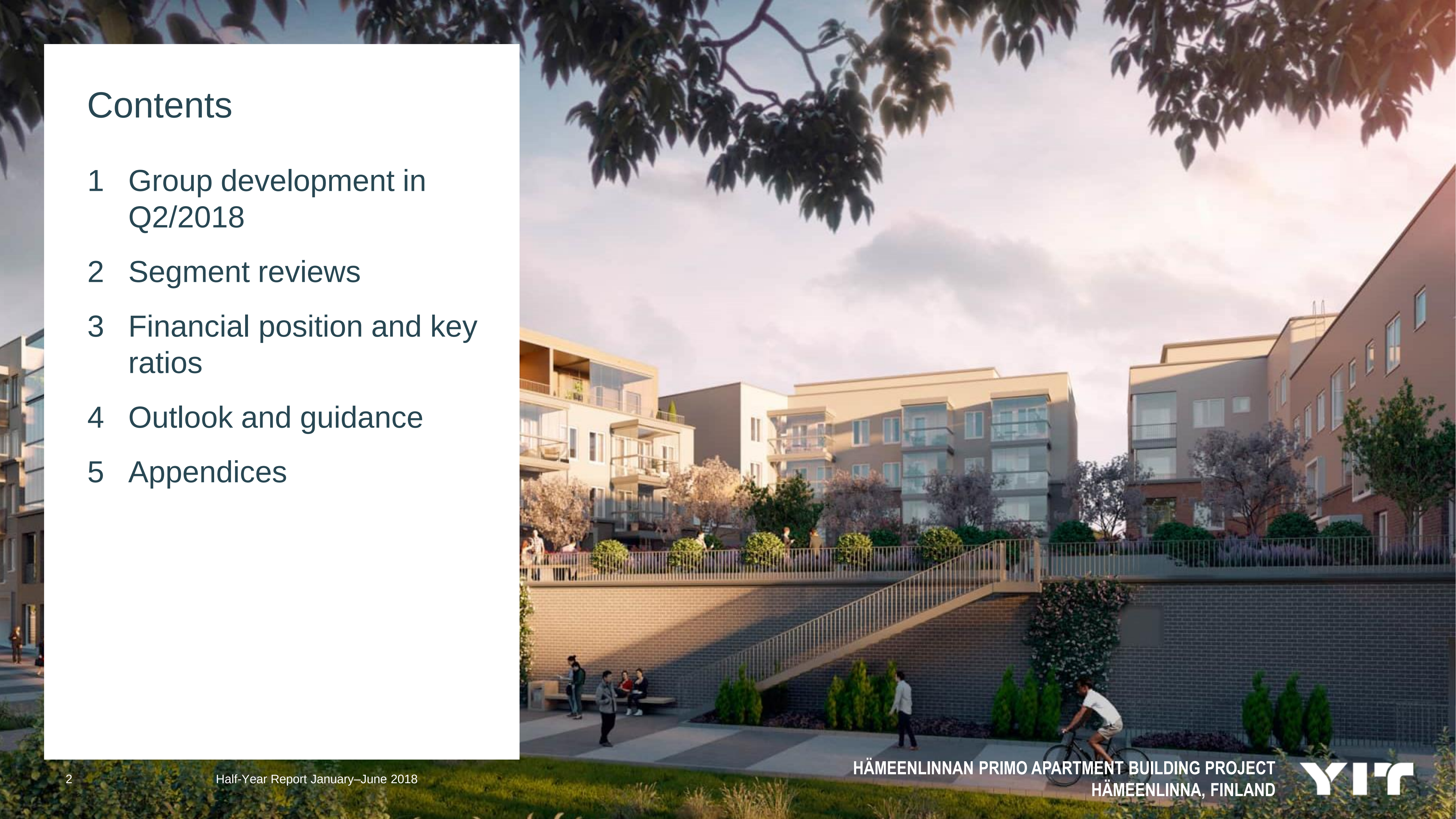
Q2

Half-Year Report January–June 2018

Kari Kauniskangas, President and CEO

Contents



HÄMEENLINNAN PRIMO APARTMENT BUILDING PROJECT
HÄMEENLINNA, FINLAND

Presentation of financial information in Q2

- In this presentation, all figures are pro forma figures, unless otherwise stated, to facilitate the comparability of the combined company's financial information
  - Following the merger of YIT and Lemminkäinen on February 1, 2018, YIT published pro forma figures for 2016 and 2017, which are used as comparison figures in this presentation
  - YIT reports pro forma figures for 1–6/2018 to include Lemminkäinen's financial statements for January 1–January 31, 2018
  - Balance sheet based figures as at June 30, 2018 are actual reported figures
- All figures and comparisons are according to IFRS reporting unless otherwise stated

Merger related fair value cost effects and goodwill have not been allocated to the segments' capital employed but are reported in segment level in "other items and eliminations". Therefore, adjustments due to merger related items have no impact on the segments' results.

1

Group development in Q2/2018

Highlights of the quarter

Strong operative cash flow

+130

EUR million
Operative cash flow after investments in Q2/2018
(Q1/2018: -153)

Order backlog on record high level

5,068

EUR million
Order backlog
as at June 30, 2018
(March 31, 2018: 4,641
June 30, 2017: 4,617)

Good performance in Housing Finland and CEE

9.6%

Adjusted operating profit margin in Housing Finland and CEE in Q2/2018
(8.7%)

Integration proceeding according to plan, numerical guidance given in June

130–160

EUR million
Guidance for adjusted operating profit for 2018
(138.9)

Improvement from Q1, solid foundation for H2

HOUSING FINLAND AND CEE

- Adjusted EBIT **EUR 30.4 million**, **9.6%** (25.9, 8.7%)
- Solid apartment sales in Finland and excellent in the CEE countries
- Profitability boosted by strong performance in the CEE countries

HOUSING RUSSIA

- Capital employed[1] **EUR 352.5 million** (3/18: 393.2)
- Adjusted EBIT weak due to no apartment completions
- Sales continued on a good level, prices are on a low but stable level

BUSINESS PREMISES

- Order backlog **EUR 1,589 million** (3/18: 1,250)
- Several new projects booked in order backlog
- Great success in leasing market, divestment of some of the projects expected in Q4

INFRASTRUCTURE PROJECTS

- Revenue **EUR 154 million** (175)
- Revenue was low in Finland, weak performance due to low margin in recognised backlog
- Success in getting new projects, part of Länsimetro extension among others

PAVING

- In H1, asphalt production volume **1.8 million tonnes** (2.0)
- Season has started well, ramp-up was successful
- Order backlog increased by 20% to EUR 575 million (Q2/2017: 481)

PARTNERSHIP PROPERTIES

- New plot fund established
- Issue of the first large real estate development bond in Finland, EUR 100 million by Regenero
- Strong project pipeline also for the coming years

[1] Actual reported figures

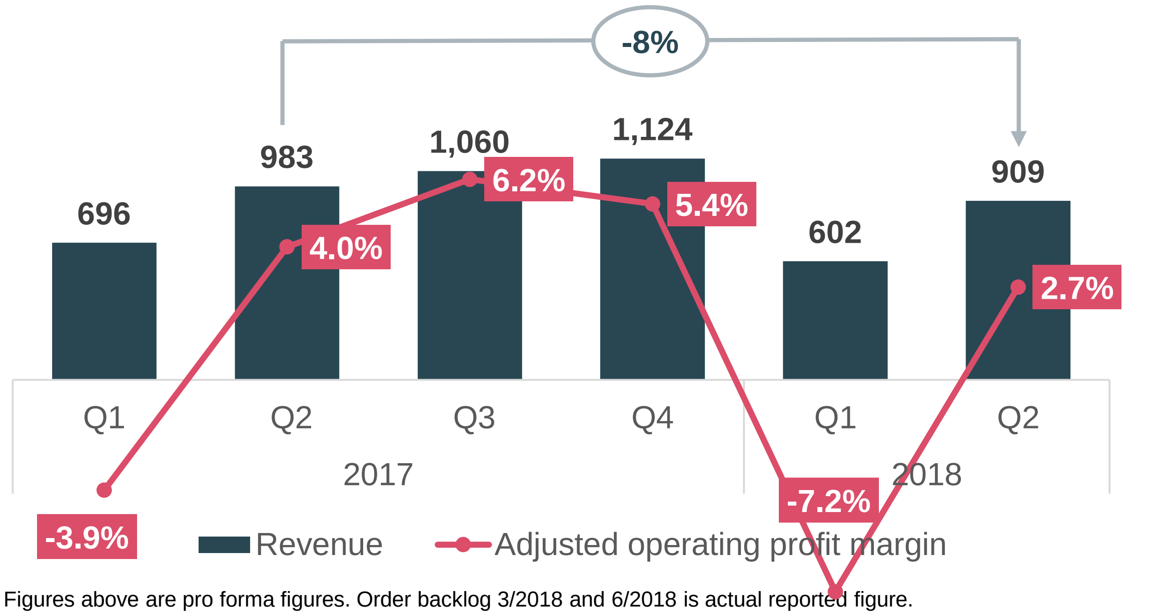
Group

Order backlog strengthened

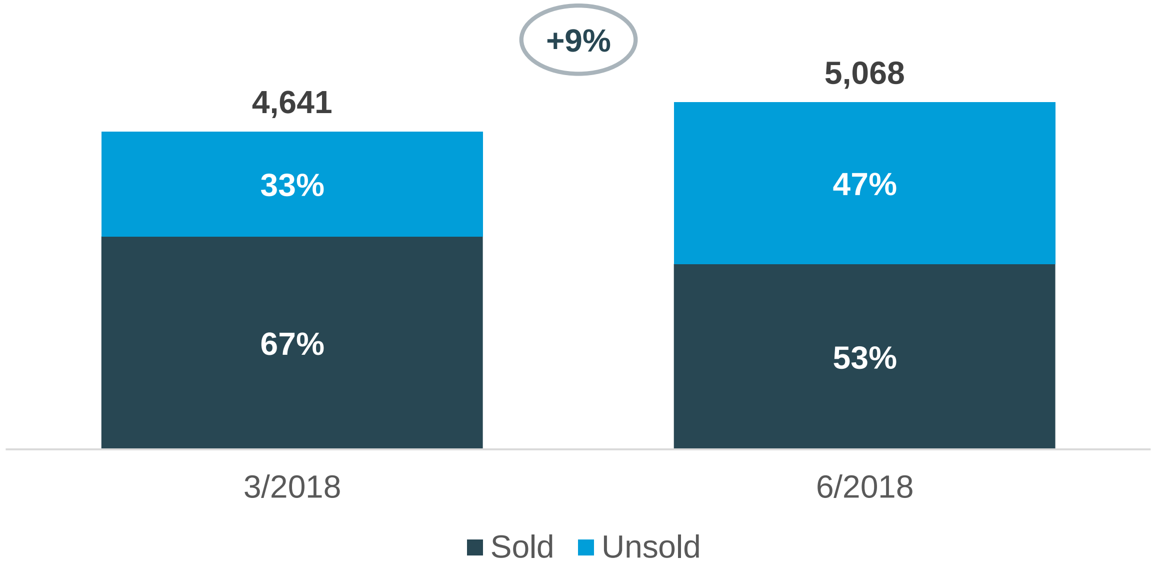
- Revenue decreased mainly due to no apartment completions in Russia
- Adjusted operating profit was supported by Housing Finland and CEE, but was negatively impacted due to no apartment completions in Russia and weak performance in Infrastructure projects
- Order backlog increased from Q1 and also y/y, growth coming especially from Business premises

REVENUE AND ADJUSTED OPERATING PROFIT MARGIN[1] (EUR million, %)

2017: EUR 3,863 million, 3.6%	1–6/2018: EUR 1,511 million, -1.2%



ORDER BACKLOG (EUR million)



Figures above are pro forma figures. Order backlog 3/2018 and 6/2018 is actual reported figure.

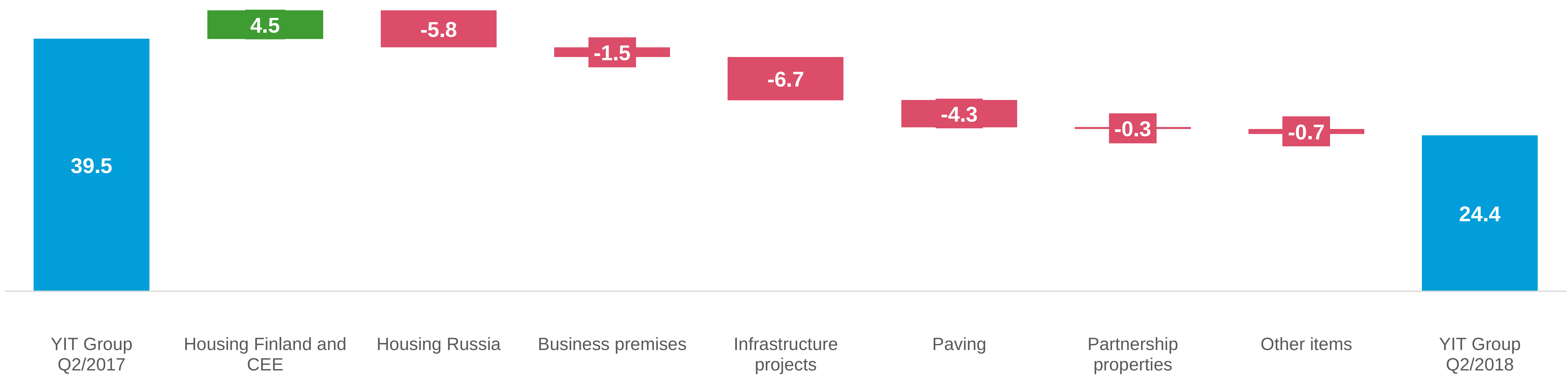
[1]The adjusted operating profit margin does not include material reorganisation costs, impairment or other items impacting comparability.

Group

Adjusted EBIT bridge Q2/2017–Q2/2018

- Adjusted operating profit was mainly burdened by no apartment completions in Russia and weak performance in Infrastructure Projects
- In Paving, the capacity was reduced in southern Sweden and Norway in order to improve annual profitability of the segment, but ramp up of the operations succeeded well
- Partnership properties will start generating revenue and profit in H2

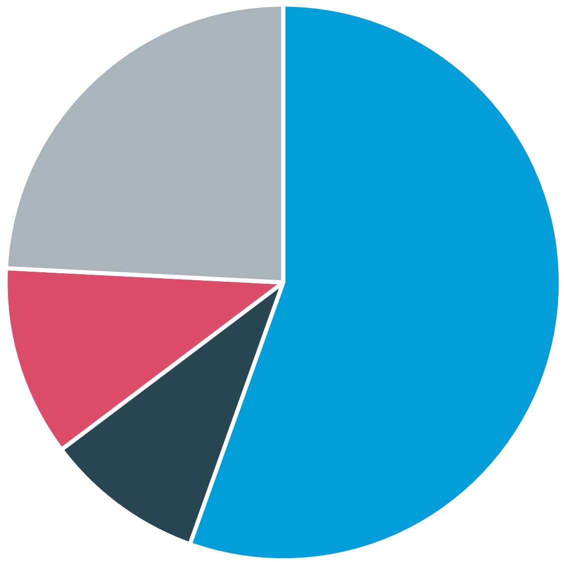
ADJUSTED OPERATING PROFIT CHANGE, Q2/2017–Q2/2018 (EUR million)



Figures above are pro forma figures.

Progress in synergy benefits and integration costs

MAIN SOURCES OF SYNERGY BENEFITS



Additional synergy benefits expected from refinancing in 2018–2019

TIMING OF SYNERGY BENEFIT MEASURES

3/2018A	6/2018A	2018E	2019E	2020E
6	34	35–40	40–50	40–50

cumulative from 2018, EUR million

ESTIMATION OF ACHIEVED SYNERGY BENEFITS, REPORTED IN EBIT

Q1/2018A	H1/2018A	2018E	2019E	2020E
3	7	14–20	32–40	40–50

annual, EUR million

ESTIMATED INTEGRATION COSTS[2]

3/2018A	6/2018A	2018E	2019E	2020E
5	8	25	35	40

cumulative from 2017, EUR million

ANNUAL SYNERGY BENEFIT TARGET[1] AT LEAST

40–50

EUR MILLION

COST ESTIMATE AT MAXIMUM

40

EUR MILLION

[1] According to the original target, full EBIT improvement potential per annum by the end of 2020, original target was set in June 2017. The target was raise in connection with Interim Report January–March 2018.
[2] Integration costs for 2017, EUR 4 million included in the cumulative figure

All figures are pro forma figures.

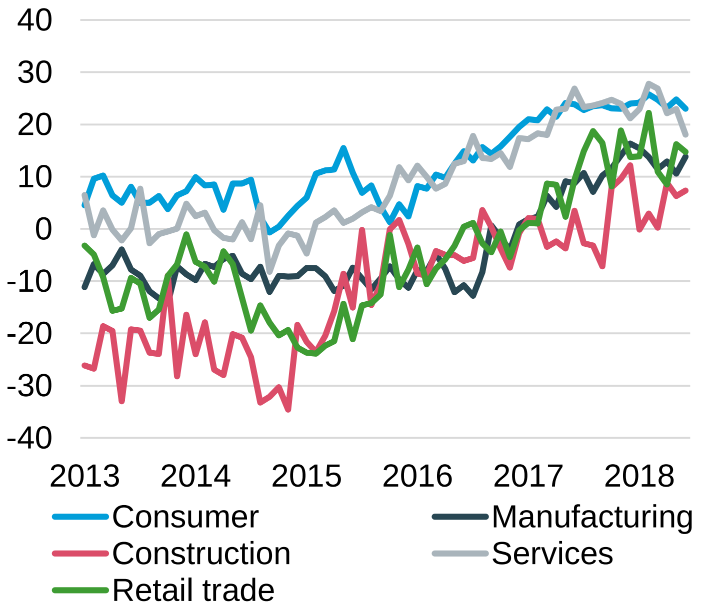
Operating environment for housing in Q2

- In Finland, consumer demand was on a good level, no signs of overheating, supply on a high level
- Availability of mortgages slightly tightened

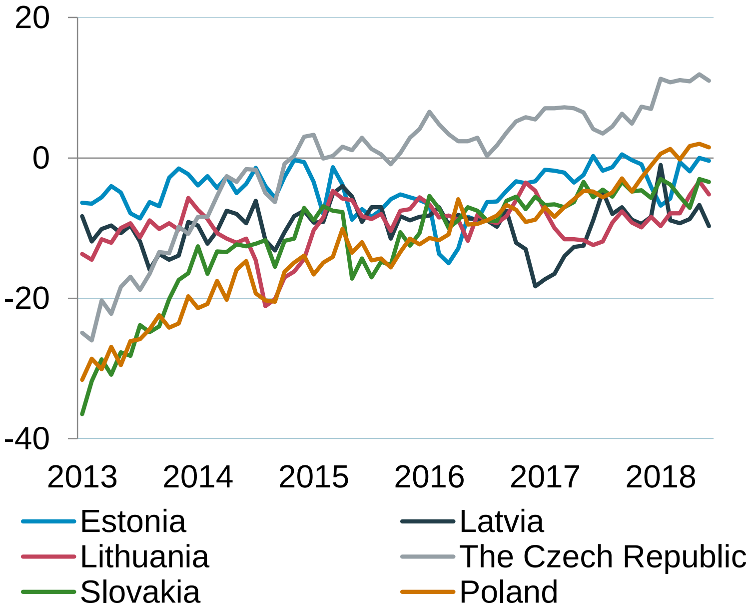
- Consumer demand was brisk in the CEE countries
- Due to increased construction volume, shortage of resources caused cost pressure

- In Russia, consumers continued to be cautious
- Demand remained stable on the year-end level, improved slightly especially in the Moscow region

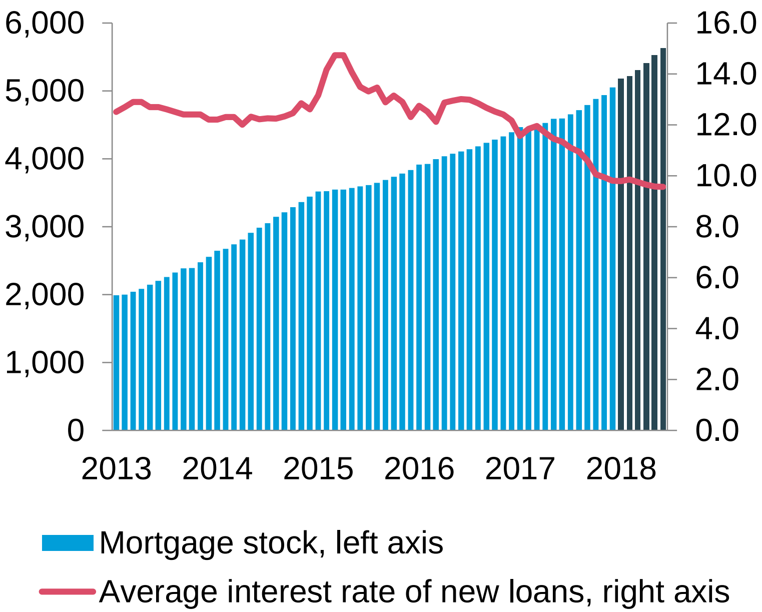
CONFIDENCE INDICATORS IN FINLAND



CONSUMER CONFIDENCE IN THE CEE COUNTRIES



MORTGAGE STOCK AND AVERAGE INTEREST RATE IN RUSSIA (RUB billion, %)



Sources: Statistics Finland and Confederation of Finnish Industries, EK; European Commission; Central Bank of Russia

Group

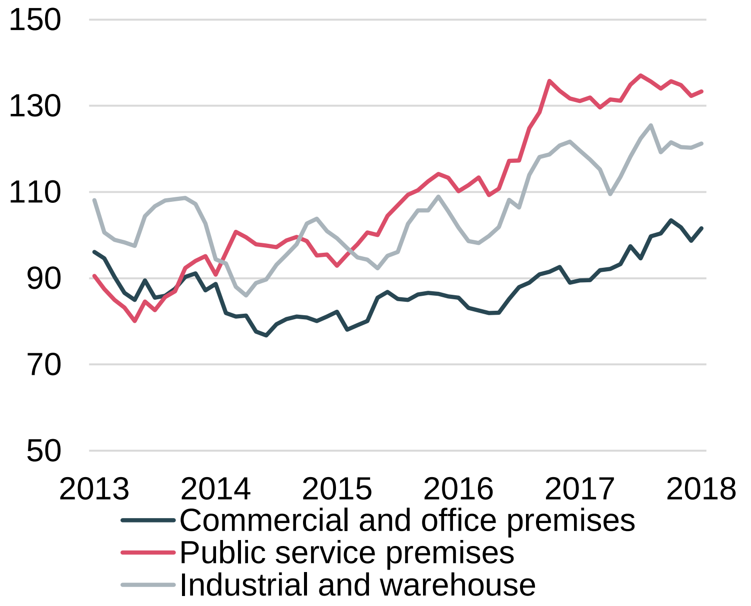
Operating environment for business premises, infrastructure projects and paving in Q2

- The volume of construction in Finland on a high level, the positive overall market sentiment supported investments
- Good investor demand for business premises in all markets

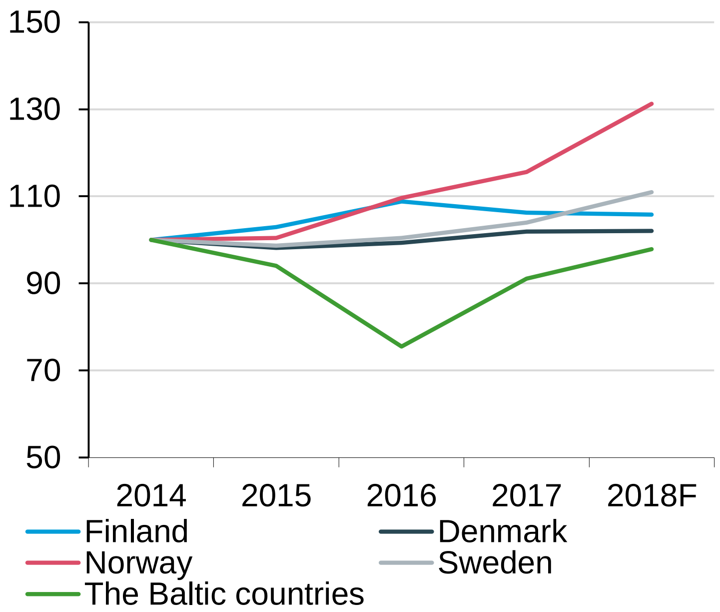
- The market for infrastructure was strong in especially in Sweden and Norway, many new infrastructure projects ongoing or in pipeline
- In Finland, the market was supported by infrastructure projects in growth centres and the general growth in the construction business

- In Finland, the state investments in paving declined slightly from the previous year's level
- The market situation in Sweden was good, the state investments in Norway increased, price competition remained stable in Denmark

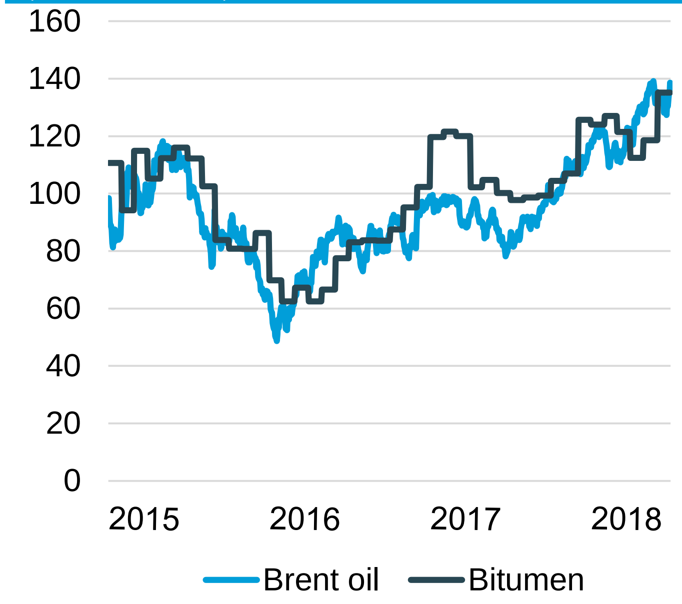
VOLUME OF NEW CONSTRUCTION IN FINLAND
(index 2010=100)



INFRASTRUCTURE MARKET
(index 2013=100)



BITUMEN AND BRENT OIL PRICE DEVELOPMENT
(index 2015=100)



Sources: Statistics Finland, Euroconstruct, June 2018, Bloomberg

Market outlook for the next 12 months

	Housing Finland and CEE	Housing Russia	Business premises	Infrastructure projects	Paving	Partnership properties
Finland	🟡		🟡	🟢 → 🟡	🟡	🟡
Russia		🟢 → 🟡			🟡	
The CEE countries						
The Baltic countries	🟡		🟡	🟢	🟢	🟡
The Czech Republic, Slovakia, Poland	🟡		🟡			🟡
Scandinavia						
Sweden				🟢	🟢	
Norway				🟢	🟢	
Denmark					🔴 → 🟡	

🔴 Weakened outlook compared to the past 12 months' development

🟡 Unchanged outlook compared to the past 12 months' development

🟢 Improved outlook compared to the past 12 months' development

2

Segment reviews

HOUSING FINLAND AND CEE

NUPPU 4 RESIDENTIAL PROJECT
BRATISLAVA, SLOVAKIA

Housing Finland and CEE

Profitability improved

IFRS

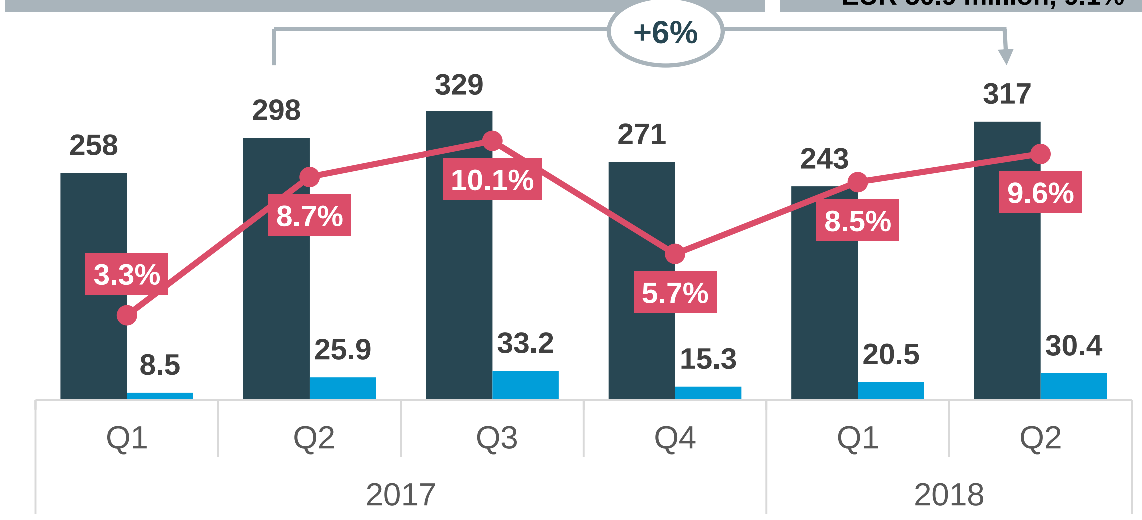
- Number of completions decreased in Finland, 916 (1,214) apartments were completed during the period
- In the CEE countries, high number of completions, 499 (106) and plot sales to a joint venture supported performance

POC

- Revenue increased and adjusted operating profit remained on last year's level

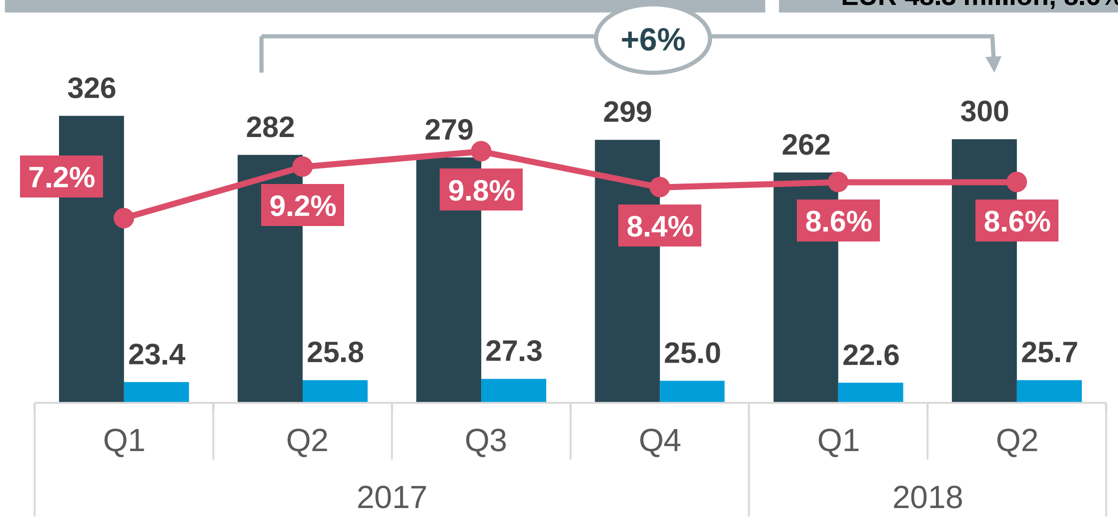
REVENUE, ADJUSTED OPERATING PROFIT AND ADJUSTED OPERATING MARGIN
(IFRS, EUR million, %)

2017: Revenue EUR 1,156 million, adjusted operating profit EUR 83.0 million, 7.2%	1–6/2018: Revenue EUR 560 million, adjusted operating profit EUR 50.9 million, 9.1%



REVENUE, ADJUSTED OPERATING PROFIT AND ADJUSTED OPERATING MARGIN
(POC, EUR million, %)

2017: Revenue EUR 1,186 million, adjusted operating profit EUR 101.5 million, 8.6%	1–6/2018: Revenue EUR 562 million, adjusted operating profit EUR 48.3 million, 8.6%



Figures above are pro forma figures.

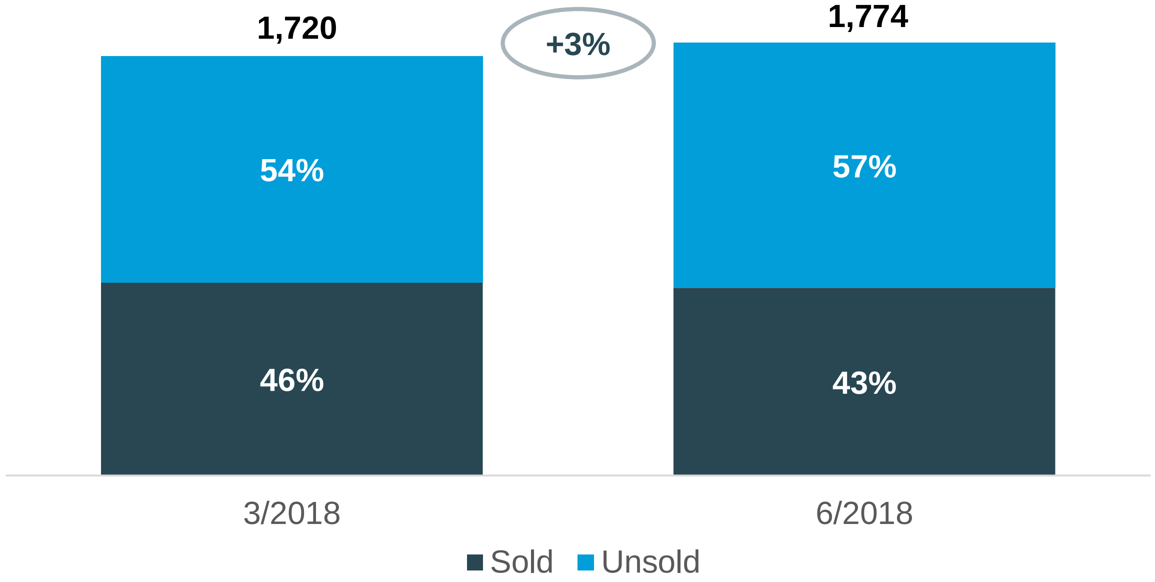
Revenue   Adjusted operating profit   Adjusted operating profit margin

Housing Finland and CEE

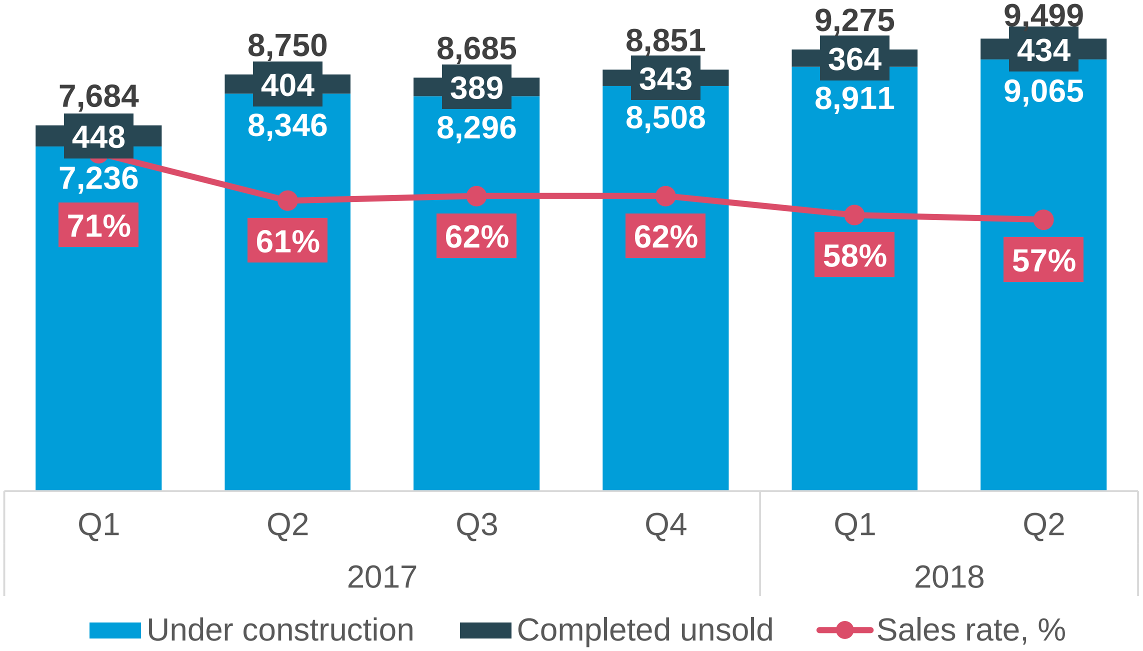
Order backlog increased by 3%

- New projects started in growth centres during the quarter
- The share of CEE of the sales portfolio (units) was 32%

ORDER BACKLOG (EUR million)



APARTMENT INVENTORY (units)



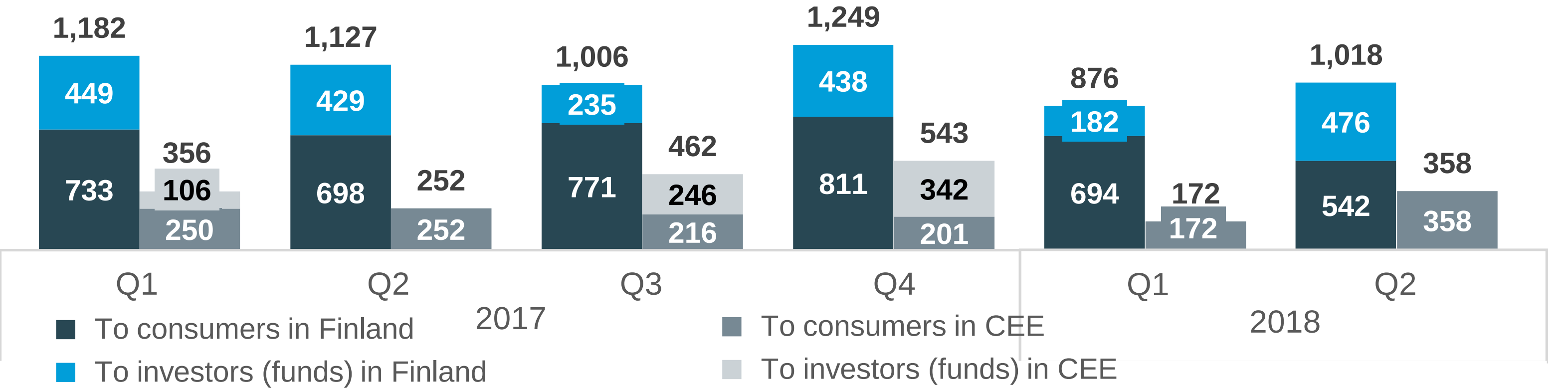
Order backlog for 3/2018 and 6/2018 are actual reported figures. Quarterly apartment inventory figures for 2017 are combined YIT and Lemminkäinen figures, and actual reported figures since Q1/2018.

Housing Finland and CEE

Sales and start-ups in Q2

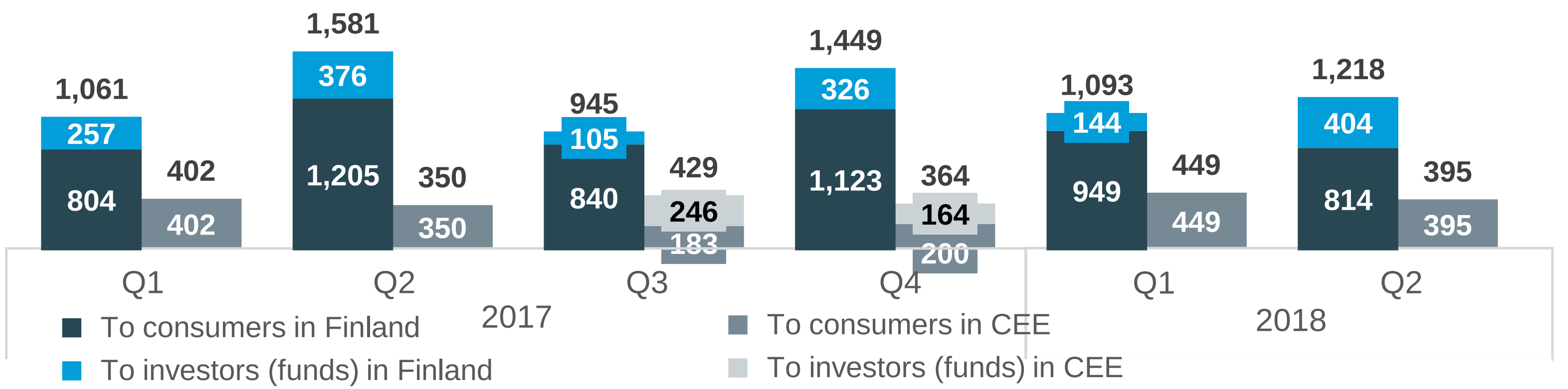
SOLD APARTMENTS (units)

FINLAND IN 2017: 4,564 CEE IN 2017: 1,613	FINLAND IN 1–6/2018: 1,894 CEE IN 1–6/2018: 530



APARTMENT START-UPS (units)

FINLAND IN 2017: 5,036 CEE IN 2017: 1,545	FINLAND IN 1–6/2018: 2,311 CEE IN 1–6/2018: 844



- Sold apartments increased by 42% and start-ups by 13% in the CEE countries
- Share of apartments sold to consumers in Finland was 53%
- 72 apartments sold in bundles to investors in Finland (Q2/2017: 53)
- In July, estimated sales to consumers in Finland are about 160 units (7/2017: about 210 units) and in CEE about 80 units (7/2017: about 80 units)

- Of projects earlier sold to YCE Housing I fund and recorded as investor sales, YIT sold 141 apartments further to consumers (Q2/2017: 66)
- In July, estimated sales further to consumers are 26 units (7/2017: 18)

Quarterly apartment sales and start-up figures for 2017 are combined YIT and Lemminkäinen figures and Q1/2018 includes Lemminkäinen figures for January 2018.

HOUSING RUSSIA

LYTKARINO RESIDENTIAL PROJECT
MOSCOW AREA, RUSSIA

Housing Russia

Revenue and profitability decreased due to no completions

IFRS

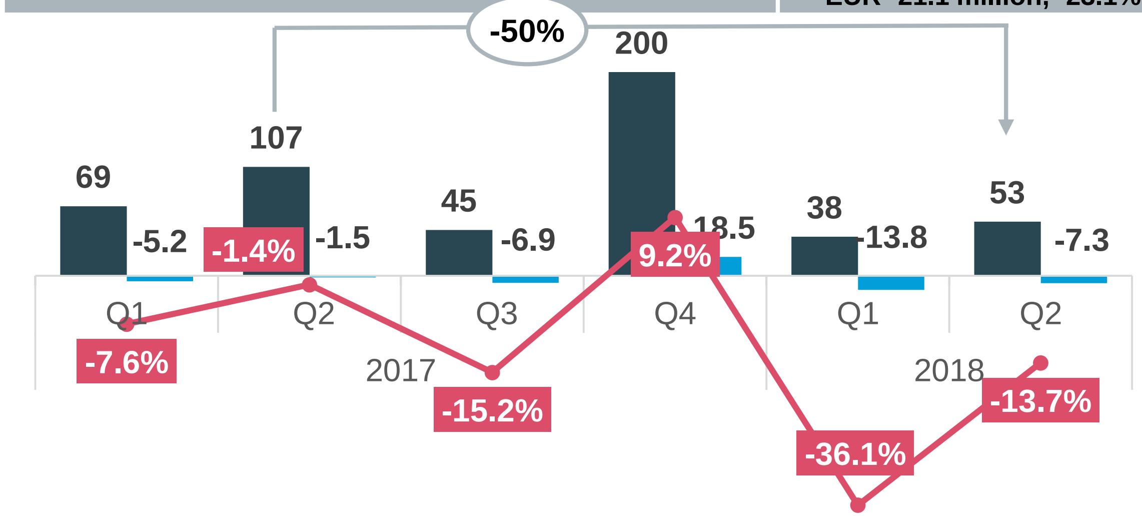
- No apartment completions during the period (1,667)
- Successful capital efficiency measures implemented including plot sales in St. Petersburg and intensified sales actions
  - Impact of loss related to the plot sale, EUR 3.5 million, added in adjusting items

POC

- Revenue increased by 13%, but adjusted operating profit was negative

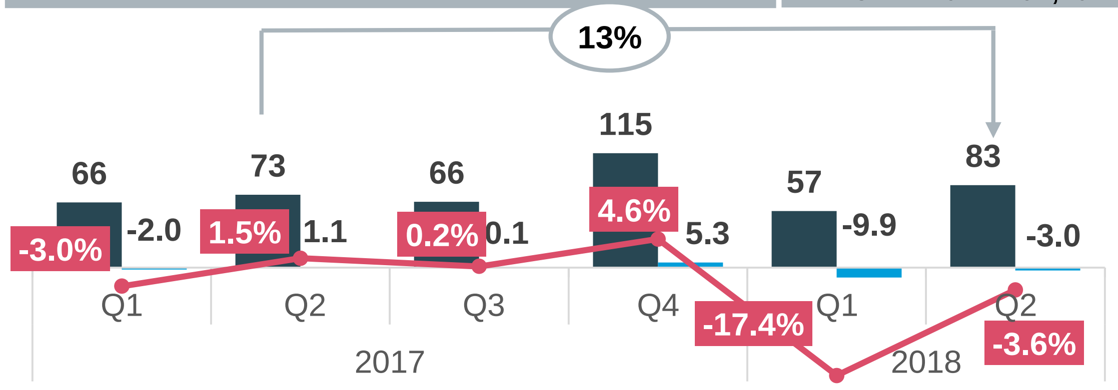
REVENUE, ADJUSTED OPERATING PROFIT AND ADJUSTED OPERATING MARGIN
(IFRS, EUR million, %)

2017: Revenue EUR 421 million, adjusted operating profit EUR 4.9 million, 1.2%	1–6/2018: Revenue EUR 92 million, adjusted operating profit EUR -21.1 million, -23.1%



REVENUE, ADJUSTED OPERATING PROFIT AND ADJUSTED OPERATING MARGIN
(POC, EUR million, %)

2017: Revenue EUR 320 million, adjusted operating profit EUR 4.6 million, 1.4%	1–6/2018: Revenue EUR 140 million, adjusted operating profit EUR -12.9 million, -9.2%



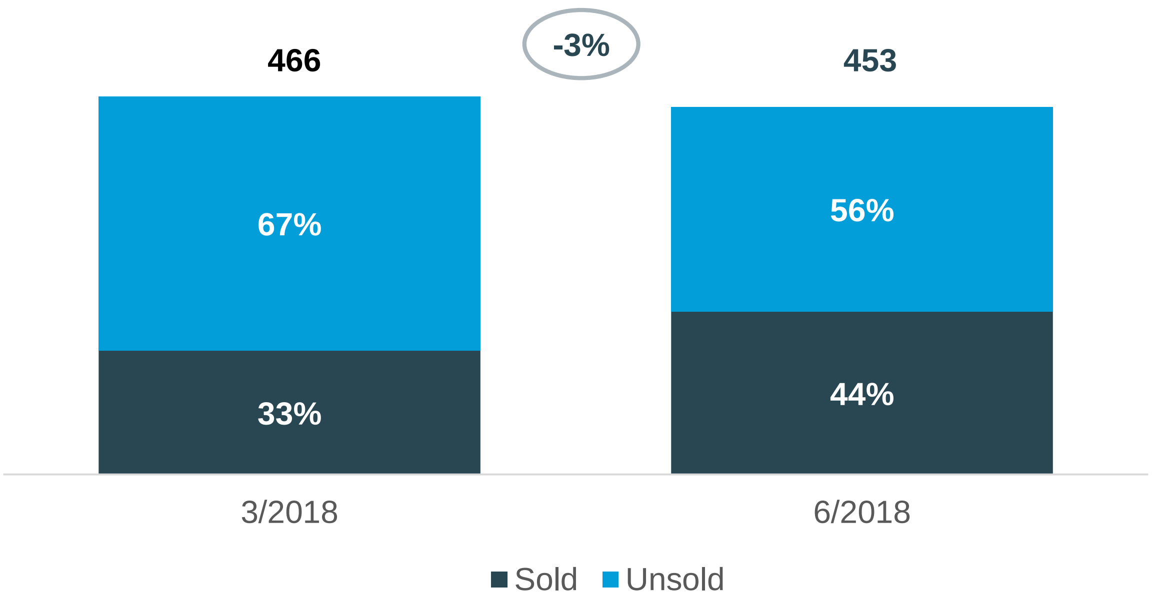
Revenue Adjusted operating profit Adjusted operating profit margin

Figures above are pro forma figures.

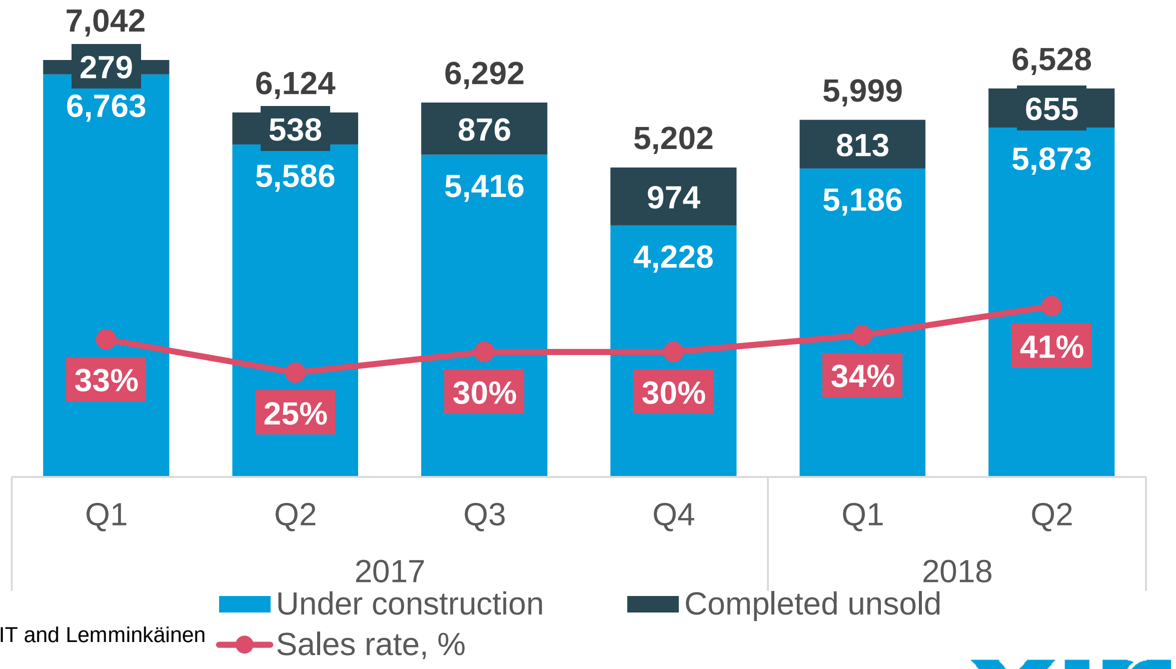
Number of completed unsold apartments decreased q/q

- Order backlog slightly decreased
- At the end of June, YIT Service was responsible for the maintenance and the living services of almost 37,000 apartments (3/2018: almost 37,000) and in total over 46,000 clients (incl. parking spaces and business premises) (3/2018: over 46,000)
- To support its service business in Russia, YIT acquired majority of Dispatcher 24 service platform, which already serves approximately 300,000 customers

ORDER BACKLOG (EUR million, %)



APARTMENT INVENTORY (units)

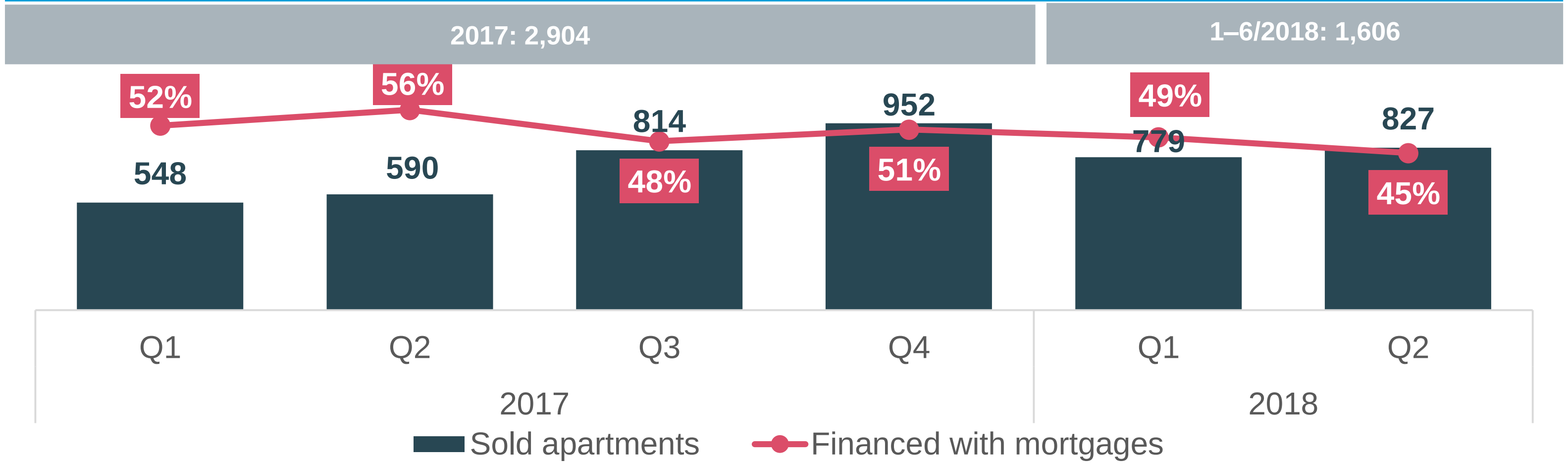


Order backlog for 3/2018 and 6/2018 are actual reported figures. Quarterly apartment inventory figures for 2017 are combined YIT and Lemminkäinen figures, and actual reported figures since Q1/2018.

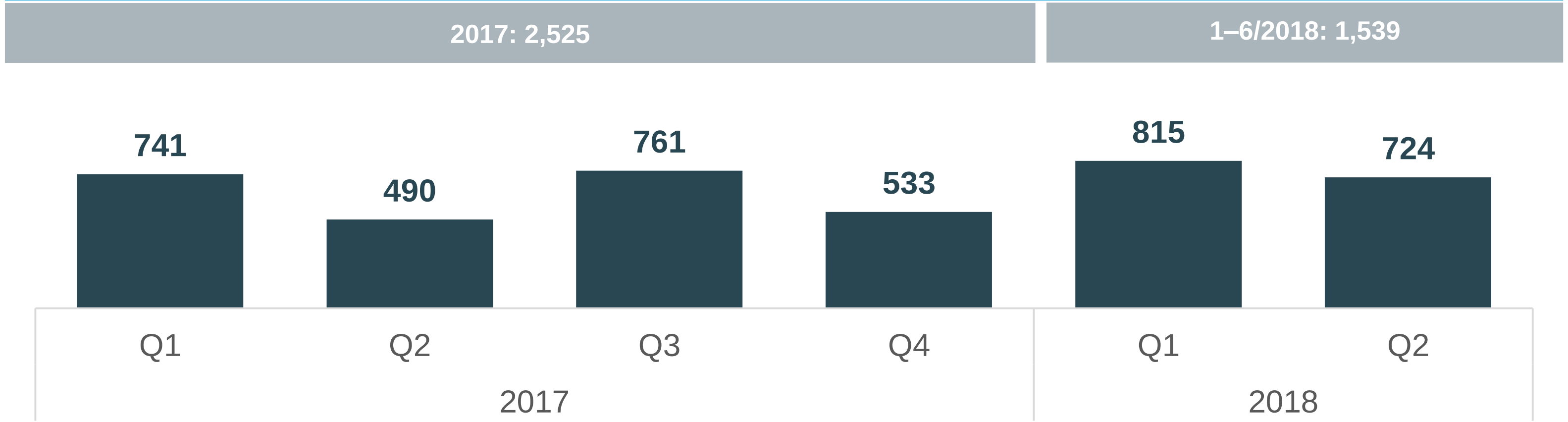
Housing Russia

Sales and start-ups in Q2

SOLD APARTMENTS (units) **AND SHARE OF SALES FINANCED WITH MORTGAGE** (%)



APARTMENT START-UPS (units)



- Apartment sales increased by 40%
  - Sales especially strong in Moscow region
- Start-ups increased by 48%
- Share of sales financed with mortgages decreased to 45%
- In July, estimated sales to consumers are around 250 units (7/2017: below 200 units)

Quarterly apartment sales and start-up figures for 2017 are combined YIT and Lemminkäinen figures and Q1/2018 includes Lemminkäinen figures for January 2018.

BUSINESS PREMISES

TRIPLA PROJECT
HELSINKI, FINLAND

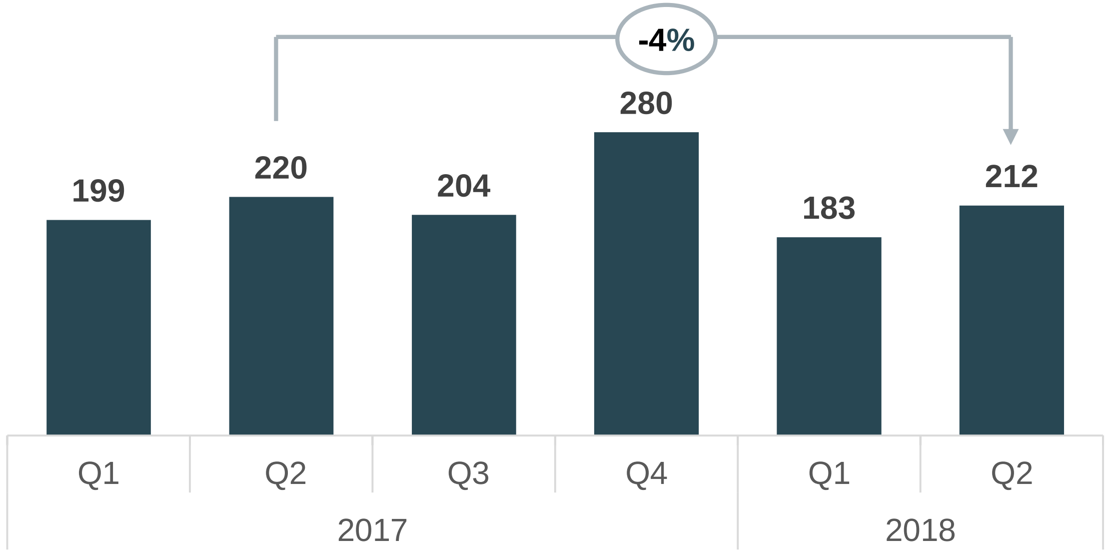
Business premises

Revenue and adjusted operating profit decreased

- Revenue decreased by 4%
- Adjusted operating profit was positive, but still on a low level
- Several large projects with no or only partial revenue and profit recognition at the moment on-going

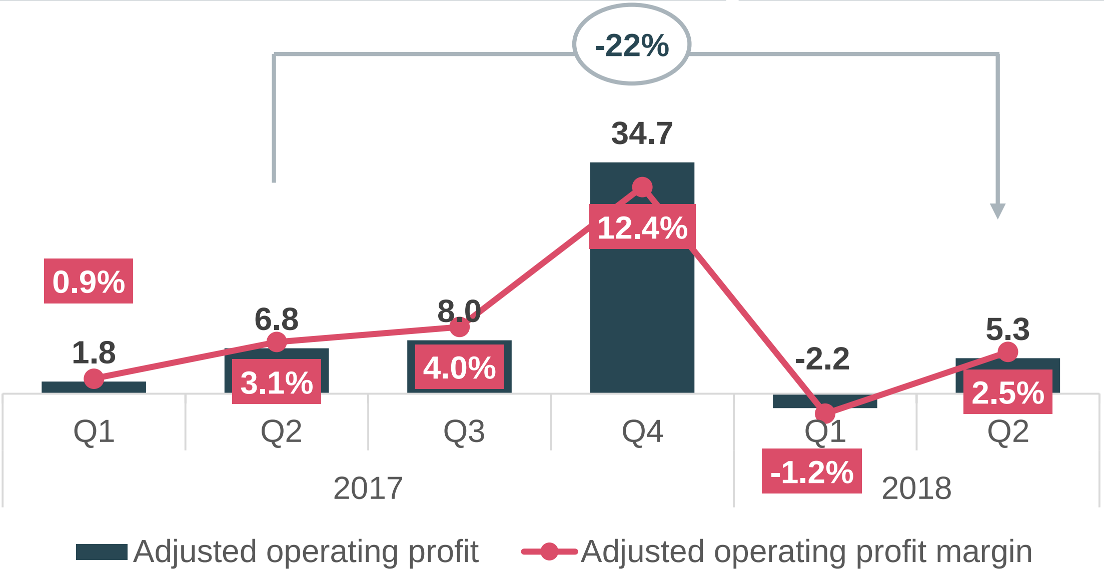
REVENUE (EUR million)

2017: EUR 902 million	1-6/2018: EUR 395 million



ADJUSTED OPERATING PROFIT AND ADJUSTED OPERATING PROFIT MARGIN (EUR million, %)

2017: EUR 51.5 million, 5.7%	1-6/2018: EUR 3.0 million, 0.8%



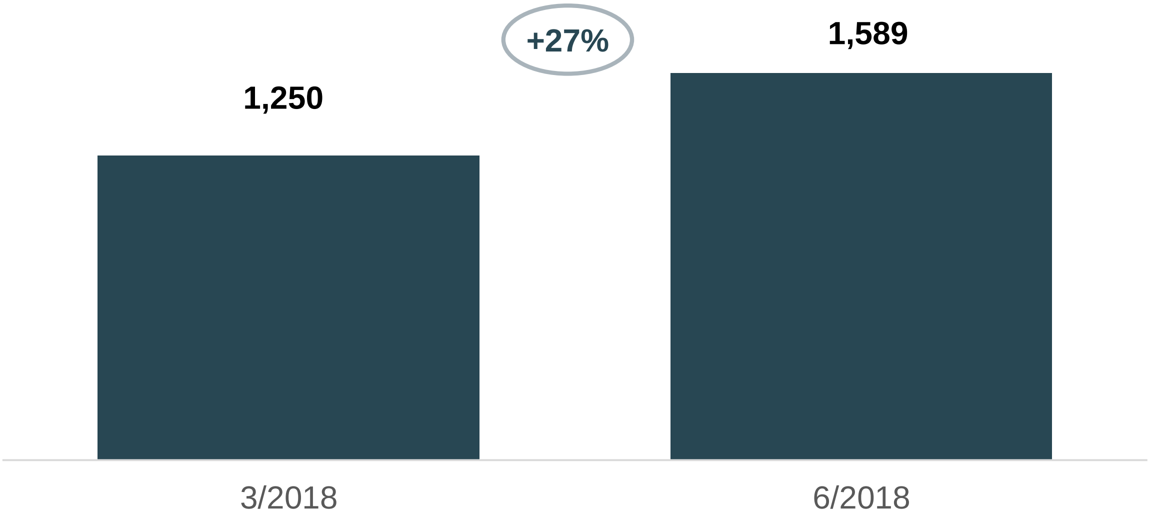
Figures above are pro forma figures.

Business premises

Order backlog strengthened significantly

- Several projects (including Tripla Offices) added to order backlog
- Large projects proceeding according to plan

ORDER BACKLOG (EUR million)



LARGEST ONGOING BUSINESS PREMISES PROJECTS

Project, location	Project value, EUR million	Project type	Completion rate, %	Estimated completion	Sold / unsold / contracting
Mall of Tripla, Helsinki, Finland	600	Retail	58%	9/19	YIT's ownership 38.75%
Finavia air terminal expansion, Vantaa, Finland	200	Airport	58%	12/19	Contracting
Consortium Freeway logistics centre, Finland	148 (YIT's share EUR 74 M)	Logistics	99%	10/18	Contracting
Tripla hotel, Helsinki, Finland	88	Hotel	42%	3/20	Sold
The Myllypuro campus, Helsinki, Finland	73	Public premises	60%	8/19	Contracting

UNSOLD SELF-DEVELOPED NEW PROJECTS IN ORDER BACKLOG

Tripla office, West	n/a	Office	32%	12/20	Unsold
Tripla office, East I	n/a	Office	54%	01/21	Unsold
Tripla office, East II	n/a	Office	54%	12/20	Unsold

Figures above are actual reported figures.

INFRASTRUCTURE PROJECTS

TAMPERE LIGHT RAILWAY PROJECT
TAMPERE, FINLAND

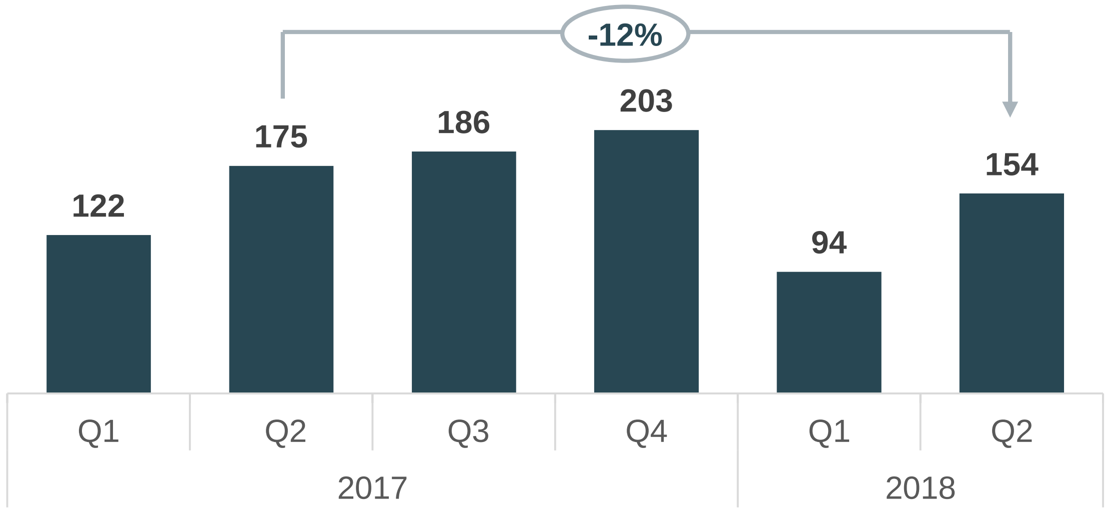
Infrastructure projects

Revenue declined by 12%

- Low recognised revenue in Finland
- Weak performance due to low margin in recognised backlog

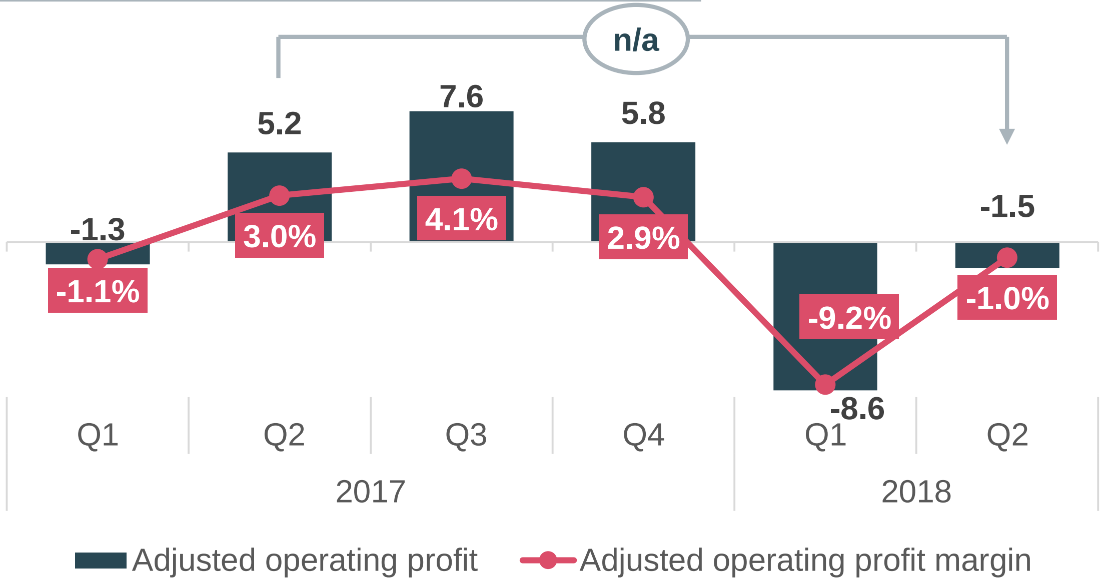
REVENUE (EUR million)

2017: EUR 686 million	1-6/2018: EUR 248 million



ADJUSTED OPERATING PROFIT AND ADJUSTED OPERATING PROFIT MARGIN (EUR million, %)

2017: EUR 17.4 million, 2.5%	1-6/2018: EUR -10.2 million, -4.1%



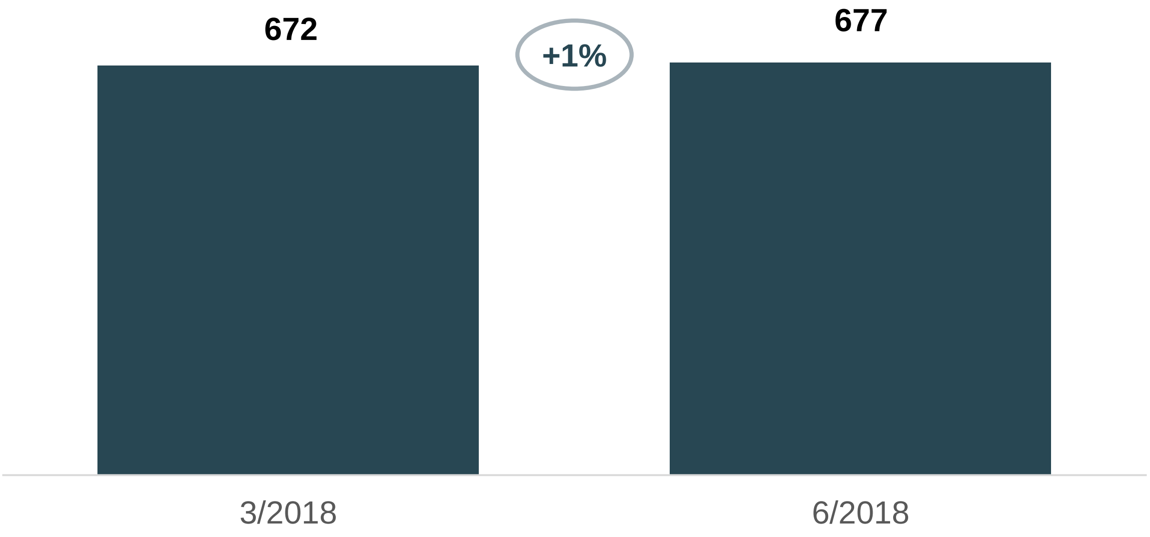
Figures above are pro forma figures.

Infrastructure projects

Order backlog remained stable

- Order backlog remained stable, in short term, average margin of backlog is low
- New large projects started to recognise profit and revenue slower than expected

ORDER BACKLOG (EUR million)



LARGEST ONGOING INFRASTRUCTURE PROJECTS

Project, location	Project value, EUR million	Completion rate, %	Estimated completion
E18 Hamina-Vaalimaa motorway, Finland	~260	97%	12/18
Blominmäki wastewater treatment plant, Espoo, Finland	~206	2%	2/22
The Rantatunneli alliance project, Tampere, Finland	~180	99%	11/18
The Light railway alliance, Tampere, Finland	~110	35%	12/21
Rimpi gold mine, Kittilä, Finland	~35	16%	12/21

Order backlog for 3/2018 and 6/2018 are actual reported figures.

PAVING

PAVING WITH REMIXER METHOD AT E18 MOTOR WAY FINLAND

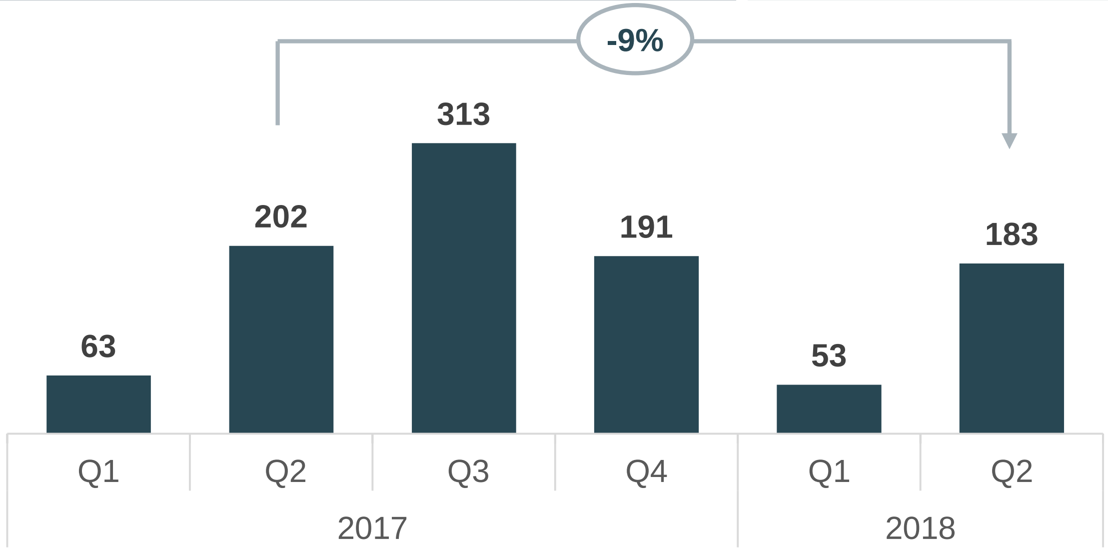
Paving

Revenue decreased due to restructuring measures

- Revenue decreased due to closed asphalt plants in southern Sweden and Norway in order to improve annual profitability of the segment, which lead to lower production volumes
- Ramp up of the operations succeeded well, but started few weeks later than year ago

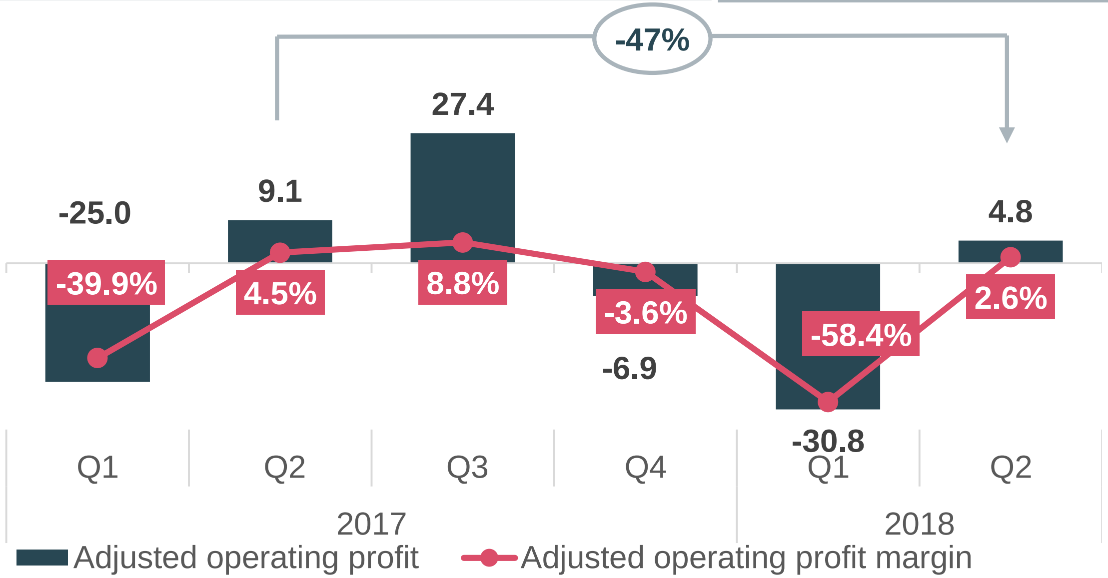
REVENUE (EUR million)

2017: EUR 769 million	1-6/2018: EUR 236 million



ADJUSTED OPERATING PROFIT AND ADJUSTED OPERATING PROFIT MARGIN (EUR million, %)

2017: EUR 4.7 million, 0.6%	1-6/2018: EUR -26.0 million, -11.0%

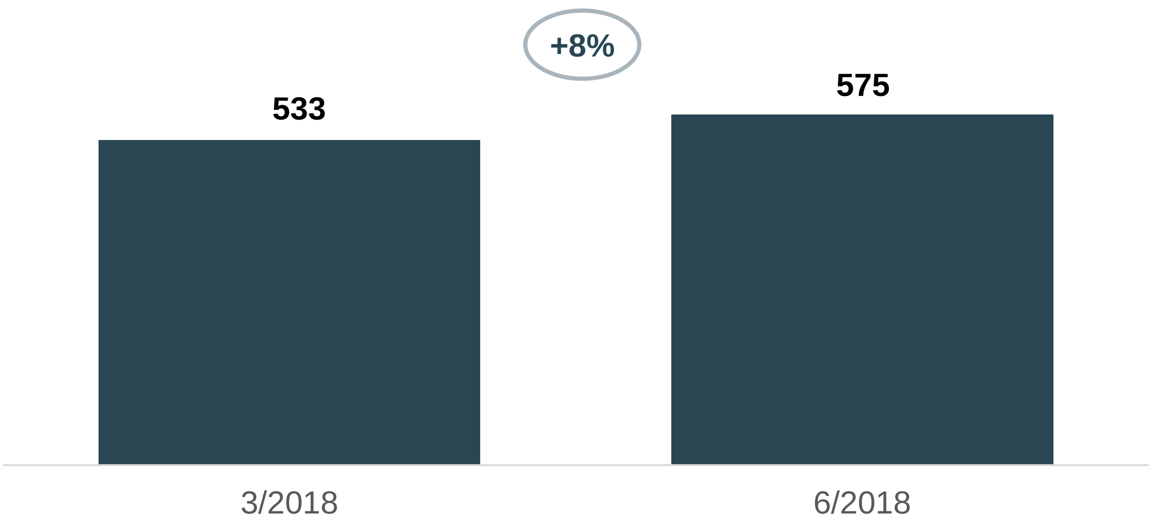


Figures above are pro forma figures.

Paving
Order backlog increased

- Order backlog increased by 20% y/y
- Orders received were on a good level in the Paving business in Finland, Denmark and Russia
- Demand is mainly driven by the industrial and private customers as well as larger individual investments, such as highways and airports

ORDER BACKLOG (EUR million)



Order backlog for 3/2018 and 6/2018 are actual reported figures.

PARTNERSHIP PROPERTIES

KEILANIEMENRANTA AREA DEVELOPMENT PROJECT
ESPOO, FINLAND

Partnership properties

Improved investment capacity

- Strong project pipeline also for the coming years
- The segment will start generating revenue and profit in H2
- Keilaniemen kiinteistökehitys Oy, a wholly owned subsidiary of Regenero, a JV formed by YIT and HGR Property Partners, issued a three year EUR 100 million senior secured bond in May

Partnership (YIT's equity ownership)	Type of JV	YIT's equity investment commitments	Total investment capacity estimate, EUR million	Additional information
Regenero Oy (50%)	Project development company	20[1]	n/a	Jointly owned by YIT and HGR Property Partners. Regenero owns office properties in Keilaniemi and Tietotie 6, both in Espoo, Finland. The occupancy rate of the Keilaniemi property is approximately 50% and that of Tietotie 6 over 40%. Capital investments are made into Regenero based on needs of projects being developed.
Mall of Tripla (38.75%)	Shopping centre property company	117	600	Hybrid project Tripla's shopping centre part in Central Pasila, Helsinki, Finland. The joint venture is owned by YIT, Ilmarinen (38.75%), Onvest (15%) and Fennia (7.5%). Occupancy rate of the project is 72%, leasable area 85,000 square metres.
E18 Hamina-Vaalimaa motorway (20%)	Road company	5	235	Meridiam Infrastructure Finance II S.á.r.l. owns 80% and YIT 20% of the company. Maintenance contract until 2034.
YCE Housing I fund (40%)	Project development fund	15	100	Residential projects in Slovakia, the Czech Republic, Lithuania and Estonia. YIT constructs the projects owned by the fund and is responsible for selling the apartments further to consumers. Other investors include Ilmarinen (30%) and a group of Finnish investors. The fund's equity is approximately EUR 37 million.
ÅB Lunastustontti I Ky plot fund (20%)	Plot fund	10	100	Residential plots in Finland. YIT is responsible for finding plots for the fund. YIT develops, constructs and sells apartments built on plots owned by the fund. YIT owns 20% of the fund, other investors include Varma (40%) and Ålandsbanken (40%). The fund's equity is projected to be EUR 50 million.

[1] YIT's current equity investment in Regenero and YIT's direct investment in Tietotie 6

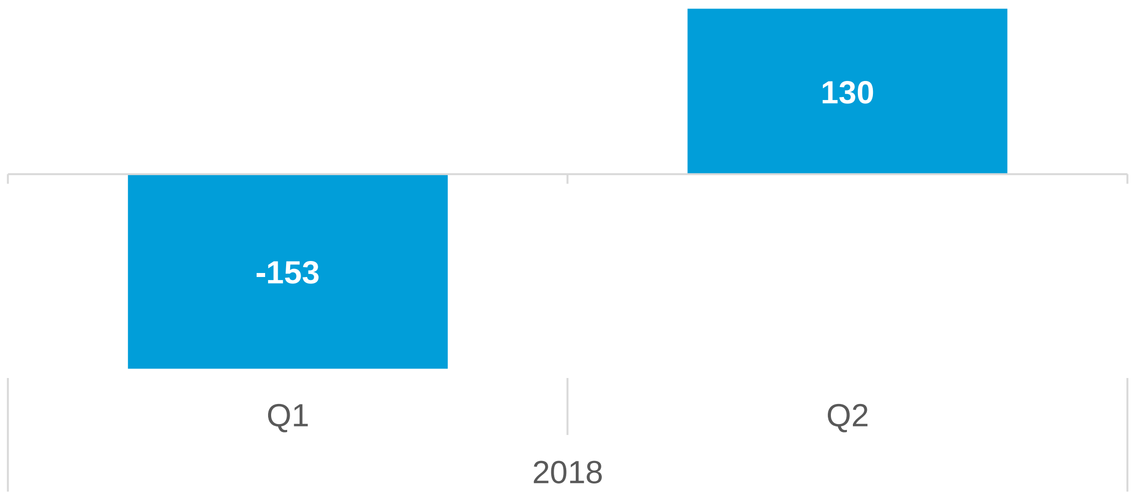
3

Financial position and key ratios

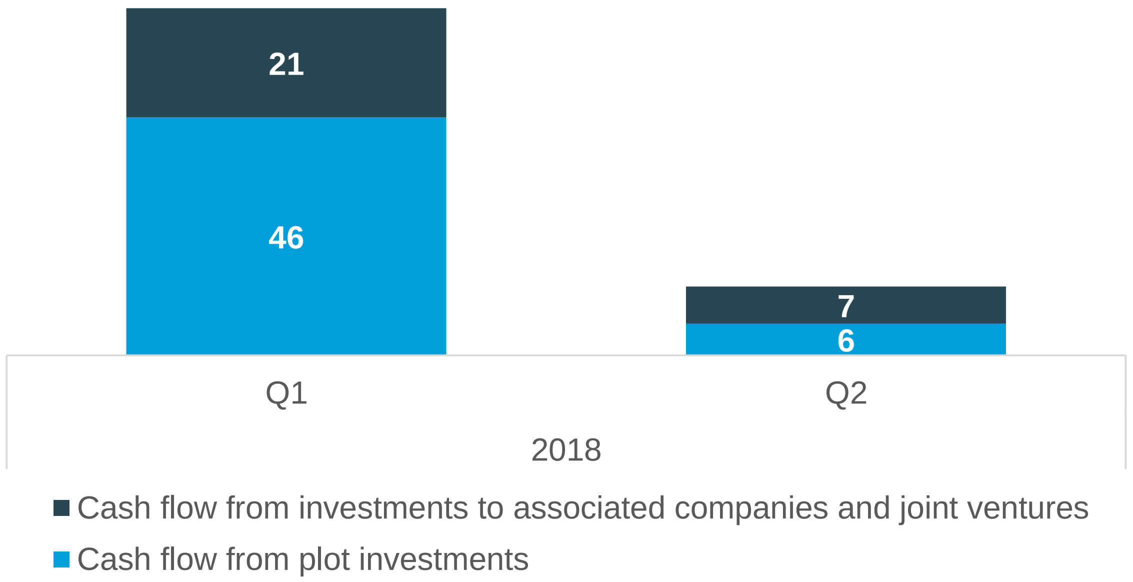
Operating cash flow was strong in Q2

- Operating cash flow was EUR 129.9 million
- As a part of integration process, shared best practices improved operative cash flow, among others
- YIT's target in its annual cash flow planning is to have a positive cash flow after dividend payout (EUR 52 million), also in 2018

OPERATIVE CASH FLOW AFTER INVESTMENTS (EUR million)



CASH FLOW FROM PLOT INVESTMENTS AND INVESTMENTS TO ASSOCIATED COMPANIES AND JOINT VENTURES (EUR million)

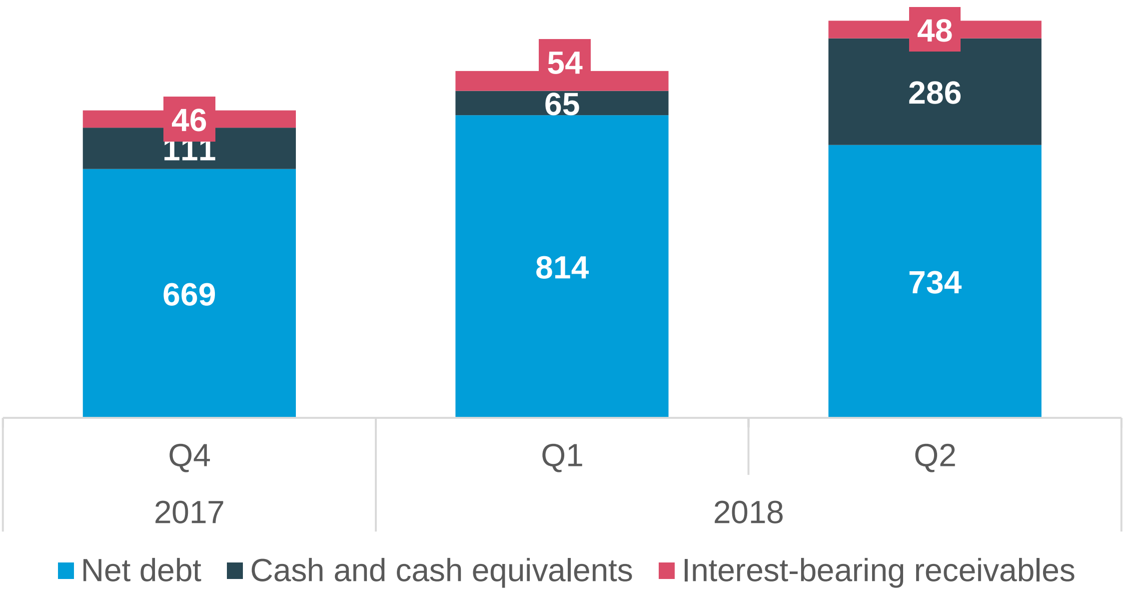


Figures for Q1/2018 and Q2/2018 are actual reported figures.

Net debt decreased clearly from Q1

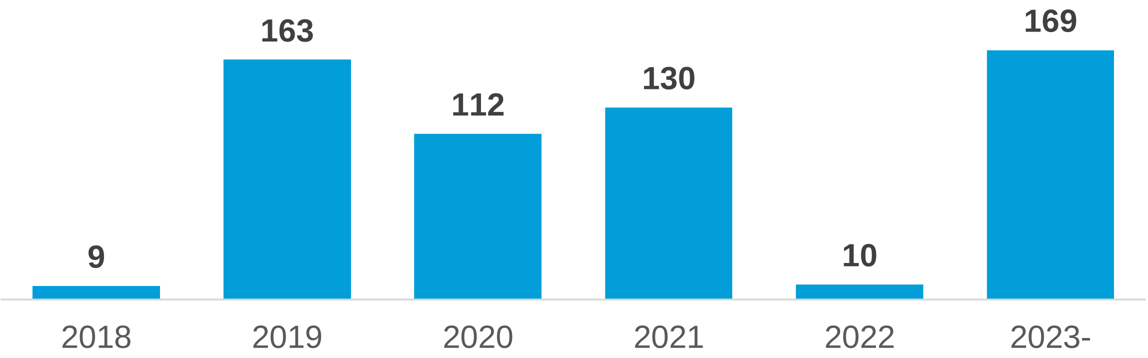
- Due to strong operating cash flow net debt decreased clearly
- Bond portfolio was reorganised during Q2

INTEREST-BEARING NET DEBT (EUR million)



Figures above for 12/2017 are pro forma based and actual figures since 3/2018.

MATURITY STRUCTURE, NOMINAL AMOUNTS[1] (EUR million)



[1] Excluding housing corporation loans, EUR 206.2 million (these loans will be transferred to the buyers of the apartments when the units are handed over), and commercial papers, EUR 267,8 million.

Financing actitivities in Q2

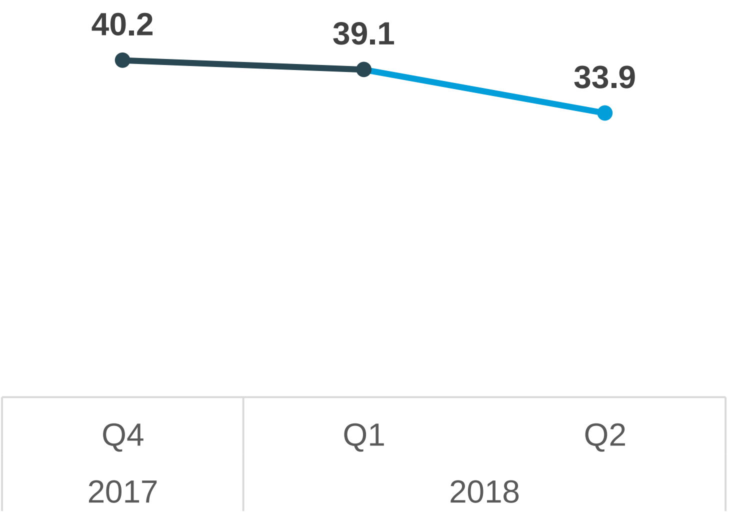
- In June 2018 YIT reorganised its debt portfolio in order to extend the average maturity of outstanding debt as well as to proactively and efficiently manage the debt portfolio
  - Issuance of three year EUR 100 million and five year EUR 150 million senior unsecured notes
  - Voluntary tender offer and redemption for outstanding EUR 100 million notes due 2020 and EUR 50 million notes due 2021
- Keilaniemen kiinteistökehitys Oy, a wholly owned subsidiary of Regenero, a joint venture formed by YIT and HGR Property Partners, issued a three year EUR 100 million senior secured bond in May 2018

Financial key ratios in Q2

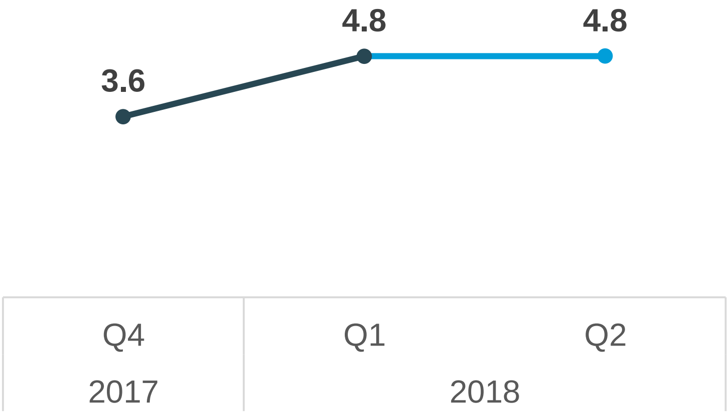
- Strong cash flow decreased gearing
- Equity ratio affected by dividend payout, negative net result and change in ruble exchange rate

GEARING[1] (%)

EQUITY RATIO (%)



NET DEBT / ADJUSTED PRO FORMA EBITDA (multiple, x)



Q4/2018 figures are pro forma based and actual reported figures since Q1/2018.
[1] YIT has changed the definition of gearing so that interest-bearing receivables are included in the calculation

Summary of financials in Q2

- Strong operative cash flow
- Gearing decreased
- Debt portfolio was reorganised

4

Outlook and guidance

Estimated completions of residential projects under construction

- Apartments under construction, June 30, 2018: 14,938 (3/2018: 14,097)

	H1/2018 Actual	Q3/2018 Estimate	Q4/2018 Estimate	Q1/2019 Estimate	Q2/2019 Estimate	Later
Finland	1,888	1,519	1,106	315	1,486	2,016
CEE	661	0–200	200–400	0–200	800–1,100	1,173
Russia	233	500–800	1,700–2,100	600–900	400–600	2,073
In total	2,782	2,019–2,519	3,006–3,606	915–1,415	2,686–3,186	5,262

Guidance for 2018 unchanged (as given on June 27, 2018)

The Group **pro forma revenue 2018** is estimated to **decrease by -2% – -6%** from pro forma revenue 2017 (pro forma 2017: EUR 3,862.5 million).

In 2018, **the adjusted pro forma operating profit**[1] is estimated to be **in the range of EUR 130–160 million** (pro forma 2017: EUR 138.9 million).

GUIDANCE RATIONALE

- The guidance for 2018 is based on, among others, the estimated timing of completions of residential projects under construction and the company's solid order backlog. YIT estimates that in 2018 approximately **5,300–5,700 apartments** in Finland and CEE, and approximately **2,400–3,300 apartments** in Russia will be completed, most of them during the last quarter of 2018.
- At the end of June, **53%** of the backlog was sold.
- In the third quarter, the adjusted pro forma operating profit[1] is expected to be on the good level of last year, driven especially by the paving season.
- During the first months of the year, YIT has signed several significant, long-term lease agreements and the estimate regarding the adjusted operating profit[1] includes divestment of some of the business premises in the Helsinki metropolitan area to final investors during the fourth quarter. In the fourth quarter, the adjusted pro forma operating profit[1] is expected to be clearly better than last year.

[1] The adjusted operating profit reflects the result of ordinary course of business and does not include material reorganisation costs, impairment charges or other items affecting comparability. Adjusted operating profit is disclosed to improve comparability between reporting periods. Adjusting items are defined more precisely in the tables section of the January–June 2018 Interim Report. YIT reports in accordance with IFRS principles.

Additional information

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YIT’S CAPITAL MARKETS DAY

YIT’s Capital Markets Day will be held on **September 27, 2018** in Helsinki metropolitan area, Finland

5

Appendices

Appendices

I. Key figures and additional information about financial position

II. Share ownership

III. General economic indicators

IV. Housing indicators

V. Business premises, infrastructure and paving indicators

Key figures and additional information about financial position

Key figures

EUR million	Reported 4–6/18	Pro forma 4–6/18	Pro forma 4–6/17	Change	Reported 1-6/18	Pro forma 1–6/18	Pro forma 1–6/17	Change[1]	Pro forma 1–12/2017
Revenue	908.8	908.8	983.4	-8%	1,444.1	1,511.1	1,679.4	-10%	3,862.5
Operating profit	6.6	11.3	32.6	-65%	-28.0	-39.9	-19.8	-102%	77.4
Operating profit margin, %	0.7%	1.2%	3.3%		-1.9%	-2.6%	-1.2%		2.0%
Adjusted operating profit	24.4	24.4	39.5	-38%	-0.9	-18.9	12.4		138.9
Adjusted operating profit margin, %	2.7%	2.7%	4.0%		-0.1%	-1.2%	0.7%		3.6%
Adjustments	17.8	13.2	6.9	91%	27.1	21.1	32.2	-34%	61.5
Order backlog	5,068.4	5,068.4	4,617.1	10%	5,068.4	5,068.4	4,617.1	10%	4,218.3
Result before taxes	-5.8	-1.3	23.3		-48.6	-59.1	-34.8	-70%	50.7
Result for the period[2]	-7.9	-4.3	18.3		-43.6	-56.5	-29.0	-95%	26.3
Earnings per share, EUR	-0.04	-0.02	0.09		-0.22	-0.27	-0.14	-93%	0.13
Operating cash flow after investments, excluding discontinued operations	129.9	n/a	n/a		-22.8	n/a	n/a		n/a
Equity ratio, %	33.9%	n/a	n/a		33.9%	n/a	n/a		40.2%
Interest-bearing net debt	734.0	n/a	n/a		734.0	n/a	n/a		668.5
Gearing[3], %	73.4%	n/a	n/a		73.4%	n/a	n/a		59.9%
Number of personnel at end of period	10,815	10,815			10,815	10,815			9,721

[1]The change is calculated from pro forma figures including Lemminkäinen's financial statements from January 1–31, 2018 [2]Attributable to equity holders of the parent company
[3] YIT has changed the definition of gearing on January 1, 2018 to include interest-bearing receivables in the calculation of this key figure. The pro forma gearing for the comparison period is given according to the new definition.
Note: The adjusted operating profit does not include material reorganisation costs or impairment

Examples of new projects in Q2

- Phases 2 and 3 of the Karhusuo school centre in Espoo; in Imatra, Finland's biggest wooden school centre including maintenance for 20 years, both in Finland (~EUR 76 million)
- Soukka metro station, Phase 2 of West Metro, Espoo, Finland (~EUR 35 million)
- New hydropower plant in Sogn and Fjordane County in Western Norway (EUR 32 million)
- New hotel in Turku, Finland (~EUR 30 million)
- 2nd stage of a medical device factory in Kaunas, Lithuania (~EUR 25 million)
- Extensive paving work in Helsinki, Finland, 05–11/2018 (~EUR 5 million)

Foreign exchange rates in Q2

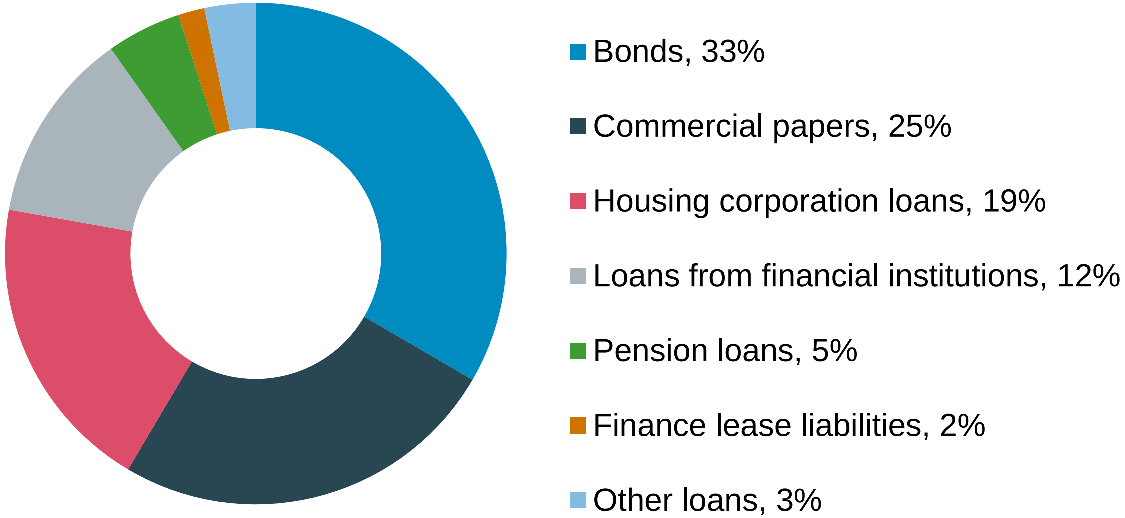
PRINCIPLES OF MANAGING CURRENCY RISKS

- Sales and project costs typically in same currency, all foreign currency items hedged
  → no transaction impact
- Currency positions affecting the income statement, such as loans to subsidiaries, are hedged
- Equity and equity-like investments in foreign currency not hedged
  - Considered to be of permanent nature
  - FX changes recognized as translation difference in equity
- Invested capital in Russia in 6/2018:
  - Equity and equity-like investments: EUR 354.2 million
  - Debt investments on net basis: EUR 23.5 million

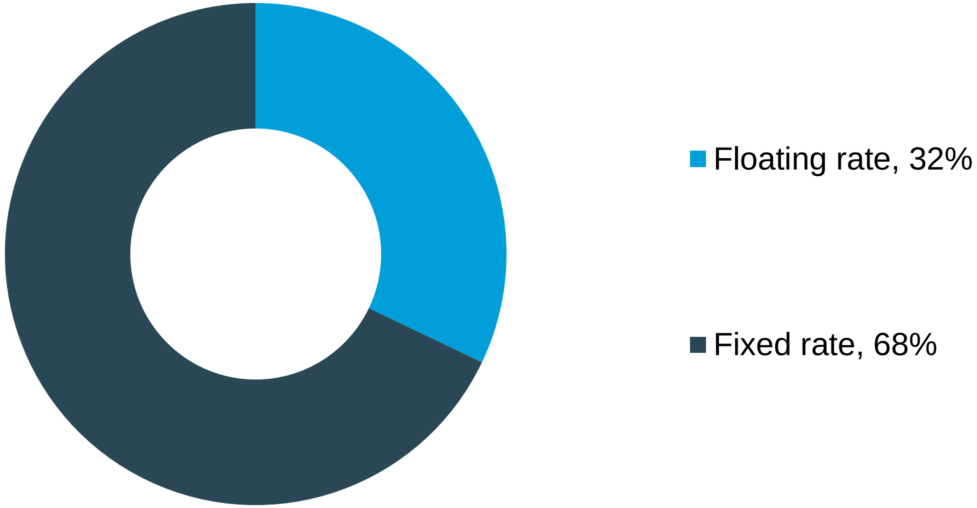
EUR/RUB exchange rates	1–6/2018	1–6/2017	1–12/2017
Average rate	71.9852	62.7434	74.1466
Quarter-end rate	73.1582	67.5449	64.3000

Balanced debt portfolio

DEBT PORTFOLIO[1] AT THE END OF THE PERIOD 6/2018, EUR 1,068.7 MILLION



INTEREST RATE DISTRIBUTION OF THE DEBT PORTFOLIO AT THE END OF 6/2018

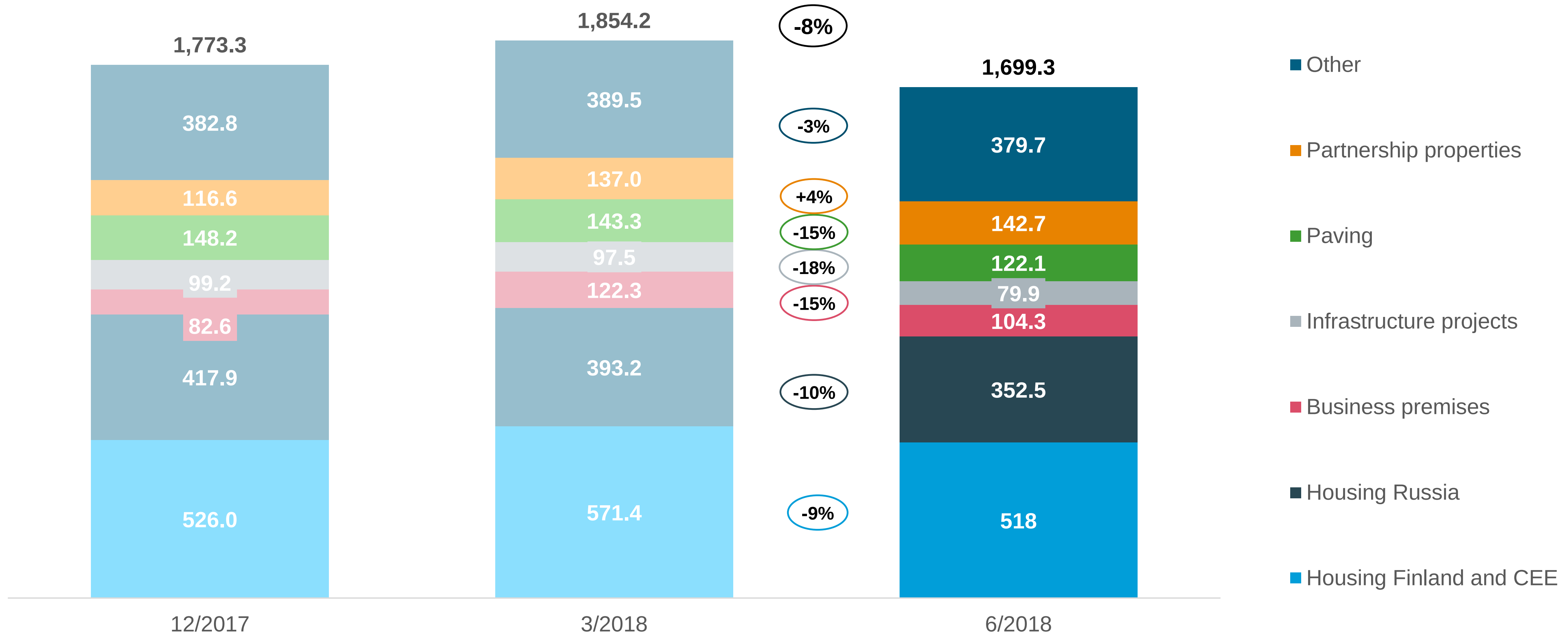


[1]Debt portfolio based on actual reported figures as at June 30, 2018

Group

Capital employed decreased by 8% from end of March

CAPITAL EMPLOYED BY SEGMENTS[1] (at the end of period)



[1] Capital employed at the end of period, 12/2017 figures are pro forma and since 3/2018 actual reported figures.

II

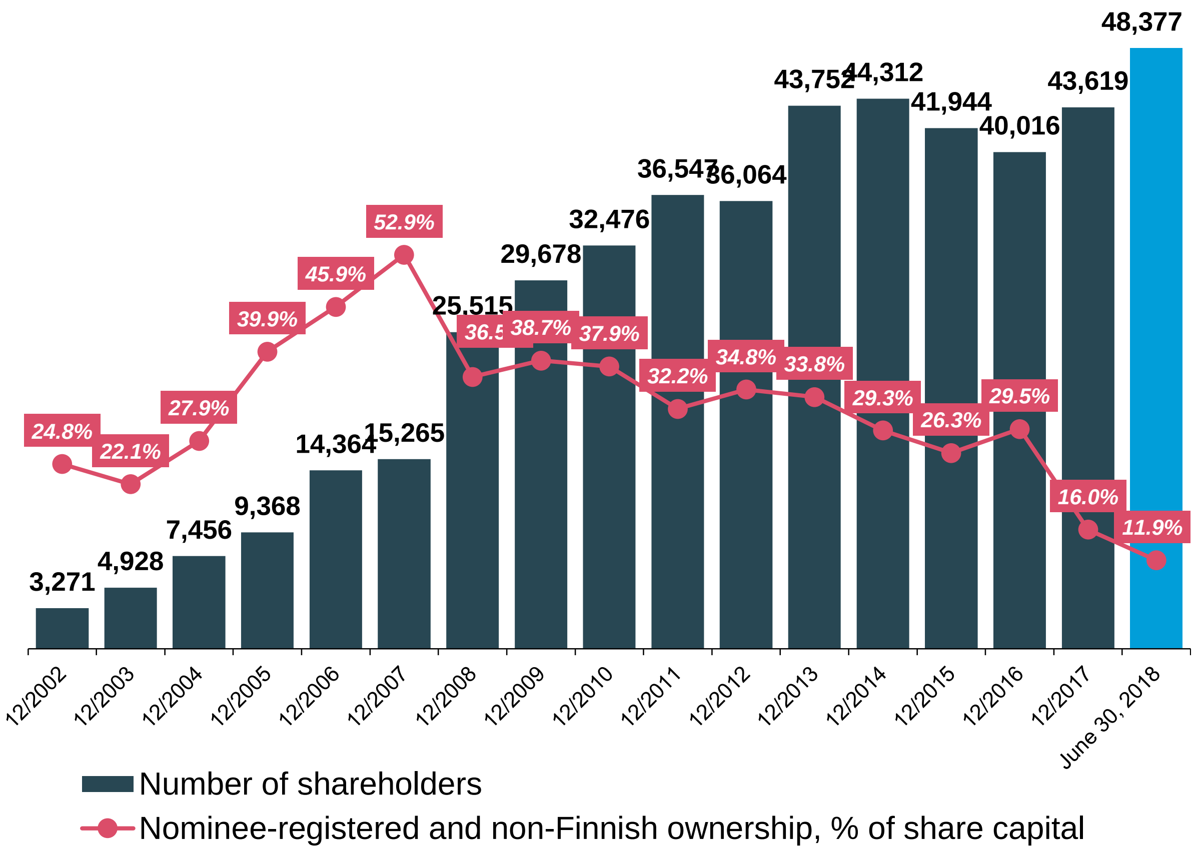
Share ownership

YIT's shareholders

MAJOR SHAREHOLDERS ON JUNE 30, 2018

	Shareholder	Shares	% of share capital
1.	Varma Mutual Pension Insurance Company	15,945,975	7.55
2.	PNT Group Oy	15,296,799	7.25
3.	Virala Oy Ab	10,044,807	4.76
4.	Conficap Invest Oy	8,886,302	4.21
5.	Pentti Heikki Oskari Estate	8,146,215	3.86
6.	Ilmarinen Mutual Pension Insurance Company	5,610,818	2.66
7.	Forstén Noora Eva Johanna	5,115,529	2.42
8.	Herlin Antti	4,710,180	2.23
9.	Pentti Lauri Olli Samuel	4,198,845	1.99
10.	The State Pension Fund	3,275,000	1.55
	Ten largest total	81,230,470	38.48
	Nominee registered shares	24,292,312	11.51
	Other shareholders	105,577,071	50.01
	Total	**211,099,853**	**100.00**

NUMBER OF SHAREHOLDERS AND SHARE OF NOMINEE-REGISTERED AND NON-FINNISH OWNERSHIP, JUNE 30, 2018

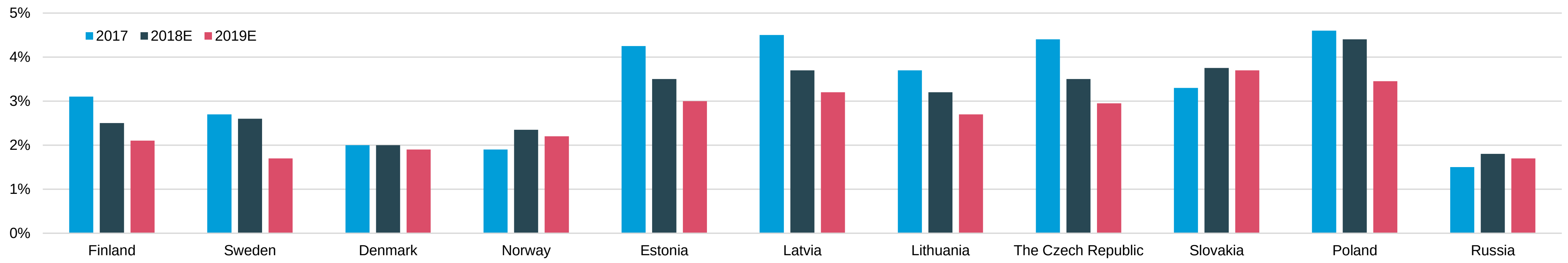


III

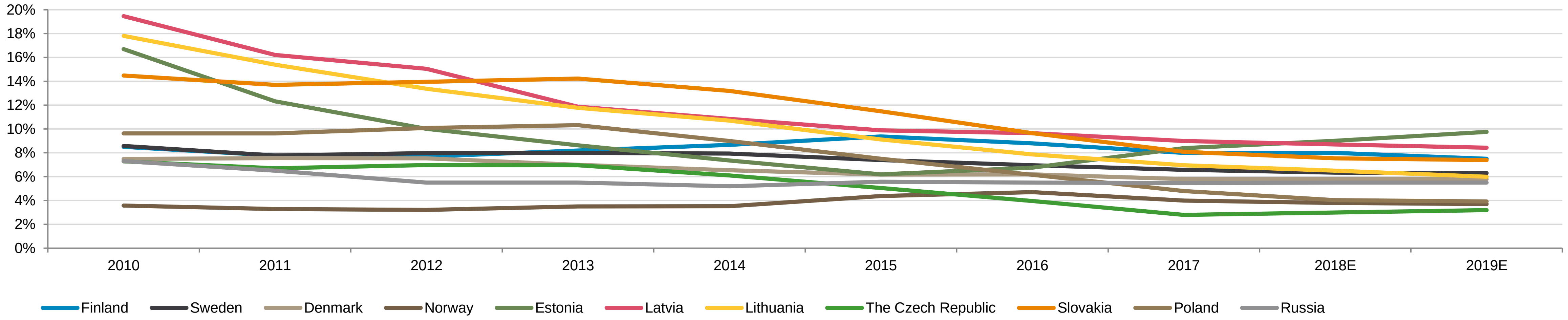
General economic indicators

GDP growth and unemployment rate development

GDP GROWTH IN YIT'S OPERATING COUNTRIES, %



UNEMPLOYMENT RATE IN YIT'S OPERATING COUNTRIES, %



Sources: GDP growth: Bloomberg consensus; Unemployment: IMF

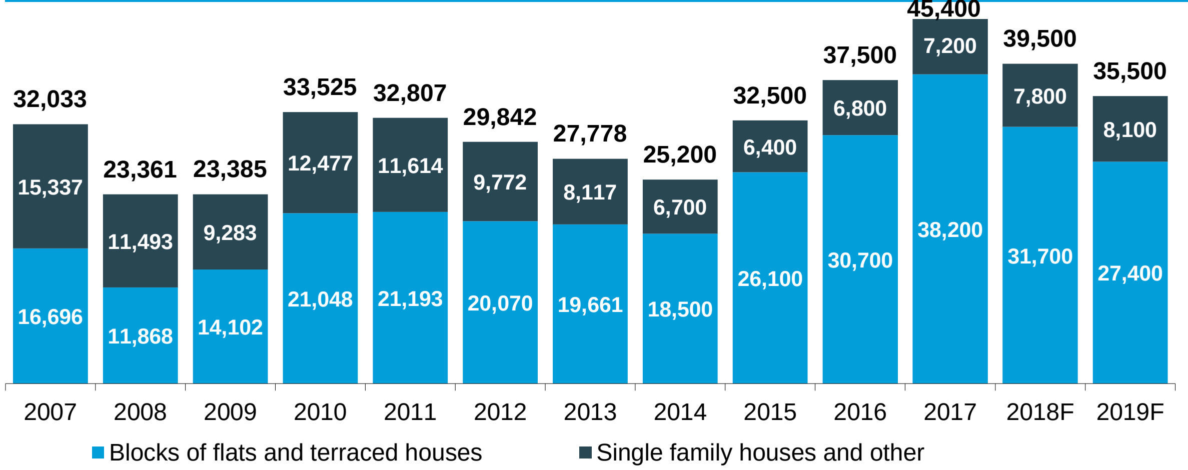
IV

Housing indicators

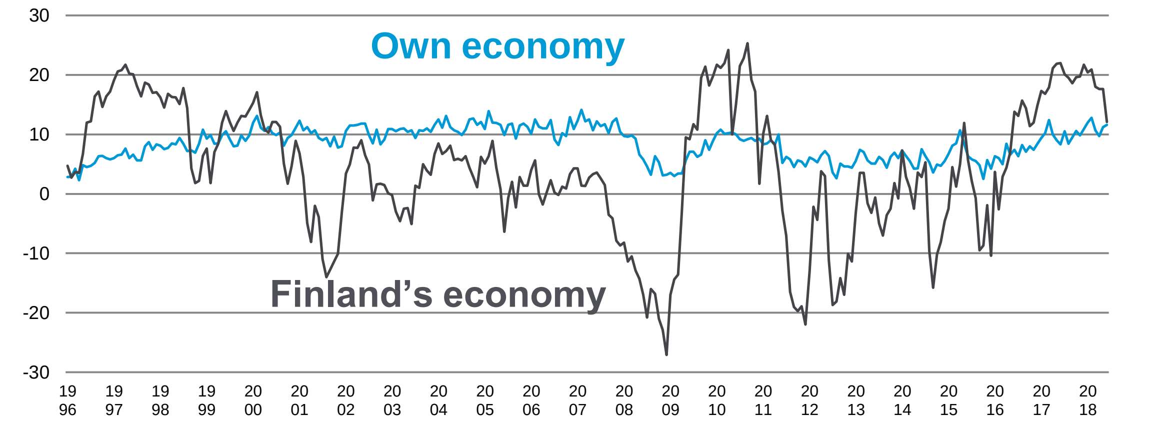
Finland

Start-ups expected to decrease in 2018 and 2019

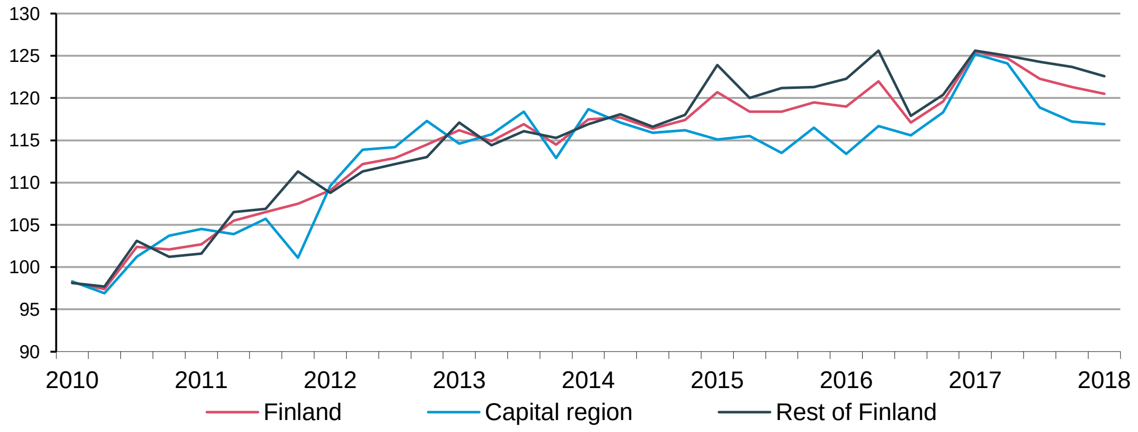
RESIDENTIAL START-UPS (units)



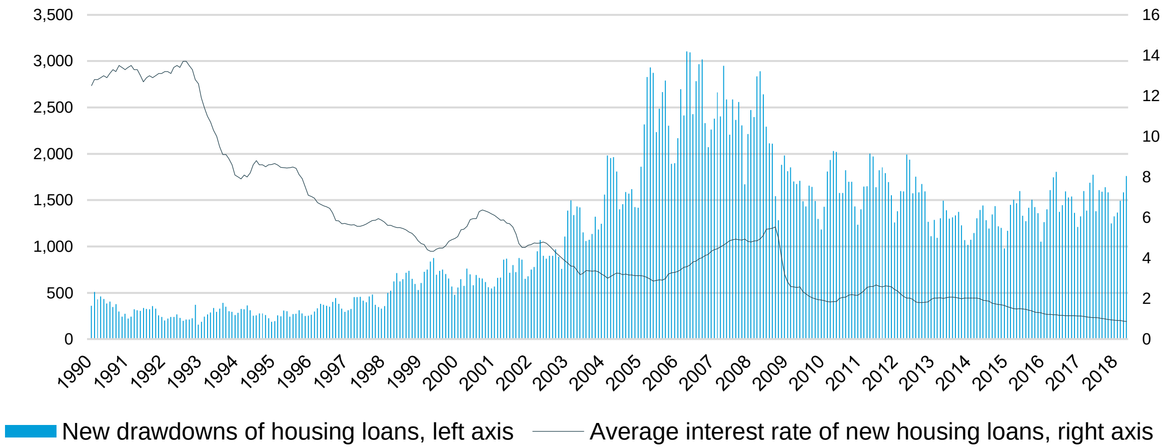
CONSUMERS' VIEWS ON ECONOMIC SITUATION IN ONE YEAR'S TIME (balance)



PRICES OF NEW DWELLINGS (index 2010=100)



VOLUME OF NEW MORTGAGES AND AVERAGE INTEREST RATE (EUR million, %)

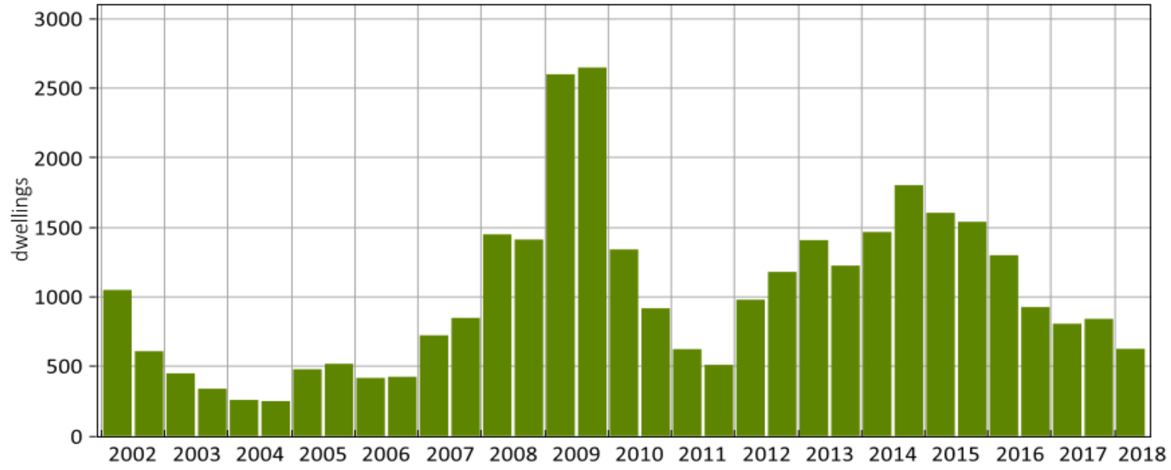


Sources: Residential start-ups: 2006-2013 Statistics Finland; 2014 – 2019F Euroconstruct, June 2018; Consumer confidence and Residential prices: Statistics Finland; Loans and Interest rates: Bank of Finland

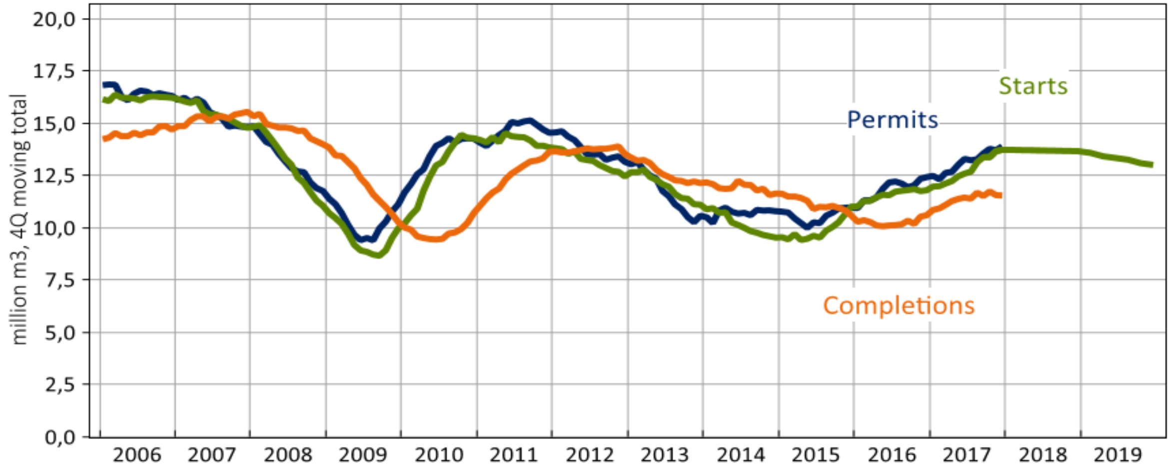
Finland

Construction indicators

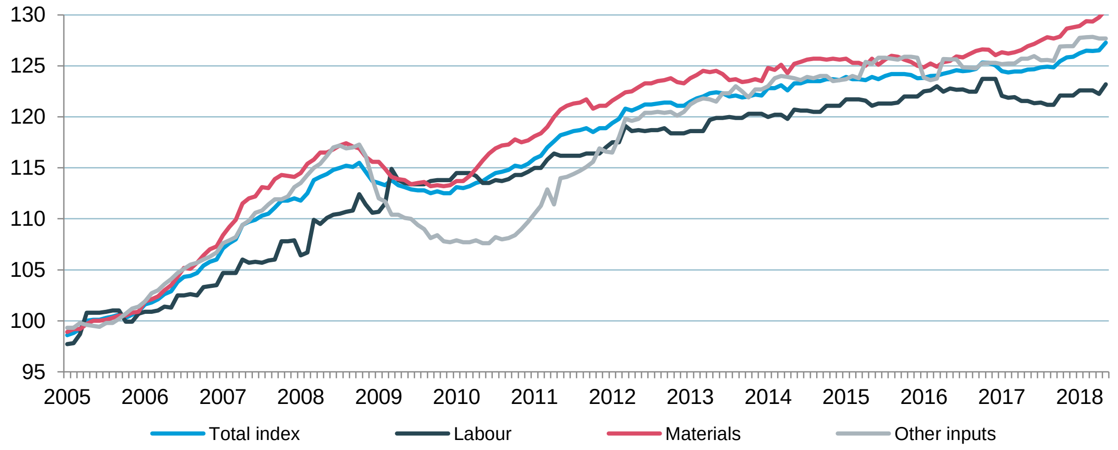
UNSOLD COMPLETED UNITS, RESIDENTIAL DEVELOPMENT PROJECTS (units)



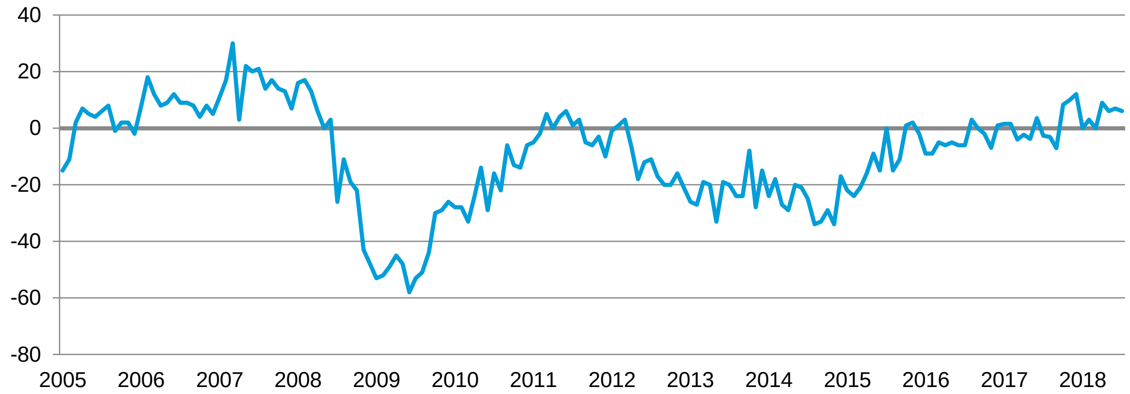
RESIDENTIAL BUILDING PERMITS, START-UPS AND COMPLETIONS (million ,m^3)



CONSTRUCTION COST INDEX (index 2005=100)



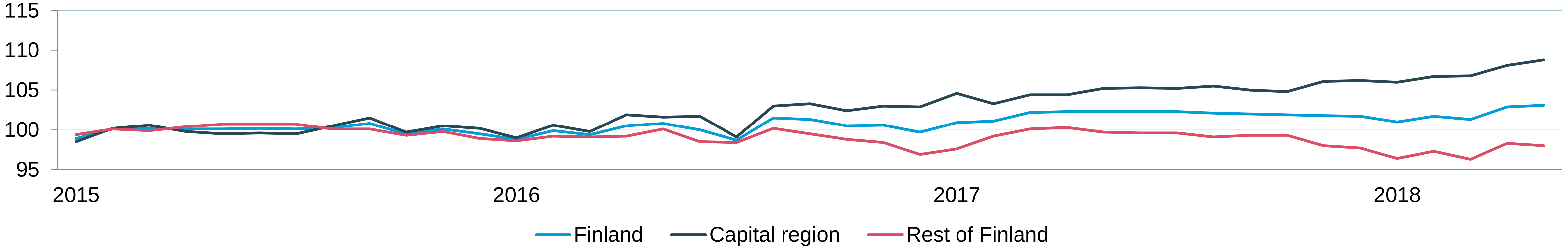
CONSTRUCTION CONFIDENCE (balance)



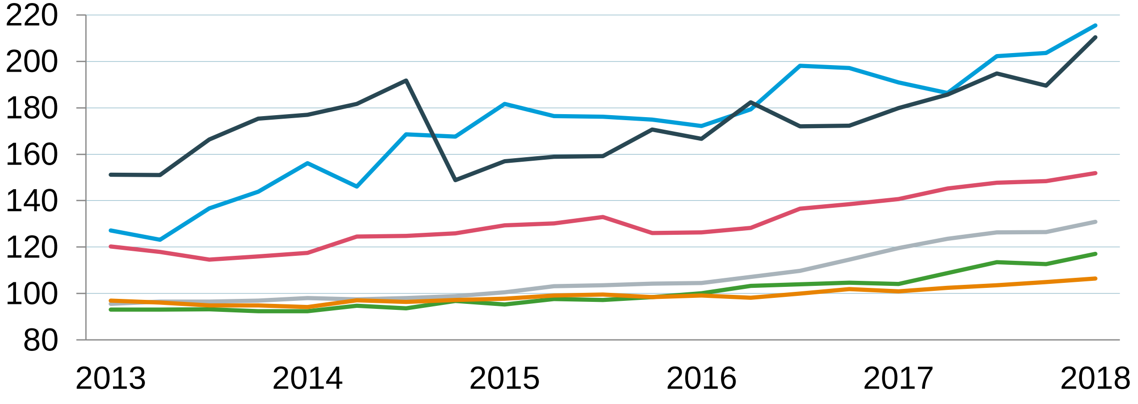
Sources: Unsold completed units, Residential building permits, Start-ups and completions: Confederation of Finnish Construction Industries RT; Construction cost index: Statistics Finland; Construction confidence: Confederation of Finnish Industries EK

Operating environment in Finland and CEE

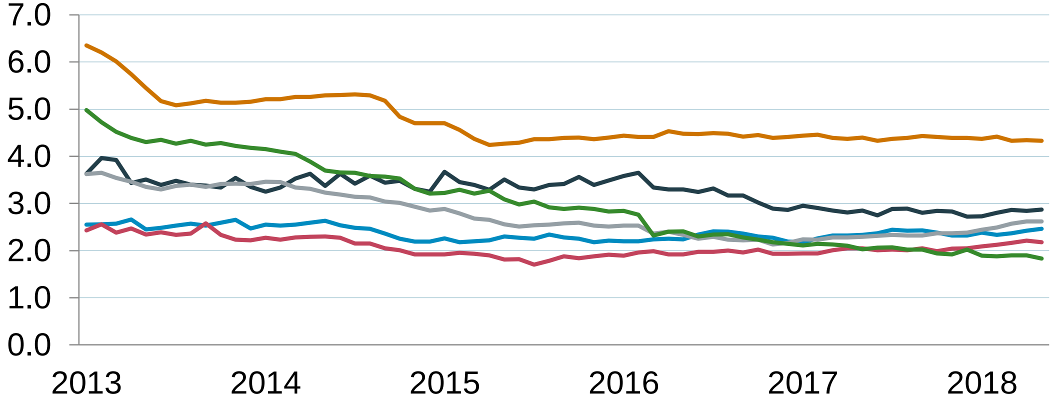
PRICES OF OLD APARTMENTS IN FINLAND
(index 2015=100)



HOUSE PRICE INDEX, NEW DWELLINGS IN CEE COUNTRIES (2010=100)



AVERAGE INTEREST RATE OF MORTGAGES IN CEE COUNTRIES (%)

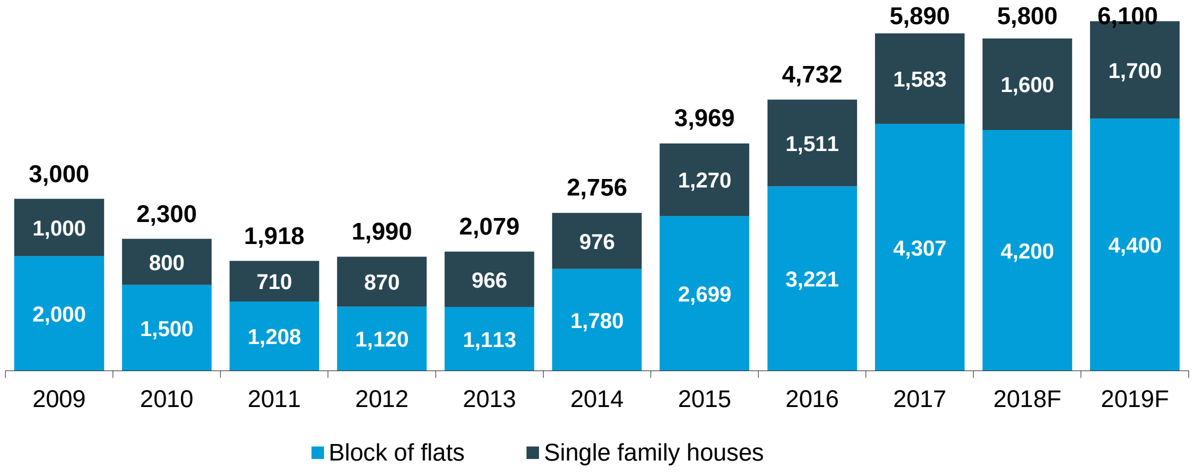


Estonia Latvia Lithuania The Czech Republic Slovakia Poland

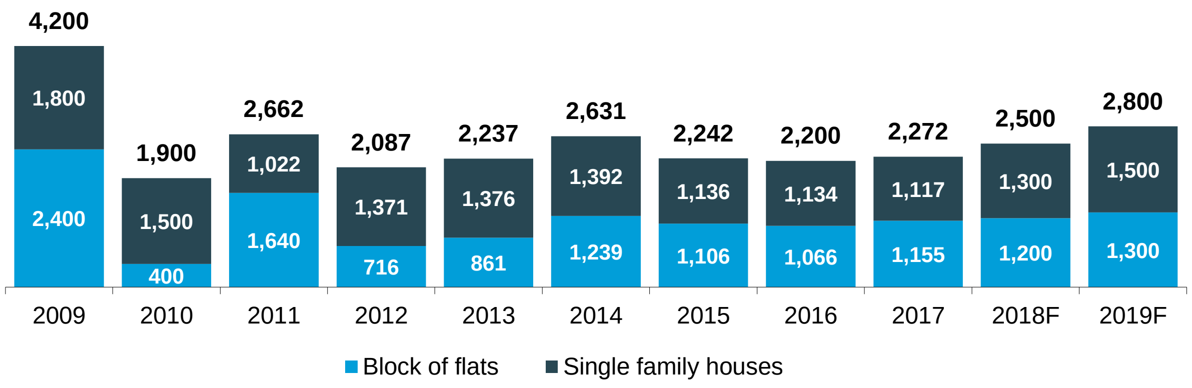
Sources: Statistics Finland, Eurostat, National Central Banks

Residential construction is expected to level off

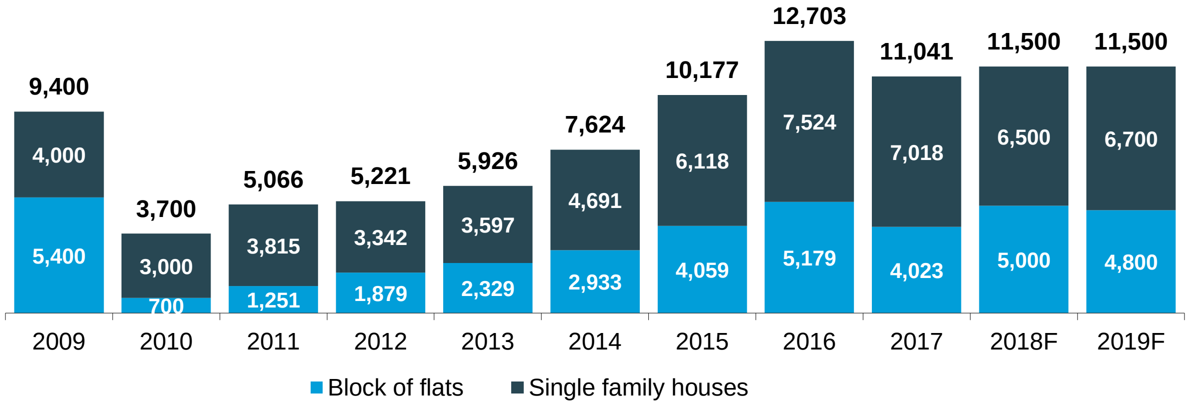
RESIDENTIAL COMPLETIONS IN ESTONIA (UNITS)



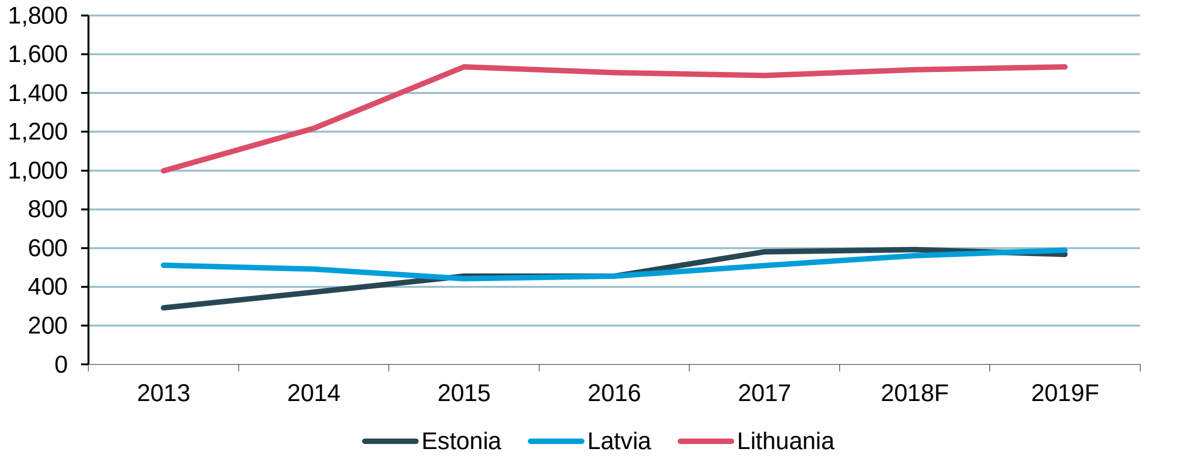
RESIDENTIAL COMPLETIONS IN LATVIA (UNITS)



RESIDENTIAL COMPLETIONS IN LITHUANIA (UNITS)



NEW RESIDENTIAL CONSTRUCTION VOLUME (EUR MILLION)

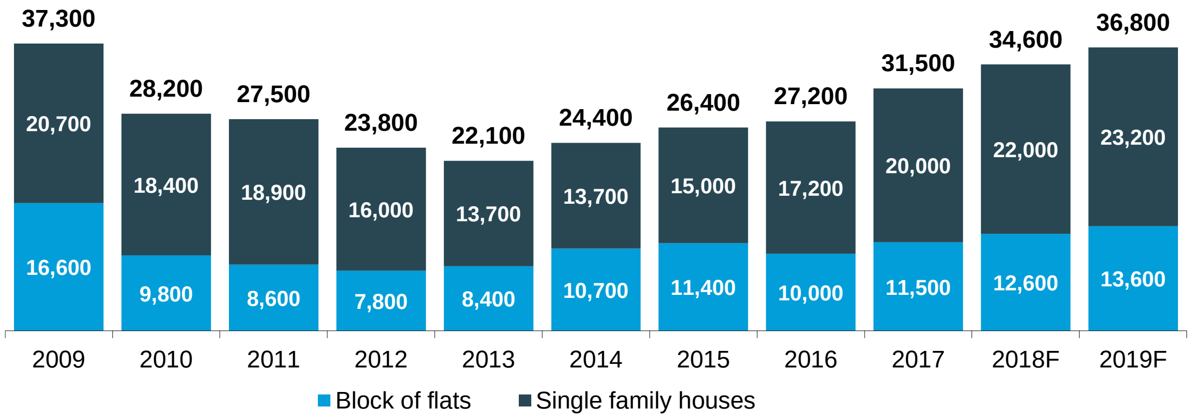


Source: Euroconstruct, June 2018

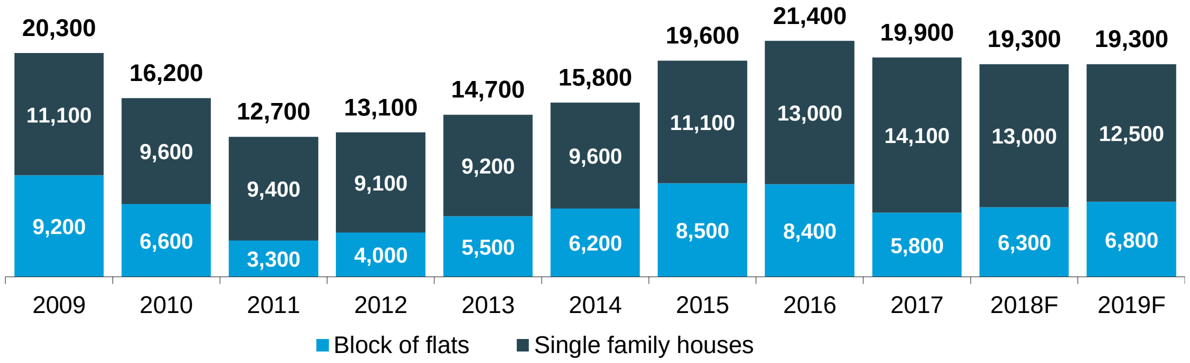
The Czech Republic, Slovakia and Poland

Start-ups forecasted to grow in the Czech Republic

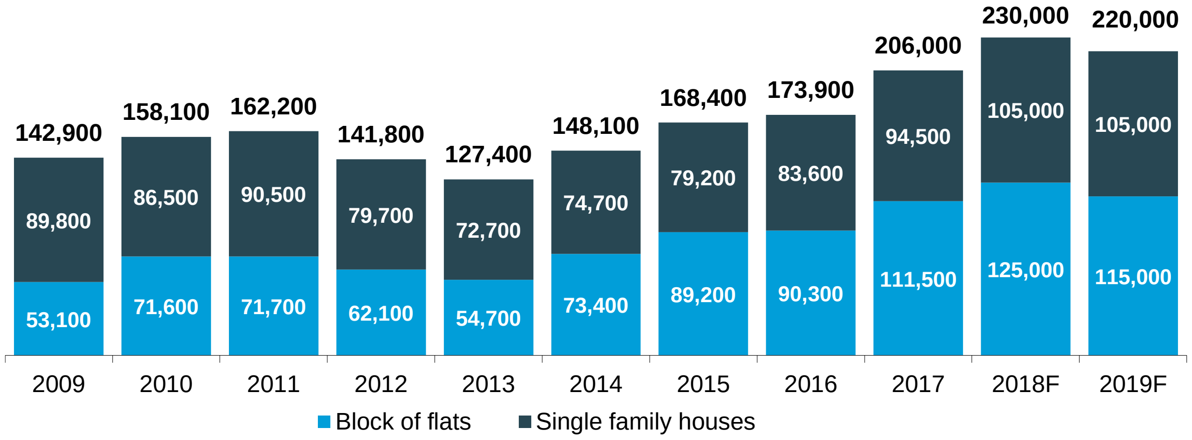
RESIDENTIAL START-UPS IN THE CZECH REPUBLIC (UNITS)



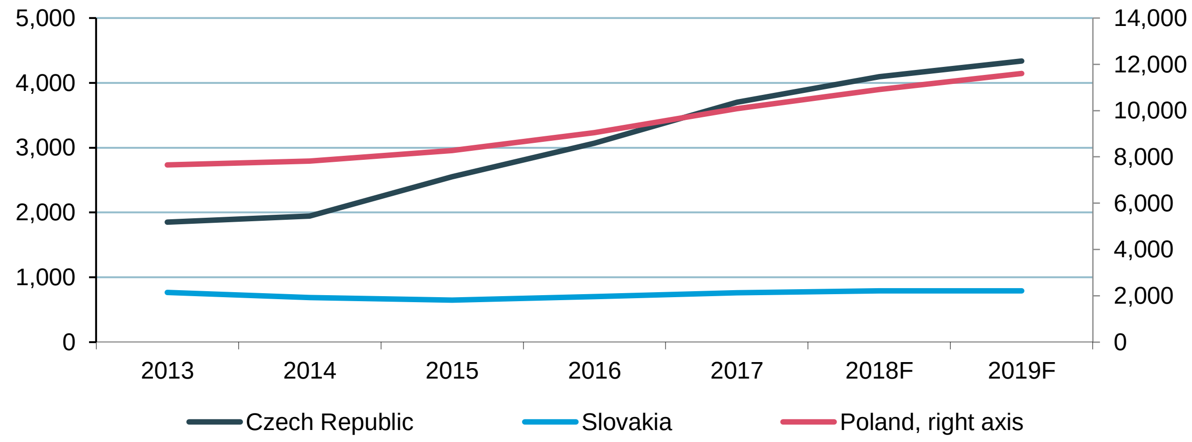
RESIDENTIAL START-UPS IN SLOVAKIA (UNITS)



RESIDENTIAL START-UPS IN POLAND (UNITS)



NEW RESIDENTIAL CONSTRUCTION VOLUME (EUR MILLION)



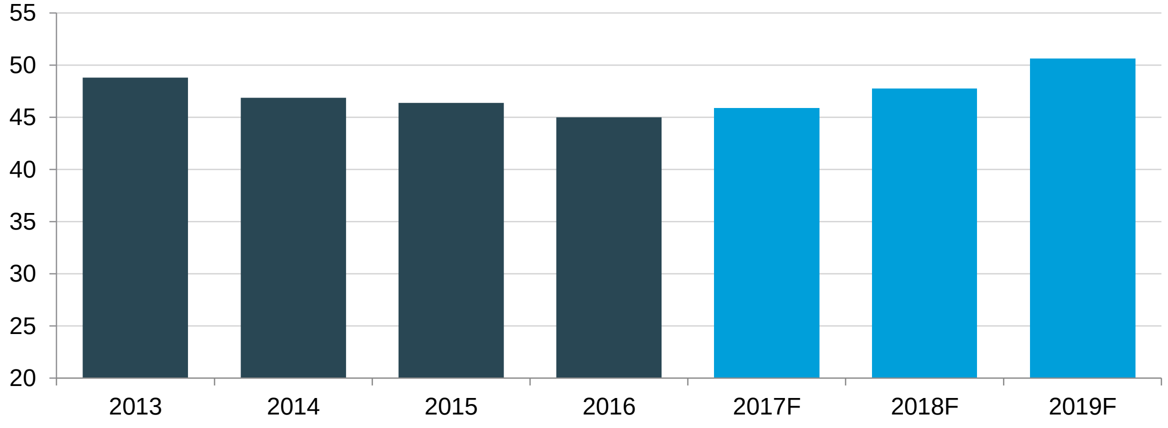
Source: Euroconstruct, June 2018

Russia

EUR/RUB exchange rate and housing indicators

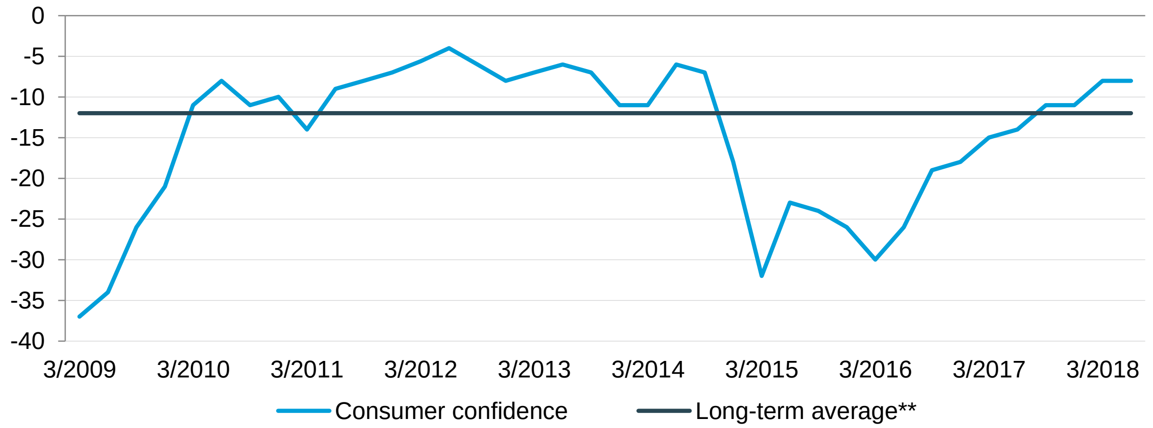
EUR/RUB EXCHANGE RATE

NEW RESIDENTIAL CONSTRUCTION VOLUMES (EUR billion*)



*At 2016 prices, excluding taxes. 1 EUR = 74.144 rubles

CONSUMER CONFIDENCE



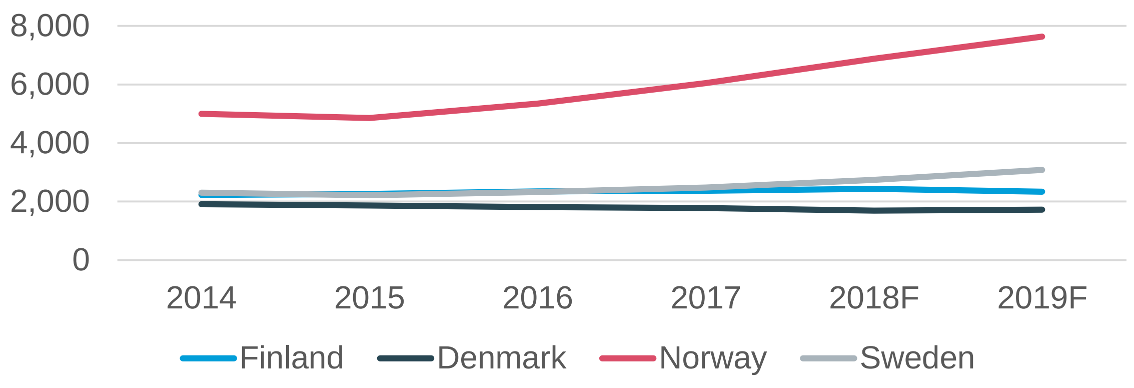
Sources: EUR/RUB exchange rate: Bloomberg, New residential construction volume: Euroconstruct, June 2018; Consumer confidence: Bloomberg **Average 12/1998-6/2018

V

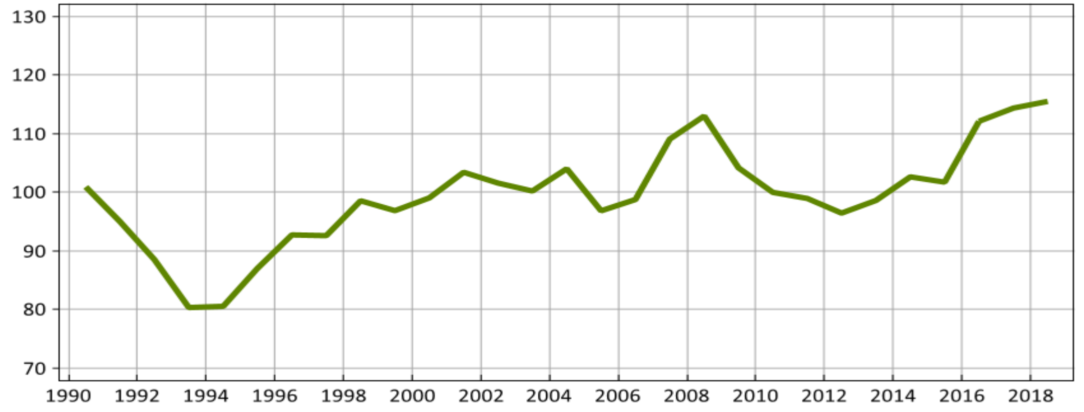
Business premises, infrastructure and paving indicators

Operating environment

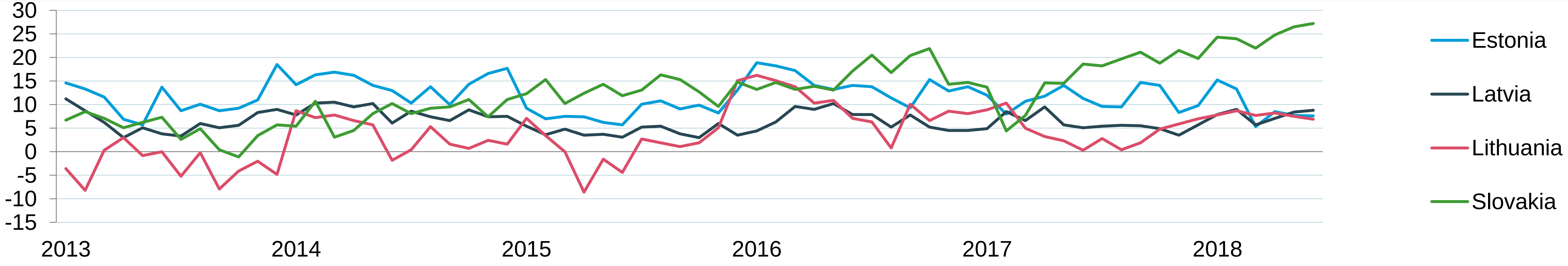
TRANSPORT INFRASTRUCTURE, ROADS (EUR million)



CIVIL ENGINEERING INVESTMENT VOLUME IN FINLAND



RETAIL TRADE CONFIDENCE IN THE BALTIC COUNTRIES AND SLOVAKIA

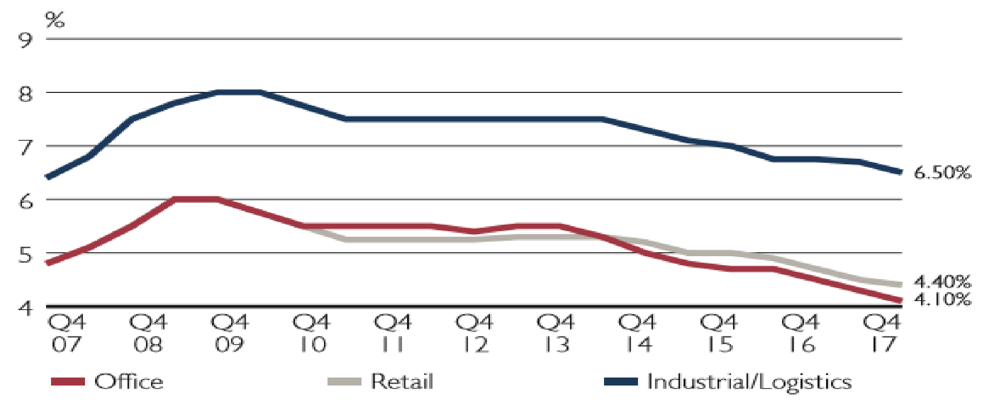


Sources: Euroconstruct June 2018, Civil engineering investment; Confederation of Finnish Construction Industries RT, European Commission

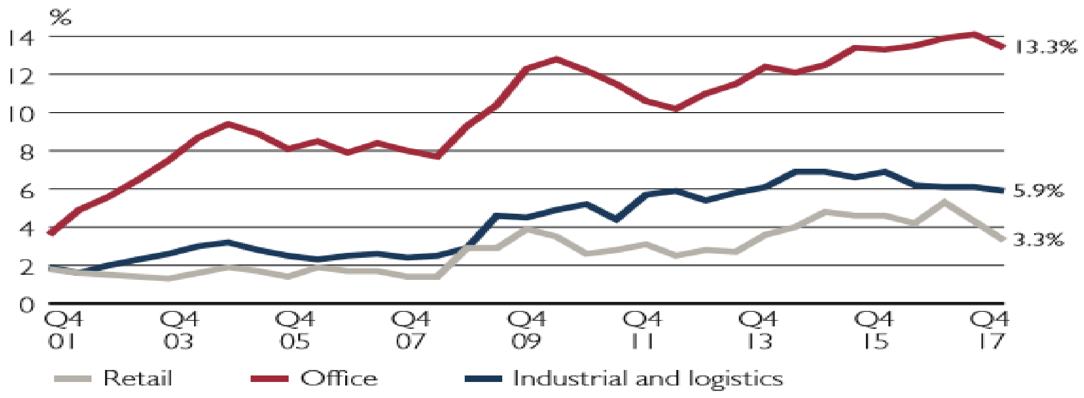
Partnership properties

Yields, vacancy rates and transaction volume in Finland

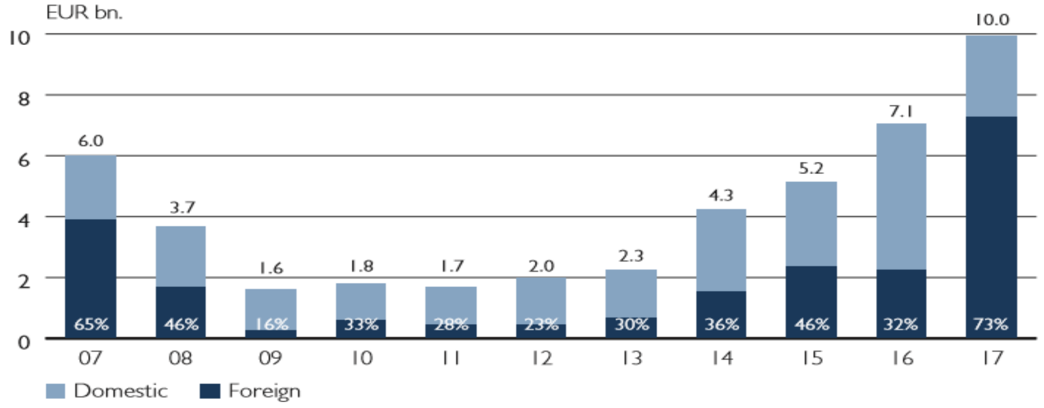
PRIME YIELDS IN HELSINKI METROPOLITAN AREA, (%)



VACANCY RATES IN METROPOLITAN AREA, (%)



TRANSACTION VOLUME IN FINLAND, (EUR million)

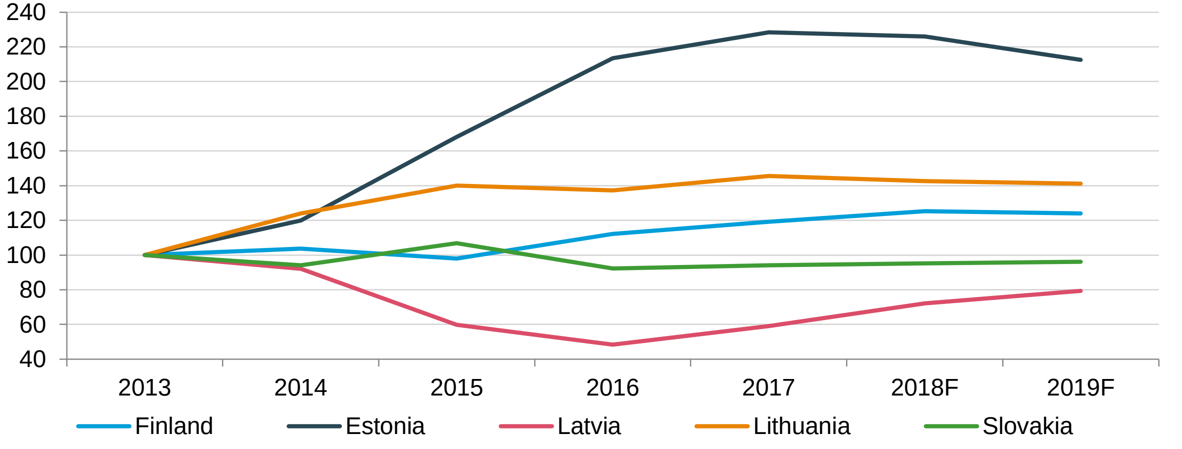


Source: Catella Market Indicator, Spring 2018

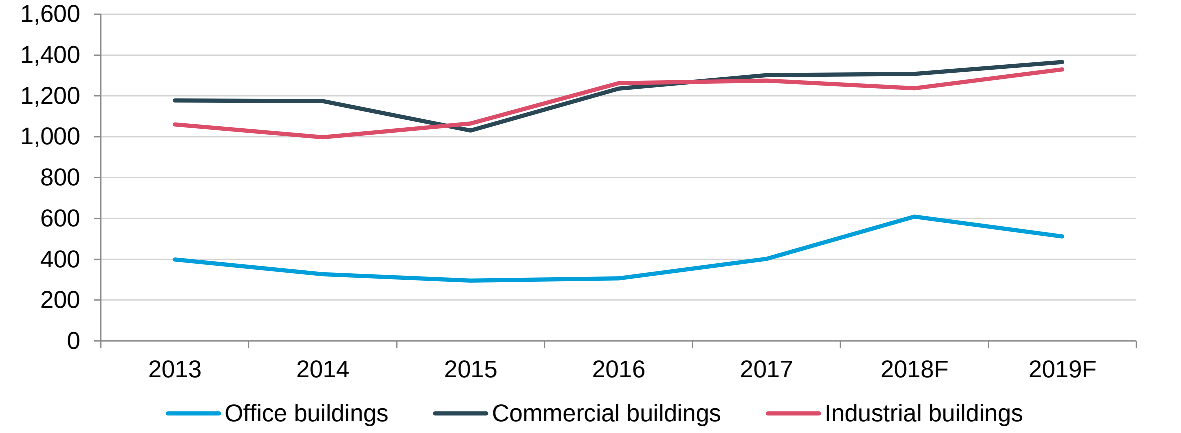
Finland, the Baltic countries and Slovakia

Non-residential construction volumes

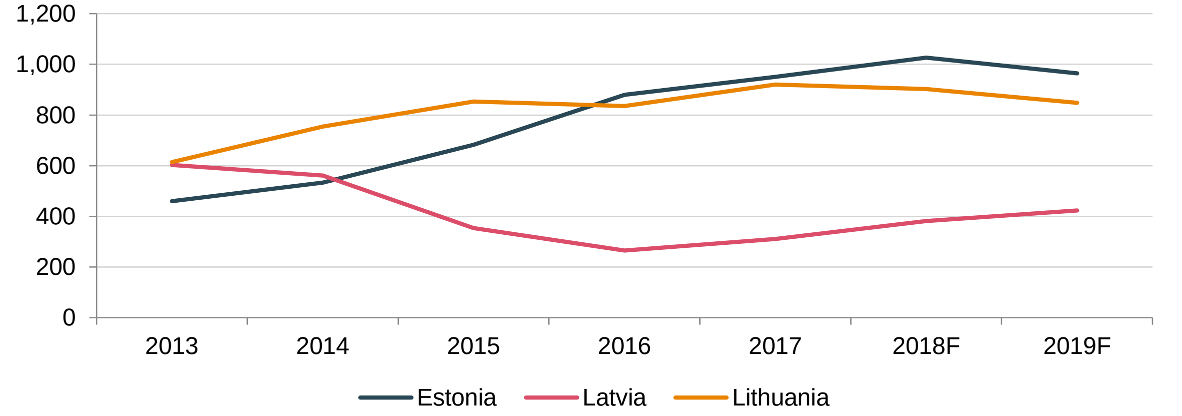
NEW NON-RESIDENTIAL CONSTRUCTION VOLUMES (index 2013=100)



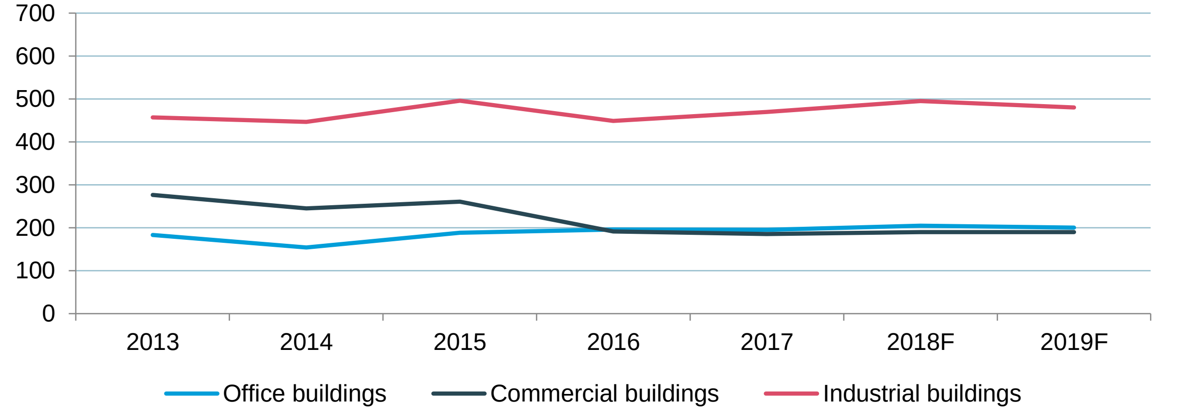
NEW NON-RESIDENTIAL CONSTRUCTION IN FINLAND (EUR million)



NEW NON-RESIDENTIAL CONSTRUCTION IN THE BALTIC COUNTRIES (EUR million)



NEW NON-RESIDENTIAL CONSTRUCTION IN SLOVAKIA (EUR million)

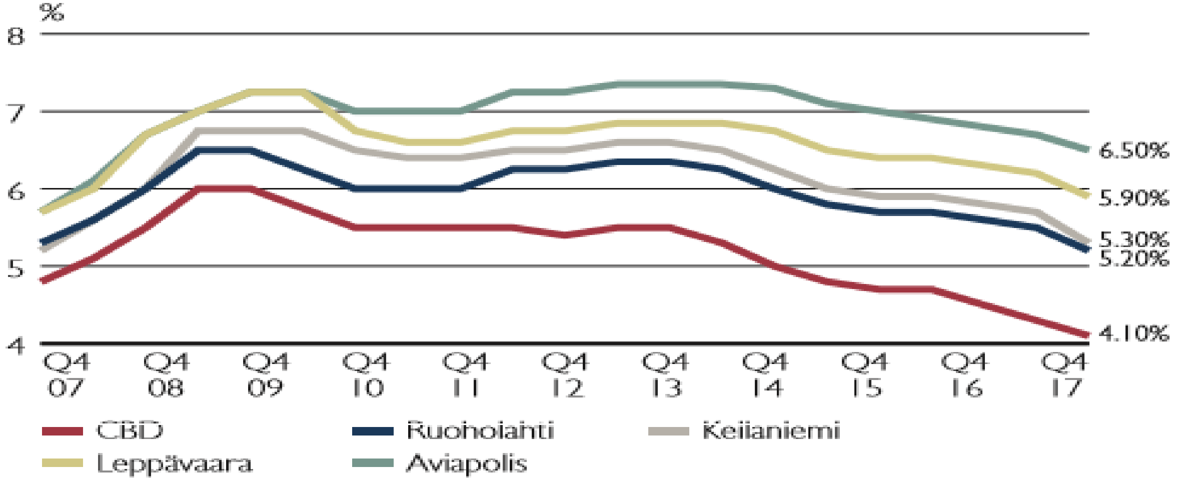


Sources: Euroconstruct and Forecon, June 2018

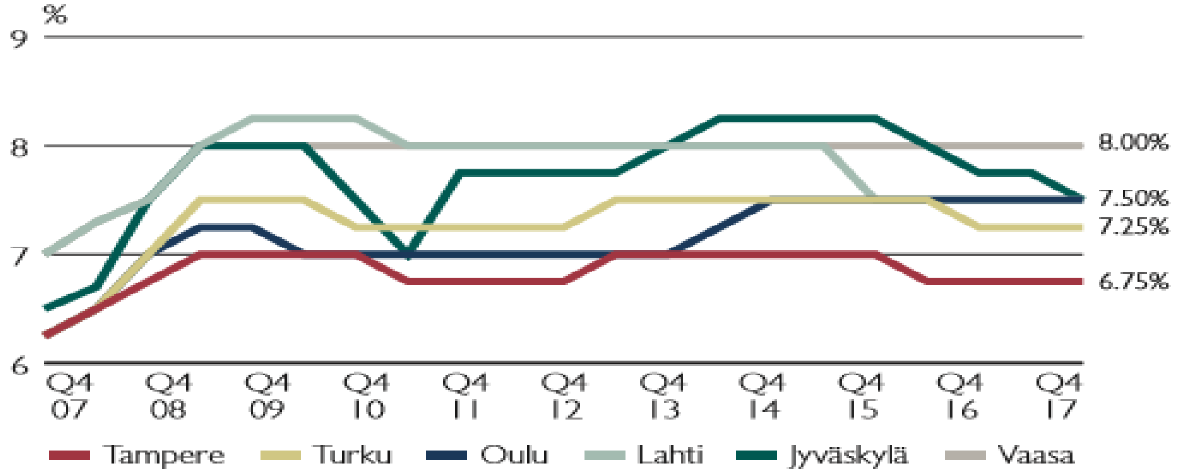
Finland

Yields and vacancy rates in Finland

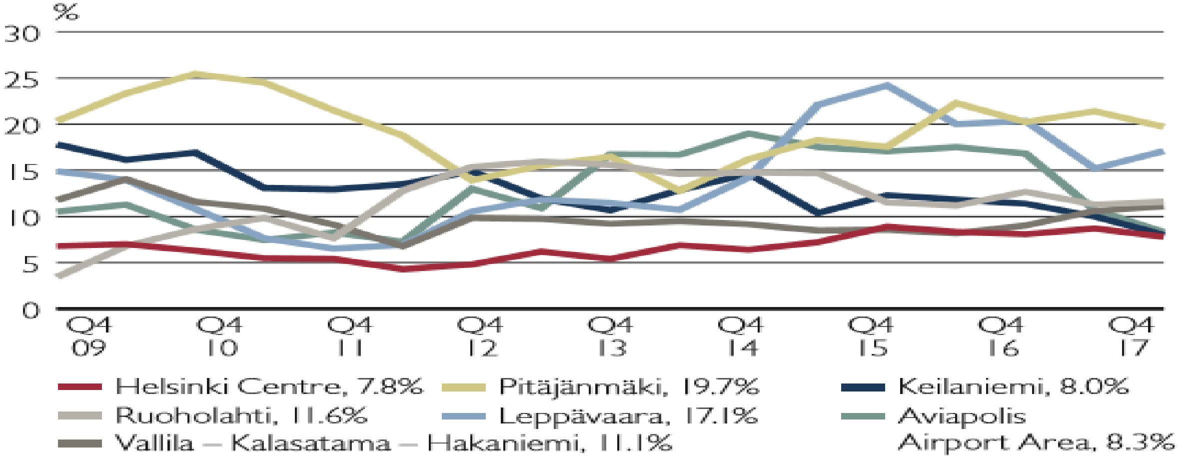
OFFICE YIELDS IN THE HELSINKI METROPOLITAN AREA (%)



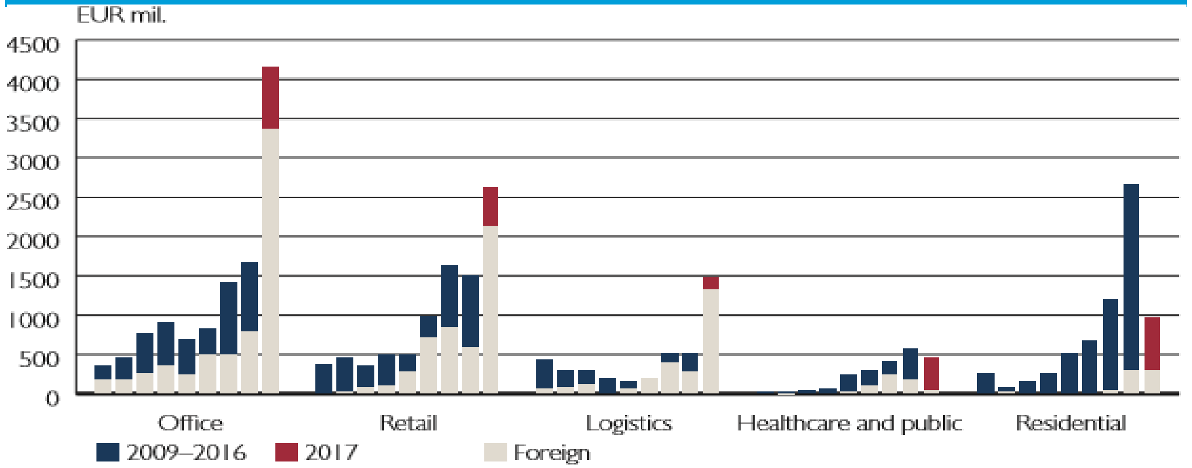
PRIME YIELDS IN GROWTH CENTRES (%)



VACANCY RATES IN SELECTED DISTRICTS IN HELSINKI METROPOLITAN AREA (%)



TRANSACTION VOLUME BY THE PURPOSE OF THE USE (EUR MILLION)

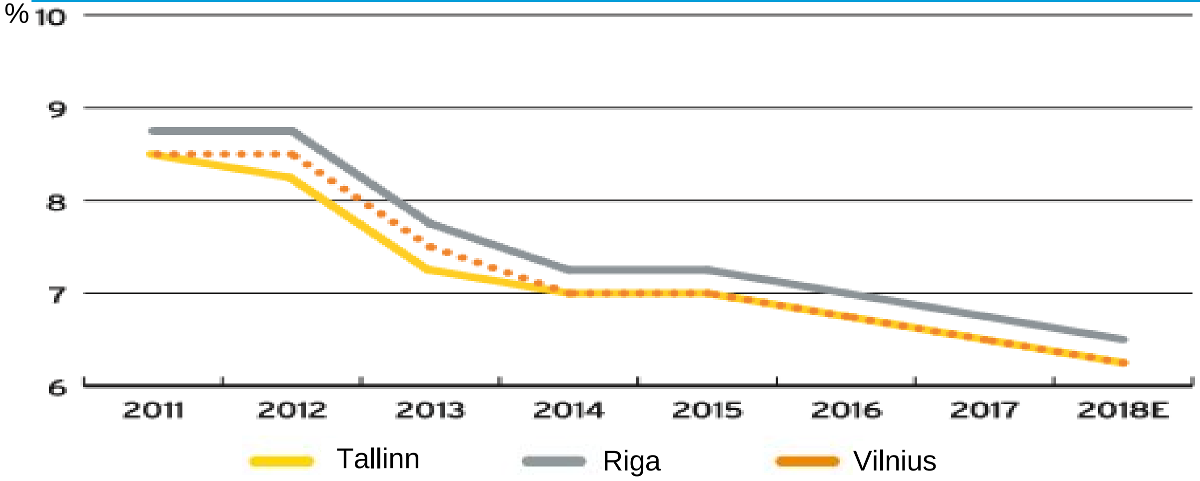


Source: Catella Market Indicator, Spring 2018

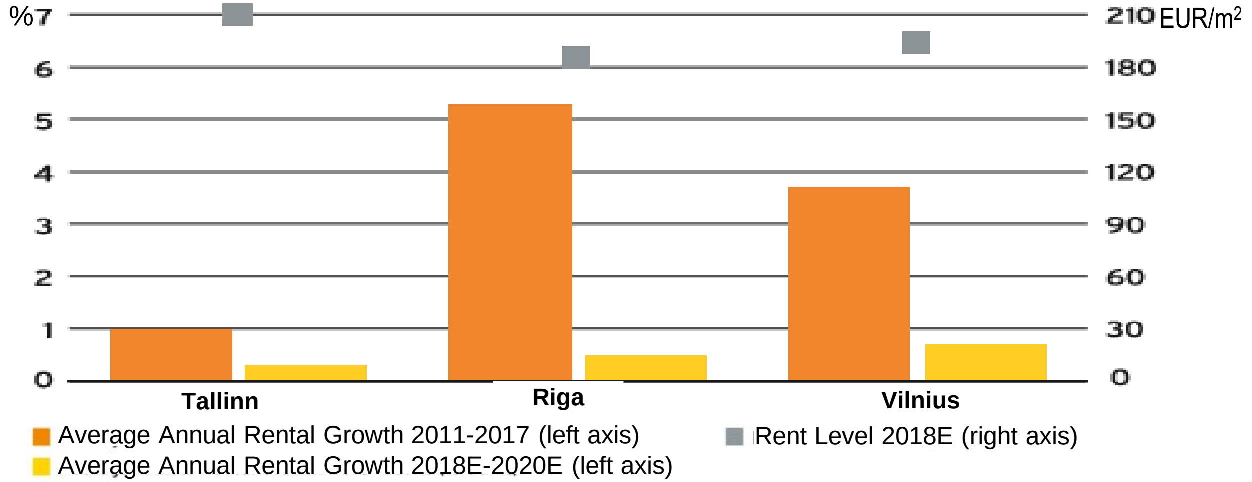
The Baltic countries

Yields are expected to decrease slightly

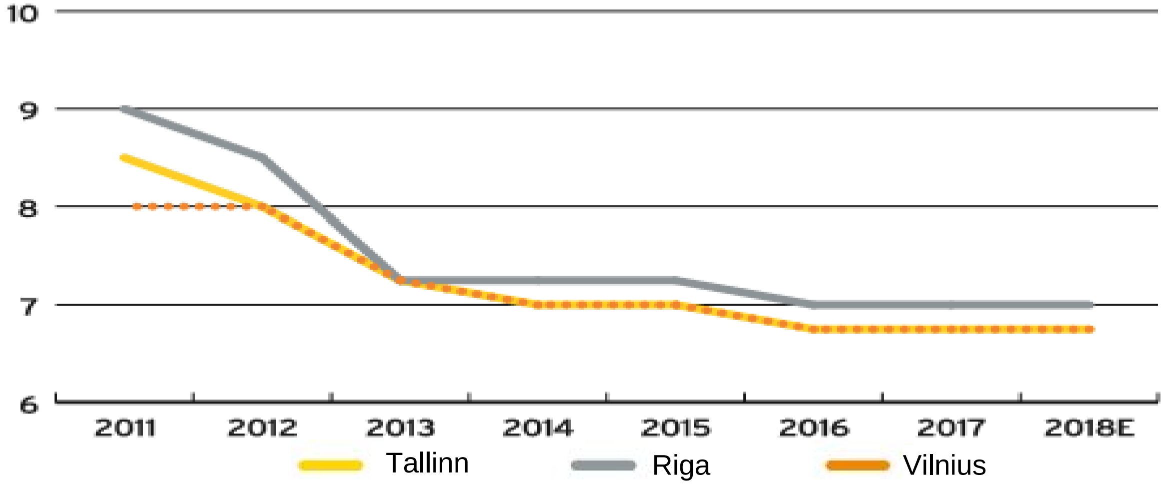
PRIME OFFICE YIELDS IN THE BALTIC COUNTRIES (%)



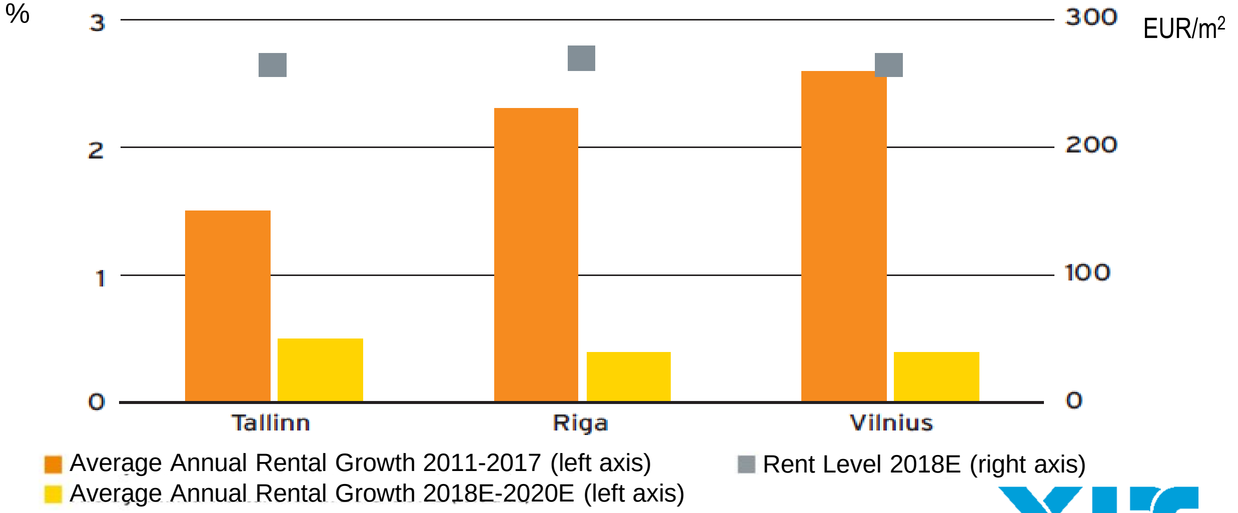
PRIME OFFICE RENTS IN THE BALTIC COUNTRIES (%, EUR / sq. m. / year)



PRIME RETAIL YIELDS IN THE BALTIC COUNTRIES (%)



PRIME RETAIL RENTS IN THE BALTIC COUNTRIES (%, EUR / sq.m. / year)



Source: Newsec Property Outlook, Spring 2018

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