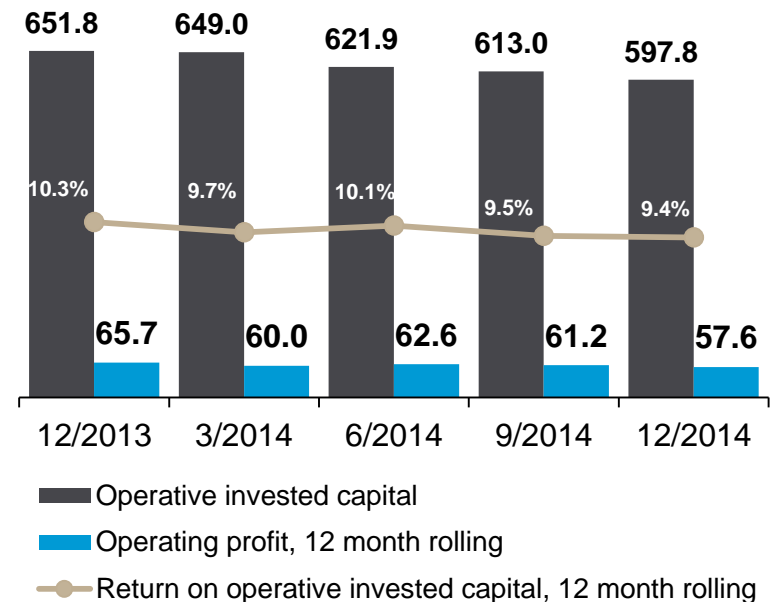
Operating profit and profitability,
excluding non-recurring items (EUR million, %)

2013: 66,2, 10.1%

2014: 63.7, 8.8%

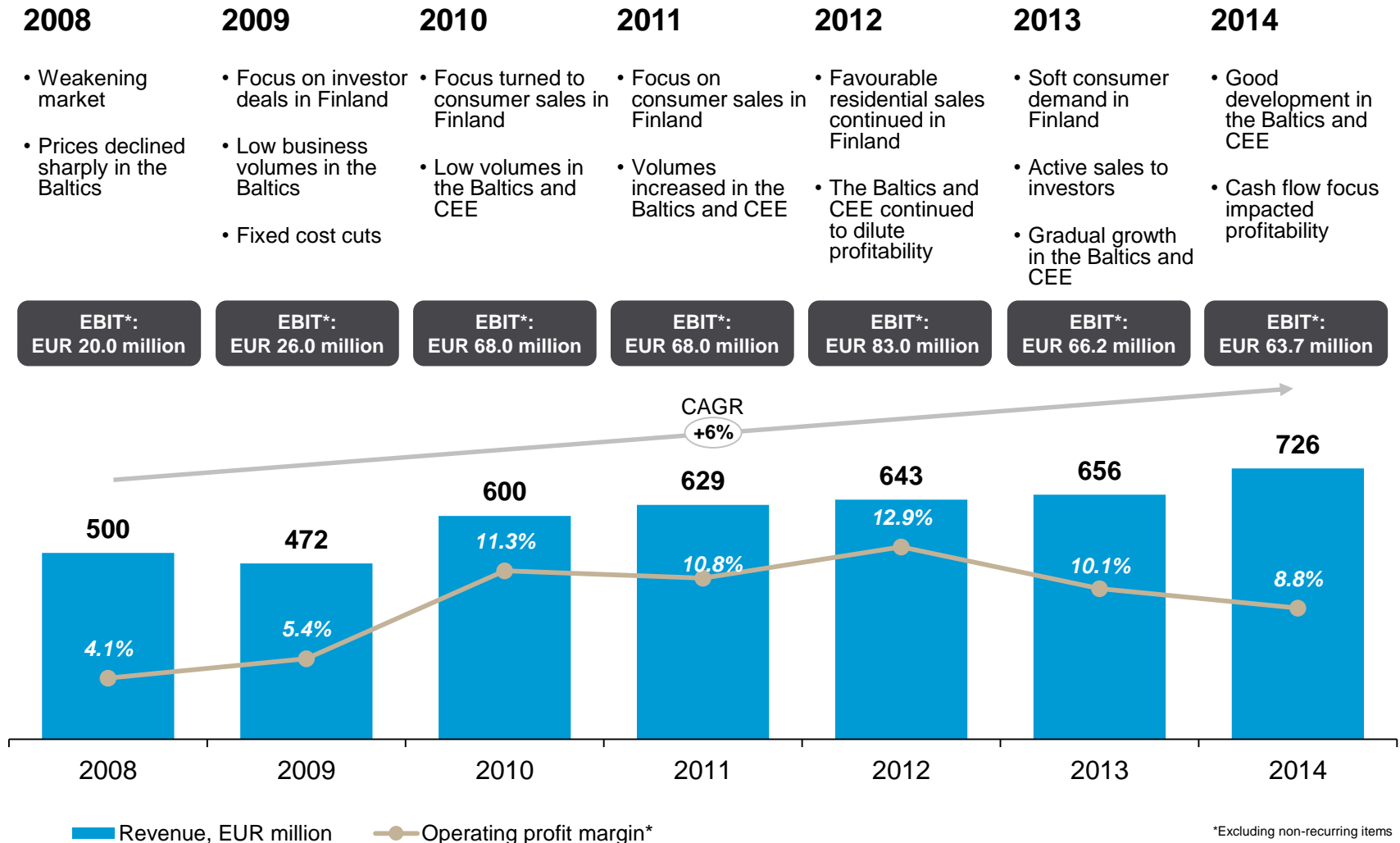


Return on operative invested capital (EUR million, %)



All figures according to segment reporting (POC)

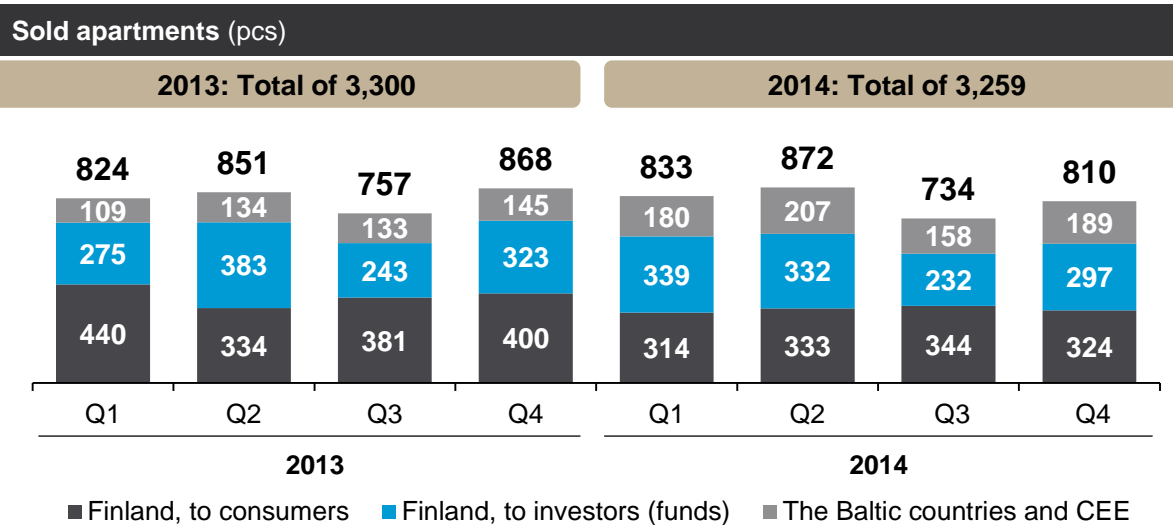
Housing Finland, the Baltic countries and CEE, longer term development



*Excluding non-recurring items

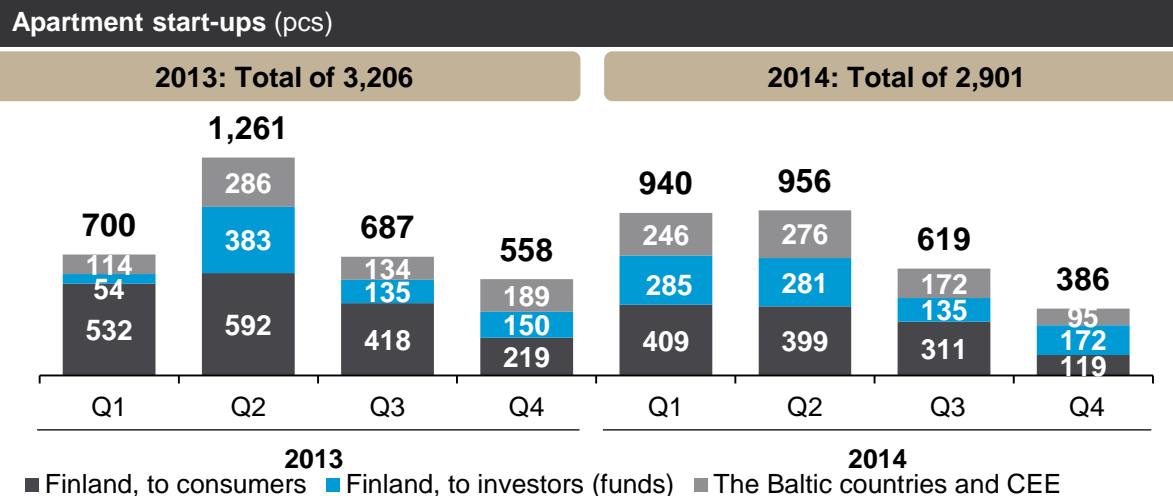
Note: The historical figures for 2008-2012 are calculated for illustrative purposes and are not completely comparable with YIT's segment structure. The main difference is in the division of fixed costs, which in the historical figures are weighted according to revenue and in the official figures are more accurately allocated according to each segment's estimated true share of the fixed costs.

Housing: Sales volume satisfactory in Finland, growing housing sales in the Baltic countries and CEE



Finland

- Activity in investor sales has compensated soft consumer demand (48% of sold units in 2014)
- High monthly volatility
- Consumer start-ups adjusted downwards
 - Focus on small and affordable apartments

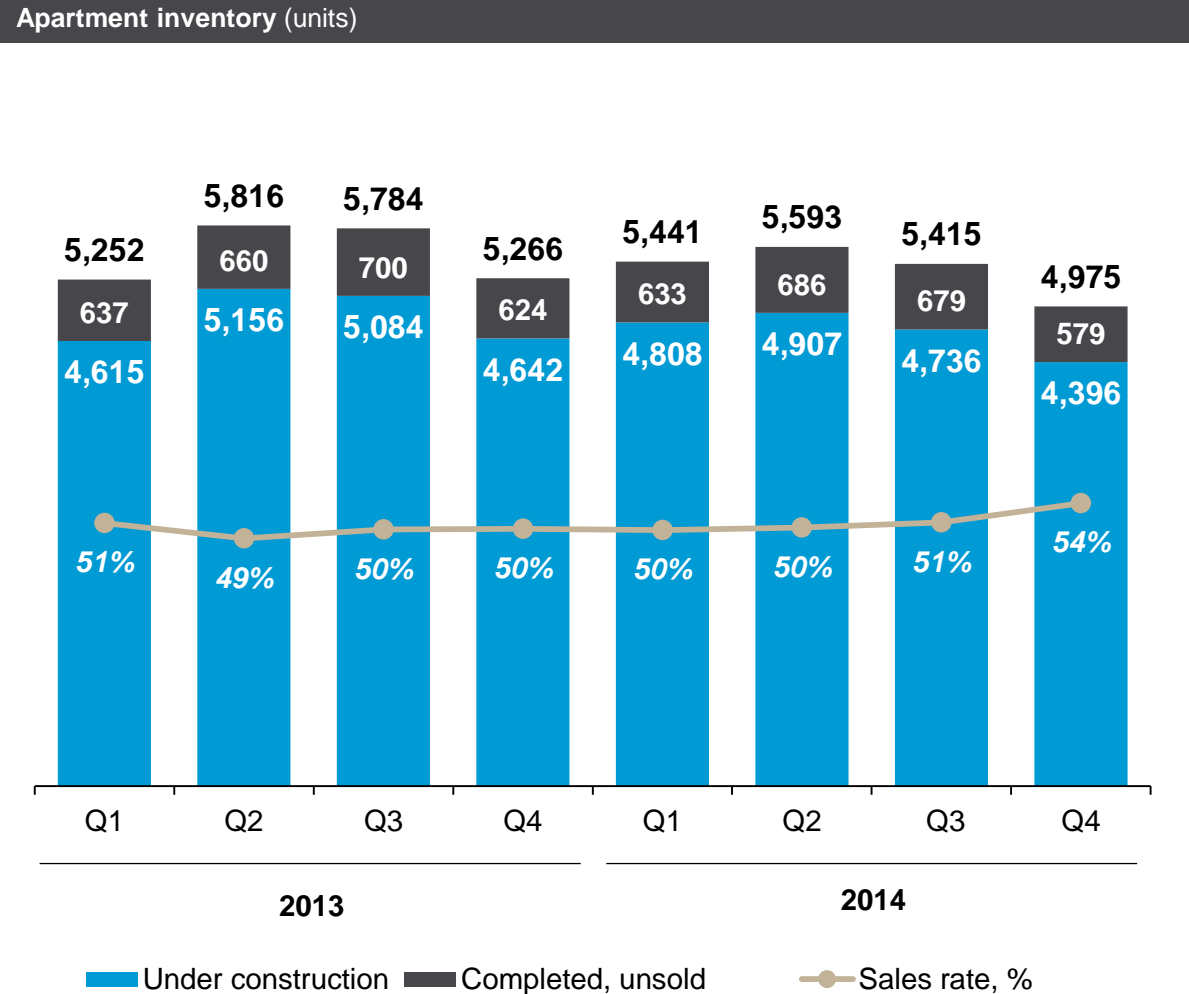


The Baltic countries and CEE

- Housing sales have grown strongly (+41% in 2014)
- Start-ups increased according to positive expectations on demand, but temporarily low in Q4/2014

Housing Finland, the Baltic countries and CEE: Fewer completed unsold apartments at the year-end

- Number of unsold completed apartments decreased in Finland
- The sales rate increased
- The share of the Baltic countries and CEE of the sales portfolio (units) increased to 39% (32% in 12/2013)



5

Housing Russia



Forest residential area
Yekaterinburg, Russia

Housing Russia

Largest foreign residential developer

Business areas

- Only self-developed projects
- After sales maintenance

Competitive edges

- Over 50 years' experience in Russia
- Strong, reliable brand and solid market position
- Superior project management skills in complex projects
- Strong plot portfolio and own sales network
- Excellence in design management



Housing Russia in figures (2014)

Revenue	EUR 474 million
Operating profit*	EUR 55.8 million
Return on operative invested capital	10.5%
Plot reserves	EUR 184 million
Employees	1,980
Residential start-ups	3,545
Apartments under construction (12/2014)	9,661

*Excluding non-recurring items

Market trends and drivers in Housing Russia

Larger middle class

Migration to growth centres

Growing number of households

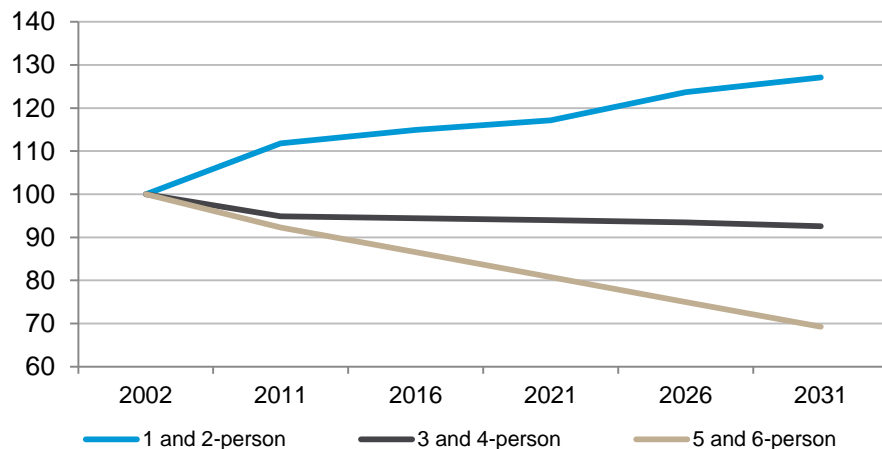
Developing mortgage market

Political support for residential development

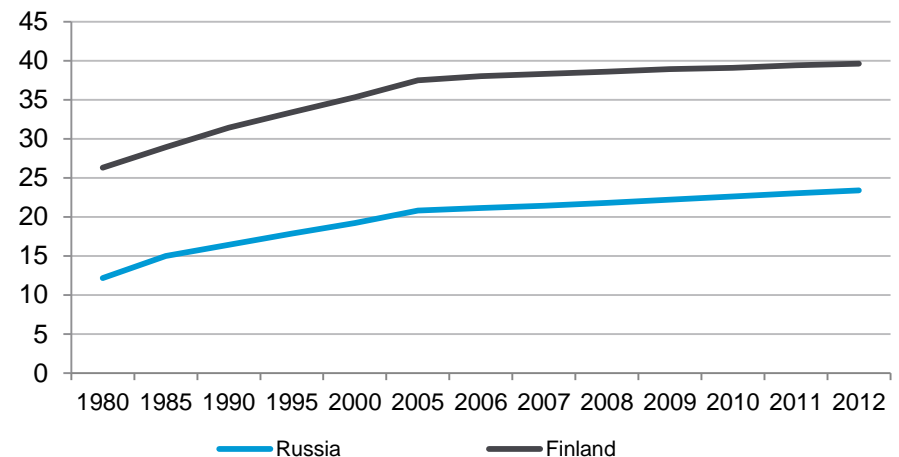


Low living space per person

Number of households in Russia by household size, index



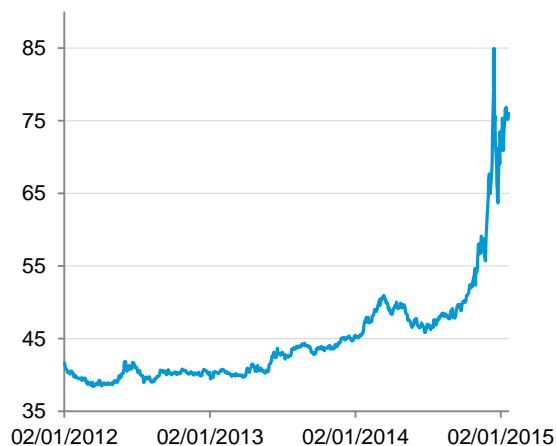
Availability of housing per capita, sq. m. in 2012



Housing: Operating environment in Russia in Q4/2014

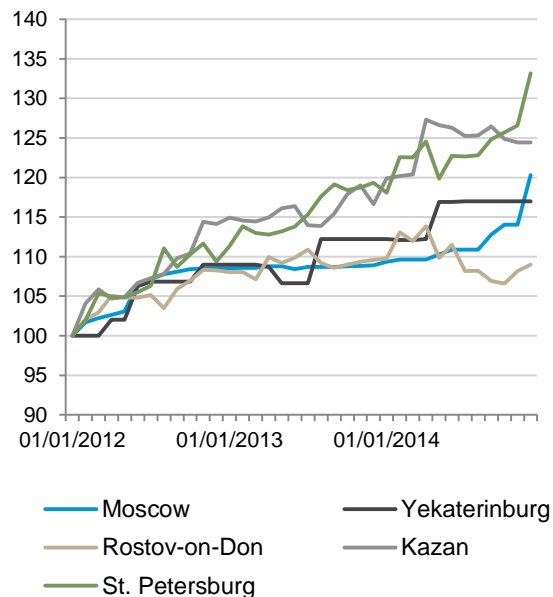
- The ruble weakened substantially

EUR/RUB exchange rate



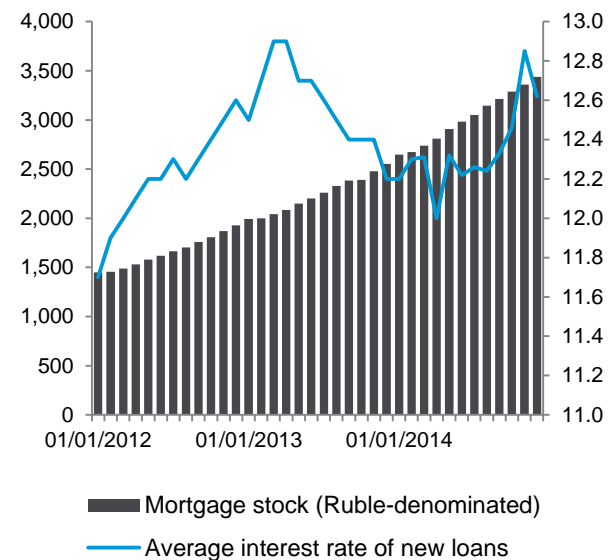
- Residential prices increased due to a spike in demand and increased inflation expectations at the end of the year

Prices of new apartments, Index (01/01/2012=100)



- The mortgage stock has continued to grow
- Mortgage interest rates have increased, but less than the increase in the CBR key rate
 - Interest rates on new mortgages at the turn of the year were at around 14.5-16.0%

Mortgage stock and average interest rate, (RUB billion, %)



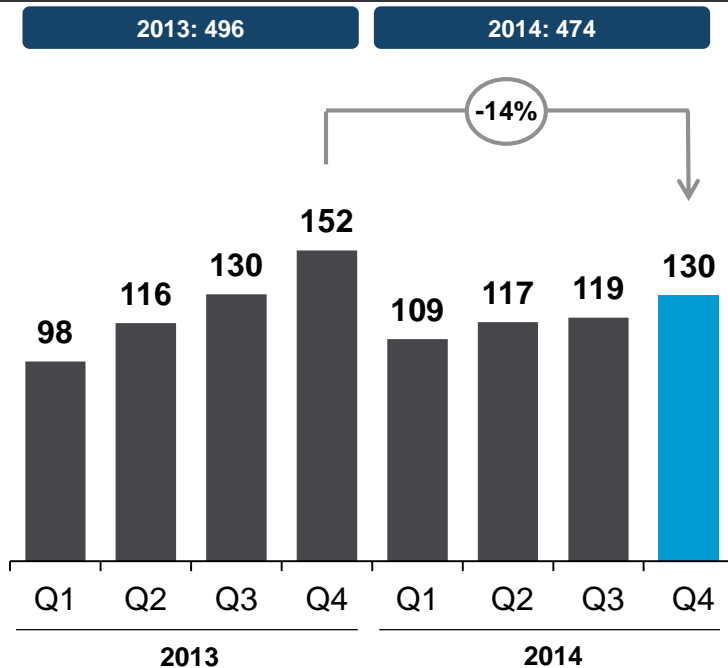
Sources: Bloomberg, YIT and Bank of Russia

Housing Russia:

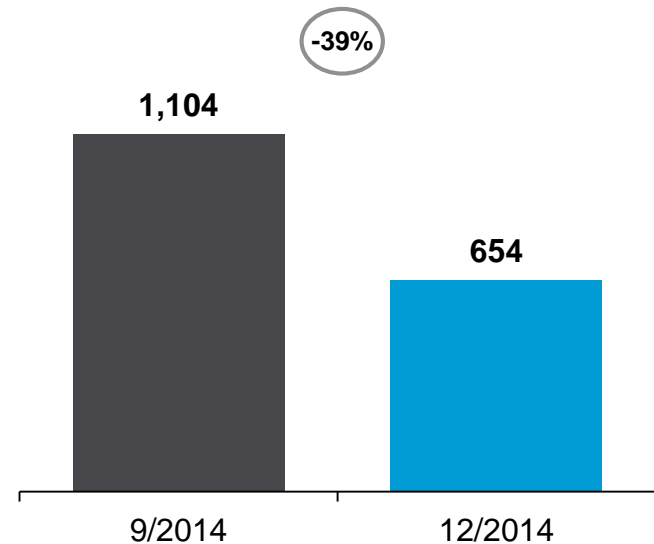
Revenue grew by 15% at comparable exchange rates in 2014

- Residential sales volume was boosted by the weakening of the ruble, especially in Q4/2014
- Weakening of the ruble decreased the order backlog by EUR 402 million y-o-y

Revenue (EUR million)



Order backlog (EUR million)



All figures according to segment reporting (POC).

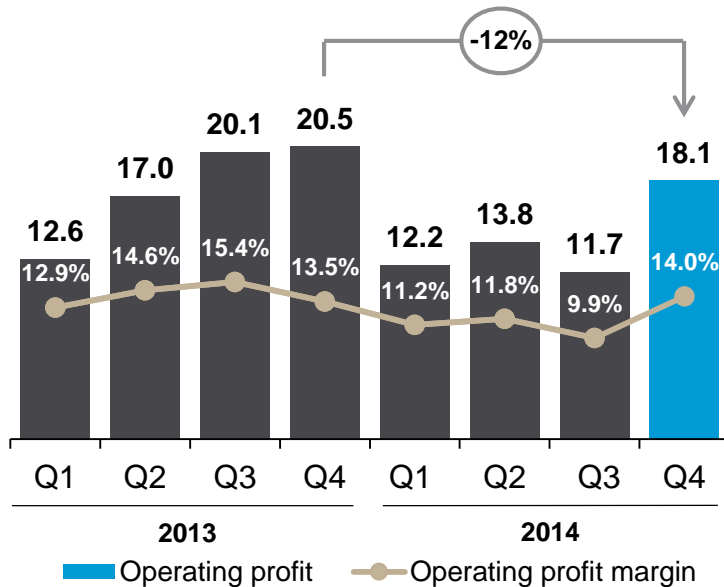
Housing Russia: Profitability weakened in 2014

- Profitability was burdened by modest price development and higher share of lower-margin projects
- Weakening of the ruble impacted operating profit negatively
- Weakening of the ruble decreased operative invested capital by EUR 225 million y-o-y

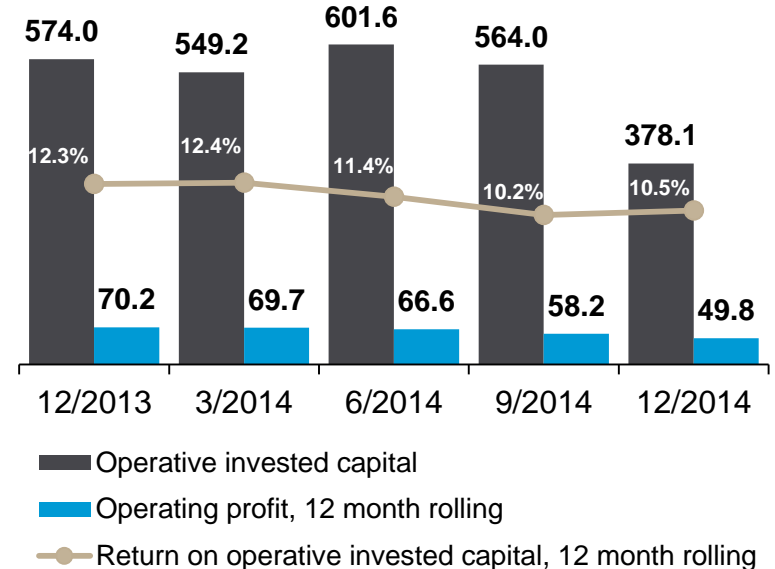
Operating profit and profitability,
excluding non-recurring items (EUR million, %)

2013: 70.2, 14.1%

2014: 55.8, 11.8%

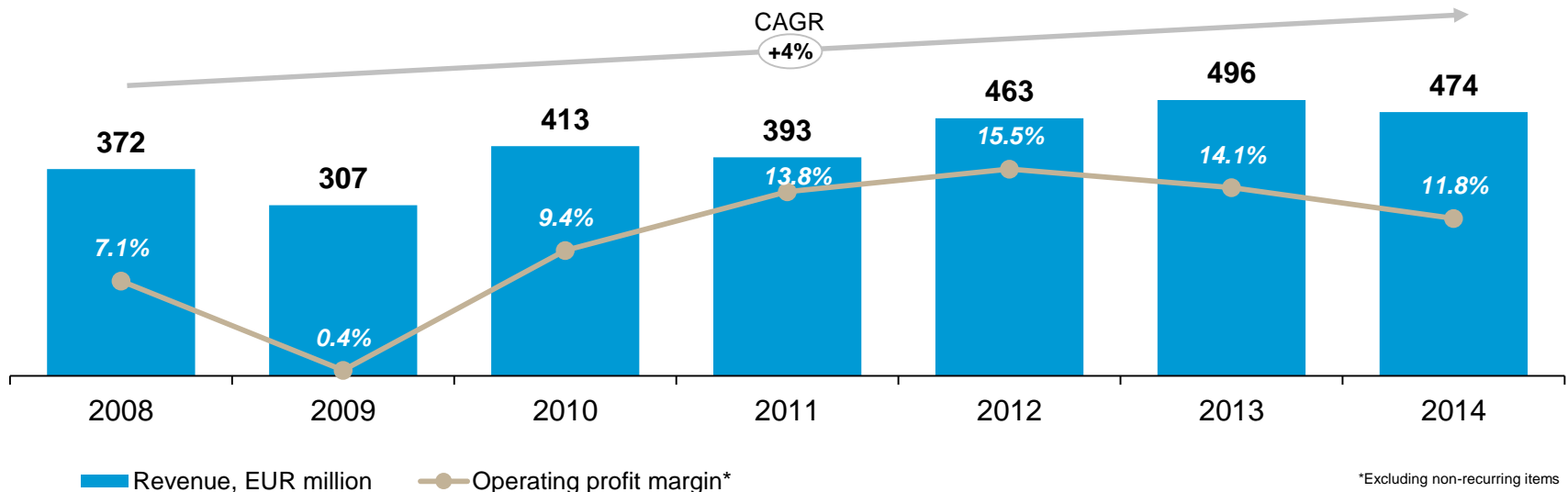
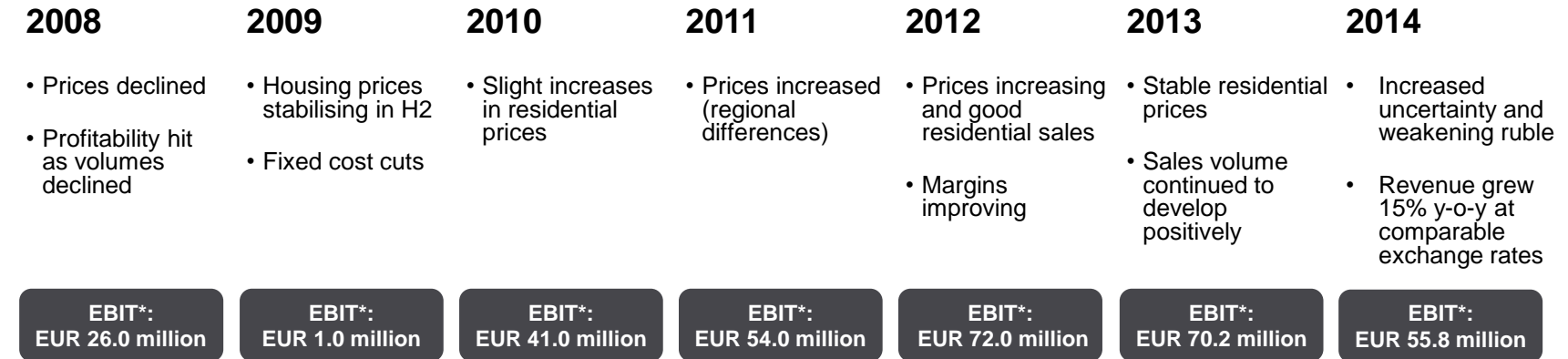


Return on operative invested capital (EUR million, %)



All figures according to segment reporting (POC)

Housing Russia, longer term development



*Excluding non-recurring items

Note: The historical figures for 2008-2012 are calculated for illustrative purposes and are not completely comparable with YIT's segment structure. The main difference is in the division of fixed costs, which in the historical figures are weighted according to revenue and in the official figures are more accurately allocated according to each segment's estimated true share of the fixed costs.

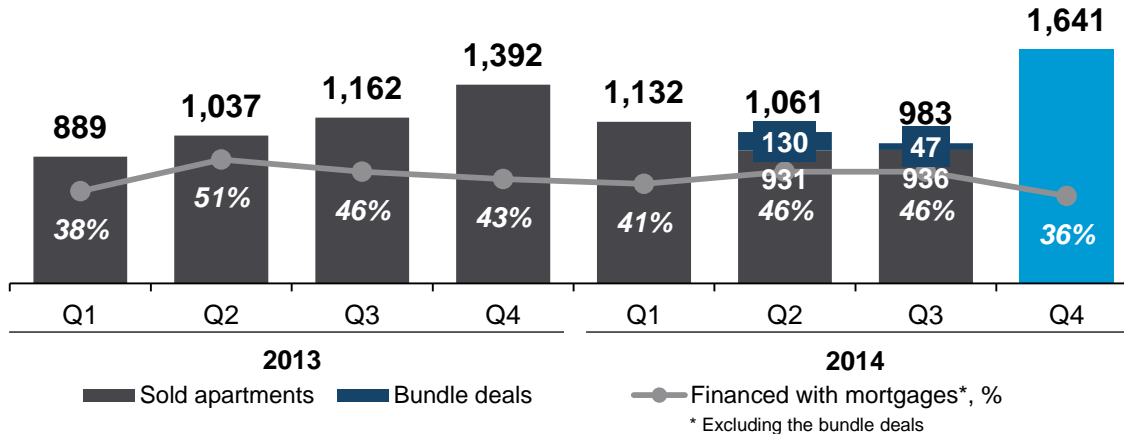
Housing Russia:

Record high sales volume, only critical start-ups in Q4/2014

Sold apartments (units) and share of sales financed with a mortgage (%)

2013: Total of 4,480 (44%)

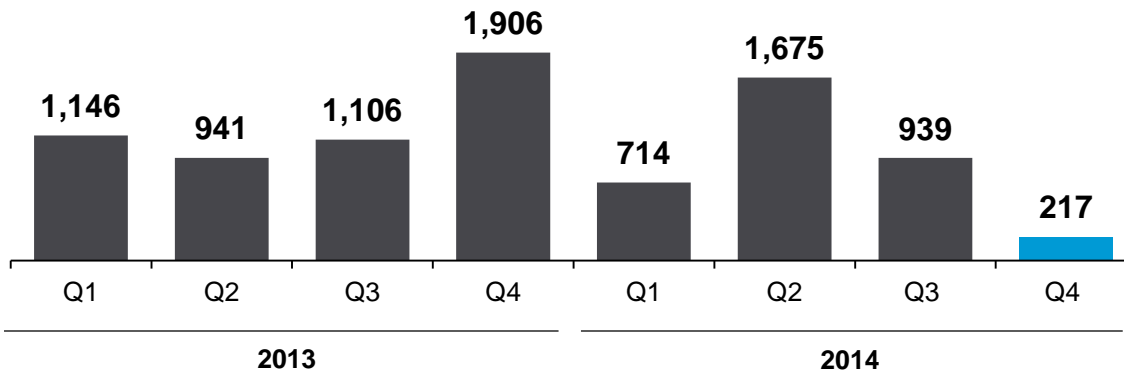
2014: Total of 4,817 (41%*)



Apartment start-ups (units)

2013: Total of 5,099

2014: Total of 3,545

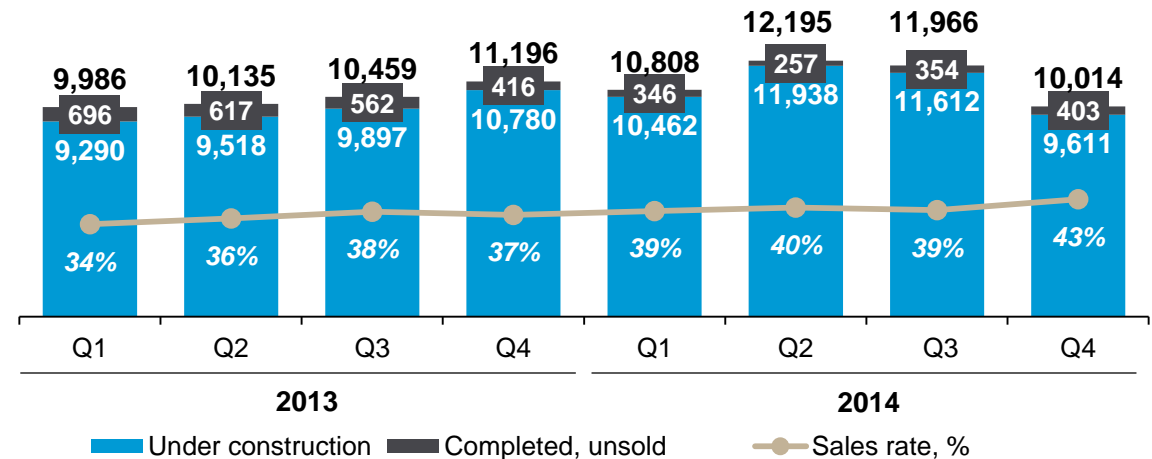


- Share of cash buyers high in Q4/2014
- Start-ups adjusted downwards to reduce risk, readiness to increase start-ups sustained
- In January, sales to consumers at around 370 units (1/2014: around 300 units)

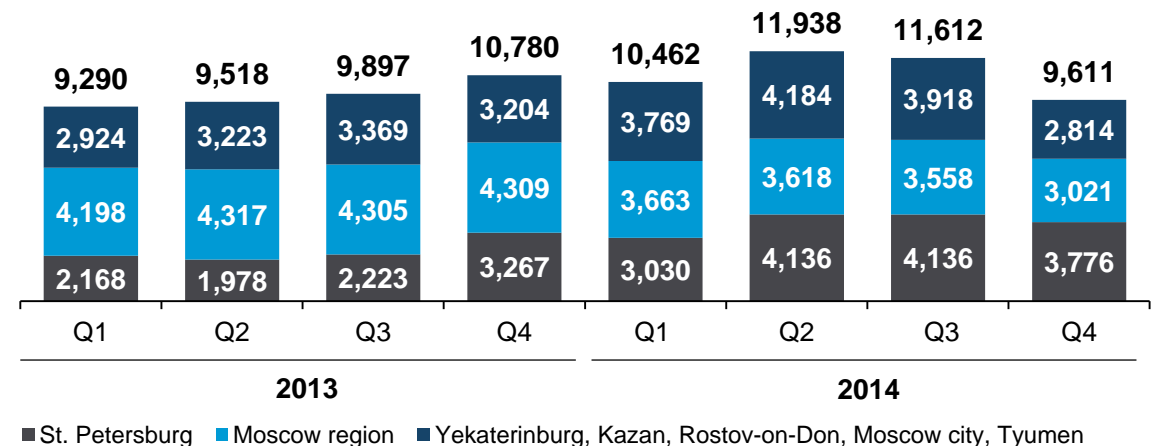
Housing Russia: Sales risk reduced in Q4/2014

- A lot of project completions combined with low start-ups decreased the production volume at the end of the year
- Completed unsold apartments on a low level
- Sales rate increased

Apartment inventory (units)



Apartments under construction by city (units)

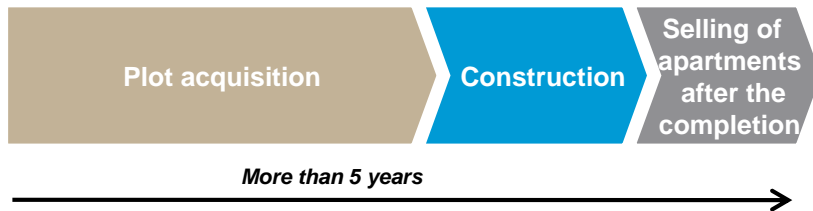


Plans for alternate scenarios in Russia

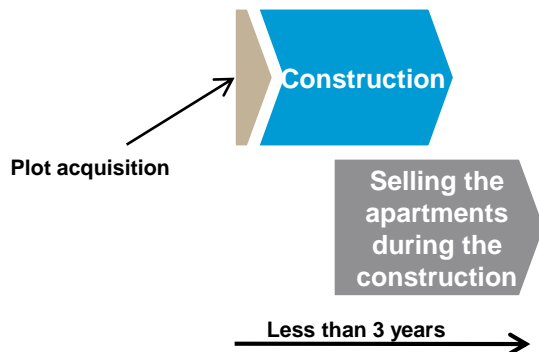
	Normalized situation	Continuing uncertainty	Escalation of crisis	Large-scale conflict
Plot acquisitions	Increase plot acquisitions	Continue strategic plot acquisitions	Only critical plot acquisitions	Stop plot acquisitions
Start-ups	Increase start-ups according to growth target	Continue strategic start-ups	Only critical start-ups	Stop start-ups
Construction	As planned	As planned	As planned	Slowdown, however filling contractual obligations, stop projects with no sales
Pricing	Dynamic pricing	Dynamic pricing	Accelerate sales with pricing	Accelerate sales with pricing
Costs	Pursue improved project profitability	Pursue improved project profitability	Renegotiate subcontracts, reduce fixed costs	Restructuring and major adjustments of size of operations

YIT's cash flow profile has clearly improved in Russia after the financial crisis

Cash conversion cycle before

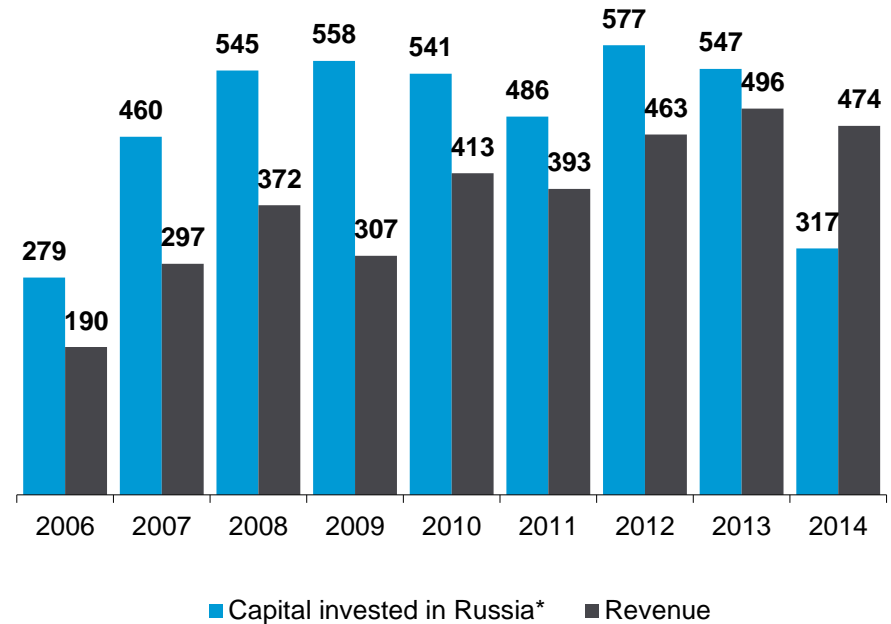


Cash conversion cycle today



- Today, YIT aims to pay for the plots when starting construction

Capital invested and Housing Russia revenue, EUR million



*At the end of the period

Invested capital: 2006–2008: according to POC, 2009–2014: according to IFRIC 15 2006–2011: including building systems business, which was transferred to a new established company named Caverion Corporation 6/2013

Note: In 2014, changes in foreign exchange rates decreased invested capital in Russia by EUR 167 million

6

Business Premises and Infrastructure



Business Premises and Infrastructure

Business areas

- **Business Premises:** Offices, shopping centres, public premises, care facilities, renovation of existing premises
- **Infrastructure:** Roads and railways, power plants, road maintenance

Competitive edges

- Superior project management skills in complex projects
- Innovative concept driven business model
- Skilled personnel and special equipment
- Expertise in different kinds of projects from small special works to large scale public-private-partnerships and hybrids
- Increasing focus in own development and co-operation projects



Segment in figures (2014)

Revenue	EUR 599 million
Operating profit*	EUR 20.4 million
Return on operative invested capital	10.8%
Plot reserves	EUR 93 million
Employees	1,814

*Excluding non-recurring items

Opportunities for YIT

- Need to adapt to the changing operating environment
 - Traditional segments suffering from weak macro in Finland, keep position in office, retail, logistics
 - More co-operation models (PPP's and alliances)

Growth opportunities



Hybrids



Care facilities



Energy and industrial properties



Renovation and change of purpose



Road maintenance



The Baltic countries and CEE

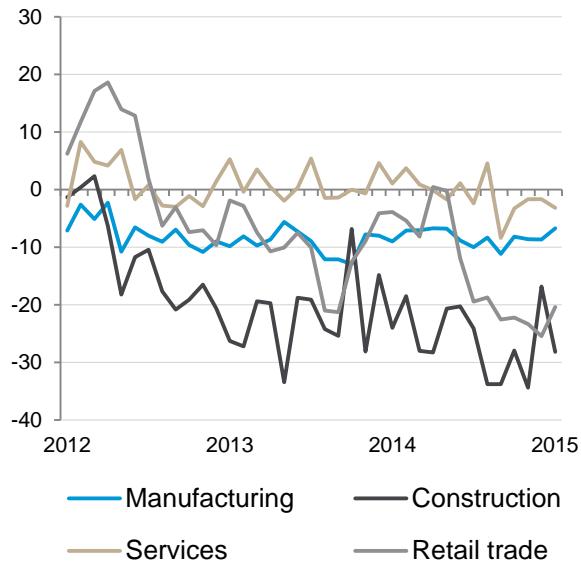
Business Premises and Infrastructure: Operating environment in Q4/2014

- Office and commercial markets remained weak
- Opportunities emerging in contracting

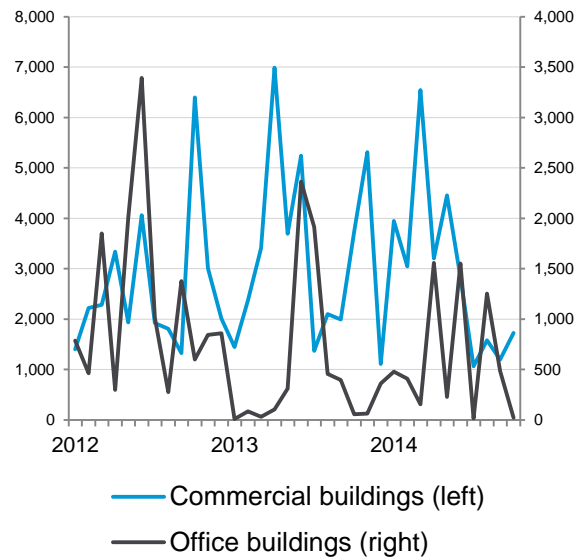
- End-users cautious, especially in the retail sector
- Investor interest on a good level in prime locations, but weak elsewhere
- Deal activity focused on the secondary market

- Positive macro outlook supported the business premises market in the Baltic countries and Central Eastern Europe

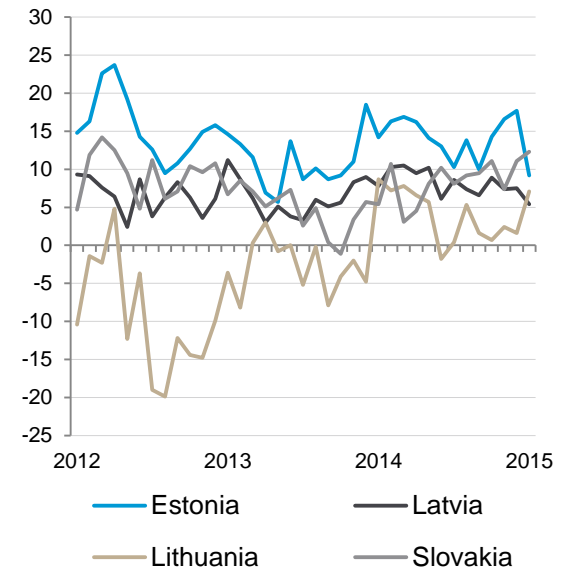
Confidence indicators in Finland



Granted building permits in Finland, thousand m³



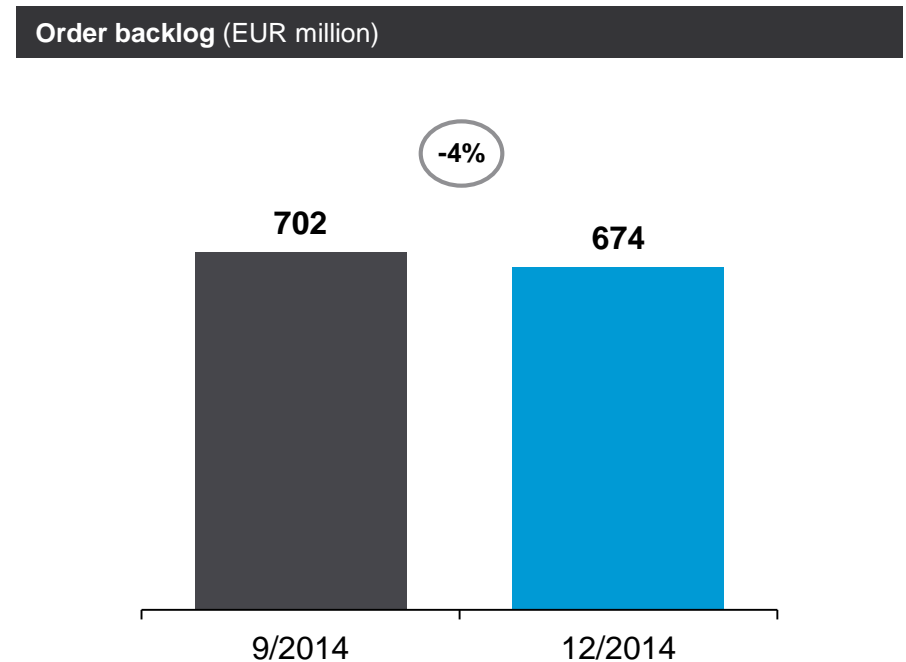
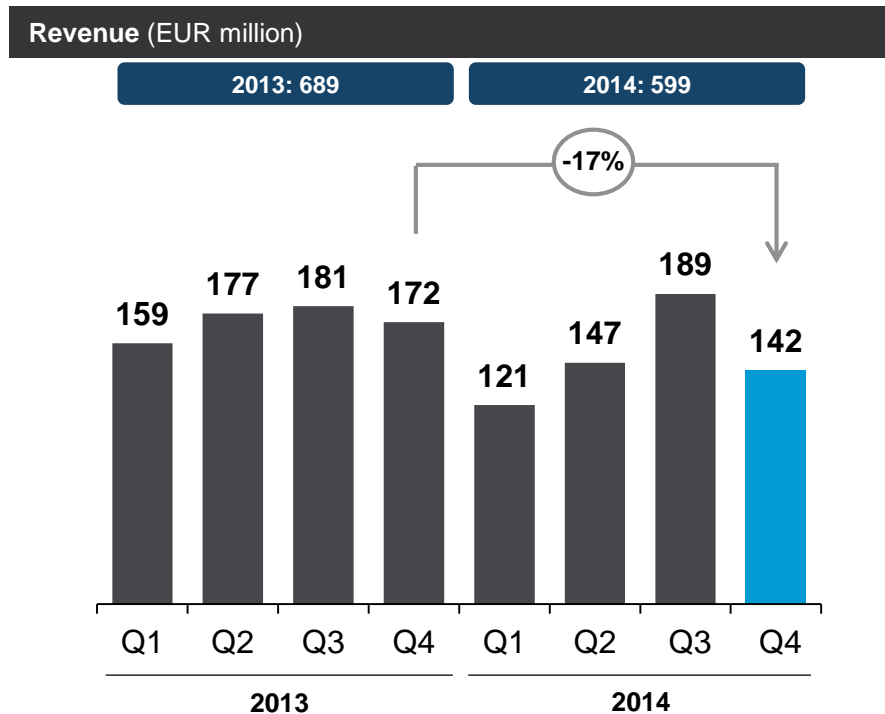
Retail trade confidence in the Baltic countries and Slovakia



Sources: EK Confederation of Finnish Industries, Statistics Finland and European Commission

Business Premises and Infrastructure: Low revenue 2014

- Revenue decreased due to the weak business premises market in Finland
- Timing of the infrastructure projects decreased revenue in Q4/2014
- The order backlog increased by 5% y-o-y



All figures according to segment reporting (POC)

Business Premises and Infrastructure:

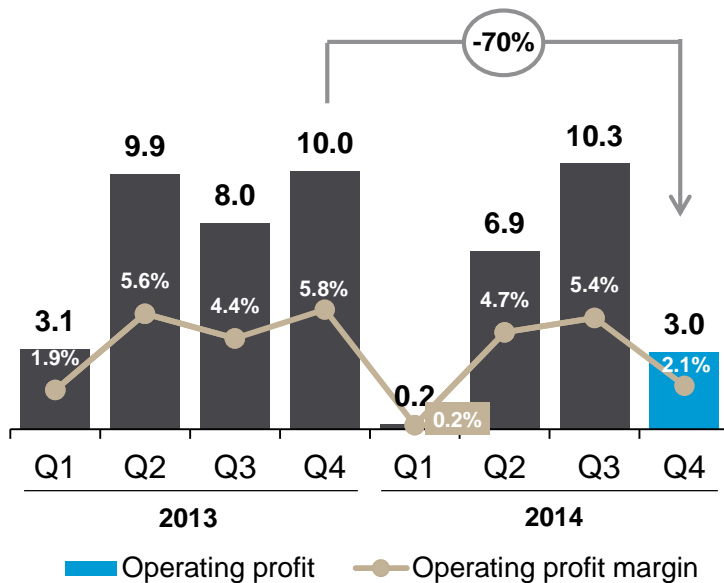
Profitability hurt by low volume in 2014

- Profitability was low due to the low volume
- Operative invested capital decreased due to the closing of the Dixi shopping centre deal at the end of the year

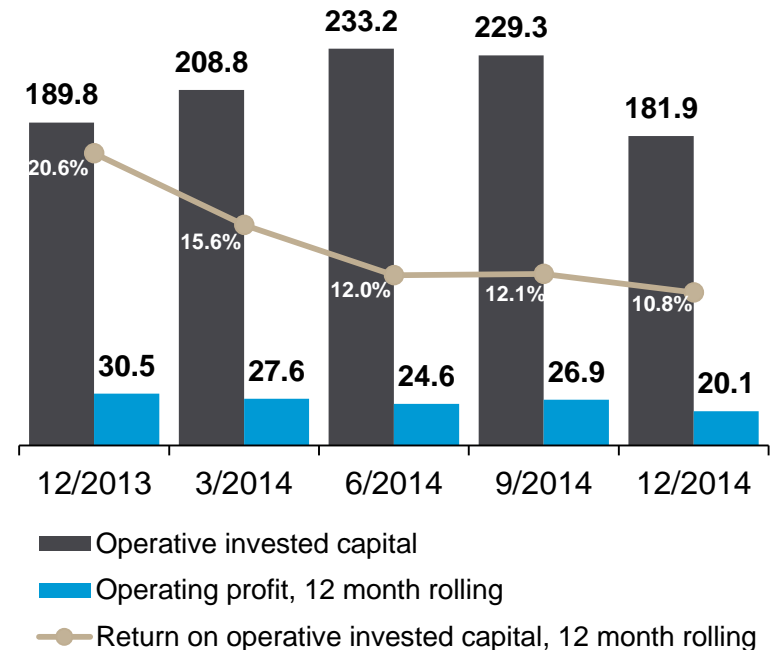
Operating profit and profitability, excluding non-recurring items (EUR million, %)

2013: 31.0, 4.5%

2014: 20.4, 3.4%

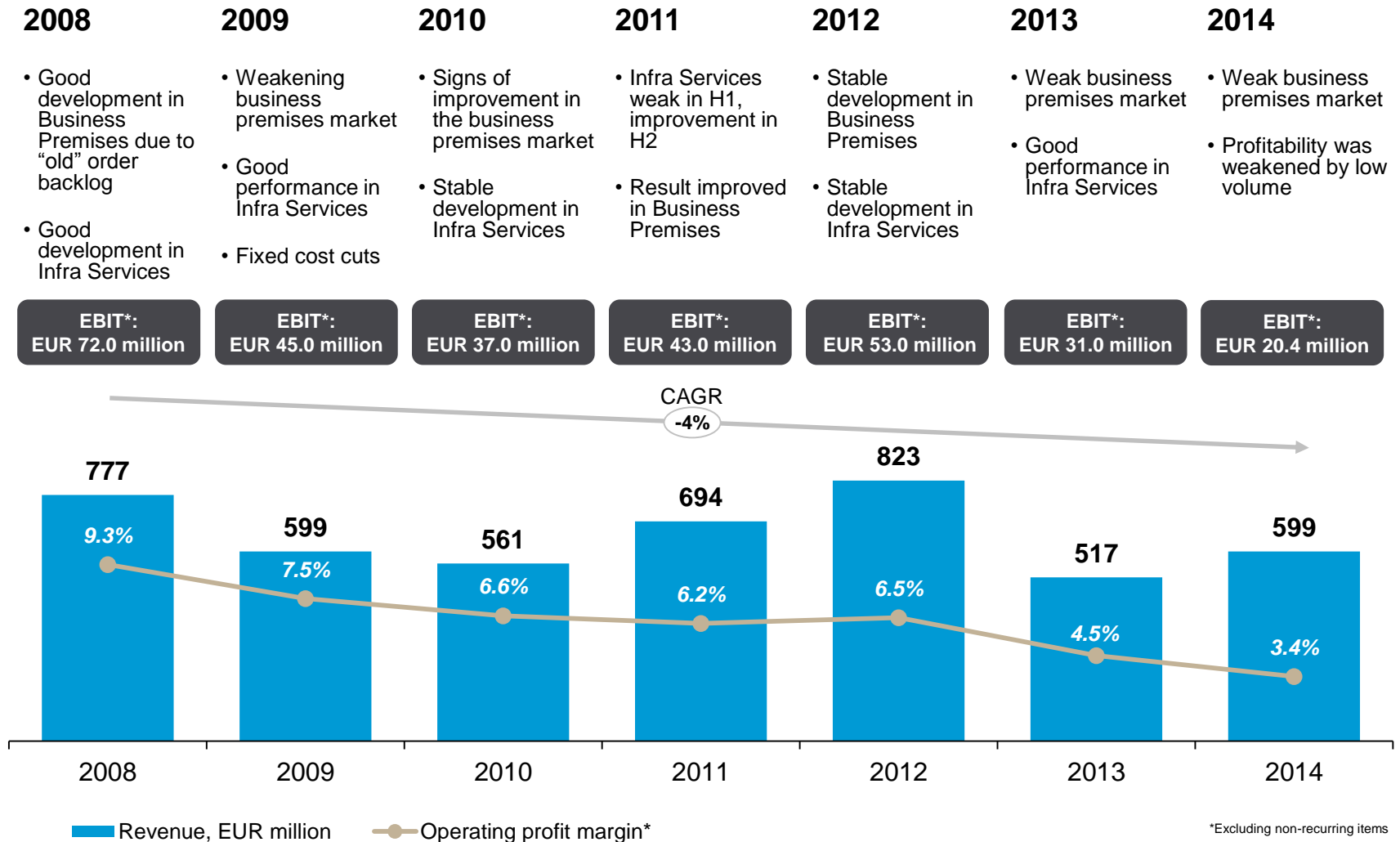


Return on operative invested capital (EUR million, %)



All figures according to segment reporting (POC)

Business Premises and Infrastructure, longer term development



Note: The historical figures for 2008-2012 are calculated for illustrative purposes and are not completely comparable with YIT's segment structure. The main difference is in the division of fixed costs, which in the historical figures are weighted according to revenue and in the official figures are more accurately allocated according to each segment's estimated true share of the fixed costs.

*Excluding non-recurring items

Business Premises: Progress in 2014

- Success in contracting in all operating countries
- Several agreements on the construction of care facilities in Finland
- Sale of several self-developed business premises projects
- The Tripla-project proceeded as planned
 - A launch event for potential tenants received good interest
 - City council approved the city plan
 - Positive feedback from investors
- Refocusing of the operations in line with the changes in the operating environment in Finland

The largest ongoing self-developed business premises projects						
Project, location	Value, EUR million	Project type	Completion rate	Estimated completion	Sold/unsold	Leasable area sq. m.
Business centre in Suomalaistentie, Espoo	~15	Retail	86%	5/2015	Sold	9,100
Osmontie 38, Helsinki	n/a	Office	32%	10/2015	Sold	3,600
Lauttasaari shopping centre, Helsinki	-	Retail	6%	11/2016	Unsold	5,700
BW Tower, Lahti	-	Office	36%	10/2015	Unsold	7,500
Aleksanterinkatu 11 Koy, Lahti	-	Retail	79%	6/2015	Unsold	6,700

Infra Services: Progress in 2014

- The E18 project was completed
- Market share in road maintenance increased
- Good progress in the development of wind power projects
- Several projects with the alliance model signed
- Several new contracts in the pipeline
- Preparation of tenders of major route projects ongoing at the end of the year

The largest ongoing business premises and infrastructure contracts				
Project	Value, EUR million	Project type	Completion rate	Estimated completion
E18 Pulteri	~190	Infra	99%	9/2015
Ring Road III junction	~40	Infra	56%	12/2016
Naantali CHP power plant	~40	Infra	1%	9/2017
Espoo's road maintenance contract	~30	Infra	6%	10/2019
Kemi's road maintenance contract	~25	Infra	75%	10/2016

7

Looking ahead and conclusions



Pushkin
St. Petersburg, Russia

Key priorities in 2015

1 Maintaining strong cash flow

- Cash flow focus in sales
- Capital release continues

2 Competitiveness program

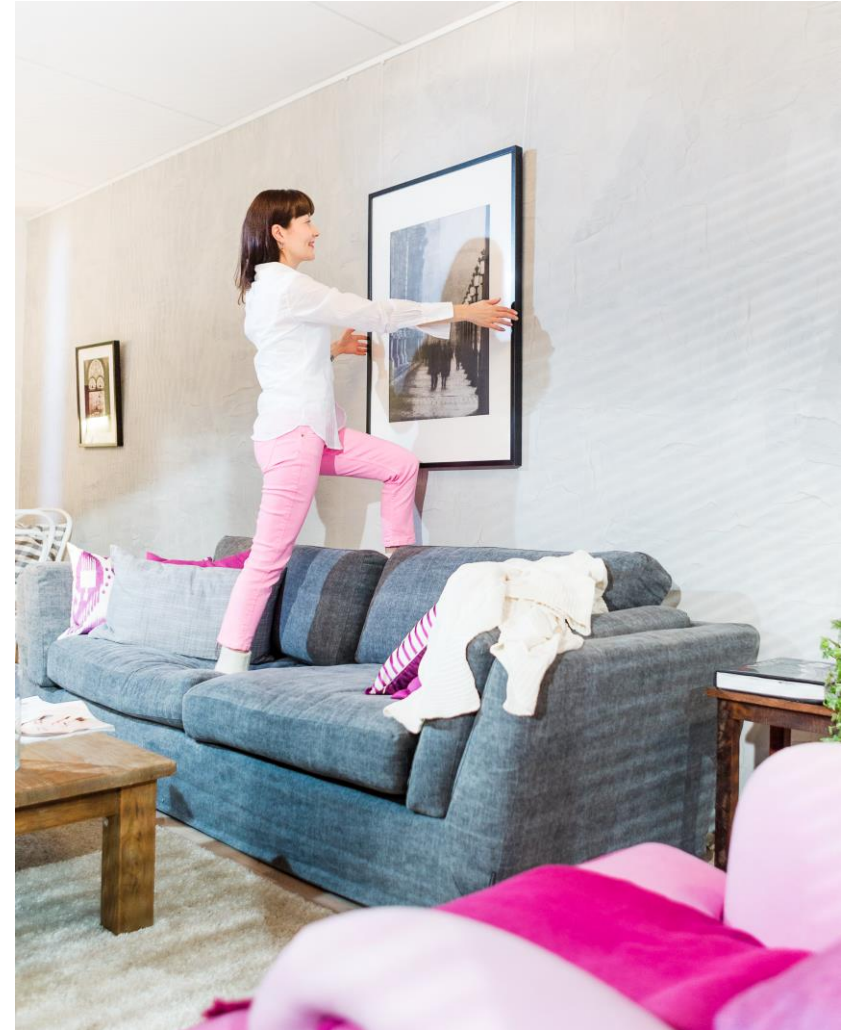
- Excellent execution
- Cost efficiency in design and operations

3 Best customer experience

- Development of concepts and affordable products continues
- Improved personal and online services

4 Inspired personnel

- Strengthening key competences
- Commitment to safety and quality



Operative plan for 2015



Growth opportunities

- CEE
- The Tripla-project
- Wind parks
- Investor deals in Finnish housing
- Contracting and co-operation projects

Start-up and investment plan for 2015, Housing

Finland

- Start-ups according to sales
- Investor projects' share of production volume to increase

Russia

- Plot investments and start-ups to maintain at least critical volume in all current operating cities
- Sustaining readiness to ramp up the start-ups

CEE

- Active search for new plots
- Continue to increase the production volume in line with improving demand

Market outlook, expectations for 2015

Finland

- Consumers cautious and investors active in the residential market, demand to focus on small apartments in growth centres
- Price polarisation, especially between small and large apartments
- Availability of mortgages good
- Modest demand for business premises, investors' focus on prime locations in the Capital region
- Tendering process ongoing in several major route projects
- Opportunities in contracting in business premises



Market outlook, expectations for 2015

Russia

- Weak visibility
- Consumers' purchasing power to decrease
- Construction costs to increase
- Residential prices to increase
- Residential demand to focus on small apartments that are completed or close to completion
- Access to mortgages to tighten, mortgage rates to remain stable



CEE

- The improved economic situation to support residential and business premises demand
- Uncertainty from geopolitical tensions in Latvia and Lithuania
- Access to financing to remain good
- Residential prices to increase moderately



Guidance for 2015 (segment reporting, POC)

The Group revenue growth is estimated to be in the range of **-5 – 5%** at comparable exchange rates

The operating profit margin excluding non-recurring items is estimated to be **below the level of 2014**

The 2015 guidance is based on the following:

- Demanding market outlook
- Over 1/3 of revenue from sold projects and pre-agreements signed in 2014, the rest from 2015 sales and capital release
- Housing Russia's share of revenue to decrease
- Share of investor projects and contracting to increase in Finland
- Capital release dilutes the operating profit margin



Concluding remarks

Growth from self-developed and co-operation projects, shifting towards a more balanced geographical foot print

Solid track record in profitability and execution through economic cycles

Strong market position and long experience from Finland and Russia

Current focus on cash flow and capital efficiency, efforts to improve capital efficiency starting to bear fruit

Firm dividend payer with solid corporate governance



8

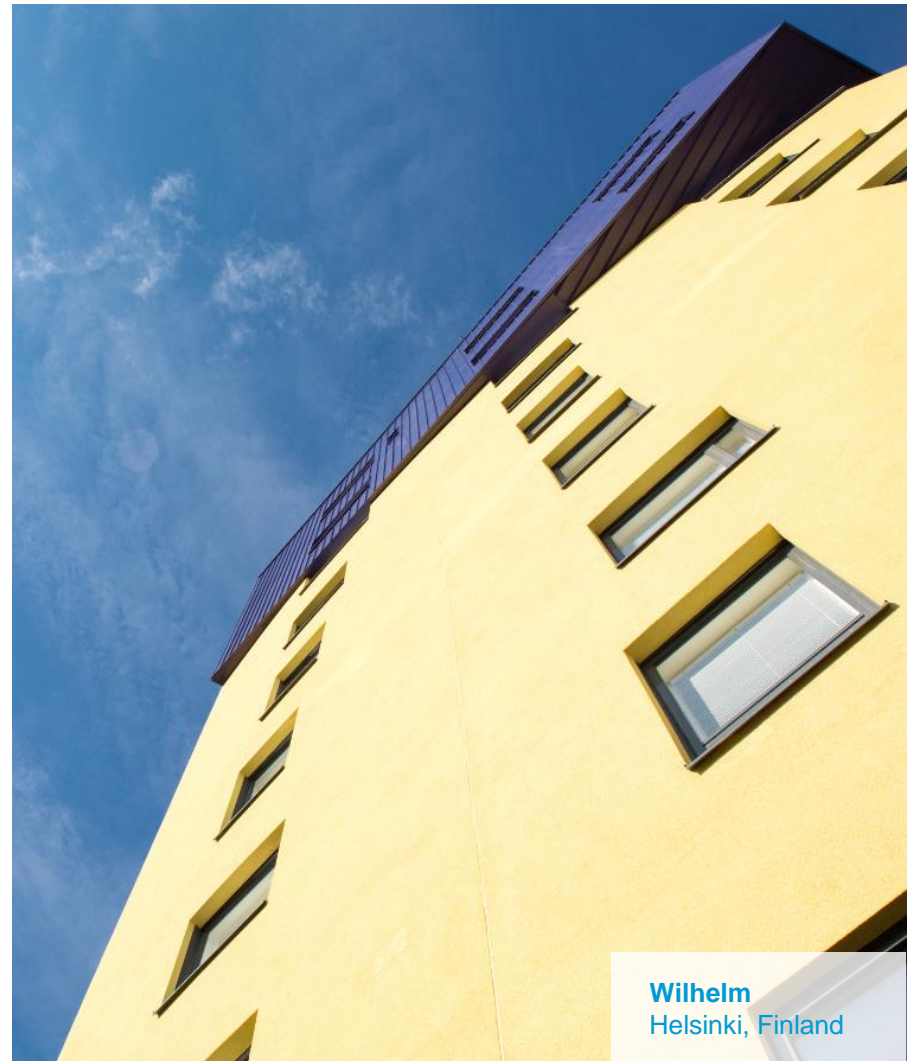
Appendices



Konepaja residential area
Helsinki, Finland

Appendices

- I. Additional financial information
- II. General economic indicators
- III. Housing indicators
- IV. Business premises and infrastructure construction indicators
- V. Ownership

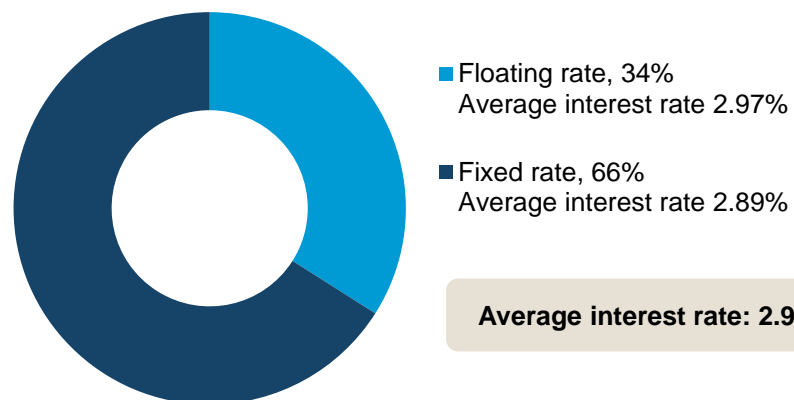
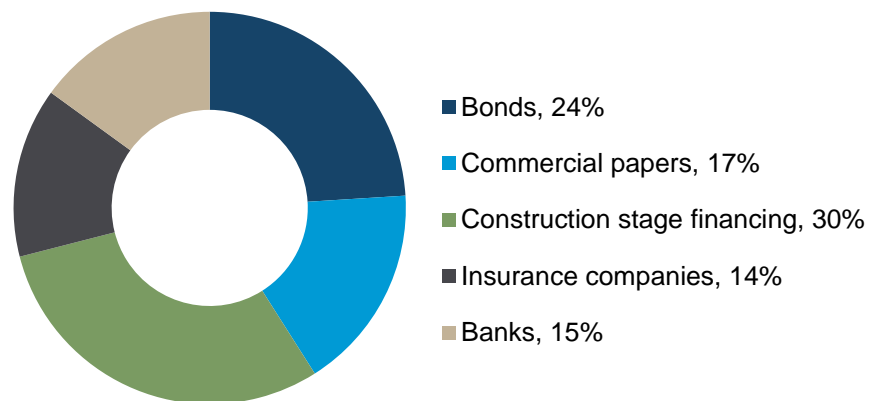




Additional
Financial
information

Balanced debt portfolio

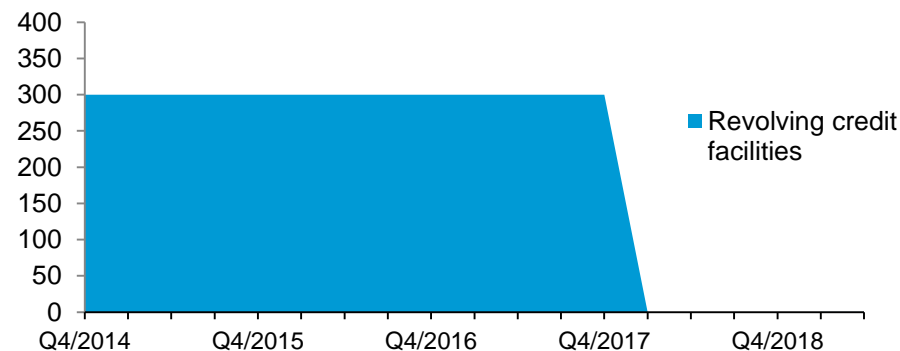
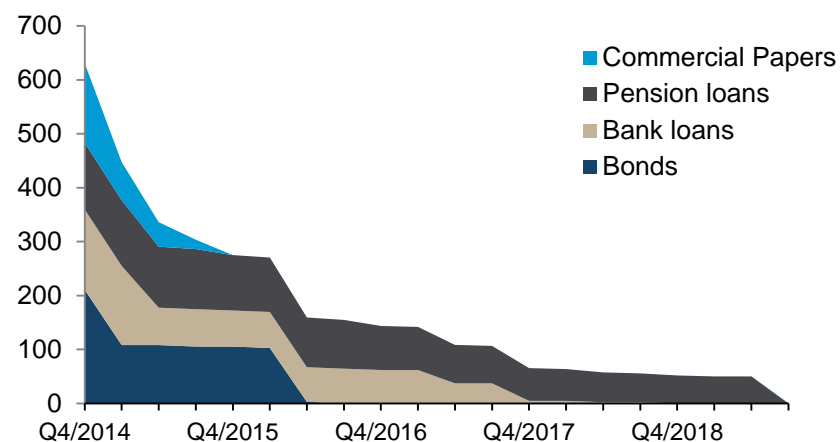
Debt portfolio 12/2014, EUR 895 million



Average interest rate: 2.92%

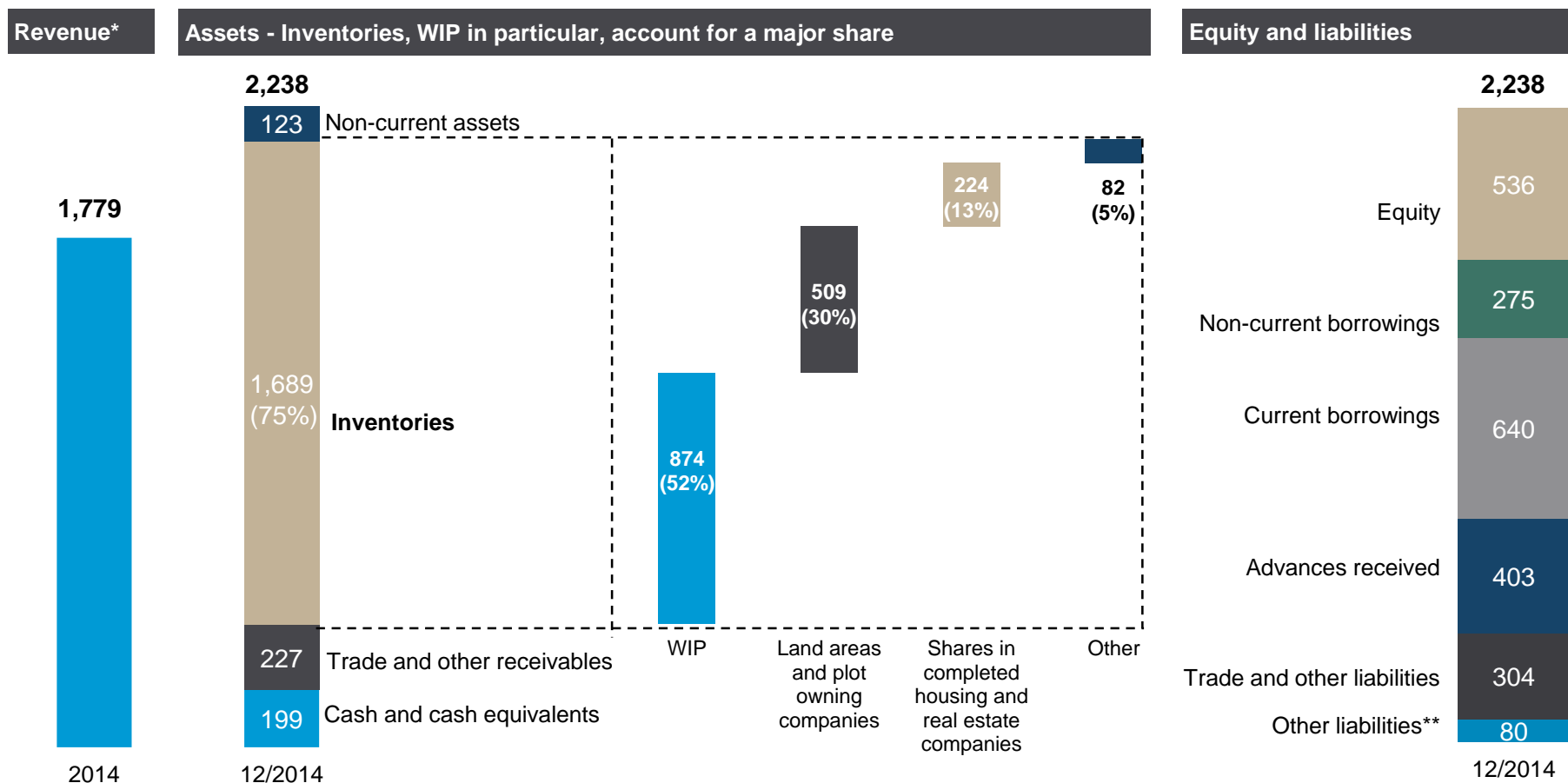
Maturity structure

Maturity profile (excluding construction stage financing)
(EUR million), 12/2014



Consolidated balance sheet

as of December 30, 2014 (EUR million)



Note: All figures according to Group reporting (IFRS)

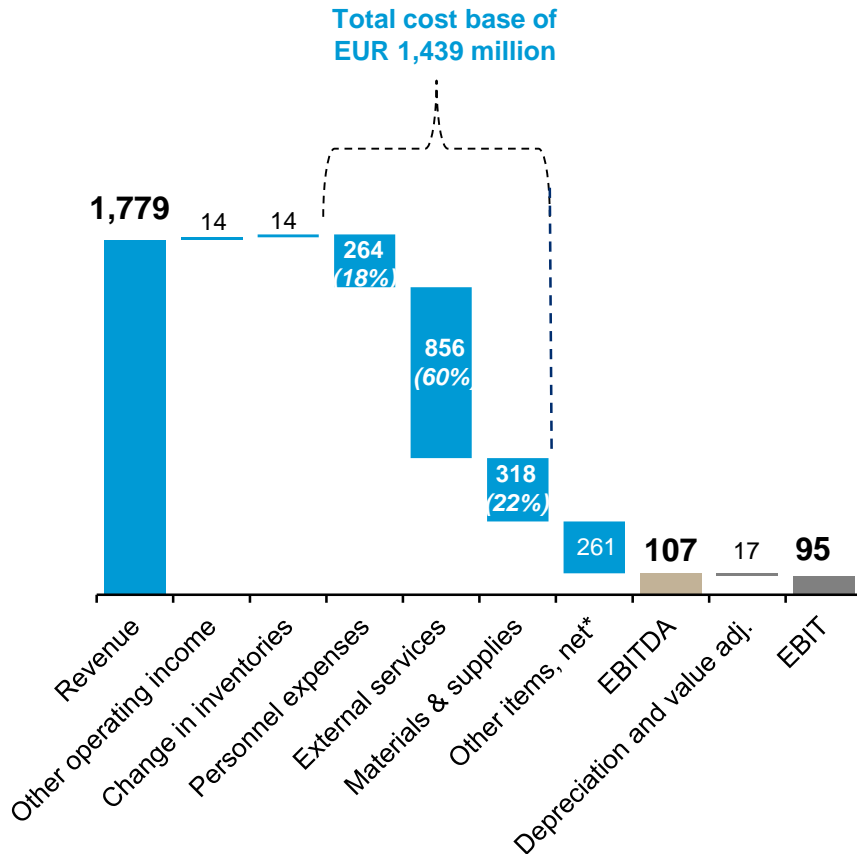
*) Last 12 months

**) Includes deferred tax liabilities, pension obligations, provisions and other liabilities

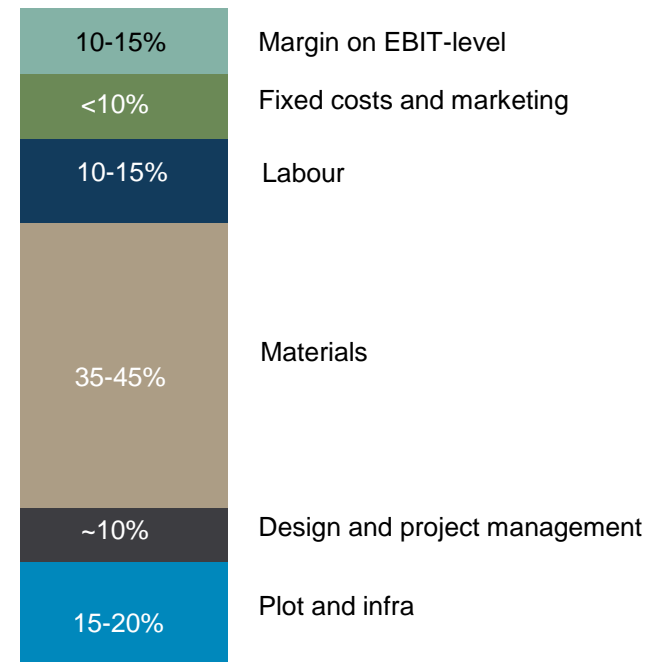
YIT's cost base in 2014

External services account for a major share of YIT's costs

IFRS, EUR million (% of cost base before EBITDA)



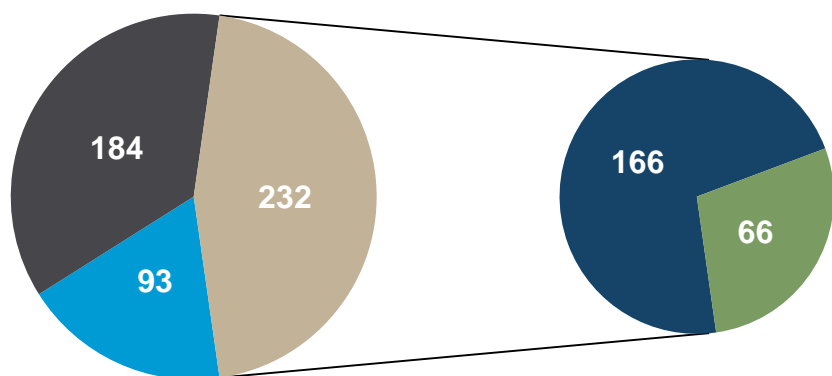
Indicative cost structure of a Finnish residential project



*) Includes: Other operating expenses, share of results in associated companies and production for own use
NOTE: Figures based on Group reporting (IFRS)

Solid plot portfolio, a basis for growth and financial flexibility

Capital invested in plot reserves 12/2014, EUR 509 million



- Business Premises and Infrastructure
- Housing Russia*
- Housing Finland, the Baltic countries and CEE
- Finland
- The Baltic countries and CEE

Use of plot reserves in 2014, EUR 104 million

Housing Finland, the Baltic countries and CEE	48
<i>Finland</i>	33
<i>The Baltic countries and CEE</i>	15
Housing Russia**	48
Business Premises and Infrastructure	8

*Includes Gorelovo industrial park

** Calculated at the 12/2014 EUR/RUB exchange rate: 72.3370

Construction stage financing

Financing of construction in a typical residential development project in Finland:

- YIT's subsidiary YIT Construction sells the contract receivables from Housing corporations (also owned by YIT) to financial institutions
 - Due upon completion
 - Sold in line with the progress of the project
- Customers' down payments 15% of value

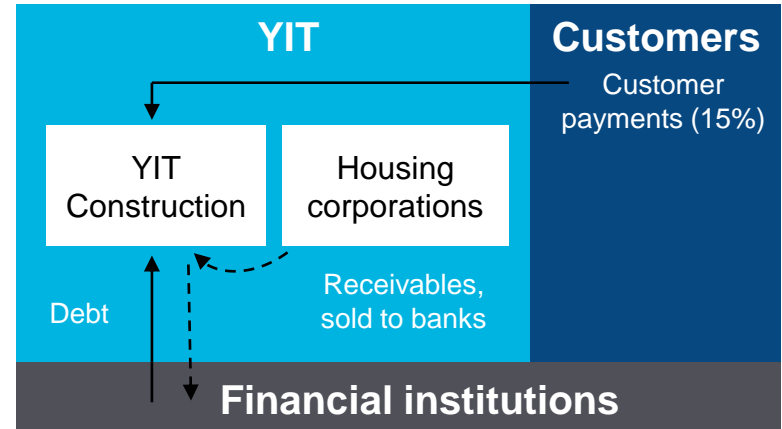
→ Financing for construction

Limited refinancing risk:

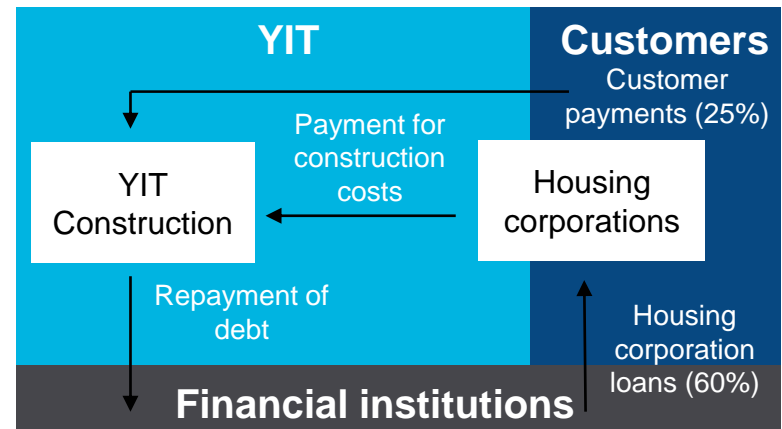
- Sold receivables are included in current borrowings as they are linked to current assets. However, there is limited refinancing risk:
 - Upon completion, Housing corporations pay for the construction by drawing housing corporation loans
 - 50-70% loan-to-value
 - +20 year maturities
 - The terms and conditions are agreed upon already when starting construction
 - Customers pay the rest of the sales price
- **Refinancing of the sold receivables**

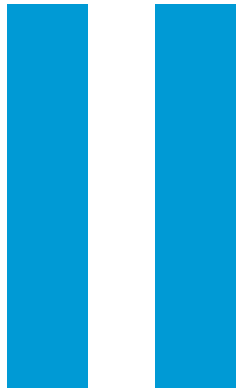
- After completion the unsold apartments are in YIT's balance sheet as shares in housing corporations. Their share in the housing corporation loans is included in current borrowings as the loans are linked to current assets.

During construction:



Upon completion:

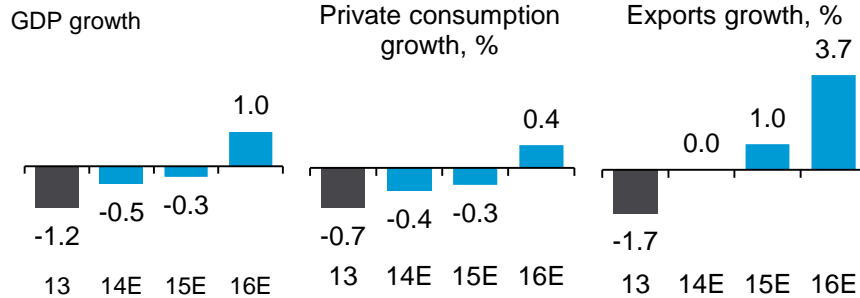




General
economic
indicators

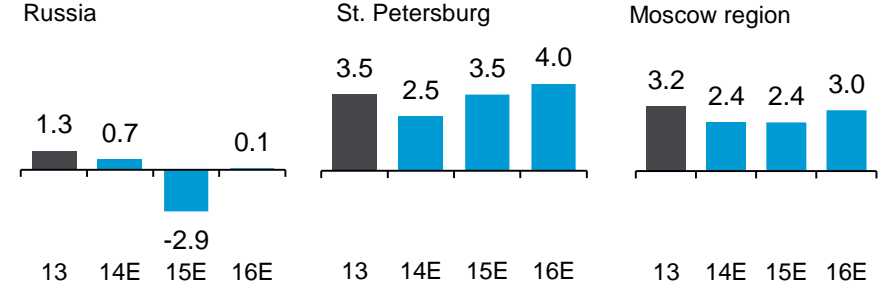
Macro environment: Finland and Russia

Finland



- Lay-offs continue
- Government austerity
- Weakening purchasing power
- Good access to financing
- First positive signs from new orders in manufacturing
 - Investment pipeline in the forestry industry of about EUR 1.5 billion

Russia (GDP growth, %)

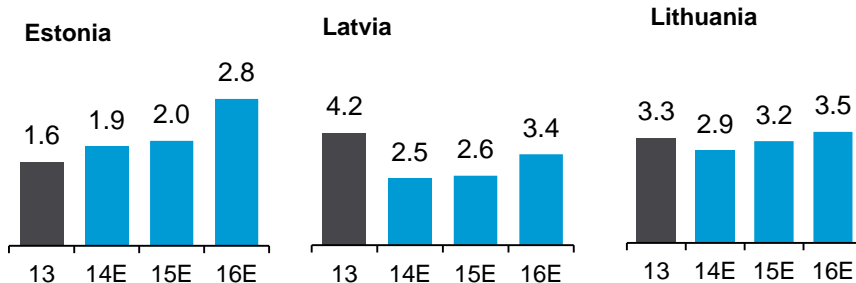


- Geopolitical tensions have increased uncertainty
- Weakening ruble
- High inflation
- Tightened access to mortgage financing
- Major regional differences

Sources: Finland: Nordea, December 2014, Russia: World Bank, January 2015, St. Petersburg and Moscow region: Forecon, December 2014

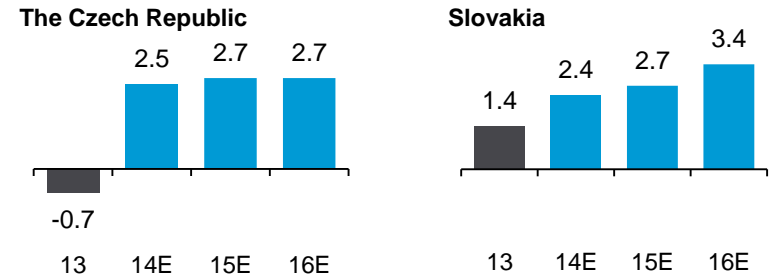
Macro environment: The Baltic countries and CEE

The Baltic countries, GDP growth, %



- Increasing purchasing power supports growth
- Geopolitical tensions have increased uncertainty recently, especially in Latvia and Lithuania

Central Eastern Europe, GDP growth, %



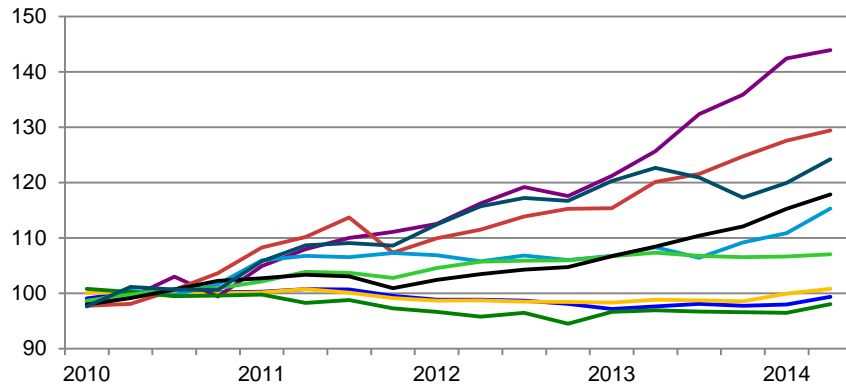
- The Czech Republic
 - Country has risen out of recession
 - New government in place
- Slovakia
 - Strong growth expected in coming years



Housing
indicators

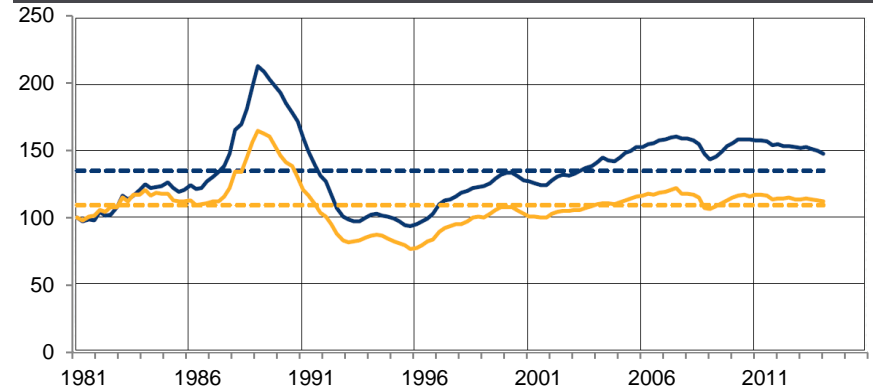
Market fundamentals in YIT's operating countries

House price index, 2010 = 100



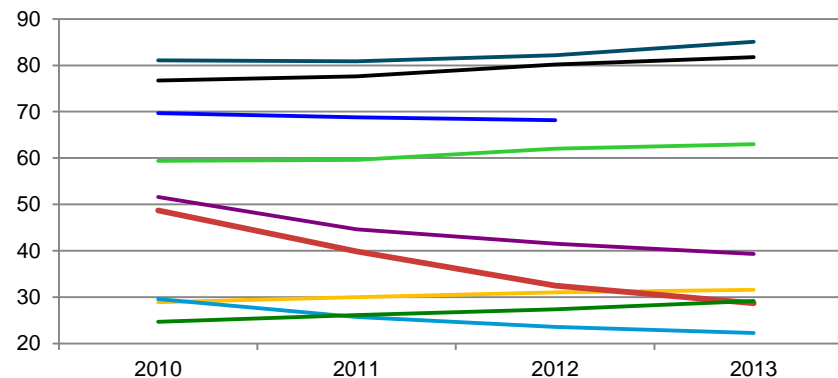
European Union
Latvia
Finland
The Czech Republic
Lithuania
Sweden
Estonia
Slovakia
Norway

House prices in relation to income and rents in Finland, index (100=1981)



House prices in relation to wage and salary earnings
Average during the period
House prices in relation to rents
Average during the period

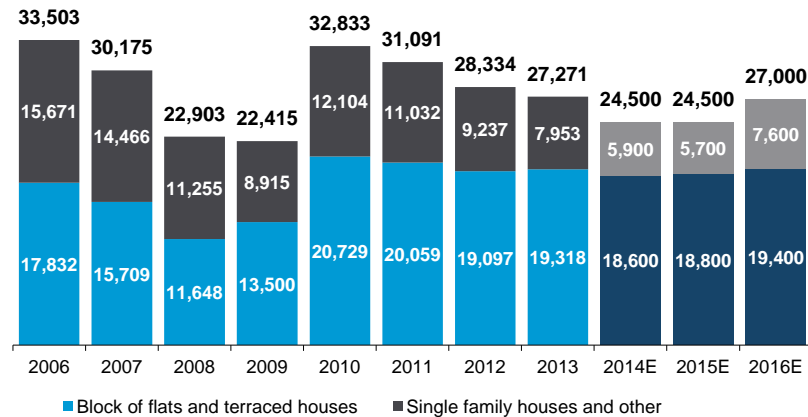
Households debt to GDP (%)



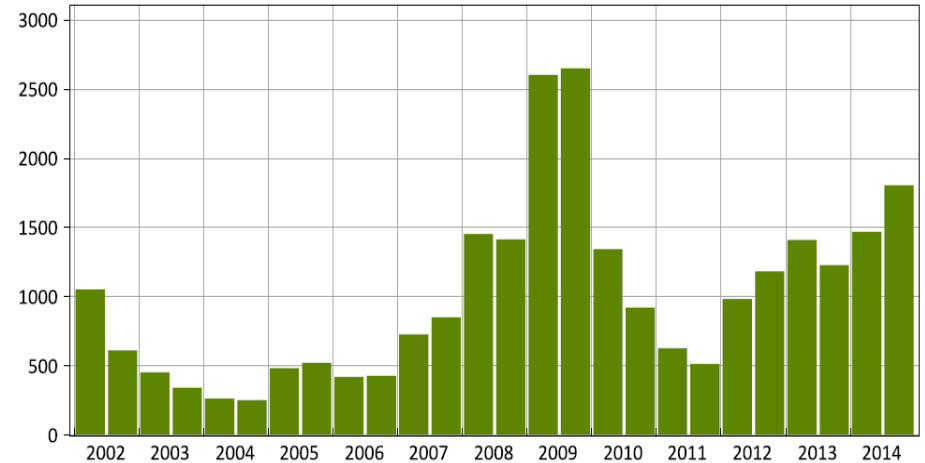
Source: Eurostat, Bank of Finland

Finland – Start-ups of block of flats and terraced houses expected to increase in 2015

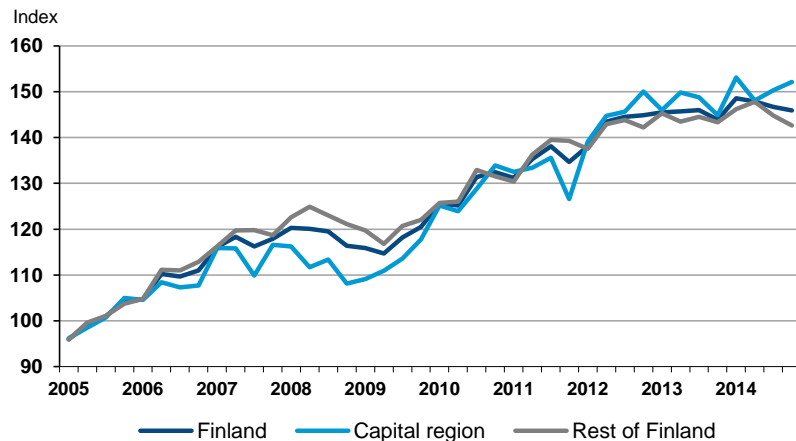
Residential start-ups, units



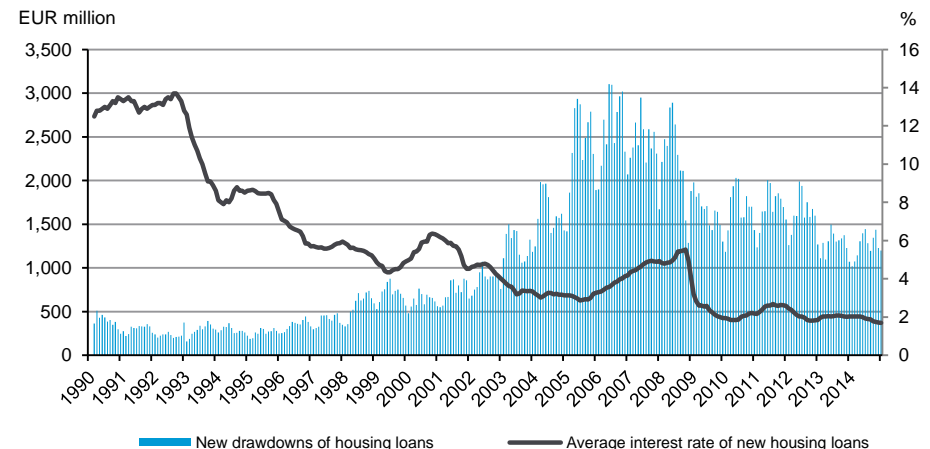
Unsold completed units (residential development projects)



Prices of new dwellings



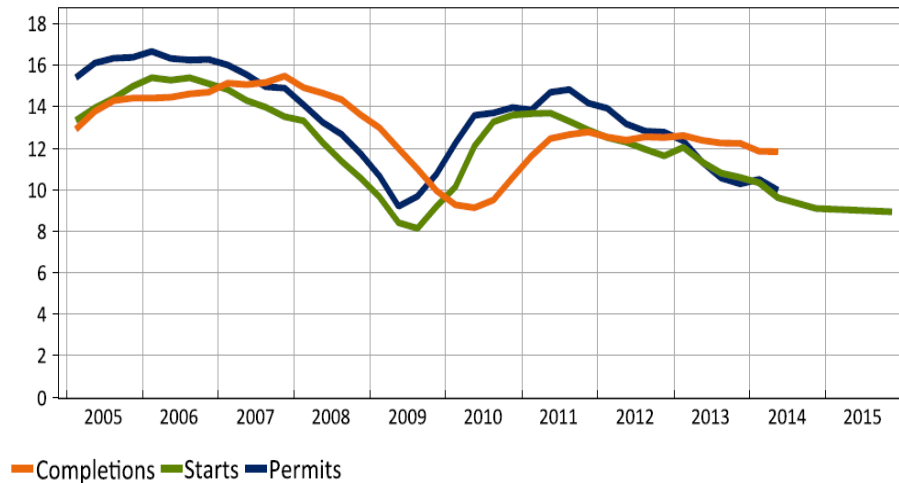
Volume of new mortgages and average interest rate



Sources: Residential start-ups: 2005-2013 Statistics Finland, 2014E - 2015E RT Confederation of Finnish Construction Industries February 2015, 2016E Euroconstruct November 2014, Consumer confidence: Statistics Finland January 27, 2015
 Residential prices: Statistics Finland January 28, 2015, Loans and Interest rates: Bank of Finland January 30, 2015, Unsold completed units: Confederation of Finnish Construction Industries RT, October 2014
 YIT | 81 | Investor presentation, March 2015

Housing indicators have weakened slightly in Finland

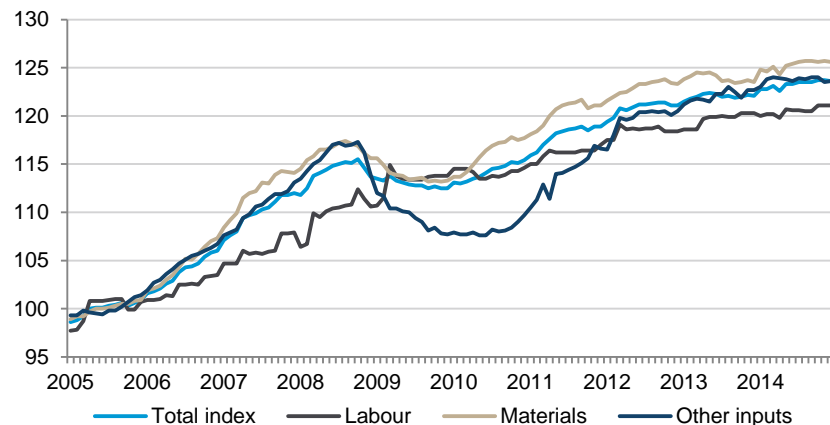
Building permits, start-ups and completions, million m3



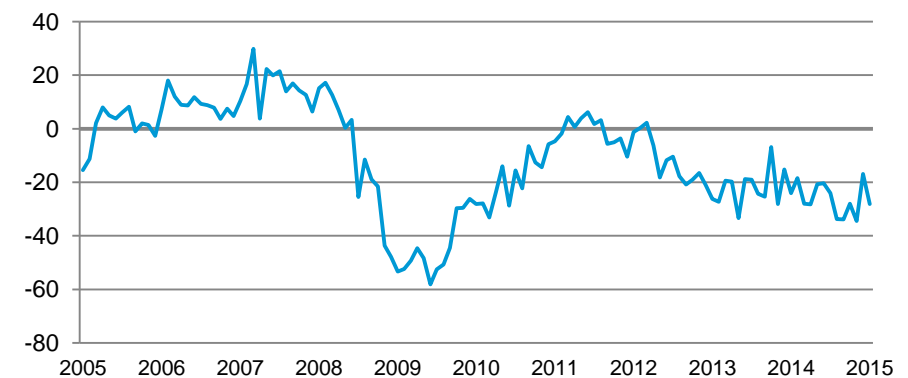
Consumer confidence - Views on economic situation in one year



Construction cost index (2005=100)



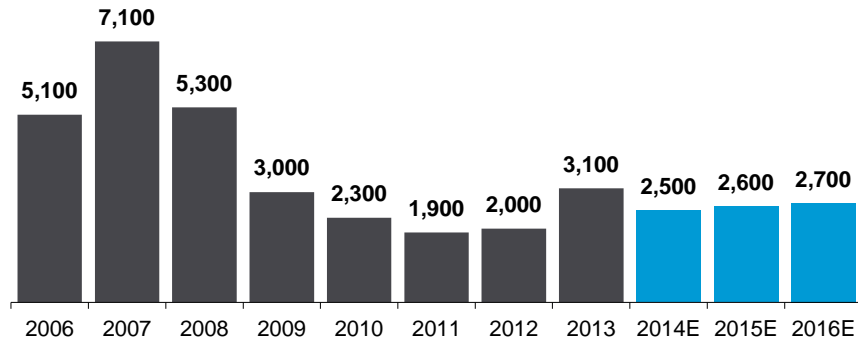
Construction confidence



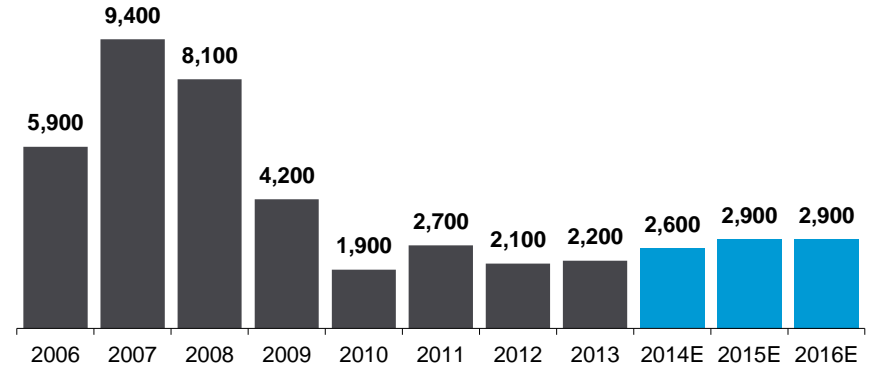
Sources: Confederation of Finnish Construction Industries RT, Confederation of Finnish Industries EK, Statistics Finland

The Baltic countries – Growth is expected in residential construction

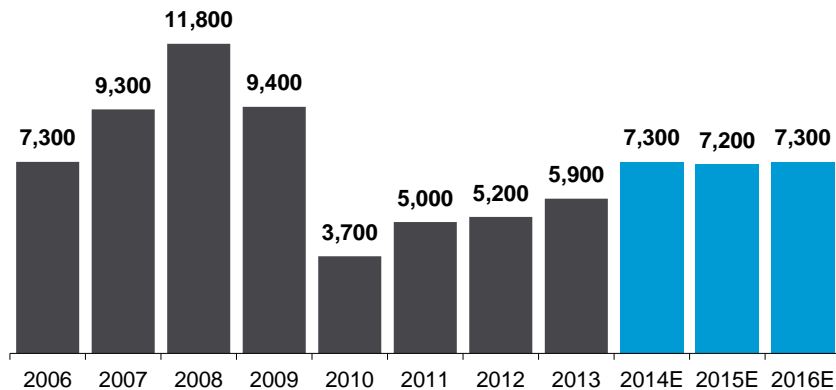
Residential completions in Estonia, units



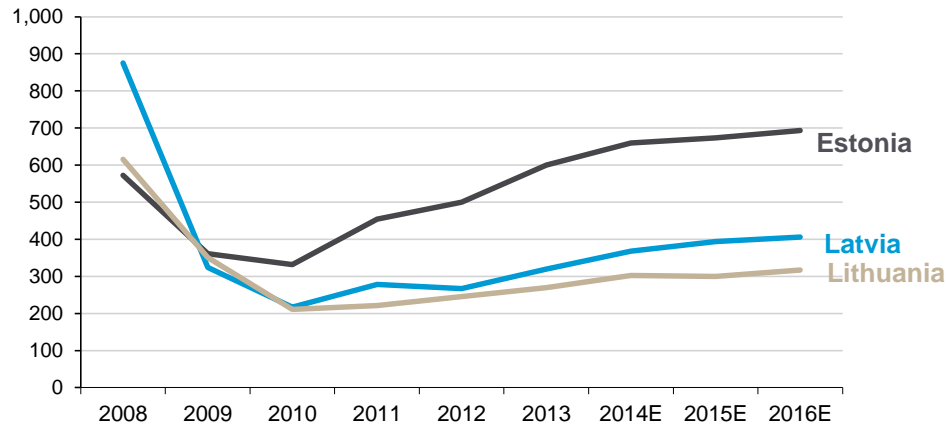
Residential completions in Latvia, units



Residential completions in Lithuania, units



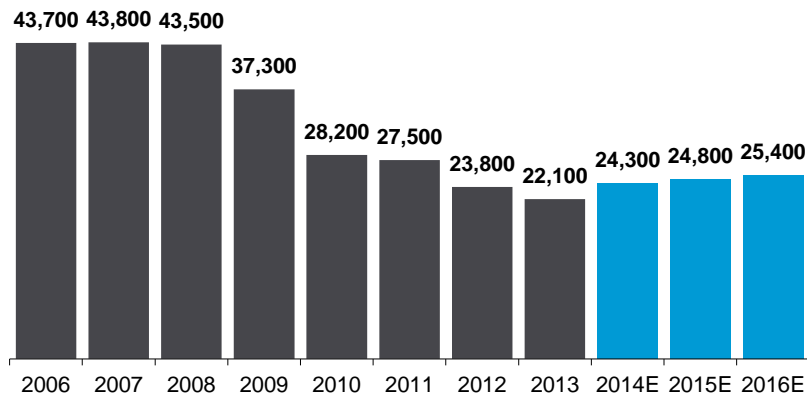
New residential construction in the Baltic countries, EUR million



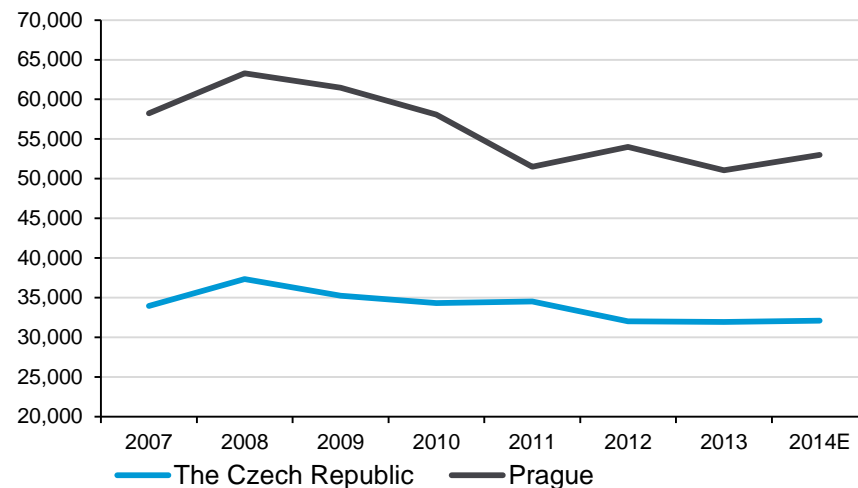
Source: Forecon, December 2014

The Czech Republic and Slovakia – Start-ups forecasted to increase

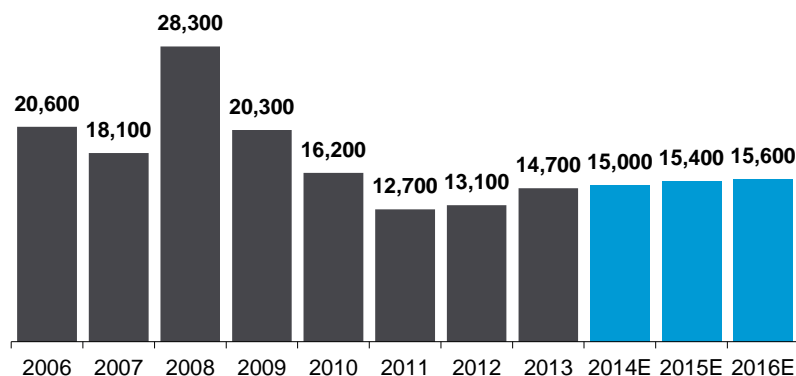
Residential start-ups in the Czech Republic , units



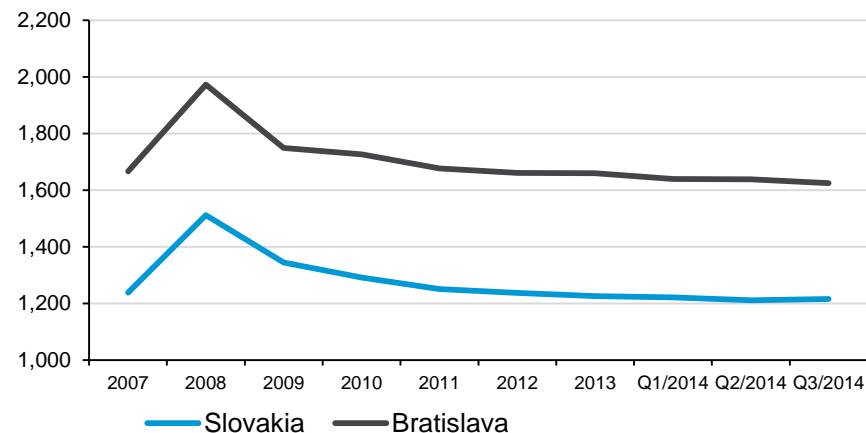
Residential prices in the Czech Republic and Prague CZK/ sq. m.



Residential start-ups in Slovakia, units



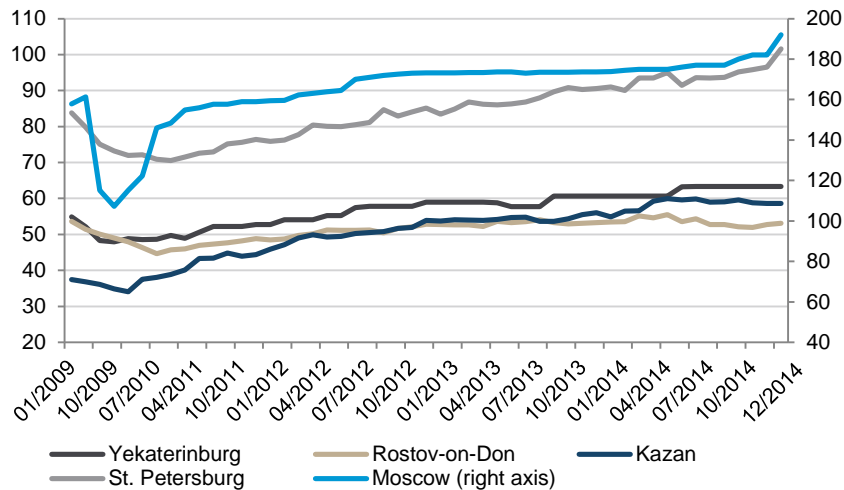
Residential prices in Slovakia and Bratislava, EUR/ sq. m.



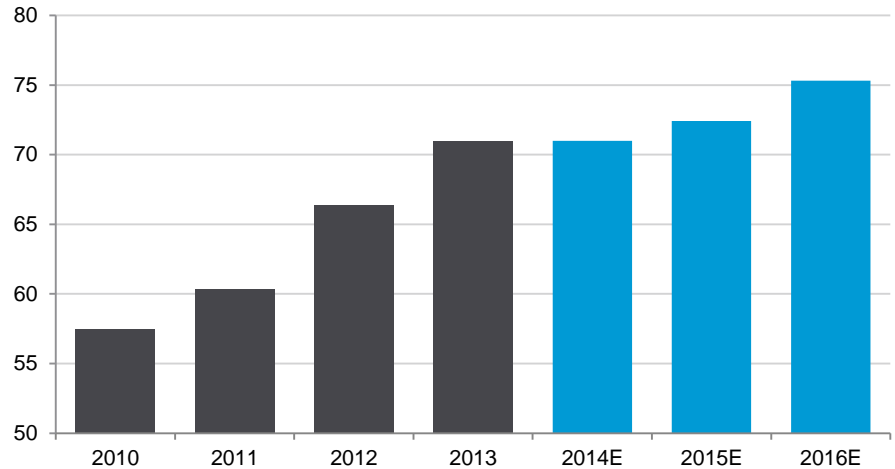
Sources: Residential start-ups: Euroconstruct November 2014, Other data: The Czech Republic: JLL 2014, Slovakia: National Bank of Slovakia, January 2015

Russia – Housing indicators

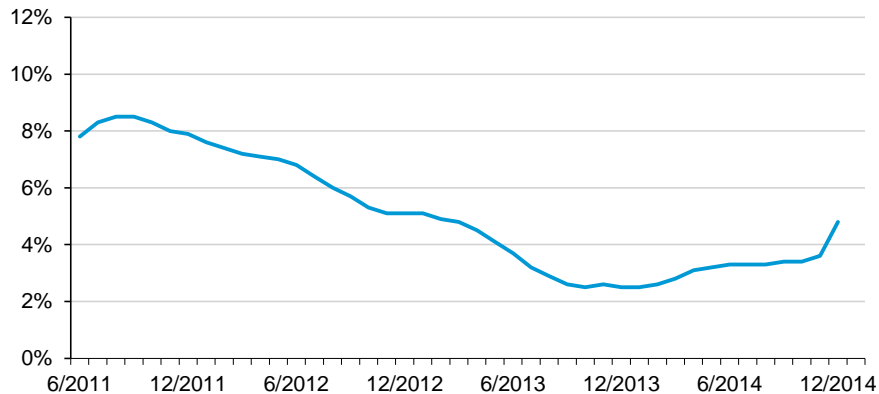
House prices in primary markets, thousand RUB (1/2009-12/2014)



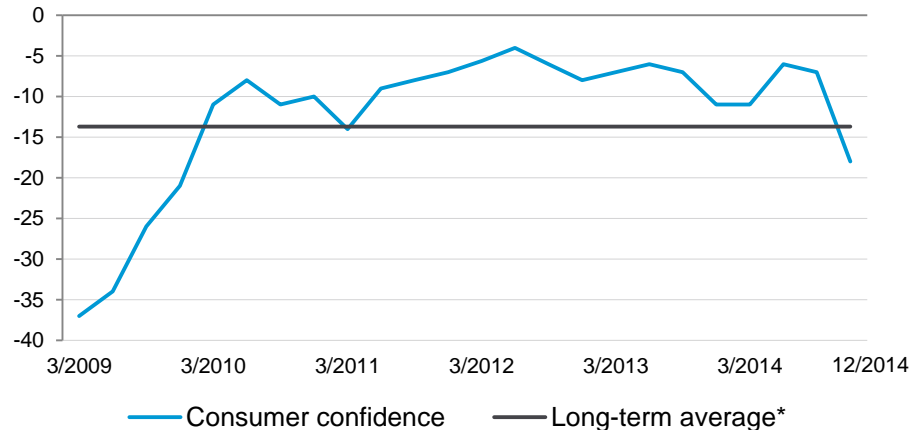
New residential construction, EUR billion



Inflation in building materials 6/2011-12/2014



Consumer confidence



Sources: House prices: YIT, New residential construction volume: Forecon, December 2014, Inflation in building materials: PMR Construction review, January 2015, Consumer confidence: Bloomberg

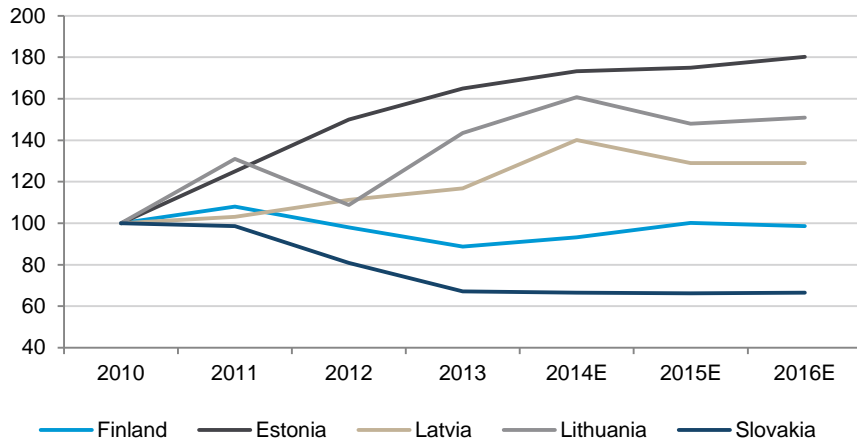
*Average 12/1998-12/2014

IV

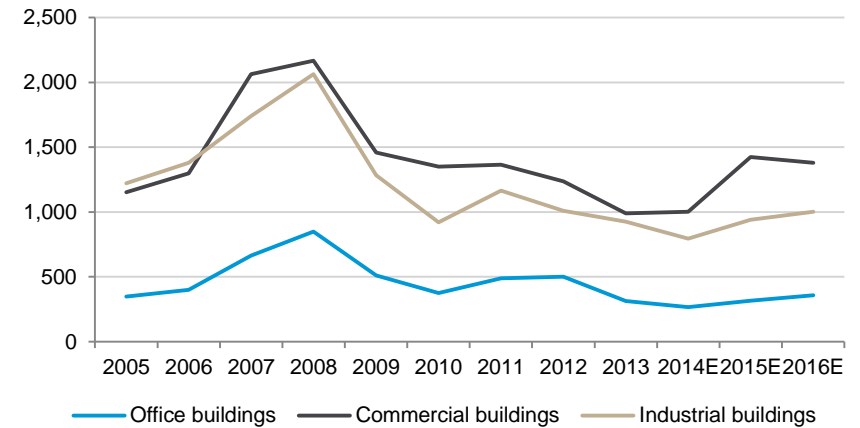
**Business
premises and
infrastructure
construction
indicators**

Non-residential construction forecasted to pick up slightly

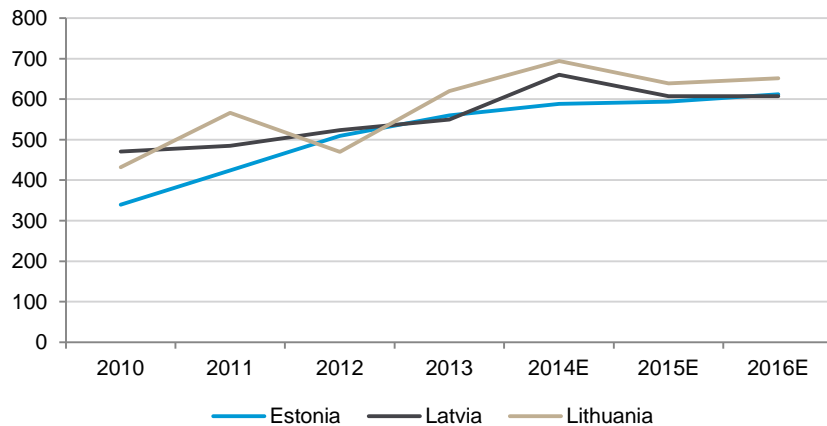
New non-residential construction volumes, index



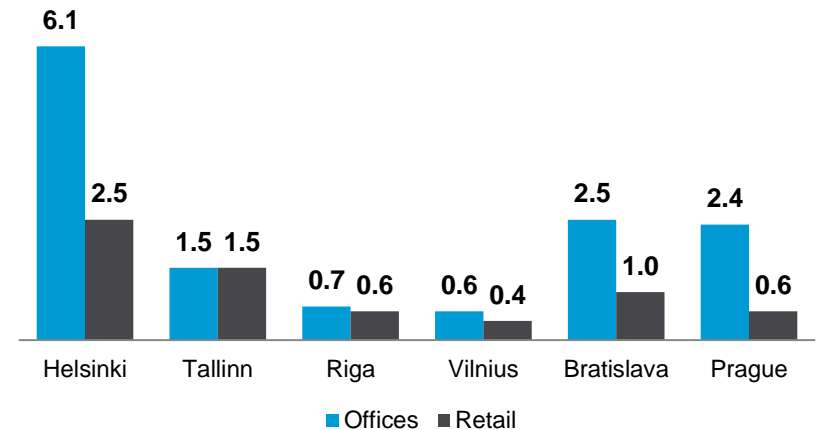
New non-residential construction in Finland, EUR million



New non-residential construction in Slovakia, EUR million



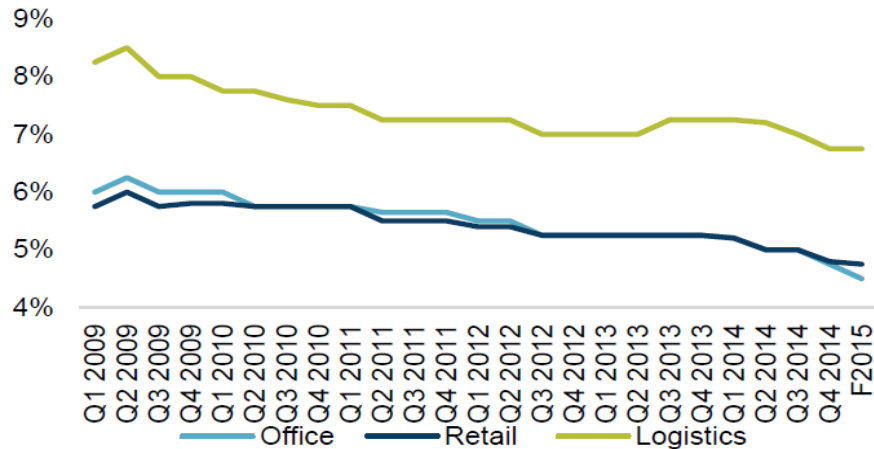
Business premises stock per capita in the capital cities, sq. m.



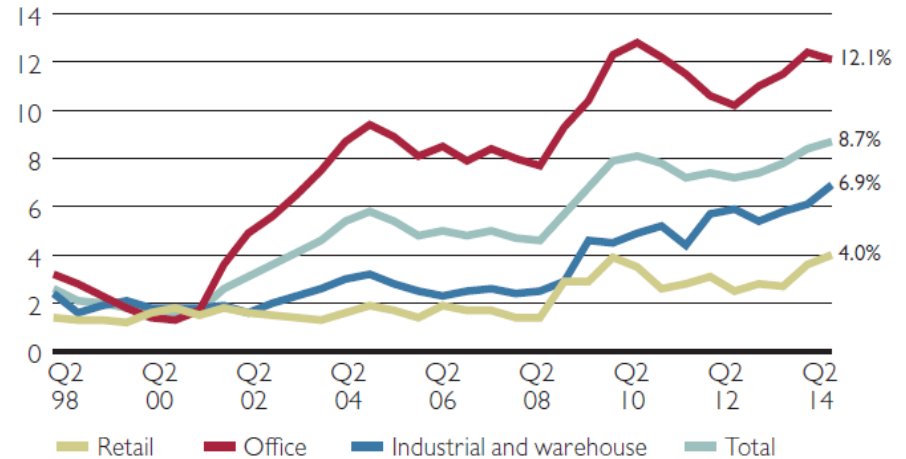
Sources: Euroconstruct, November 2014 and Forecon, December 2014, Newsec, Colliers, Jones Lang LaSalle, CBRE

Finland – Prime yields expected to decrease slightly

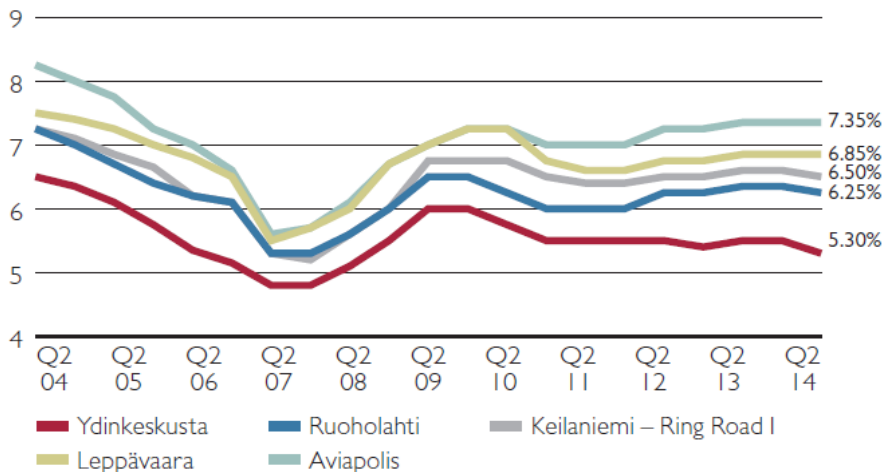
Prime yields in Helsinki Metropolitan Area, %



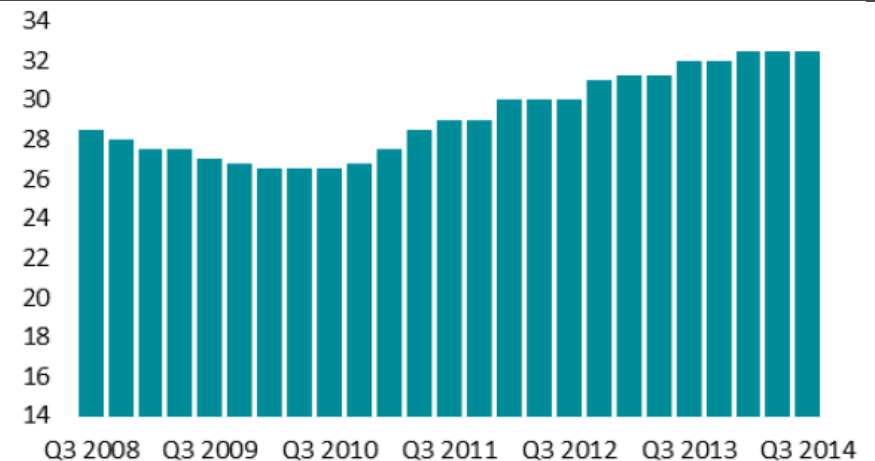
Vacancy rates in Helsinki Metropolitan Area



Office yields in Helsinki Metropolitan Area, %

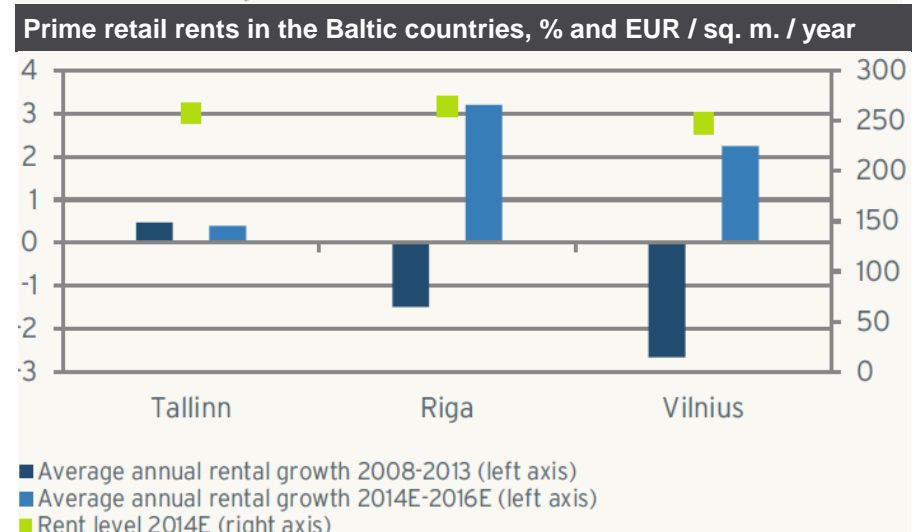
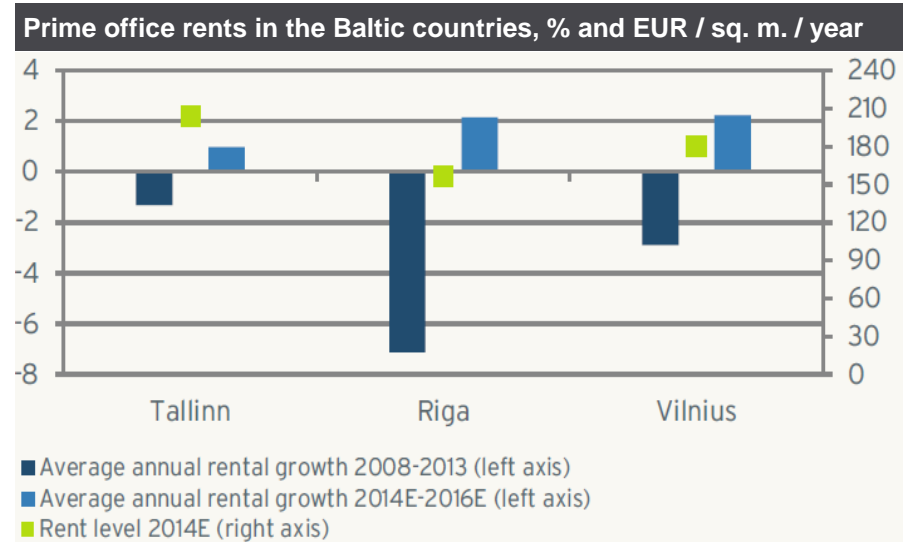
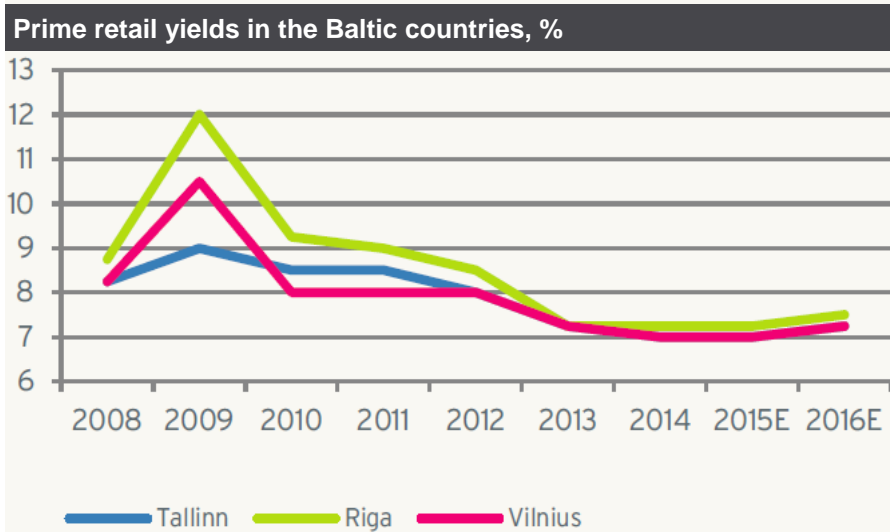
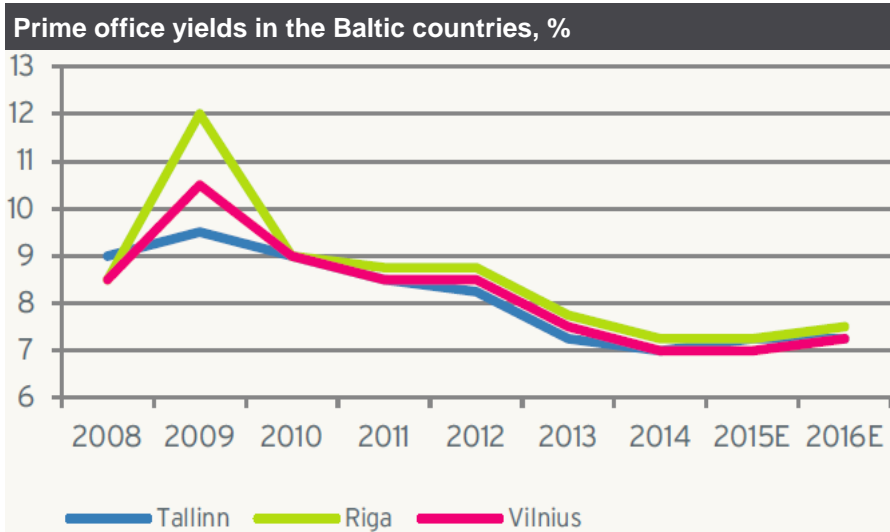


Prime office rent in Helsinki CBD, EUR / sq. m. / month



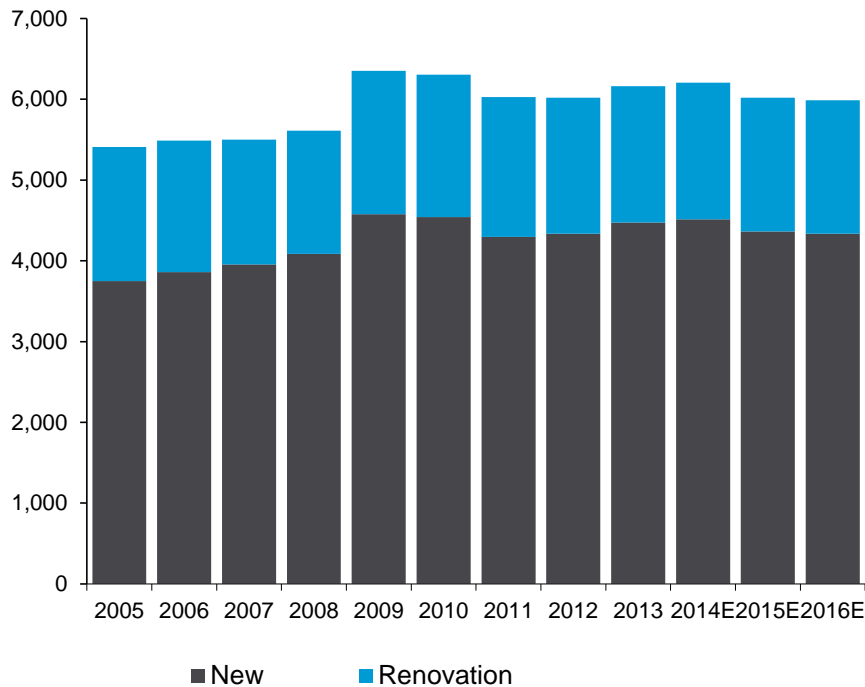
Sources: Catella Property Market Trends Finland, September 2014, DTZ Investment Market update Finland, February 2015 and DTZ Property Times Helsinki, November 2014

The Baltic countries – Yields are expected to decrease

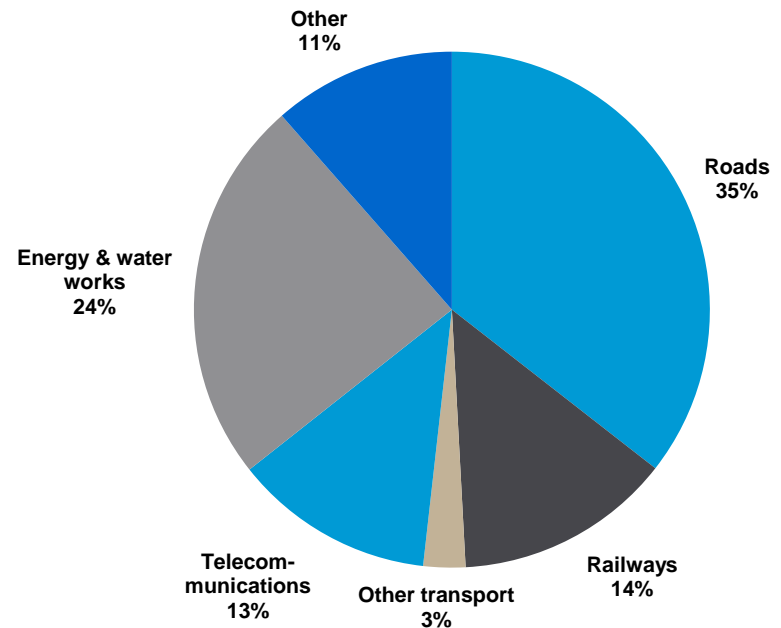


Infrastructure construction – Market expected to decrease slightly in 2015

Infrastructure market in Finland, EUR million



Infrastructure sectors in Finland (2014E)



Source: Euroconstruct, November 2014

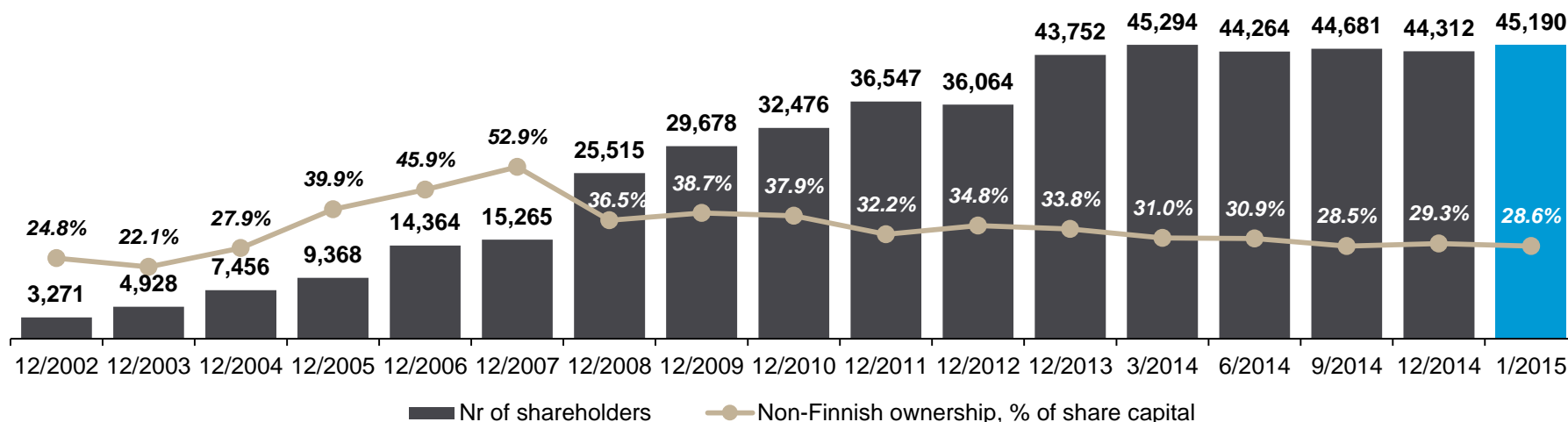
VI

Ownership

YIT's major shareholders

January 31, 2015

Shareholder	Shares	% of share capital
1. Structor S.A.	12,750,000	10.02
2. Varma Mutual Pension Insurance Company	11,492,100	9.03
3. Herlin Antti	4,590,180	3.61
4. Mandatum Life Insurance Company Ltd.	3,636,675	2.86
5. Elo Mutual Pension Insurance Company	3,335,468	2.62
6. Etera Mutual Pension Insurance Company	1,700,000	1.34
7. Society of Swedish Literature in Finland	1,680,900	1.32
8. YIT Corporation	1,639,430	1.29
9. The State Pension Fund	1,635,000	1.29
10. Brotherus Ilkka	1,304,740	1.03
Ten largest total	43,764,493	34.40
Nominee registered shares	22,545,279	17.72
Other shareholders	60,913,650	47.88
Total	127,223,422	100.00



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do it.**