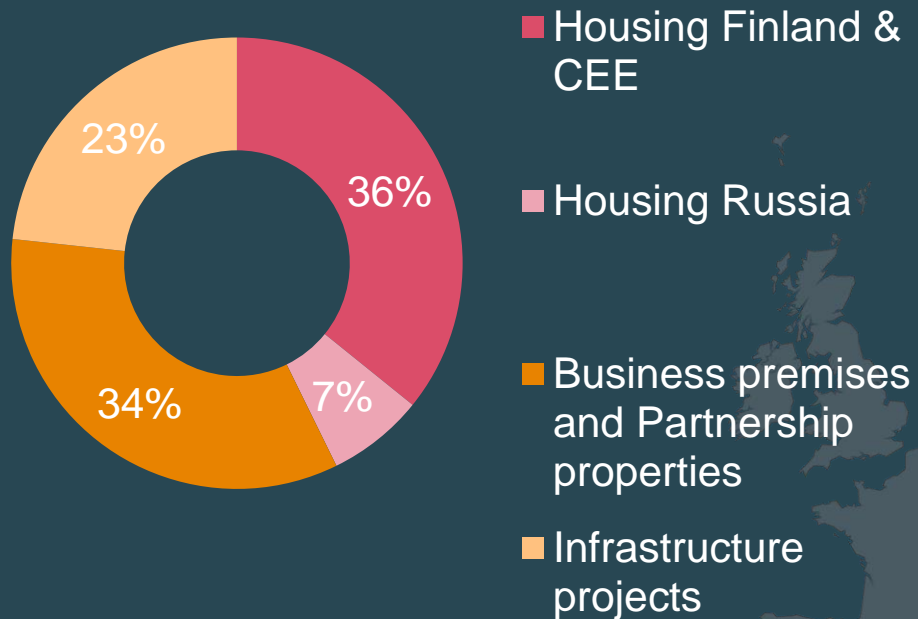


CEO's review

Kari Kauniskangas, President and CEO

We are the largest Finnish and a significant North European construction company

Revenue by segment



Revenue
€3.4
EUR billion in
2019

Order book
€4.1
billion
at the end of 2019

Year 2019: Positive development continued



Positive development continued in 2019

Adjusted
operating profit
increased to
€166
million

Mall of Tripla
opened with
~7
million visitors

Strategic
decisions to sell
paving business
and restructure
operations in
Russia

We took a significant decision to reduce capital and enhance profitability in Russia



SCOPE OF ACTIONS

Discontinuing residential construction in Moscow, the Moscow region and Rostov-on-Don

Closing contracting unit

Exiting paving business

FINANCIAL IMPACT

Expected positive net cash flow impact ~€50 million 2019–2021

One-time write-off €35 million on balance sheet values and provision of €9 million

Expected release of capital employed ~€100 million 2019–2021

BUSINESS CONTINUES

Residential construction business in St. Petersburg, Kazan, Yekaterinburg and Tyumen

Living services

We will sell Nordic paving and mineral aggregates businesses to Peab



SCOPE OF TRANSACTION

Paving and mineral aggregates businesses in Finland, Sweden, Norway and Denmark

Respective assets and personnel working with the divisions

FINANCIAL IMPACT

Estimated closing of the transaction Q1-Q2/2020

Transaction price €280 million

Capital gain €40 million

Cash flow impact ~€240 million

NOT INCLUDED

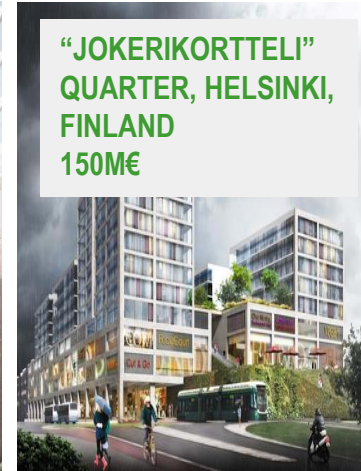
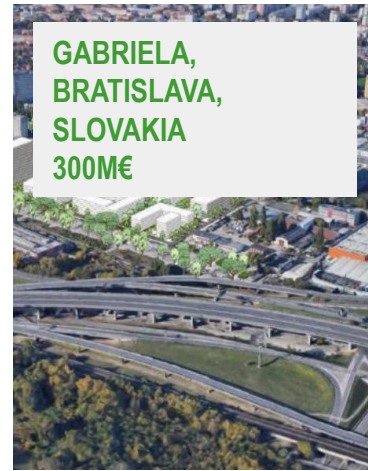
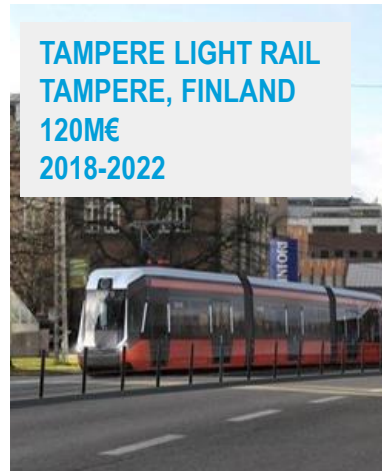
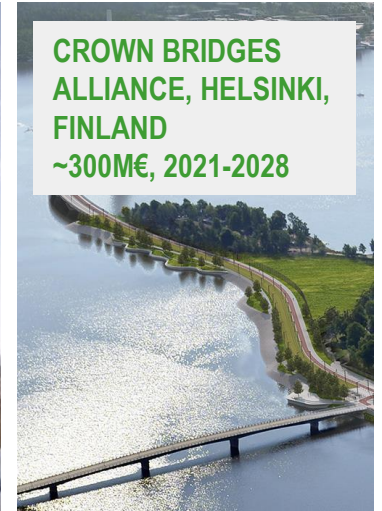
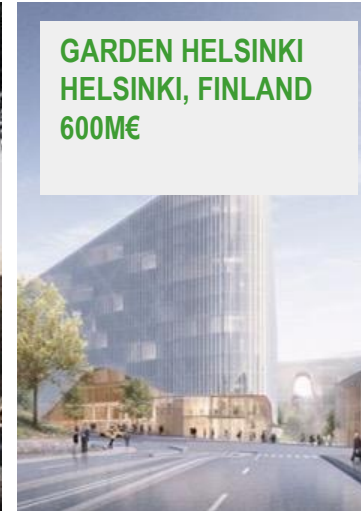
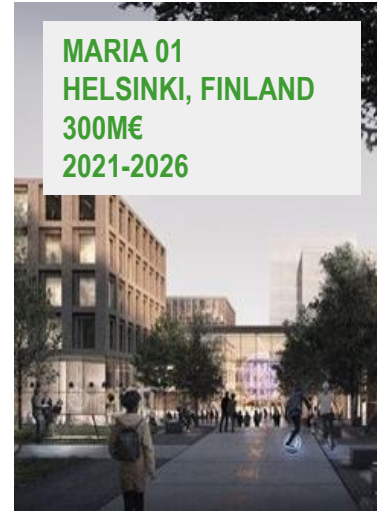
Paving business in Russia

Road maintenance in Finland

Paving business in the Baltic countries

Strong progress in significant projects

ONGOING PROJECTS



Other key indicators of the quality of our operations

Accident frequency rate of

10.5

accidents per million hours
worked
(2018: 9.7)



Net Promoter Score of

53%

(2018: 52%)



Personnel turnover of

3.2%

exit rate (own request)
(2018: 3.8%)



Successful merger between YIT and Lemminkäinen



Platform for
strong growth

Stronger market
position
**exceeded our
expectations**

Synergy benefits and
strengthening
competitiveness

We have reached
synergy benefits of
EUR 41
million

Better financial
position and counter-
cyclicality

Stronger balance
sheet,
adjusted gearing
57%

Better investment
target

Dividend grown since
2014, outlook
remains
positive

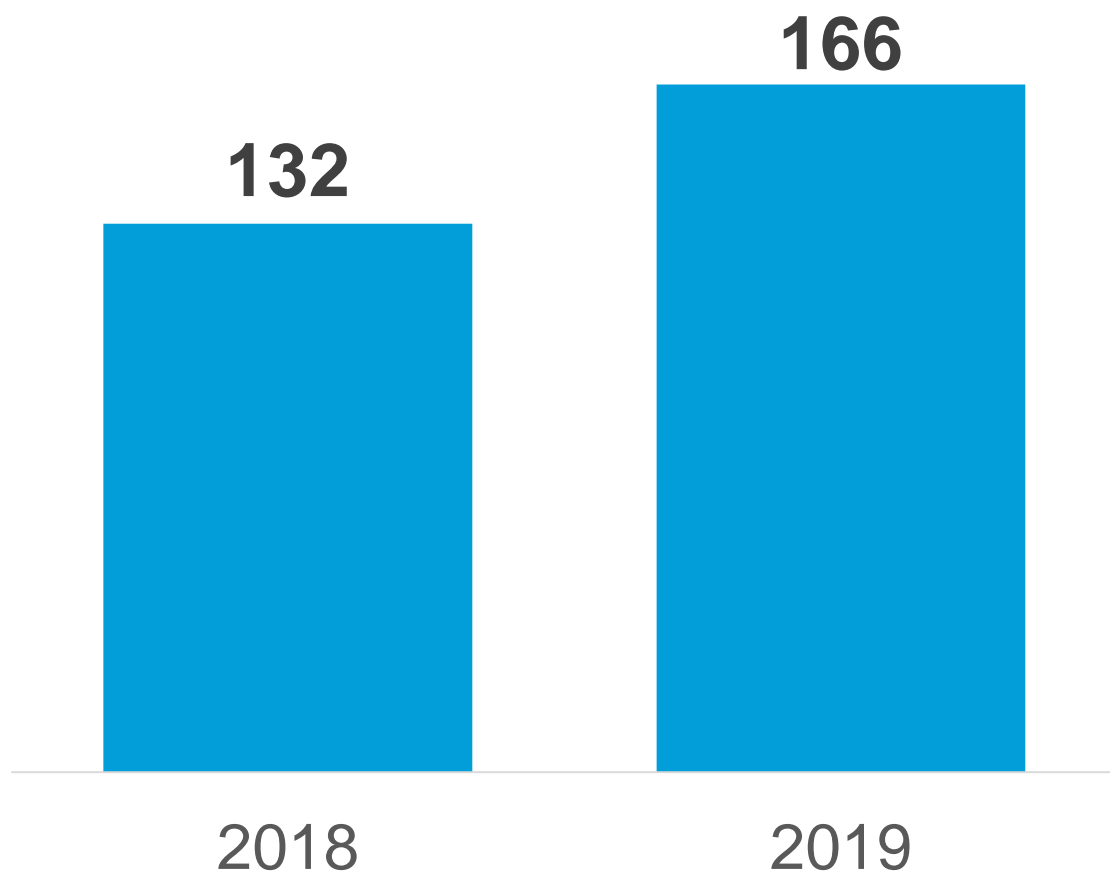
Financial statements 2019: Our profitability improved

Our financial performance in 2019

€ million	2019	2018
Revenue	3,392	3,201
Operating profit	81	105
Adjusted operating profit	166	132
Adjusted operating profit margin	4.9%	4.1%
Profit for the period	15	33
Earnings per share, EUR	0.07	0.16

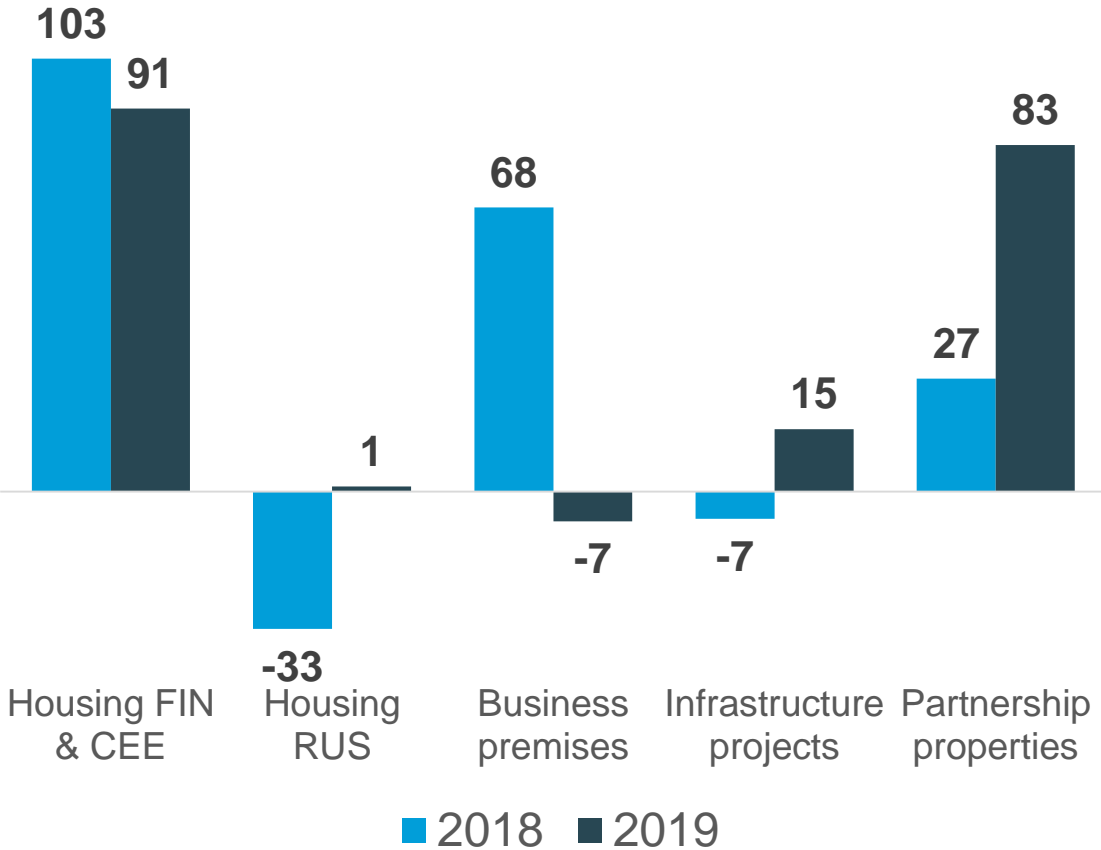
Adjusted operating profit improved by over 25%

Group adjusted operating profit, € million



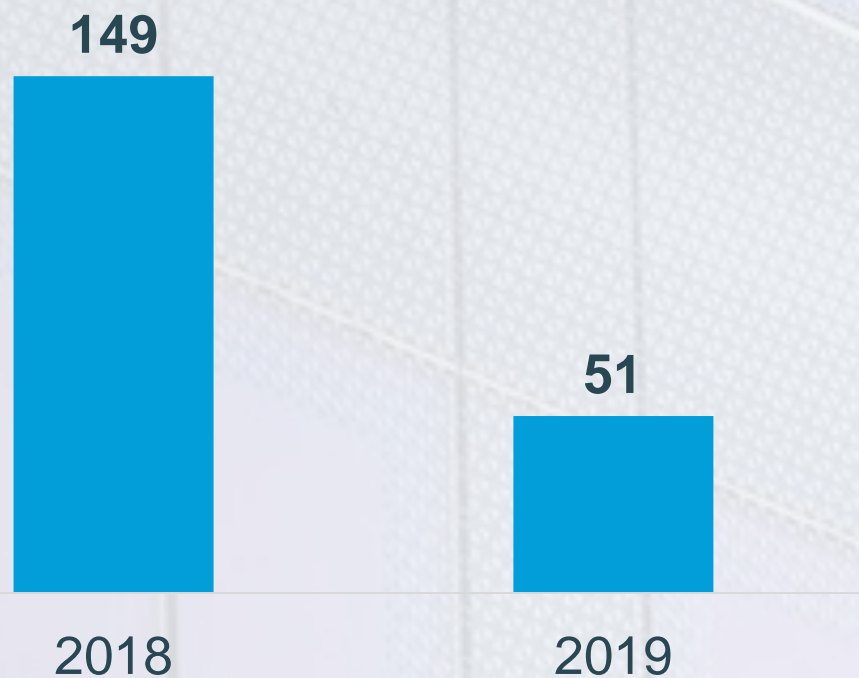
Mall of Tripla's impact on results

Adjusted operating profit by segment, € million

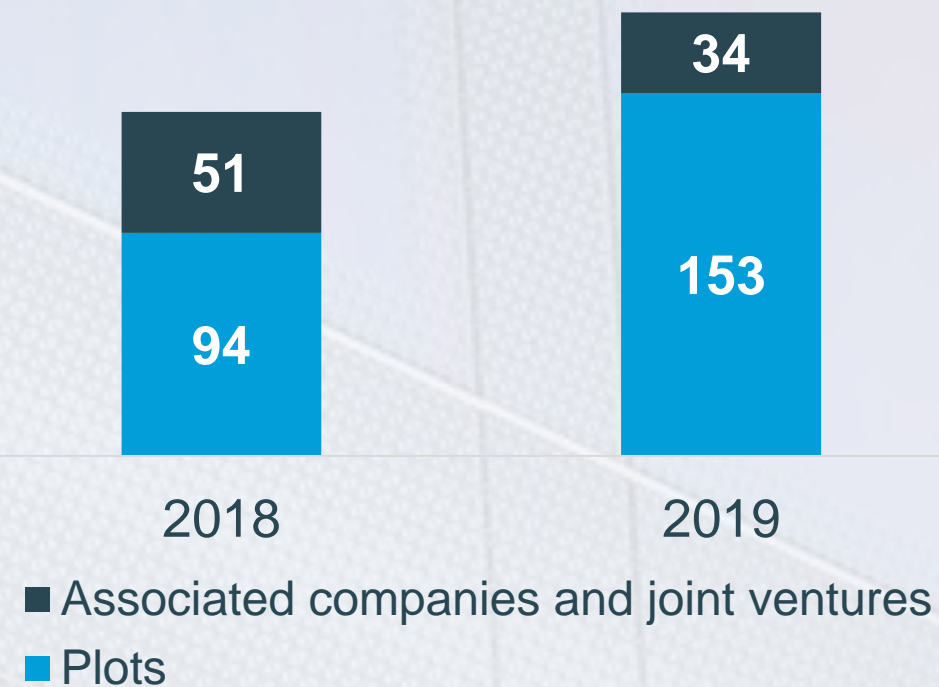


Cash flow was positive and investments into the future grew

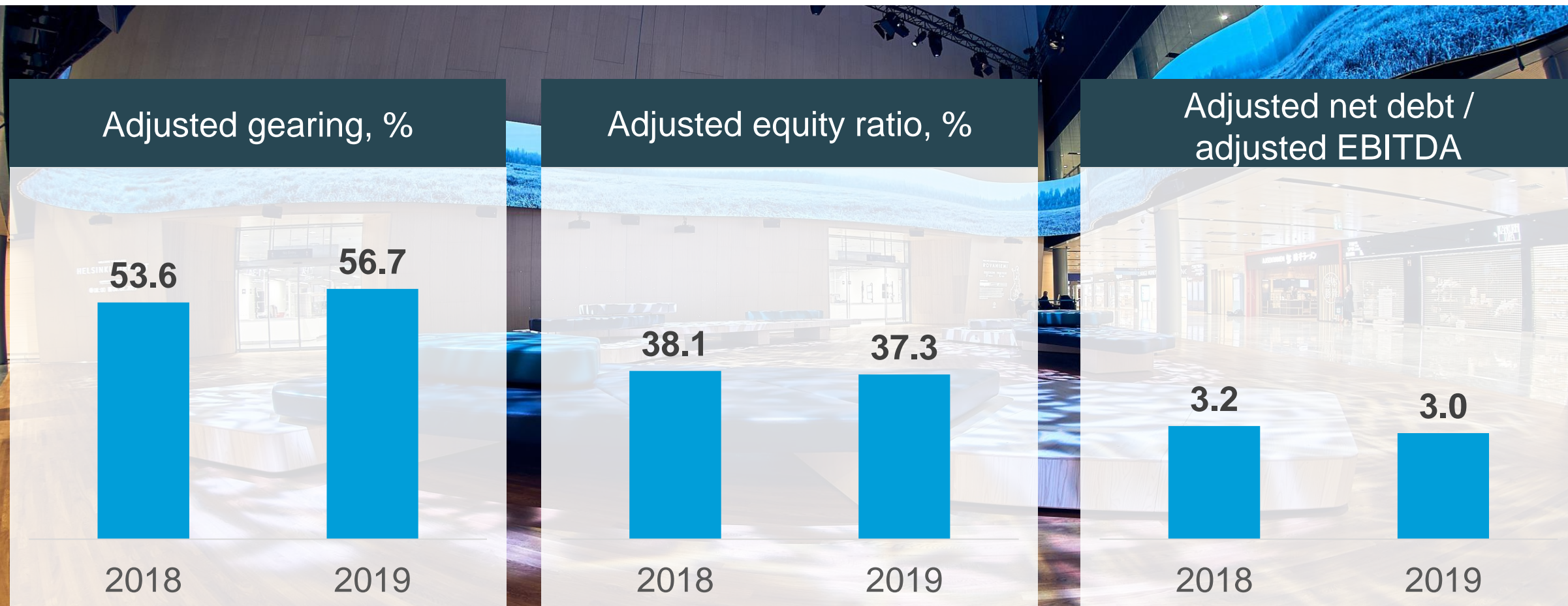
Operative cash flow after investments, reported, € million



Investments into plots, associated companies and joint ventures, € million



Our balance sheet and financial ratios were stable



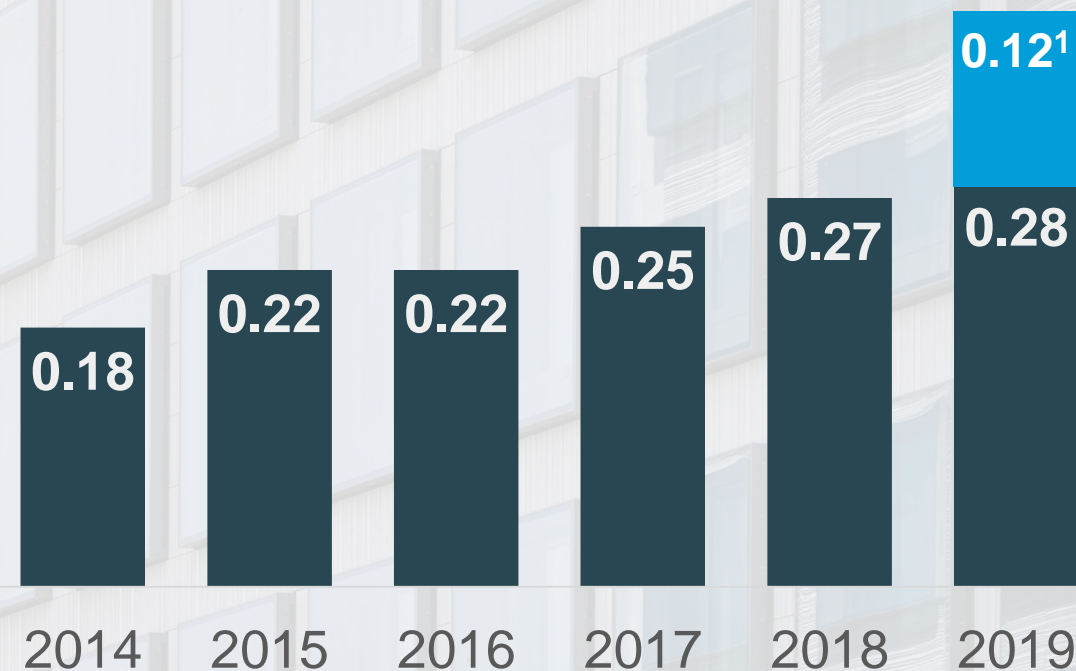
Dividend of EUR 0.28 proposed

Payment in two instalments:

1. EUR 0.14 on April 7, 2020
2. EUR 0.14 on October 6, 2020

Discretionary extra dividend of max. €0.12 per share proposed

DIVIDEND PER SHARE, €



Our strategy: Performance through cycles



📍 KONEPAJA, HELSINKI, FINLAND

YIT

Sustainable urban development is the core of our business model



Our strategy - Performance through cycles

STRATEGIC PRIORITIES

URBAN DEVELOPMENT

Self-developed and longer value chain projects

PARTNERSHIP PROPERTIES

Development, management and ownership of real estate assets and sales to partners and final investors

SERVICES

Life-cycle services first of all to real estate constructed by us



CORNERSTONES OF SUCCESS

PRIORITY IN SHORT TERM

TOP PERFORMANCE

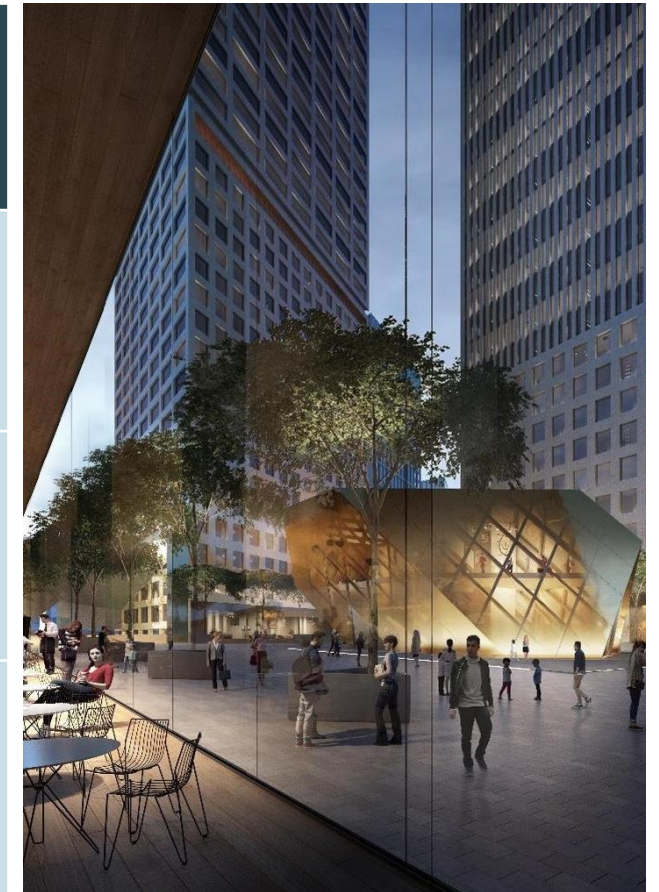
STEPPING UP SUSTAINABILITY

SUCCESS WITH CUSTOMERS AND PARTNERS

HAPPY PEOPLE

Dividend proposal is in line with the company's target of annually growing dividend

Financial target	Long-term target level	2019
ROCE	>12%	11% ¹
Gearing	30-50%	81% ²
Dividend per share	Growing annually	€0,28 (€0,27)



¹ Adjusted ROCE

²Including the impact of the IFRS 16 standard, approximately -25% compared to previous year

Outlook: Positive outlook for 2020



Stable market outlook for the next 12 months

	Housing Finland and CEE	Housing Russia	Business premises	Infrastructure projects	Partnership properties
Finland	●		●	●	●
Russia		●			
The Baltic countries	●		●		●
Czech Republic, Slovakia, Poland	●		●		●
Sweden				●	
Norway				●	

● Strengthening market vs. previous 12 months

● Stable market vs. previous 12 months

Group result guidance for 2020

Revenue in the range of
€2,900-3,300 million

(2019: €3,391.5 million)

Adjusted operating profit
in the range of

€150-190 million

(2019: €165.5 million)

GUIDANCE RATIONALE

The result guidance is based, for instance, on the estimated completion of residential projects under construction, closing of sales of business premises projects and the company's solid order backlog. At the end of 2019, 69% of the order backlog was sold.

Significant fluctuation is expected to take place between the quarters due to typical seasonality in infrastructure projects, closing of sales of business premises projects, and the completion of residential projects. The last quarter of the year is expected to be clearly the strongest. The company estimates that the adjusted operating profit for the first quarter of 2020 will be on the level of, or above, the comparison period (continuing operations 1–3/2019: EUR -9.7 million).

Positive outlook for 2020

Solid demand
and strong
order book

High
customer
satisfaction
and valued
brand

Preferred
business
partner

Wide pipeline
of plots and
urban
development
projects

**Together
we can
do it.**