

YIT Group Road Show Interim Report 1-3/2009

Sakari Ahdekivi
CFO

Petra Thorén
Senior Vice President



Austria
Czech Republic
Denmark
Estonia
Finland
Germany
Hungary
Latvia
Lithuania
Norway
Poland
Romania
Russia
Sweden

Contents

- YIT Group
- Interim Report 1-3/2009
 - Highlights of the quarter
 - Business segment development
 - Financial development
 - Future outlook and focus areas
- Appendices
 - Ownership structure
 - Group financials
 - Market development



YIT Group



Together we can do it. **YIT**

YIT Group in brief

A leading European service company.



Revenue in 2008
EUR 3.9 billion.
Operating profit
EUR 261 million.

YIT offering:
- Technical building systems
- Services for industry
- Construction services



Operations in
14 countries.
More than
25,000
professionals.



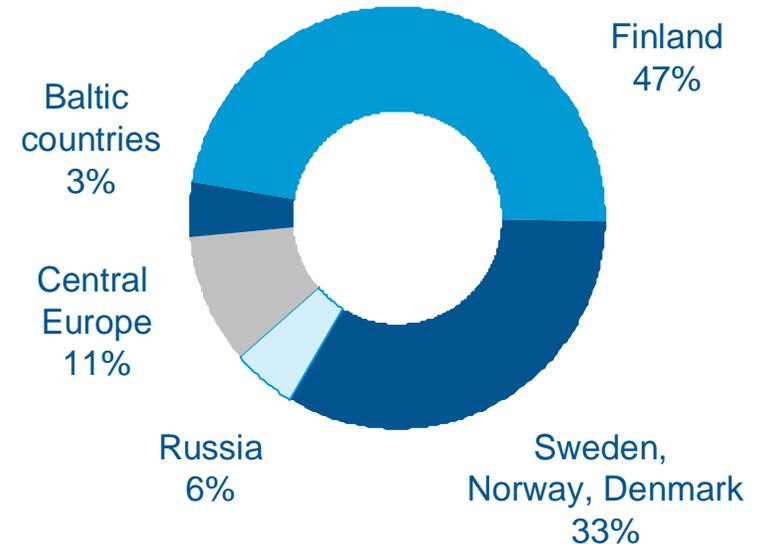
More than
28,000
shareholders
at the end of
March 2009.



Share quoted
on
NASDAQ OMX
Helsinki
(Large cap,
Industrials)

Wide geographical scope

Revenue
by area in Q1/09



Together we can do it.



Business segments

Building and Industrial Services

- Service and maintenance of building systems and industrial processes
- Technical building systems installations
- Project deliveries to industry

Nordic countries,
Central Europe,
Baltic countries, Russia

Revenue: EUR 2,396 million
EBIT: EUR 162 million
Personnel: ~18,900



Construction Services Finland

- Residential development
- Business premises
- Infrastructure

Finland

Revenue: EUR 1,148 million
EBIT: EUR 112 million
Personnel: ~3,300



International Construction Services

- Residential development
- Business premises
- Building construction

Russia, Baltic countries,
Czech Republic

Revenue: EUR 494 million
EBIT: EUR 9 million
Personnel: ~3,300



2008 figures

Together we can do it.



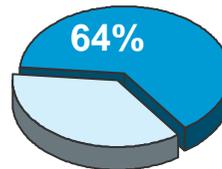
Cash flow and investment businesses



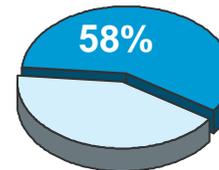
Building and Industrial Services

Scandinavia, Central Europe, Russia, Baltics

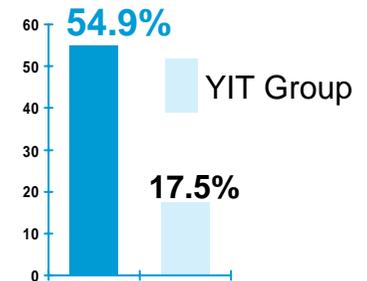
Revenue



EBIT

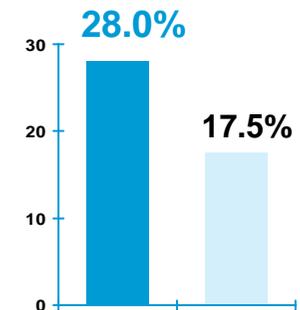
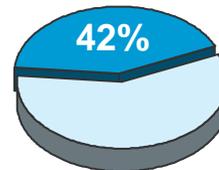
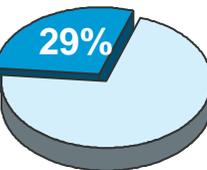


ROI, 12/2008



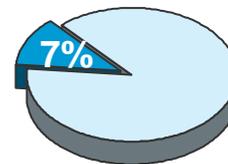
Construction Services Finland

Finland

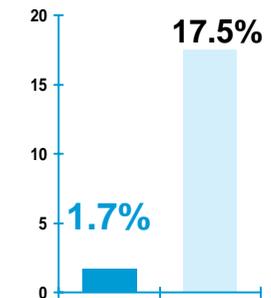


International Construction Services

Russia, Baltics, Czech Republic



EBIT negative

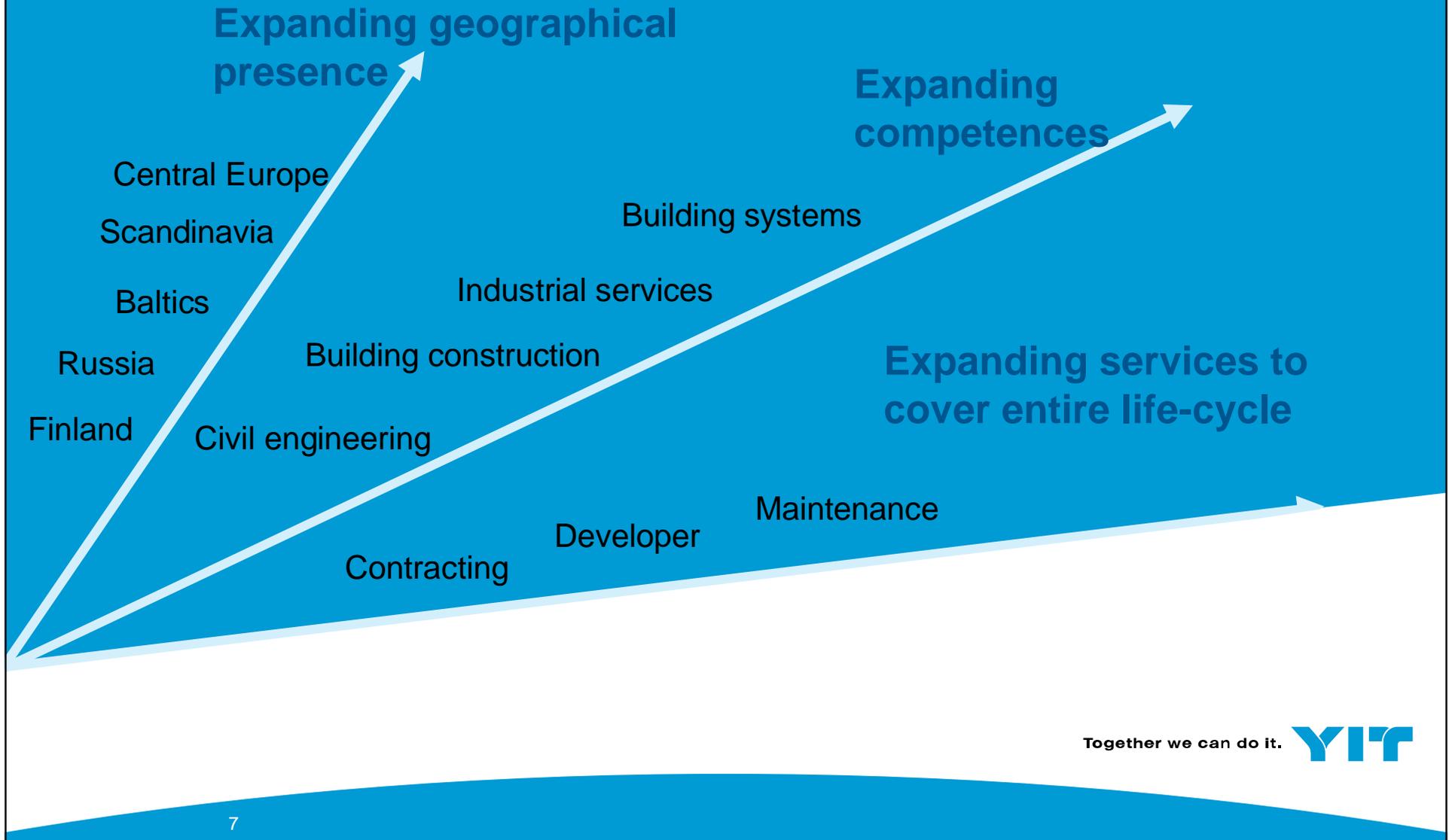


Percentage of YIT Group in Q1/09

Together we can do it.



Corner stones of profitable growth



Strong market position

Nordic countries

No 1 in Building Systems

Russia

Major foreign player in residential development

Central Europe

Foothold in Building Systems

Baltic countries

Among market leaders in construction

Finland

No 1 in Construction Services

Central Eastern Europe

Start-up in residential development

Together we can do it.



50 years of experience in Russia

Average revenue growth 45% in 2006-2008

Residential development

- Development projects on own plots
- Typical residential building 200 to 400 apartments
- Varying levels of finishing
- Construction time approximately 2 years
- Operations in St. Petersburg, Moscow, Moscow Oblast, Yaroslavl, Kazan, Yekaterinburg, Rostov-on-Don
- Over 6,800 apartments under construction in 3/09

Commercial real estate development

- Office and retail premises, logistics, shopping centres
- Development projects on own plots
- First projects completed in St. Petersburg

Building Systems and Industrial Services

- Operations in St. Petersburg and Moscow

In 2008:

- 10% of Group revenue
- 33% of Group invested capital
- 12% of Group personnel



Together we can do it.



Interim Report 1-3/2009

- Highlights of the quarter
- Business segment development
- Financial development
- Future outlook and focus areas

- Appendices
 - Ownership structure
 - Group financials
 - Market development



Together we can do it. **YIT**

Highlights of the quarter



Together we can do it. **YIT**

Variation across business segments

Building and Industrial Services

- Steady profitability, EBIT: EUR 29 million (5.3%)
- Service and maintenance stable.
- Technical building systems focused on renovation and modernization.
- In Industrial Service, investments focused on energy industry.

Construction Services Finland

- Profitability better than in Q4/08, EBIT: EUR 21 million (8.7%)
- Residential consumer sales picked up from Q4/08.
- In infrastructure good development continued.
- In business premises focus on completing ongoing and tender-based projects.

International Construction Services

- Negative profitability, EBIT: EUR -24 million (-38.7%)
- Low residential sales volumes, cost overruns in certain projects.
- Residential sales continued in Russia and picked up in Feb-March.
- In Russia housing construction continued. YIT will complete all apartments under construction, maintaining credibility as a reliable partner. Huge need for apartments continues.
- In Baltics weak market situation continued. Number of unsold apartments decreased.



Together we can do it.



Revenue and operating profit decreased

EUR million	Q1/09	Q1/08	Change (Q1/08- Q1/09)	Q4/08	Change (Q4/08- Q1/09)	2008
Revenue ¹	823.7	927.0	-11%	1,050.7	-22%	3,939.7
Operating profit ²	22.1	78.6	-72%	48.4	-54%	260.6
• of revenue	2.7%	8.5%		4.6%		6.6%
Financial income and expenses, net ³	-19.9	-8.3	*)	-43.1	-54%	-67.5
Profit before taxes	2.2	70.3	-97%	5.4	-59%	193.1
Earnings per share, EUR	0.02	0.40	*)	0.03	-33%	1.05
Return on investment, rolling 12 months	14.3%	28.1%		17.5%		17.5
Operating cash flow after investments	10.3	51.0	-80%	61.3	-83%	-19.4

*) Change over 100%

1) Building Systems operations acquired from Central Europe were transferred to YIT on Aug 1, 2008.

2) Q1/2008 MEUR +3.5 (final ruling of the Supreme Court).

3) Q1/2008 MEUR +2.2 (final ruling of the Supreme Court).

1-12/2008 MEUR -25.0 (exchange rate losses mainly related to the ruble).

Together we can do it.



Business segment development



Together we can do it. **YIT**

Building and Industrial Services

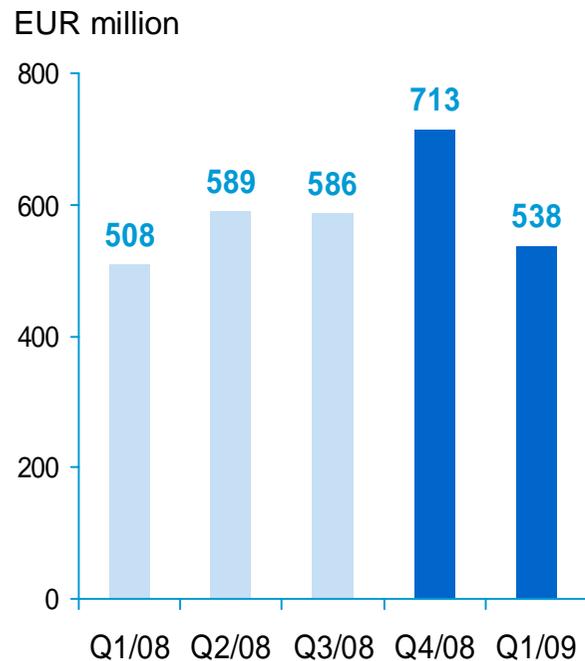


Together we can do it. **YIT**

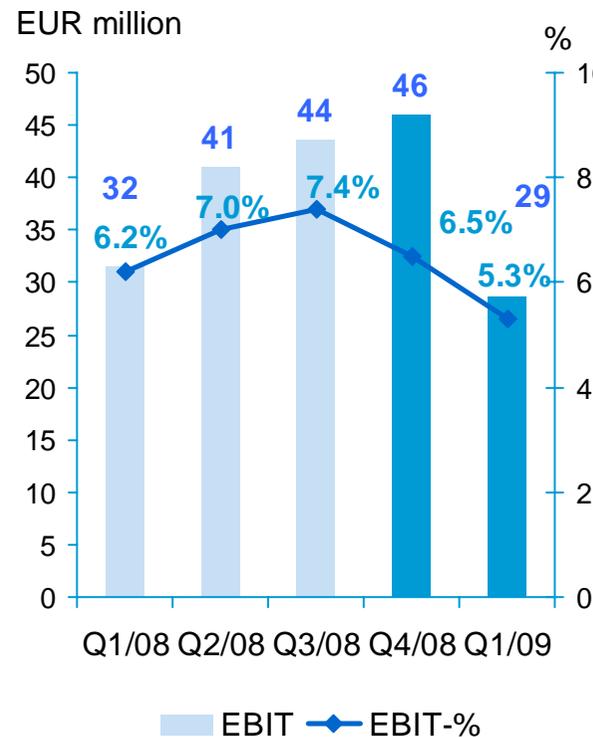
Building and Industrial Services

Steady profitability development

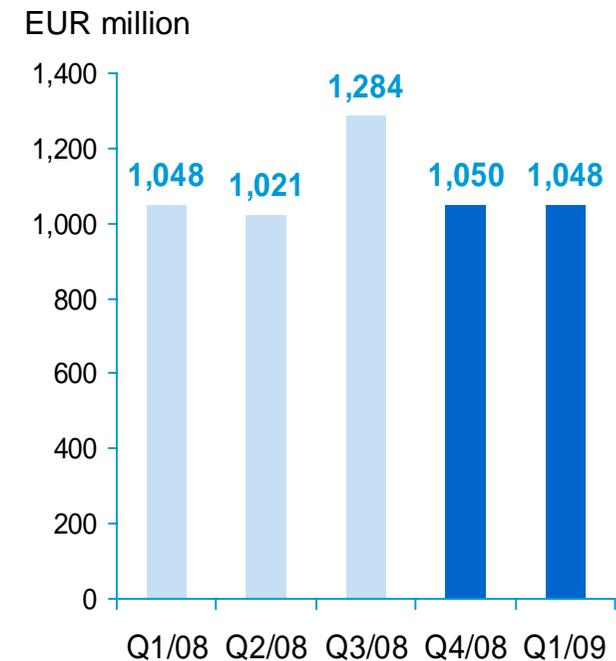
Revenue



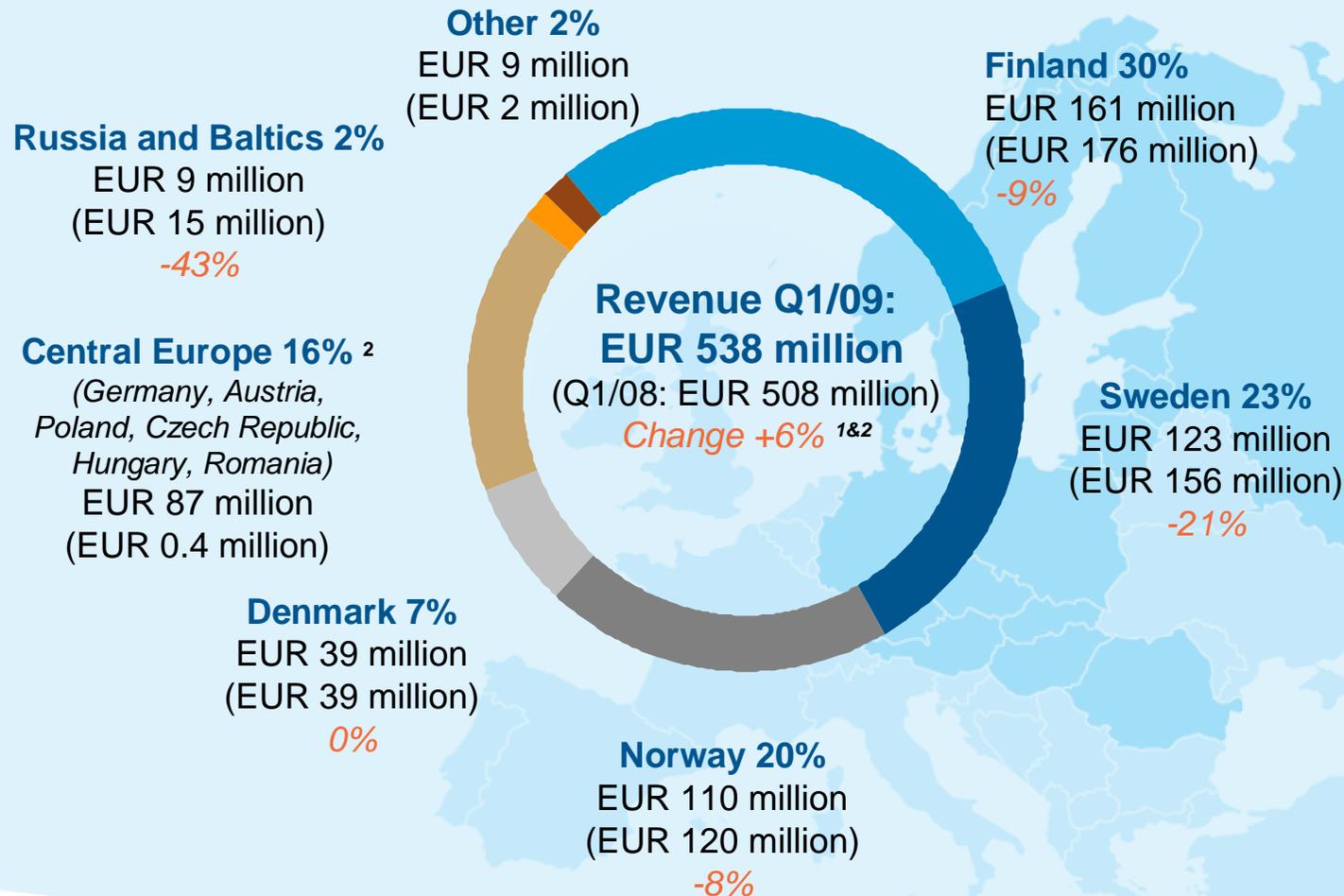
EBIT and EBIT-%



Order backlog



Building and Industrial Services Revenue by country



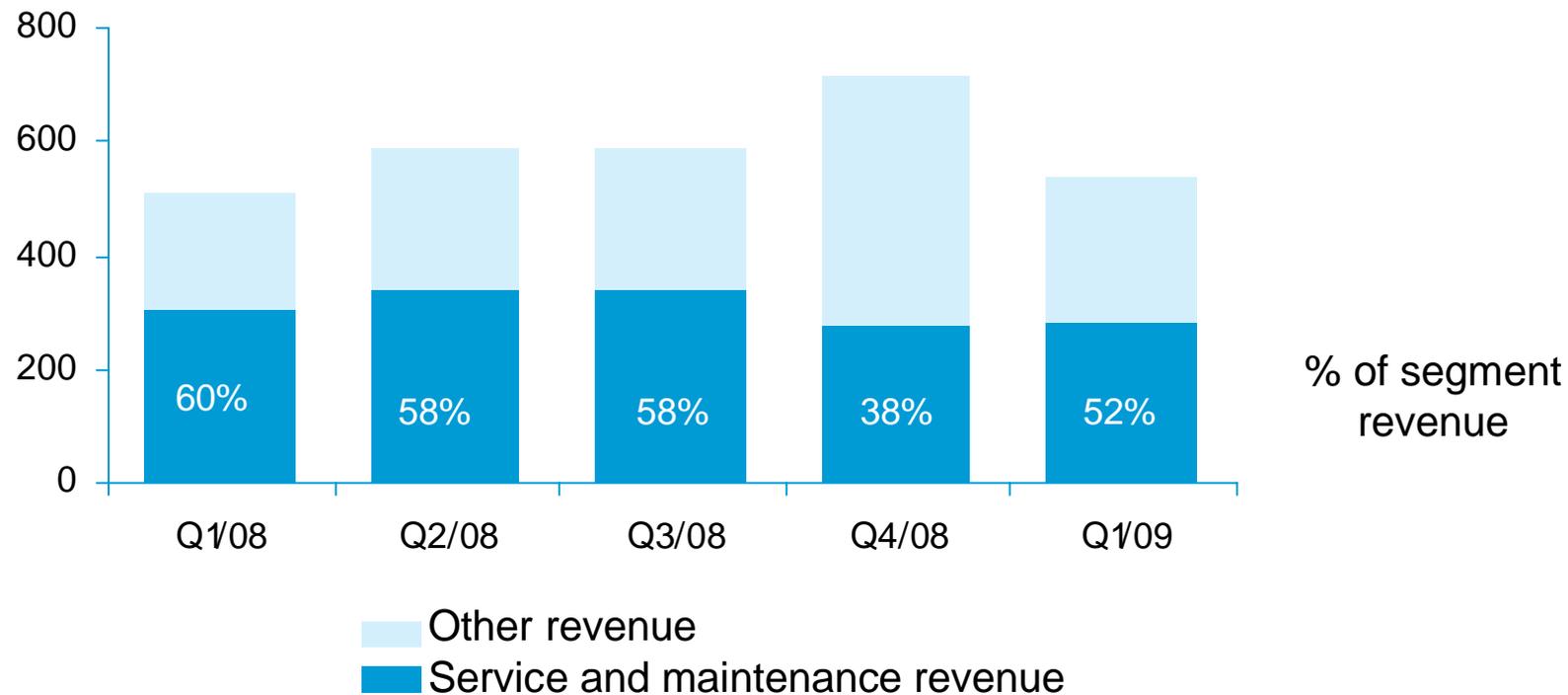
1) Calculated in local currencies, growth was 13%.

2) Building Systems operations acquired from Central Europe were transferred to YIT on Aug 1, 2008.

Stable development in service and maintenance

Building and Industrial Services:
Service and maintenance revenue EUR 281 million in Q1/09

Building and Industrial Services
total segment revenue,
EUR million



Together we can do it. **YIT**

Service and maintenance contracts in Q1/09

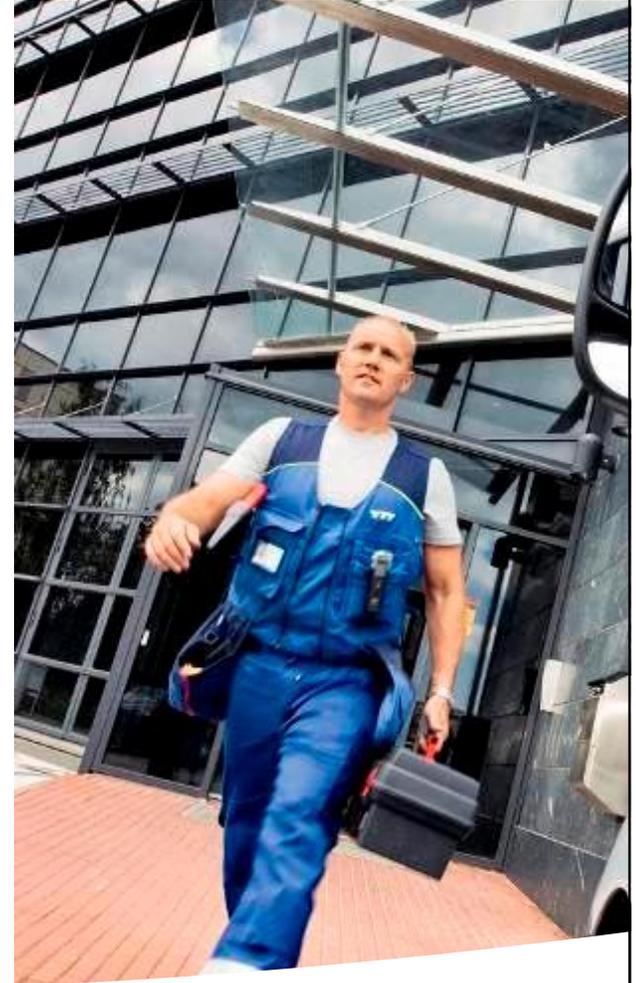
- **Sweden**
 - Mondi Dynäs
 - AstraZeneca
- **Norway**
 - Norway's road administration
 - StatoilHydro
- **Finland**
 - Finnair Catering
 - TeliaSonera Finland
 - Helsingin Energia
 - Neste Oil
- **Denmark**
 - Peterson Packaging
 - Odense Steel Shipyard
- **Germany**
 - Offices in Munich



Together we can do it. **YIT**

Actions to improve competitiveness

- Increase service and maintenance
- Focus on:
 - Renovation and modernization
 - Public sector
 - Maintenance
- Improve utility rates
- Renegotiate procurement deals



Together we can do it. **YIT**

Construction Services Finland

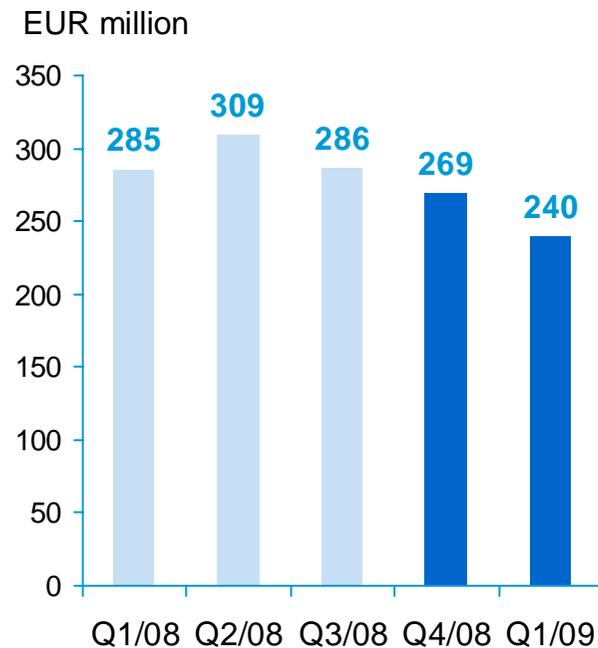


Together we can do it. **YIT**

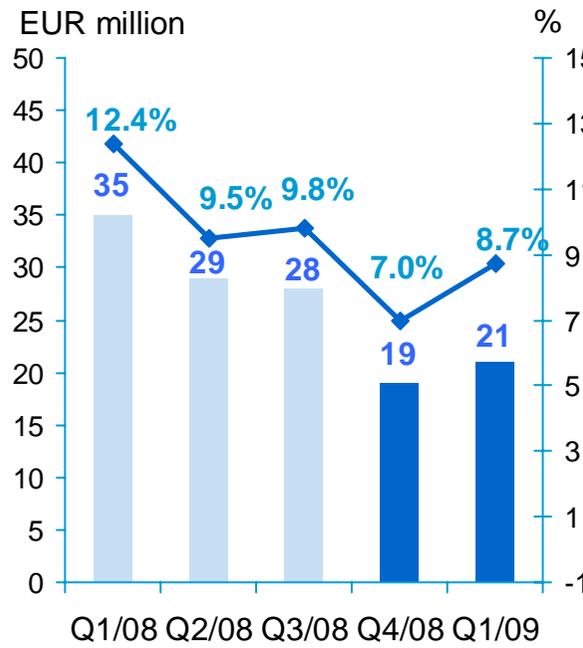
Construction Services Finland

Profitability better than in Q4/08

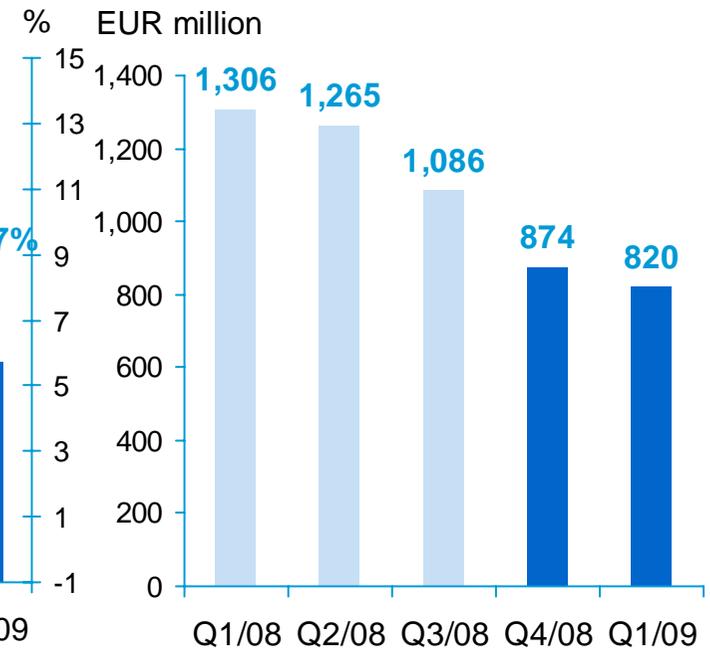
Revenue



EBIT and EBIT-%



Order backlog

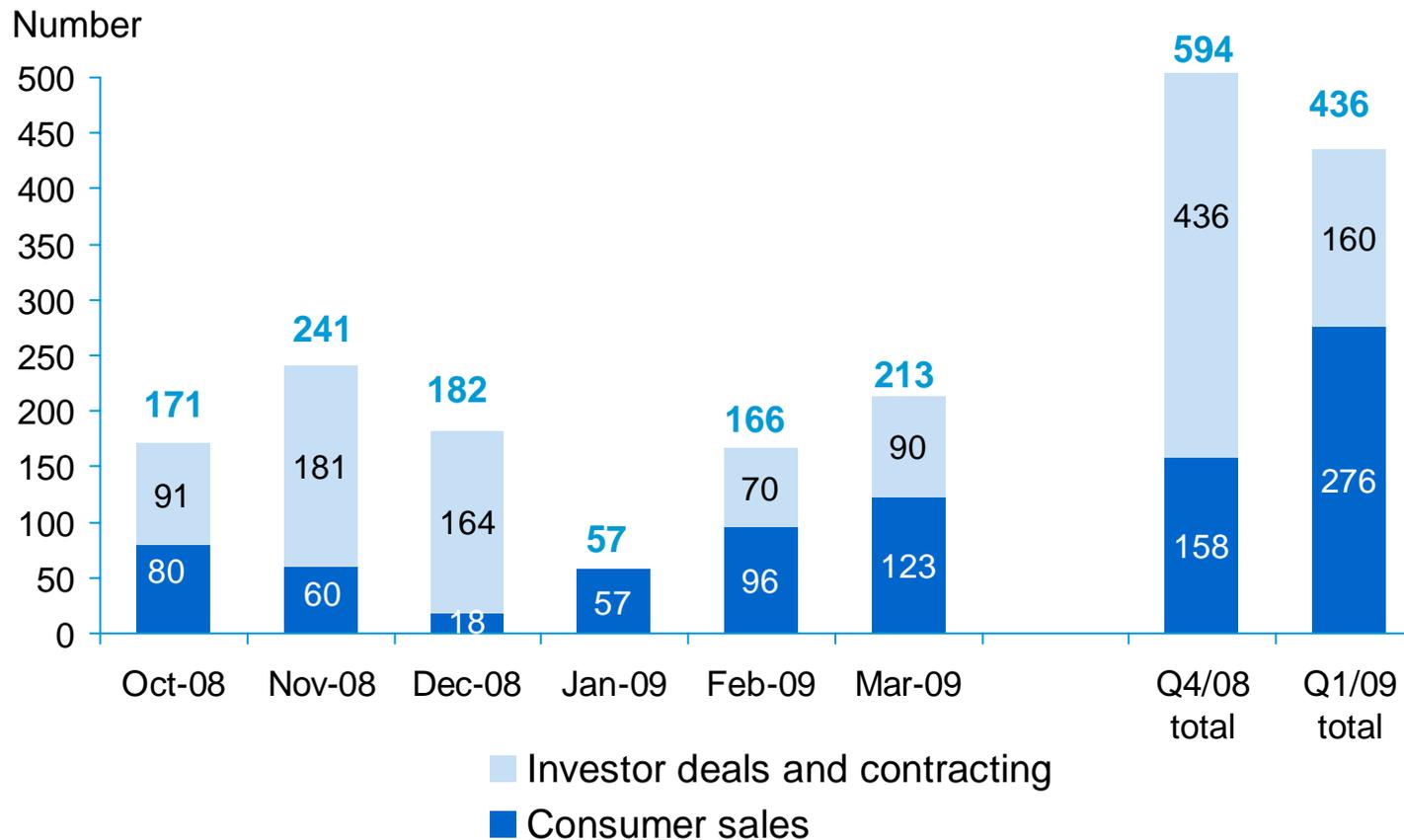


■ EBIT ◆ EBIT-%

Together we can do it. **YIT**

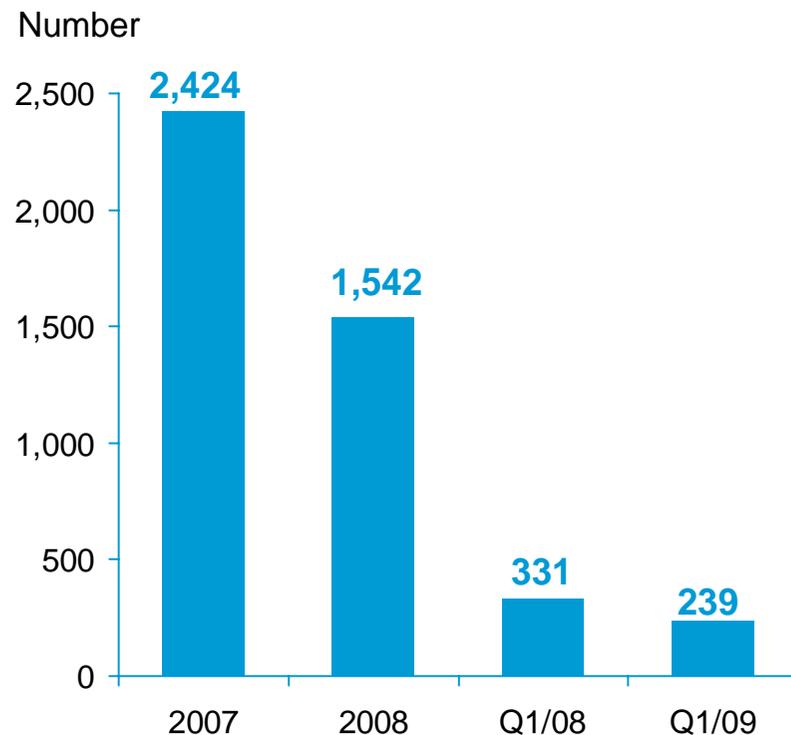
Consumer residential sales picked up from Q4/08

Apartments sold in Finland

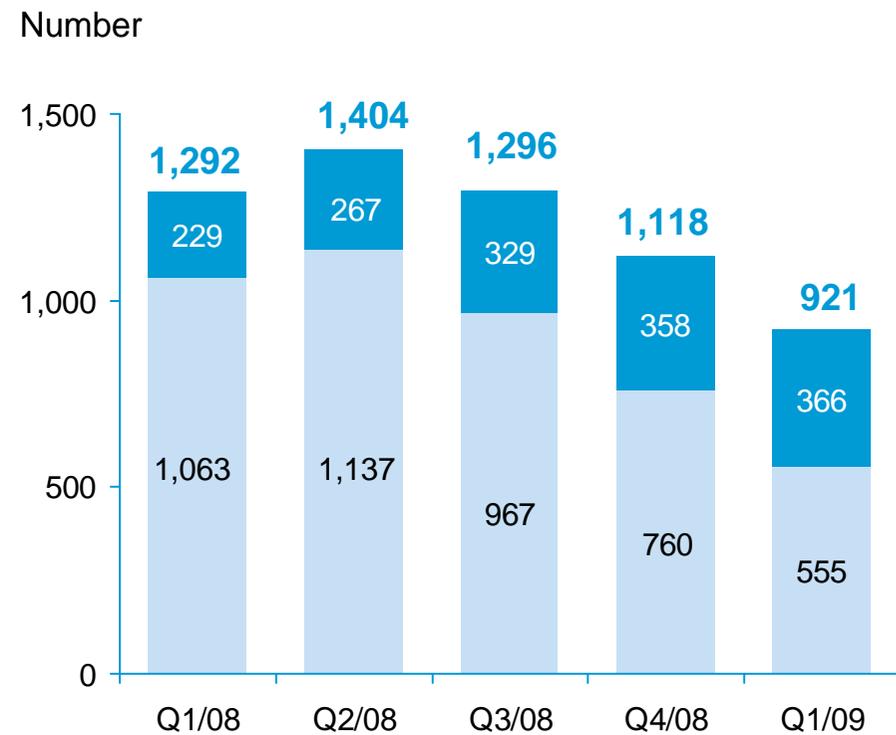


Start-ups and inventory reduced in Finland

Residential start-ups



Unsold apartments



■ Completed
■ Under construction

Together we can do it. **YIT**

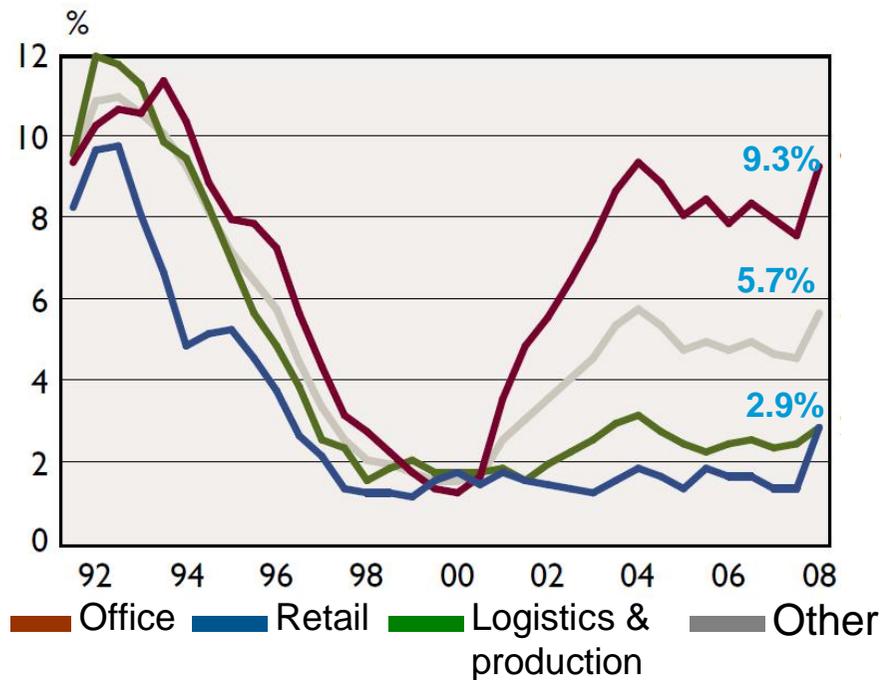
Structural and market factors for housing in Finland

- Migration continues
 - Low urbanisation rate
- Low living space per capita
- Change in social structures
 - About 70% of households consist of 1-2 persons
- Decreased interest rates
- Increased rents
- Decreased supply of apartments



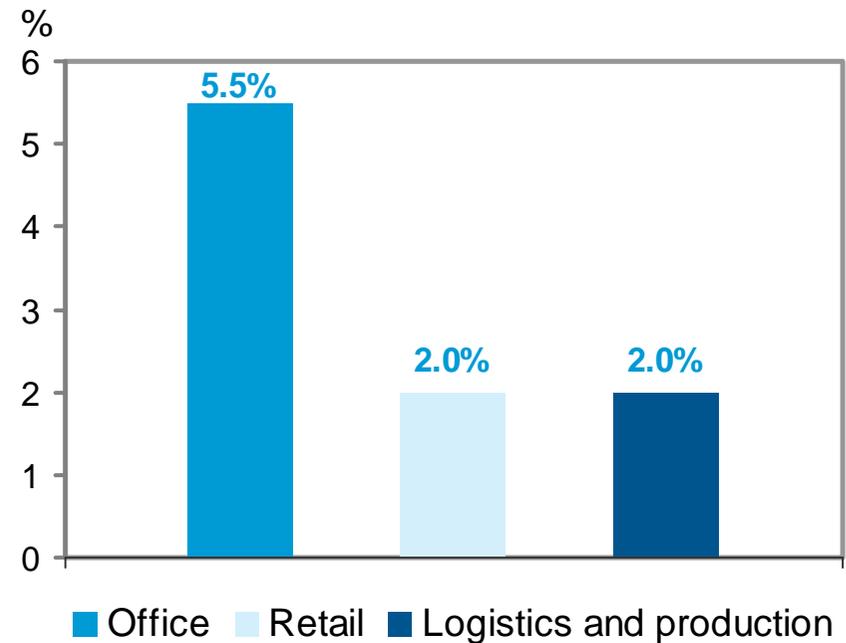
Office construction decreases clearly, lower vacancy rates in retail and logistics

Vacancy rate of business premises in Helsinki metropolitan area, 1992-2008



Source: Catella market review Q4/08, March 3, 2009.

Vacancy rate of business premises in major Finnish cities, at the end of 2008



*) Average: Helsinki metropolitan area, Tampere, Turku, Oulu, Lahti, Kuopio, Jyväskylä, Vaasa

Together we can do it. **YIT**

Stable demand in infrastructure continues



Projects starting up in 2009 in Finland

- The Ring Rail Line circular rail route of the Helsinki Metropolitan Area
- Länsimetro (new underground line)
- Kalla bridges (Highway 5)
- Main road 51 (Kirkkonummi - Kivenlahti)
- Highway 6 (Ahvenlampi - Mansikkala)
- Kehä I (ring road, second phase)
- Kehä III (ring road, Vanhakartano - Lentoasemantie)
- Highway 5 (Koirakivi - Hurus)
- Highway 6 (Joensuu)
- Highway 14 (Savonlinna city center)
- New road connection to Kilpilahti

Together we can do it.



Actions to improve competitiveness

Residential

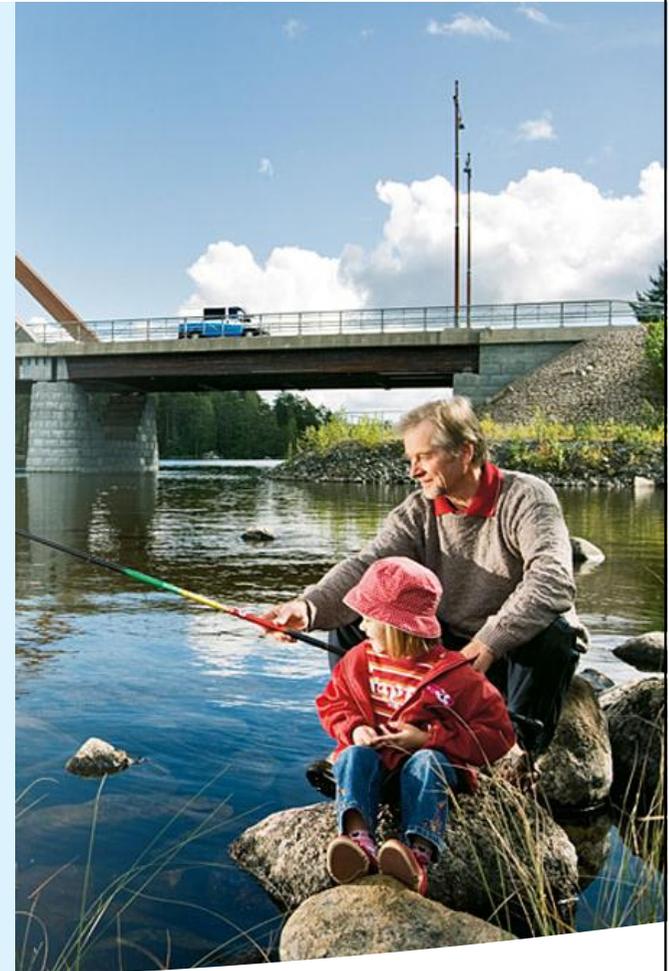
- Housing start-ups according to market demand
 - Own development
 - Rental housing production

Business premises

- Start-ups according to market demand
 - Active project development
 - Contracting

Infrastructure

- Active in projects - projects starting up offer new business possibilities



International Construction Services

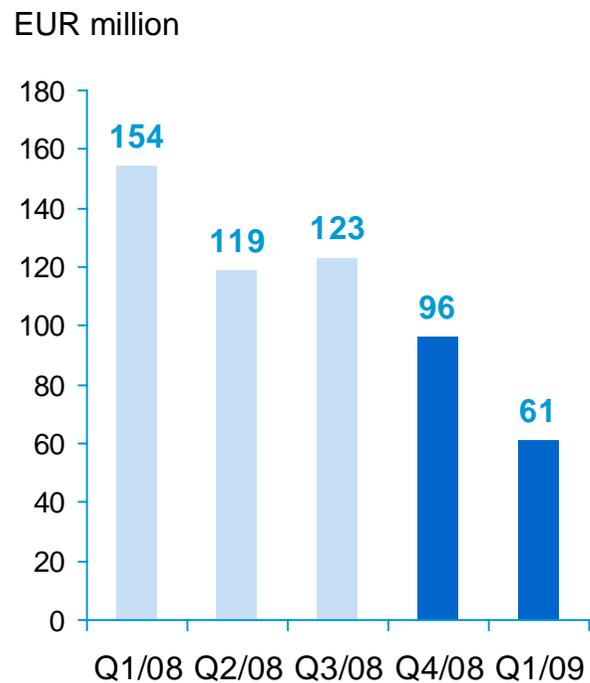


Together we can do it. **YIT**

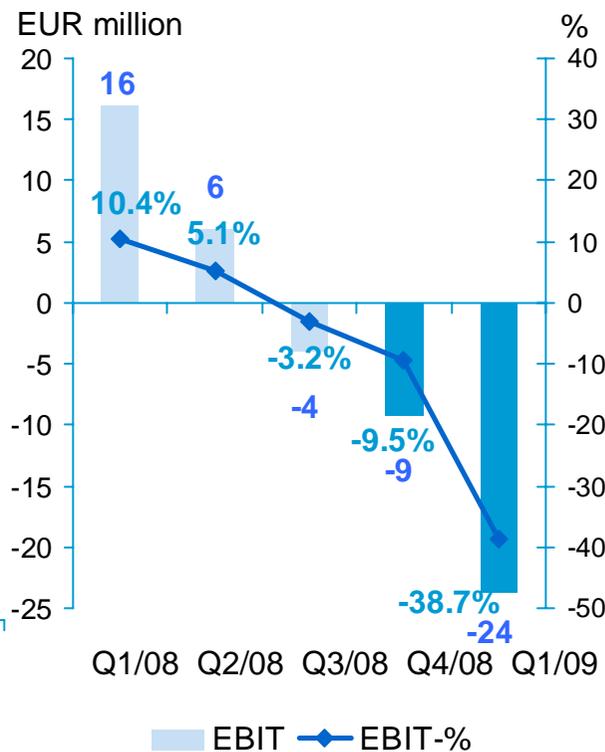
International Construction Services

Negative profitability

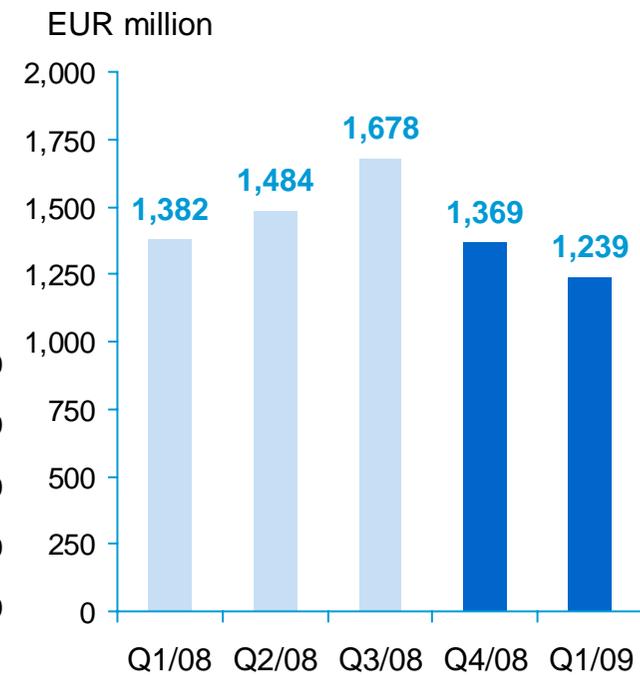
Revenue



EBIT and EBIT-%



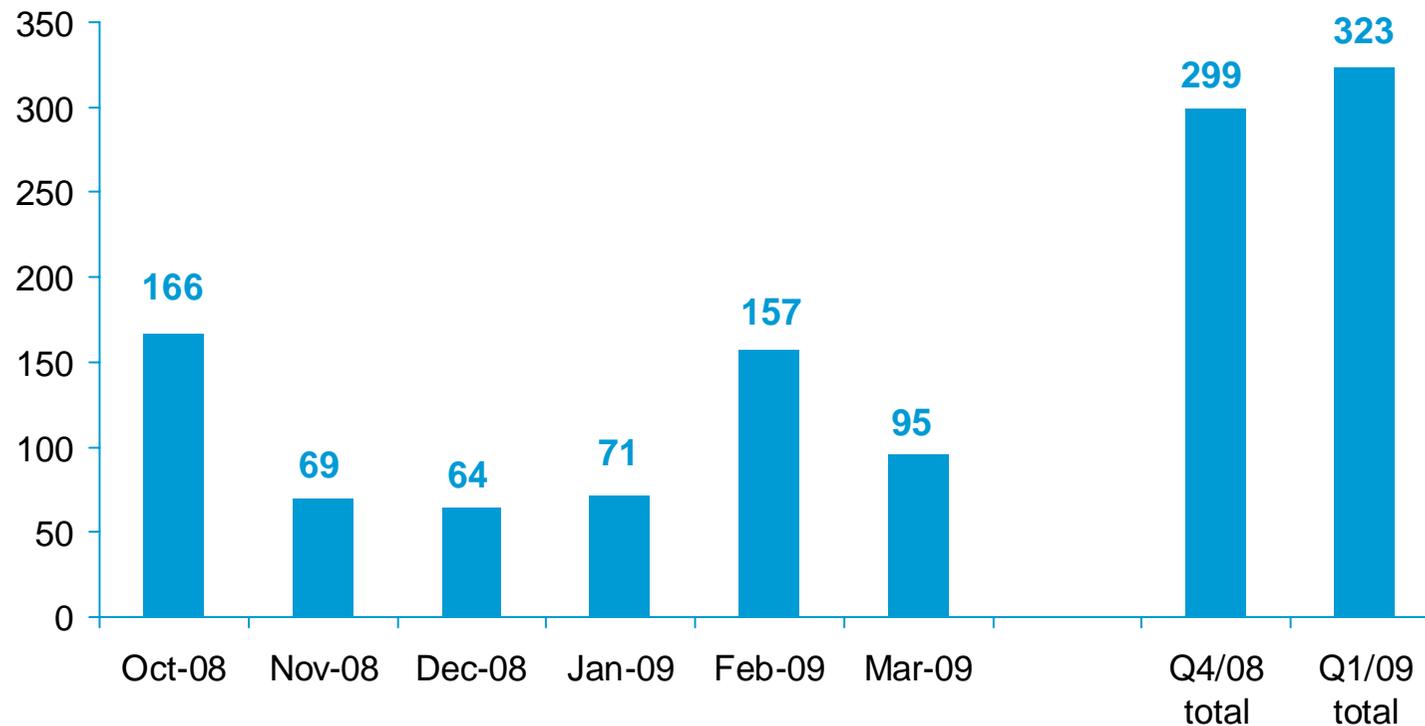
Order backlog



Residential sales in Russia picked up in February-March

Apartments sold in Russia

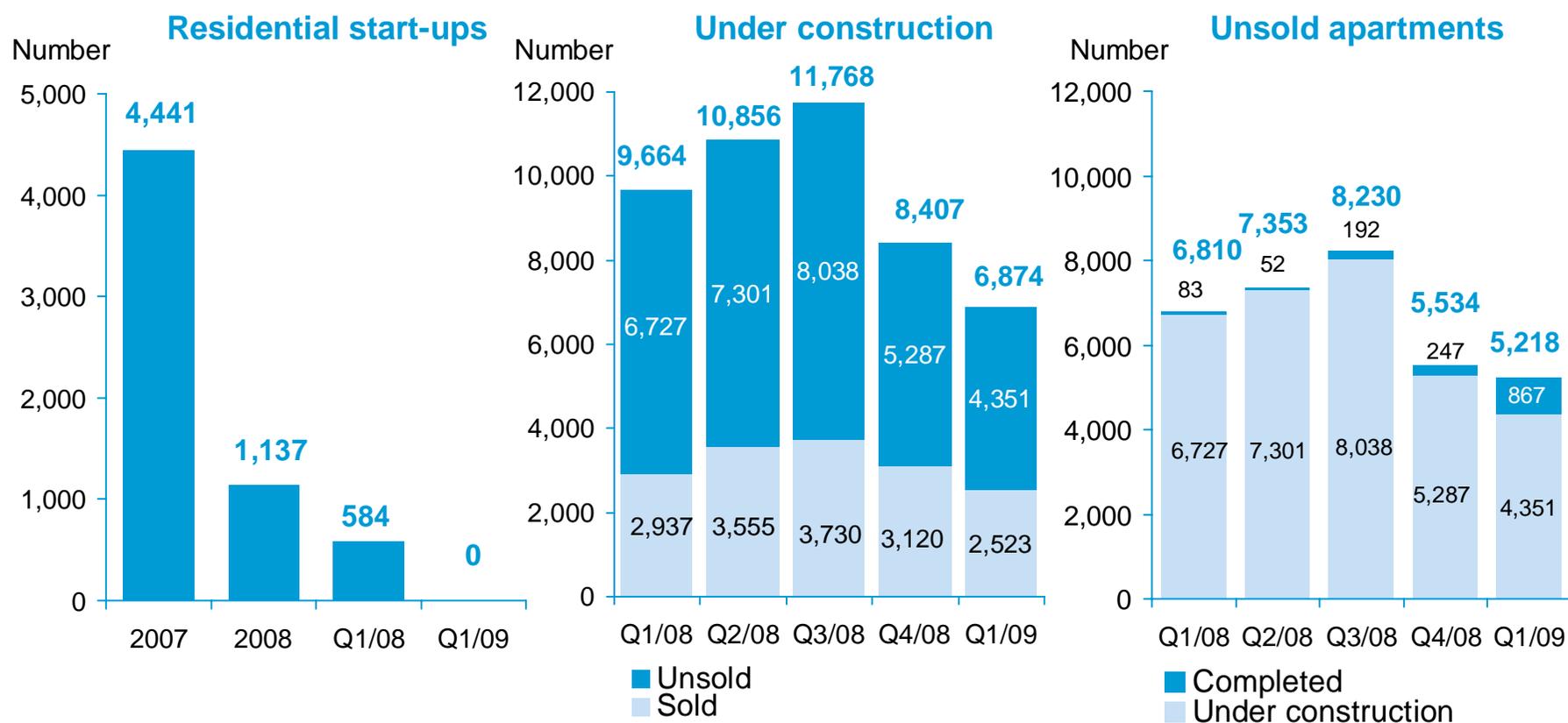
Number



Together we can do it. **YIT**

6,874 apartments under construction in Russia

YIT completes all started production, construction costs estimated at EUR 325 million*



In October 2008, YIT decided to suspend the construction of 2,485 residential units in Russia. These units are not included in any of the figures.

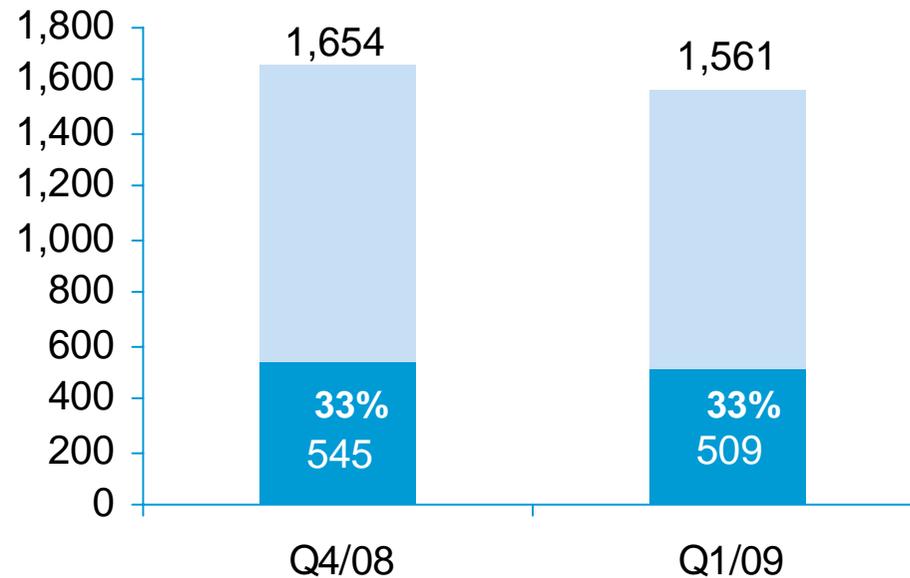
*) At the ruble rate at the end of March 2009.

Together we can do it. **YIT**

Capital invested in Russia

**Capital invested in Russia 3/2009:
EUR 509 million, 33% of Group capital**

Group capital invested,
EUR million



■ Capital invested in Russia, % of
total Group capital invested



Together we can do it.



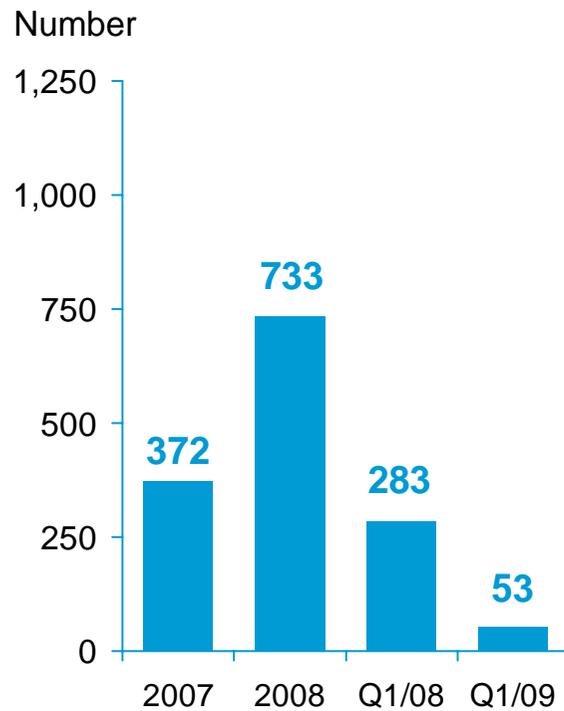
Structural and market factors for housing in Russia

- Huge need for apartments
 - Existing stock in bad condition
 - Low living space per capita
- Mortgage market development
- Decrease of housing prices stabilised at the beginning of the year
- Decreased supply of apartments
 - Many projects suspended in the current market situation

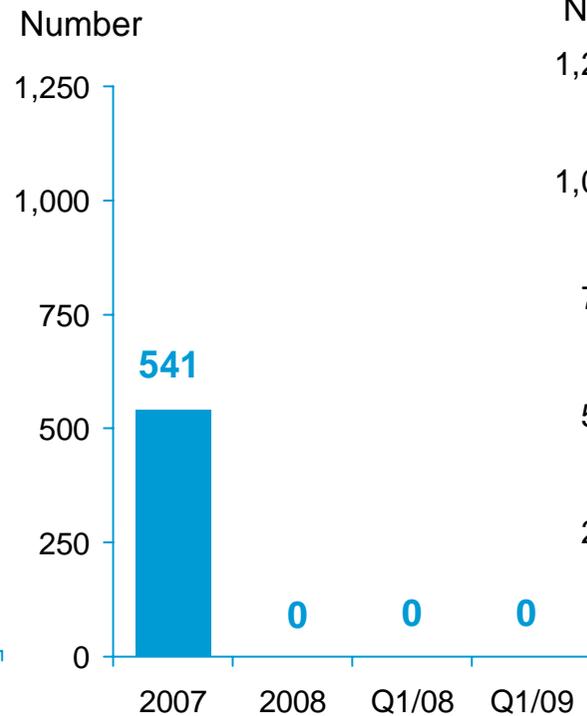


Housing inventory reduced in the Baltics

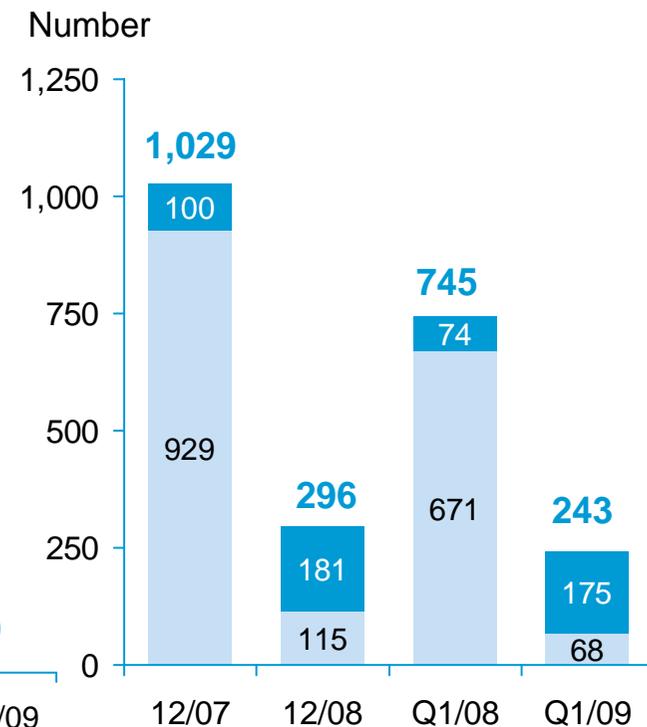
Apartments sold



Start-ups



Unsold apartments



■ Under construction ■ Completed

Actions to improve competitiveness

- Adjust operations and organization to market situation

In Russia

- Stabilise operations
- Secure residential sales
- Complete all started production
- Maintain credibility as a reliable partner

In the Baltics

- Shift focus from residential production to contracting



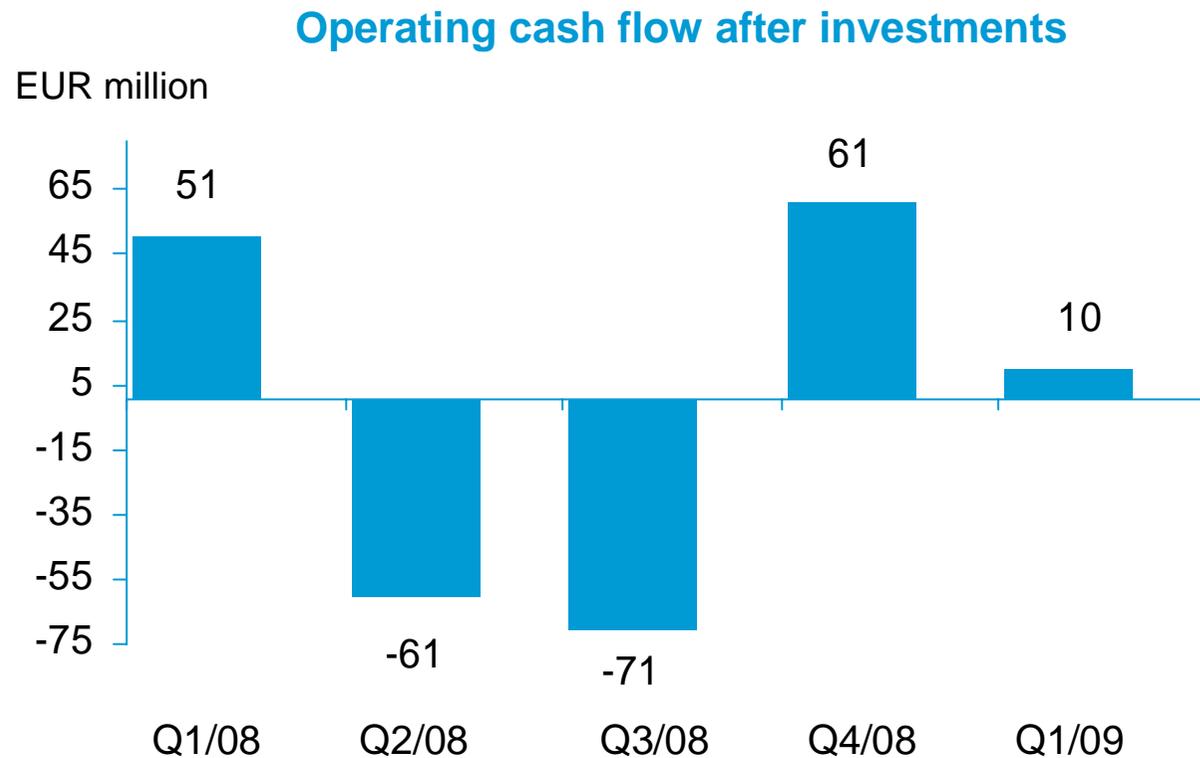
Together we can do it. **YIT**

Financial development



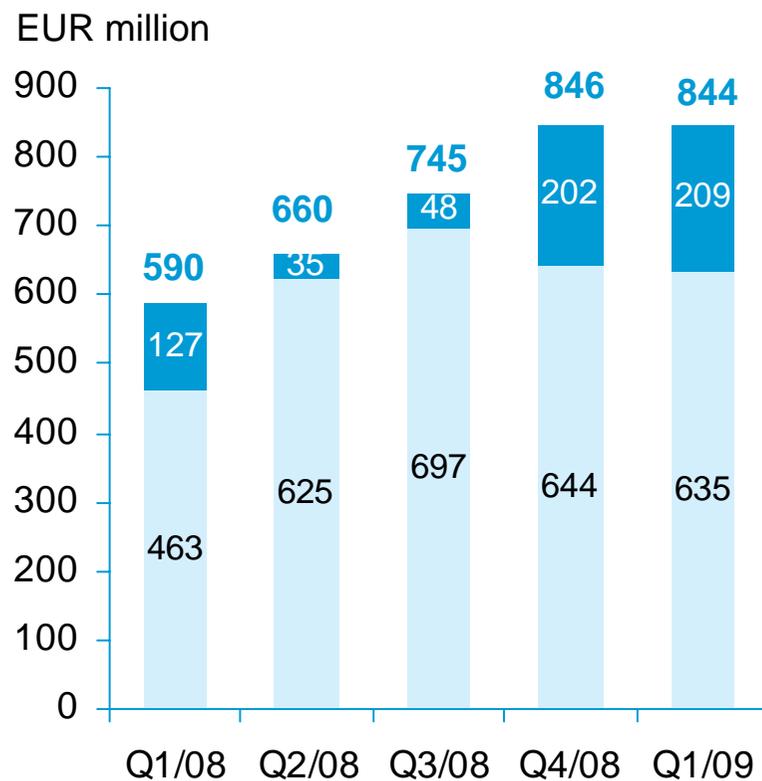
Together we can do it. **YIT**

Positive operating cash flow in Q1/09

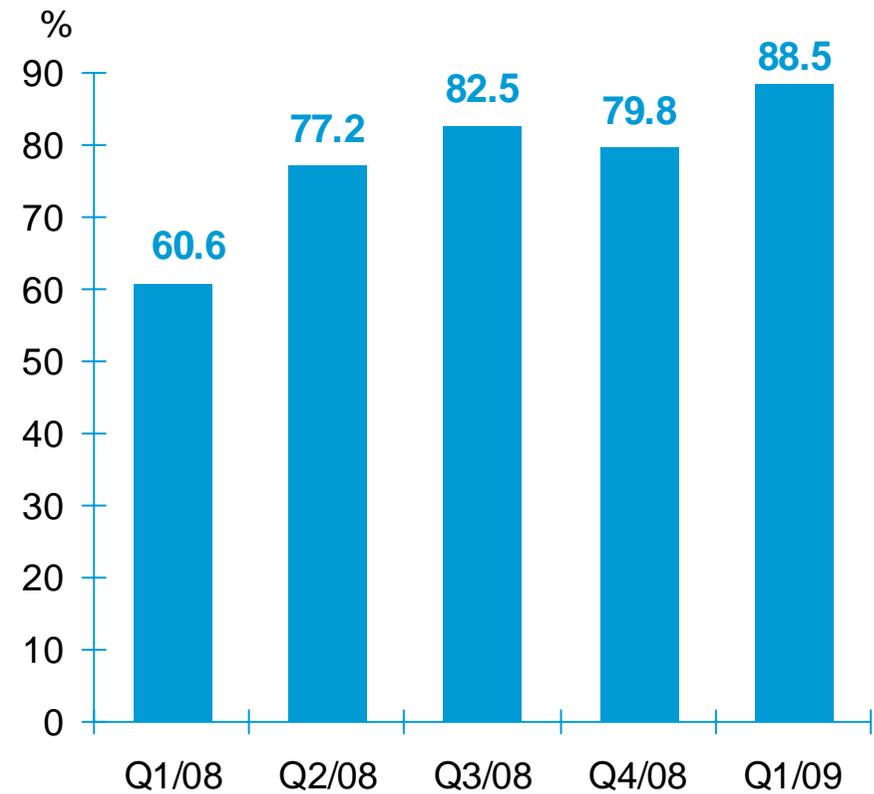


Financial position remained stable

Interest-bearing debt



Gearing ratio

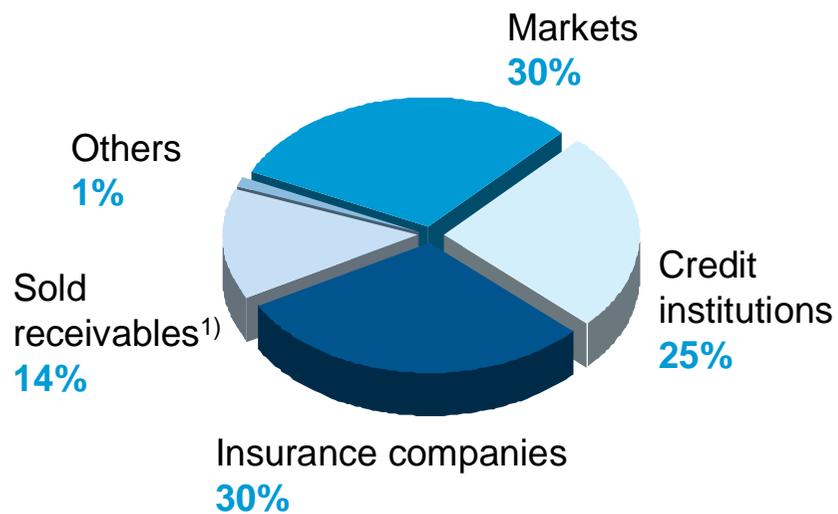


Net debt Cash and cash equivalents

Together we can do it. **YIT**

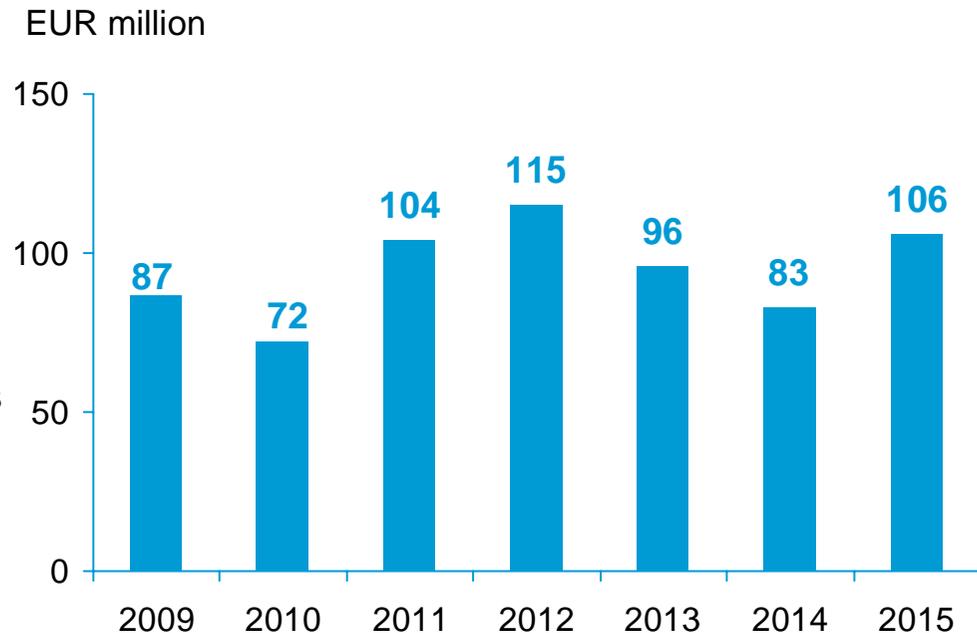
Stable maturity structure

Debt portfolio 3/2009
Total EUR 844 million
Average interest rate 4.9 %



¹⁾ Developer contracting liabilities

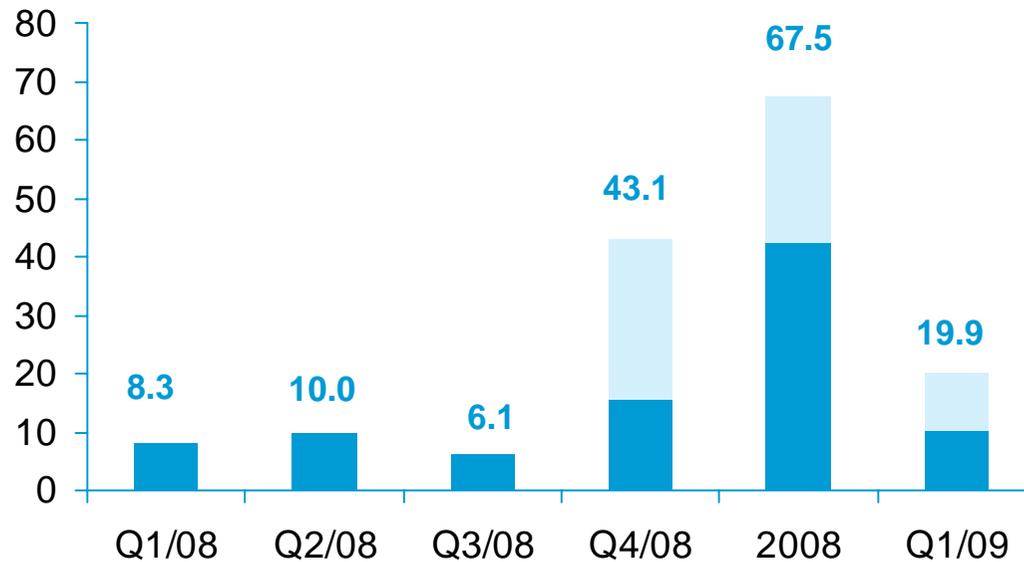
Maturity structure of long-term debt 3/2009



Together we can do it. **YIT**

Net financial costs increased

EUR million



Increase in Q1/09 mainly due to exchange rate losses from the ruble

■ Exchange rate losses

Exchange rate losses mainly due to the ruble:

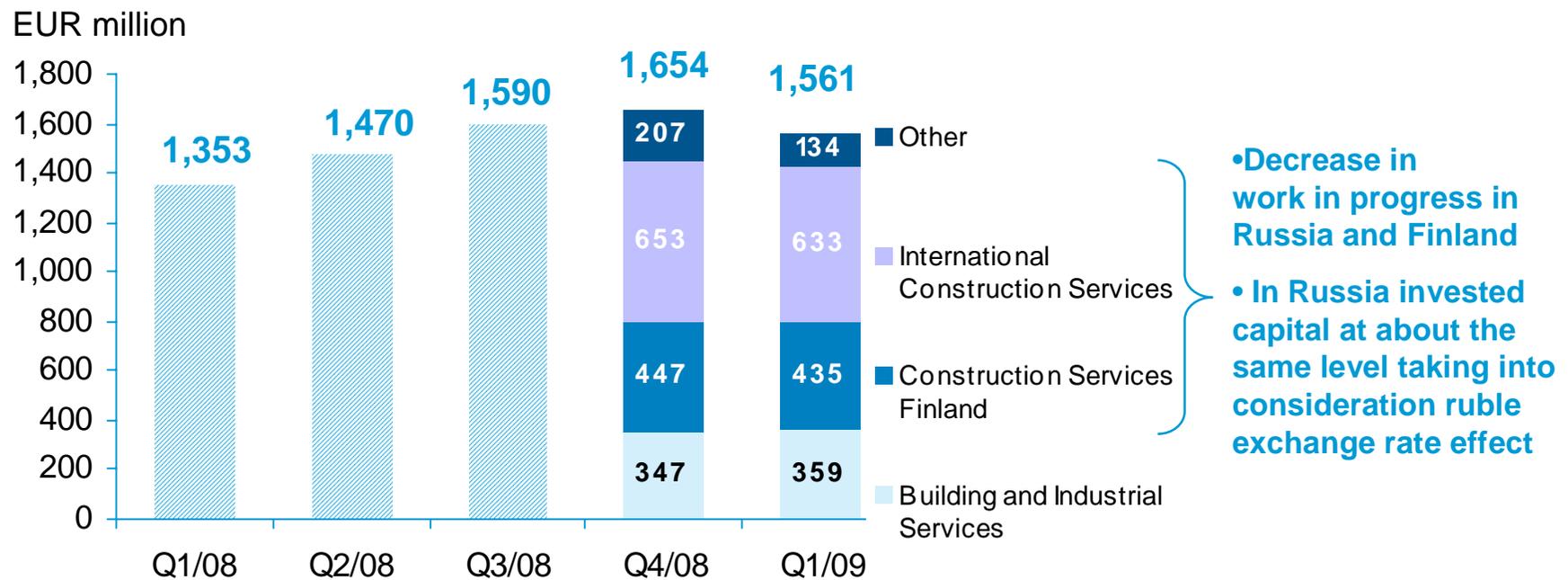
In Q1/09: EUR 9.6 million

In Q4/2008: EUR 25.0 million

Together we can do it. **YIT**

Invested capital decreased from Q4/08

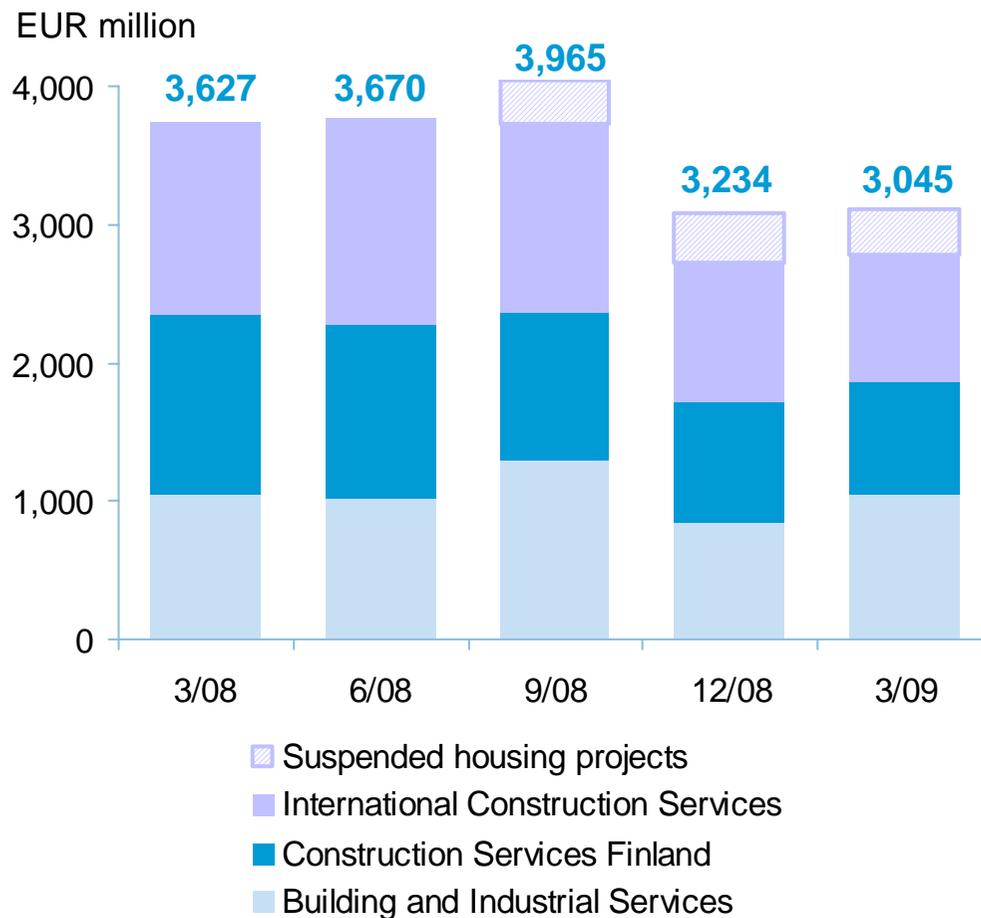
YIT Group invested capital EUR 1,561 million in Q1/09



Invested capital = Balance sheet total - non-interest bearing debt

Together we can do it. **YIT**

Order backlog EUR 3 billion



Factors impacting the backlog

Operative

- Backlog with normal margin
- Residential and commercial real estate with sales risk

Currency effects

- Ruble
- SEK, NOK

Suspended projects

The backlog of International Construction Services includes 2,485 residential units suspended in Russia, accounting for ~EUR 322 million at the end of 3/09.

Together we can do it.



Future outlook and focus areas



Together we can do it. **YIT**

Outlook for 2009

by business segment

Building and Industrial Services



Revenue and operating profit estimated to decrease and profitability to weaken somewhat.

- Service and maintenance demand to develop relatively steadily in spite of the uncertain market conditions.
- Target to increase service and maintenance.
- The demand for renovation will continue to grow.
- Investments in industry and commercial real estate will decrease.

Construction Services Finland



Revenue and operating profit estimated to decrease clearly. Profitability at moderate level.

- Residential construction estimated to decrease, and focus will be on interest-subsidized and market-financed rental housing production.
- Decreased interest rates, higher rents and piled up need due to reduced supply support demand for owner-occupied housing.
- Construction of new business premises estimated to decrease clearly.
- The number of infrastructure projects will be stable or grow as a result of public sector stimulus measures.

International Construction Services



Revenue estimated to decrease clearly and operating profit to be negative.

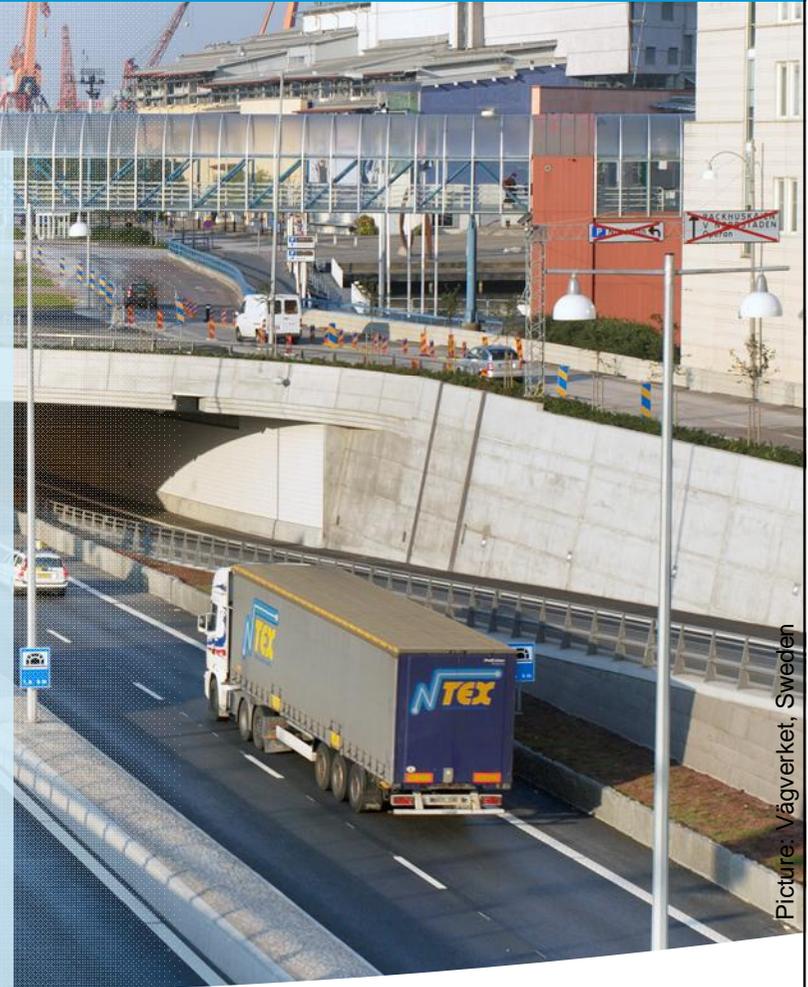
- Target to stabilise operations.
- Consumer demand estimated to remain unchanged in Russia, provided that the price of oil and ruble rate stay at current levels, at minimum.
- The decreased supply, as several constructors have suspended their projects, may decrease the pressure to lower selling prices.
- Devaluation of ruble brings down the costs of completing apartments under construction and has an effect on YIT's revenue and earnings development in euro terms.
- In Baltics, weak market situation will continue.

Together we can do it.



Outlook for 2009

YIT estimates that in 2009 the Group revenue will decrease clearly but profit before taxes will be positive.



Picture: Vägverket, Sweden

Improve competitiveness in challenging market situation

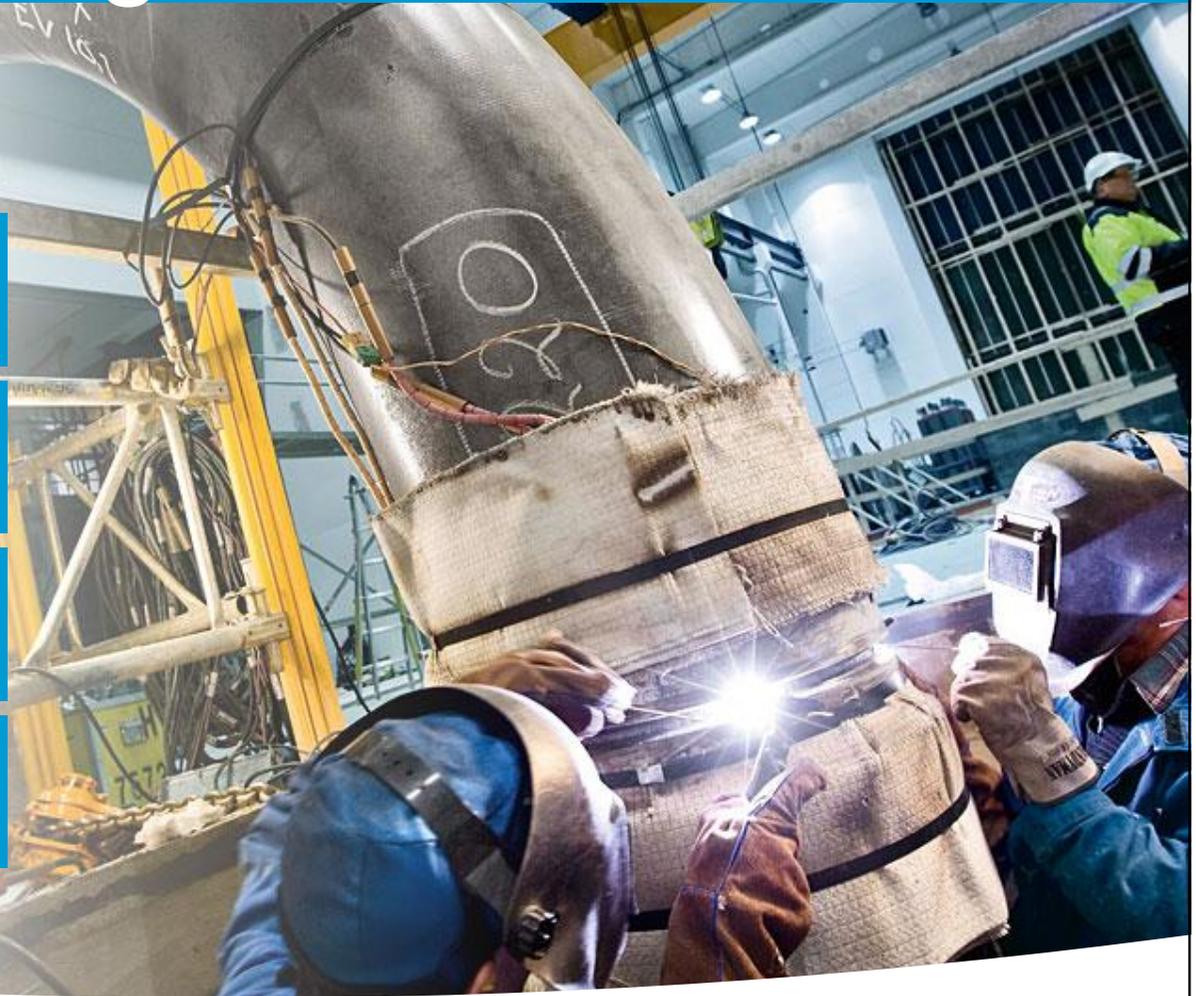
Focus areas

Accelerate sales

Reduce production costs

Improve capital efficiency

Strengthen cash flow



Together we can do it.



YIT

Together we can do it. **YIT**

More information

Sakari Ahdekivi
Chief Financial Officer

tel. +358 20 433 2258
e-mail: sakari.ahdekivi@yit.fi

Petra Thorén
*Senior Vice President,
Investor Relations*

tel. +358 20 433 2635
Mob. +358 40 764 5462
e-mail: petra.thoren@yit.fi

Appendices



Together we can do it. **YIT**

Ownership structure

- Principal shareholders
- Number of shareholders
- Share of non-Finnish ownership



Principal shareholders

Major shareholders on May 31, 2009

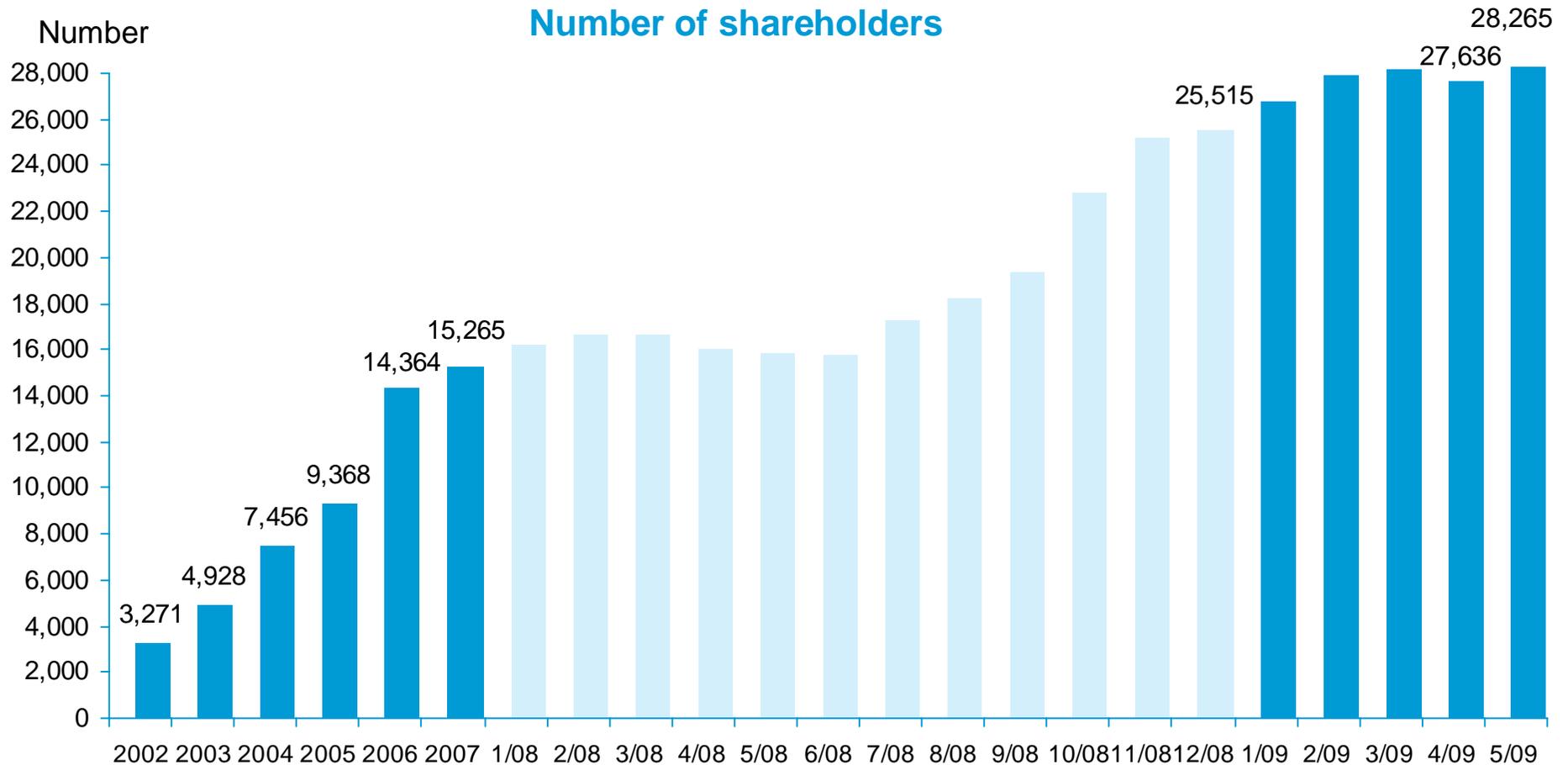
	Shares	%
1. Structor S.A.	14,223,000	11.18
2. Mandatum Life Insurance Company Limited	5,507,004	4.33
3. Suomi Mutual Life Assurance Company	5,394,119	4.24
4. Varma Mutual Pension Insurance Company	5,336,804	4.19
5. Ilmarinen Mutual Pension Insurance Company	4,079,530	3.21
6. YIT Corporation	2,145,000	1.69
7. Svenska Litteratursällskapet i Finland	1,865,000	1.47
8. State Pension Fund	1,800,000	1.41
9. Tapiola Mutual Pension Insurance Company	1,525,000	1.20
10. Etera	1,451,400	1.14
<hr/>		
10 biggest in total	43,326,857	34.06
Others	53,859,873	42.33
Nominee registered shares total	30,036,692	23.61
<hr/>		
Total	127,223,422	100.00

Together we can do it.



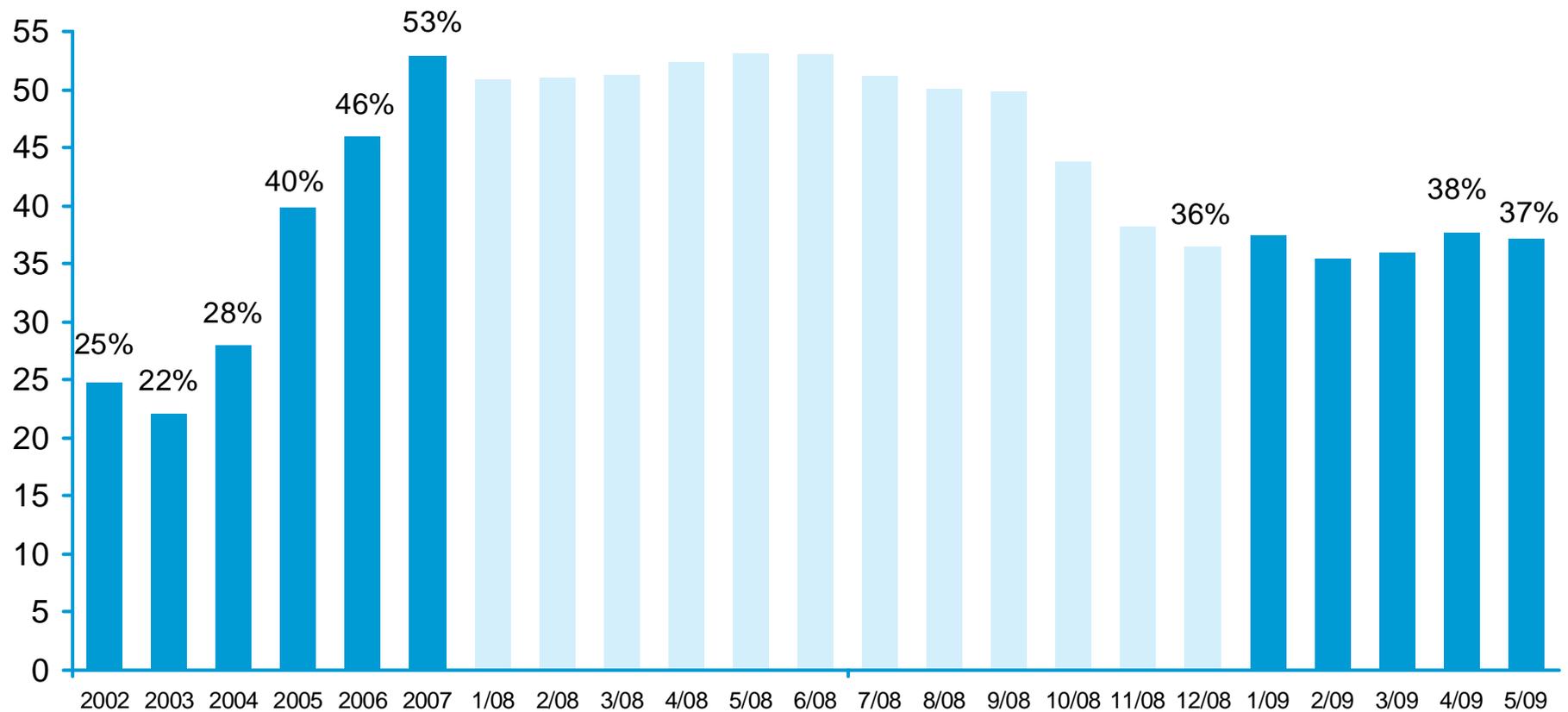
28,265 shareholders

at the end of May 2009



Share of non-Finnish ownership 37% at the end of May 2009

% of YIT shares



Together we can do it. **YIT**

Group financials

- Strategic target levels
- Revenue and order backlog
- Revenue by segment
- Revenue by geographical area
- Operating profit (EBIT) and EBIT-%
- Operating profit (EBIT) by segment
- Earnings per share
- Personnel at the end of period
- Personnel by segment and country

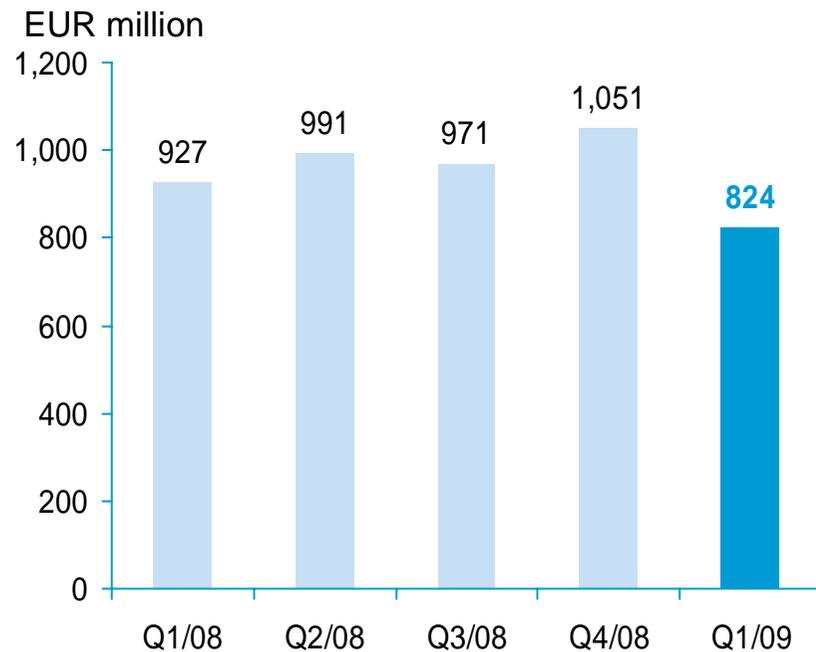


YIT's strategic target levels

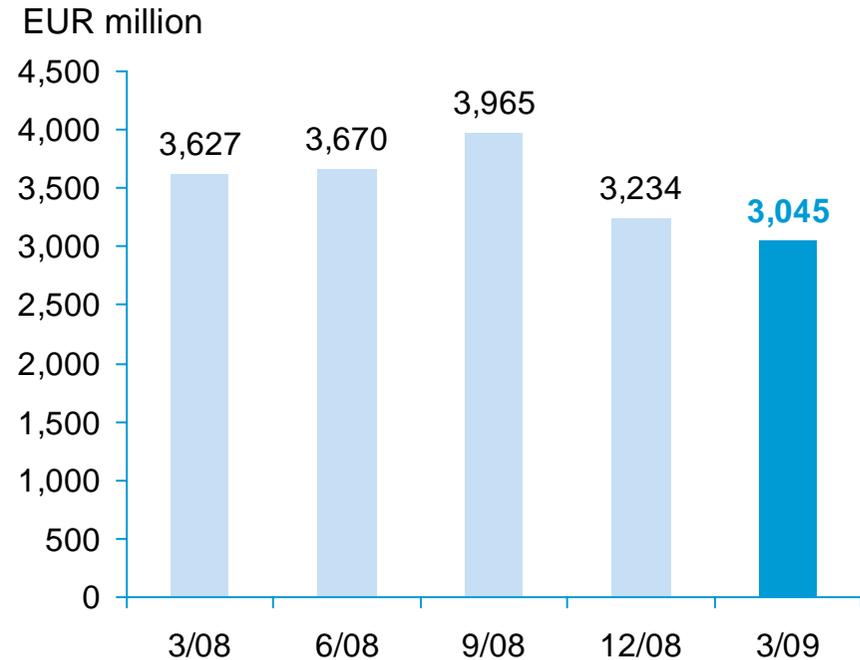
- Positive revenue growth
- Return on investment 20%
- Operating cash flow after investments sufficient for dividend payout and debt reduction
- Equity ratio 35%
- Dividend payout 40-60% of net profit for the period

Revenue and order backlog

Revenue



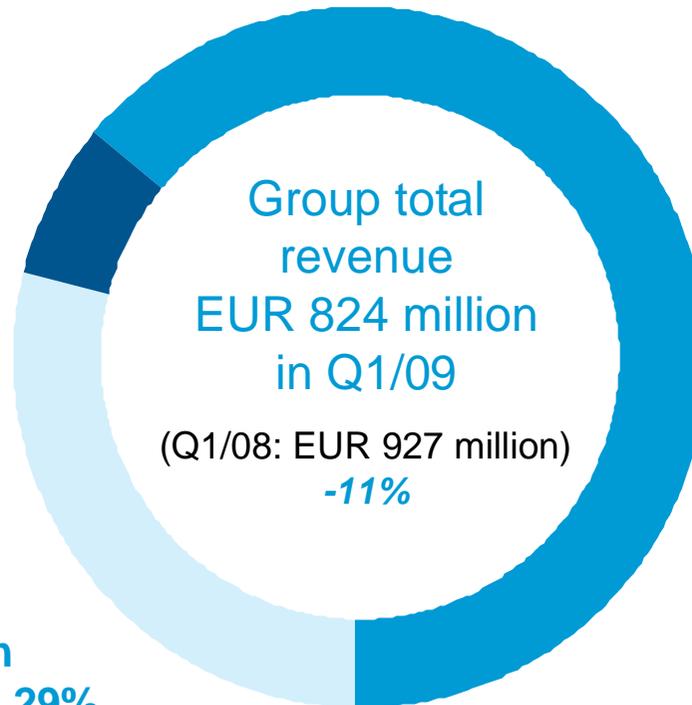
Order backlog



Revenue by segment

**International
Construction
Services 7%**
EUR 61 million
(EUR 154 million)
-60%

**Building and
Industrial
Services 64%**
EUR 538 million
(EUR 508 million)
+6%



**Construction
Services Finland 29%**
EUR 240 million
(EUR 285 million)
-16%

Percentage of YIT Group in Q1/09

Together we can do it. **YIT**

Revenue by geographical area, Q1/09

Other countries
EUR 9 million
(EUR 4 million)
Change +125%

Baltics 3%
EUR 21 million
(EUR 55 million)
Change -62%

Russia 6%
EUR 49 million
(EUR 110 million)
Change -55%

Central Europe 11%
EUR 89 million*



Finland 47%
EUR 384 million
(EUR 444 million)
Change -14%

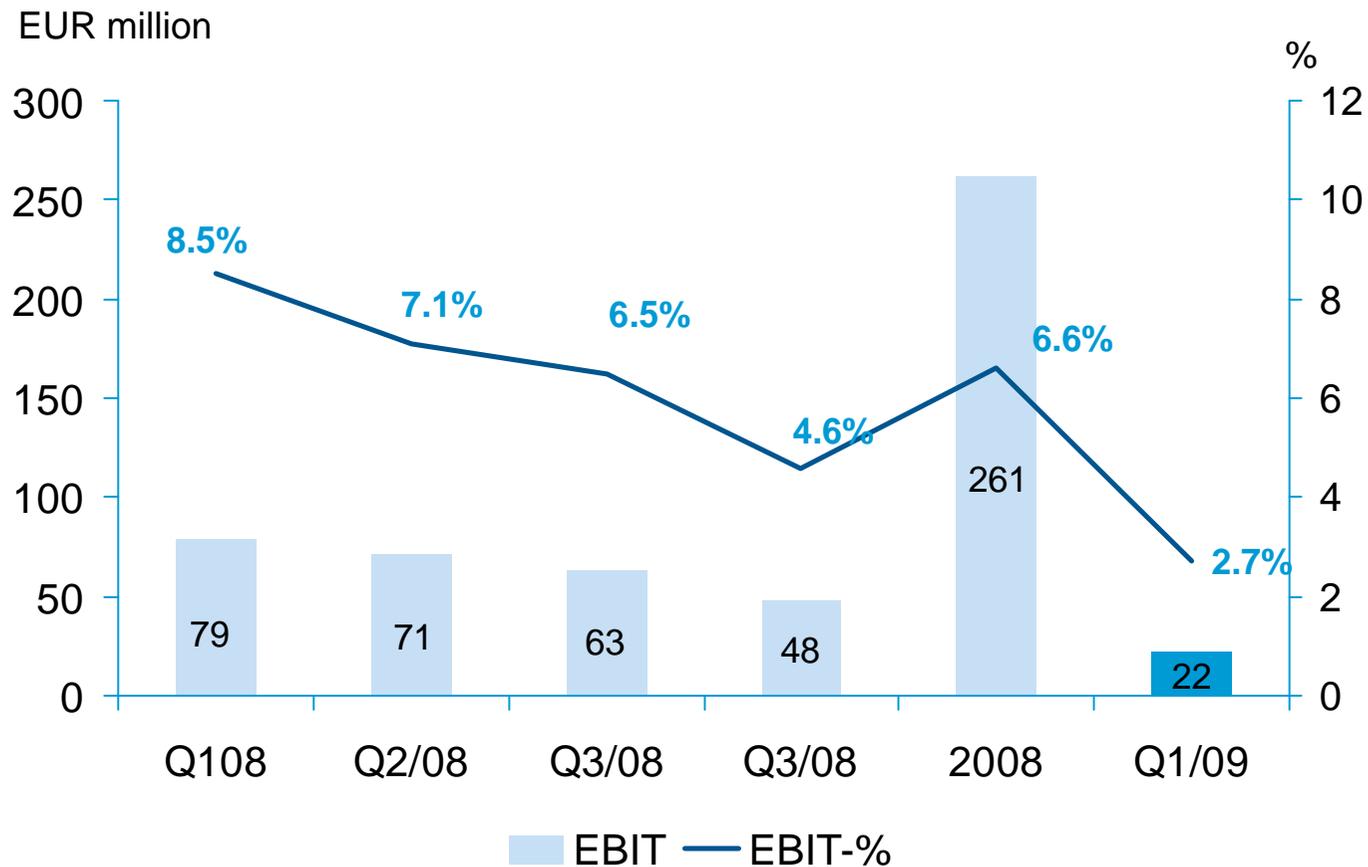
**Sweden, Norway,
Denmark 33%**
EUR 271 million
(EUR 314 million)
Change -14%

*) Operations acquired from Central Europe were transferred to YIT on August 1, 2008.

Together we can do it.

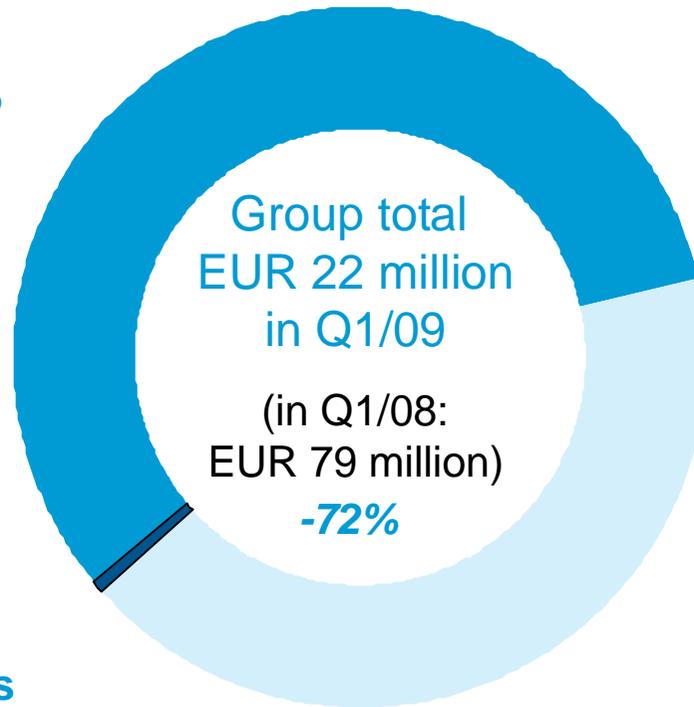


Operating profit (EBIT) and EBIT-%



Operating profit (EBIT) by segment

**Building and
Industrial Services 58%**
EUR 29 million
(EUR 32 million)
-9%



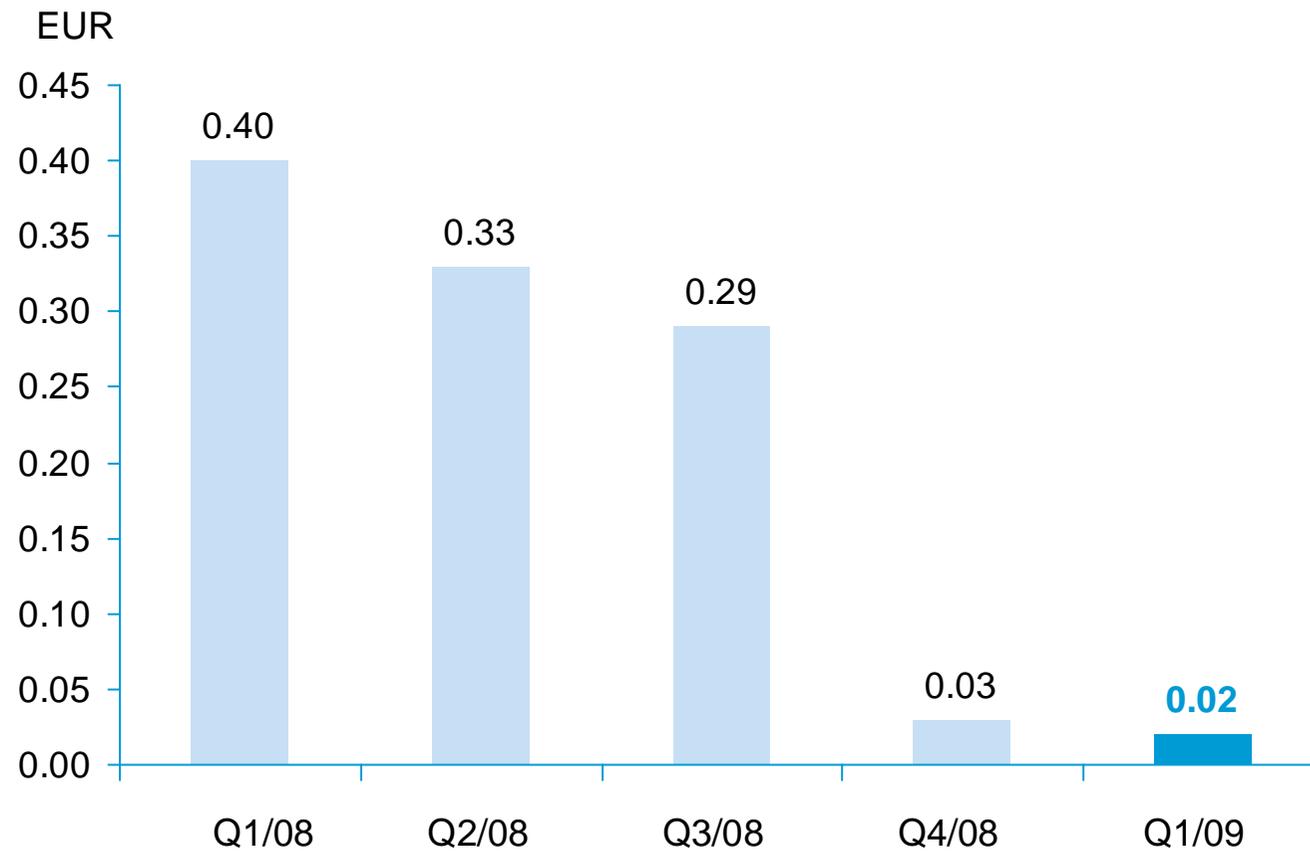
**Construction
Services Finland 42%**
EUR 21 million
(EUR 35 million)
-41%

**International
Construction Services**
EUR -24 million
(EUR 16 million)

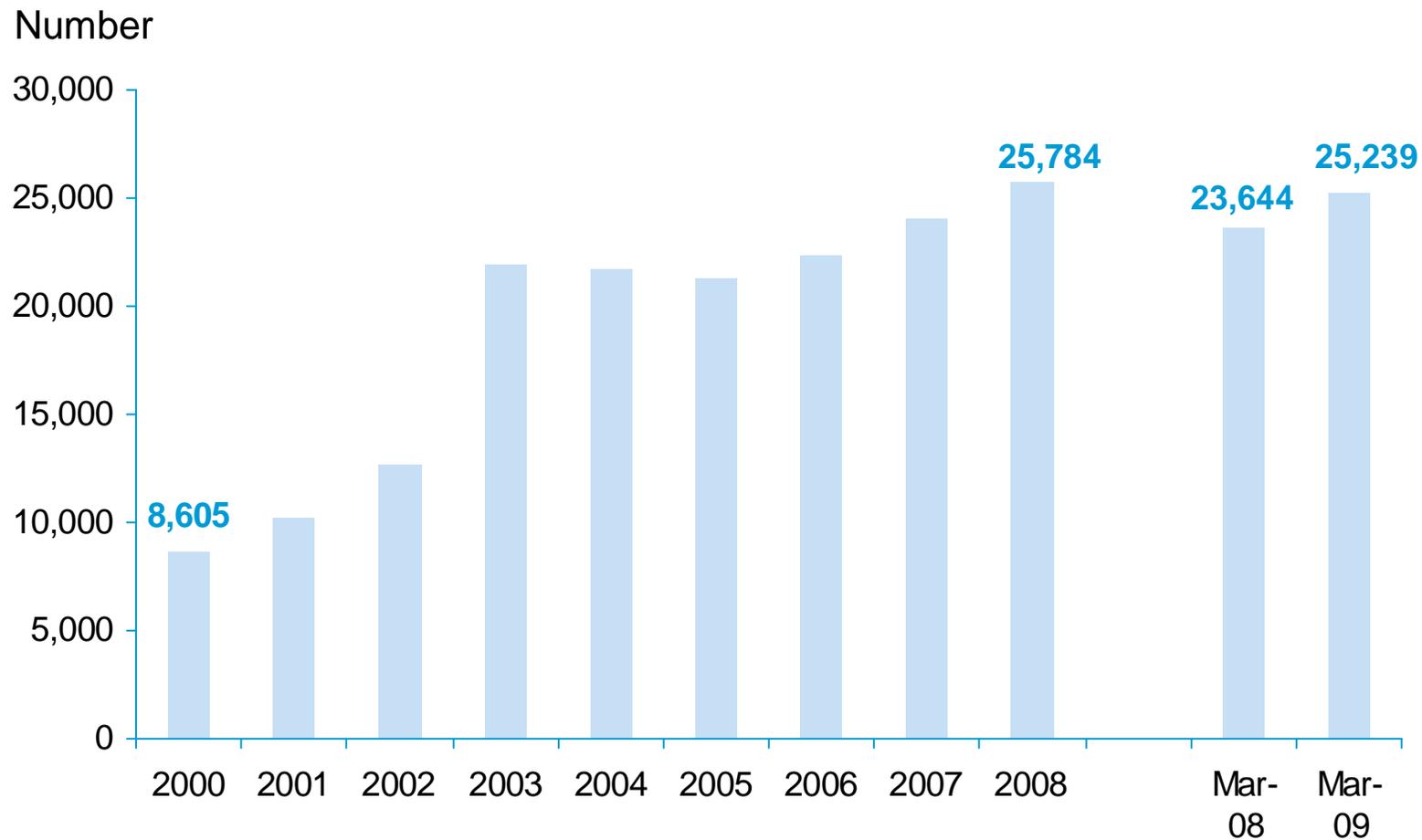
Percentage of YIT Group in Q1/09

Together we can do it. **YIT**

Earnings per share



Personnel at the end of March: 25,239

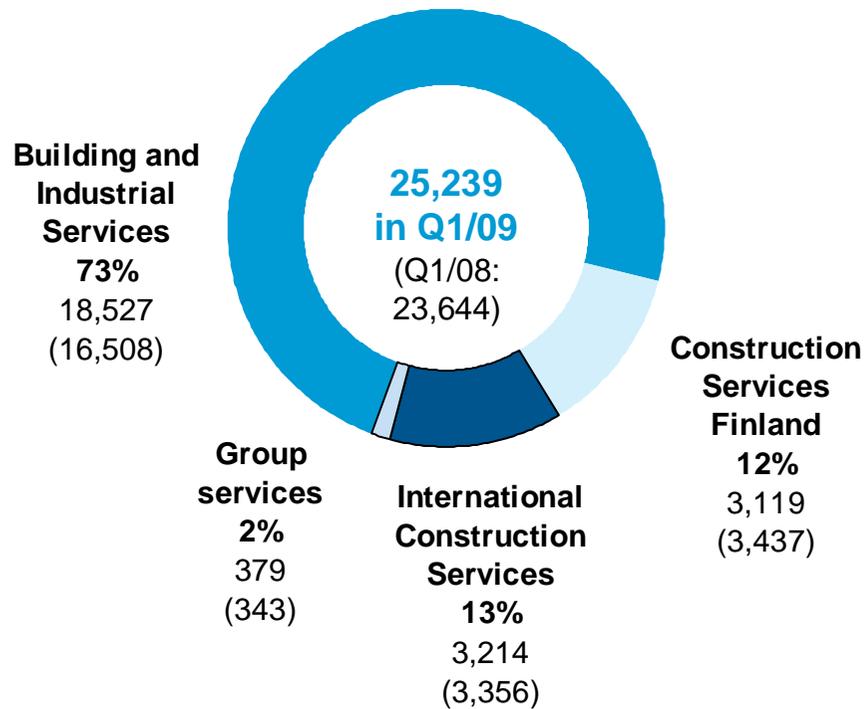


Together we can do it.

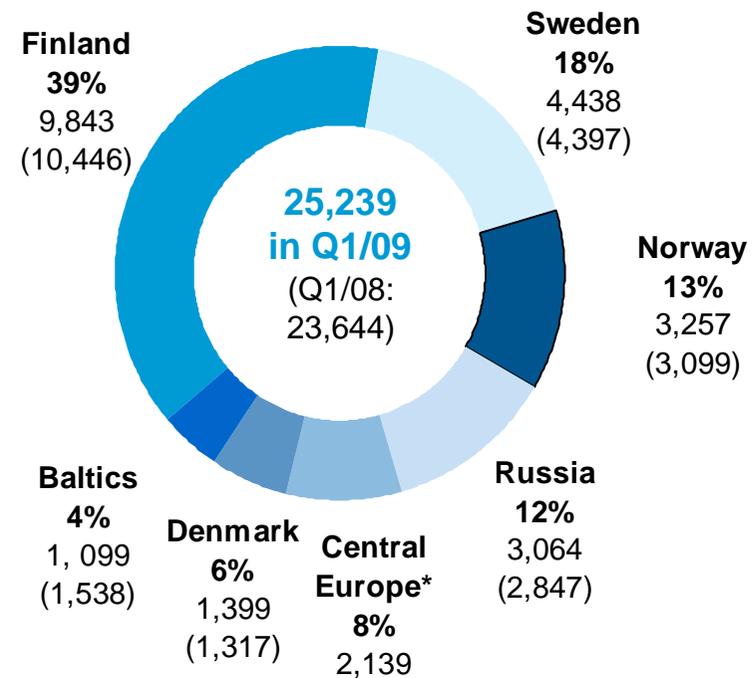


Personnel by segment and country

Personnel by segment



Personnel by country



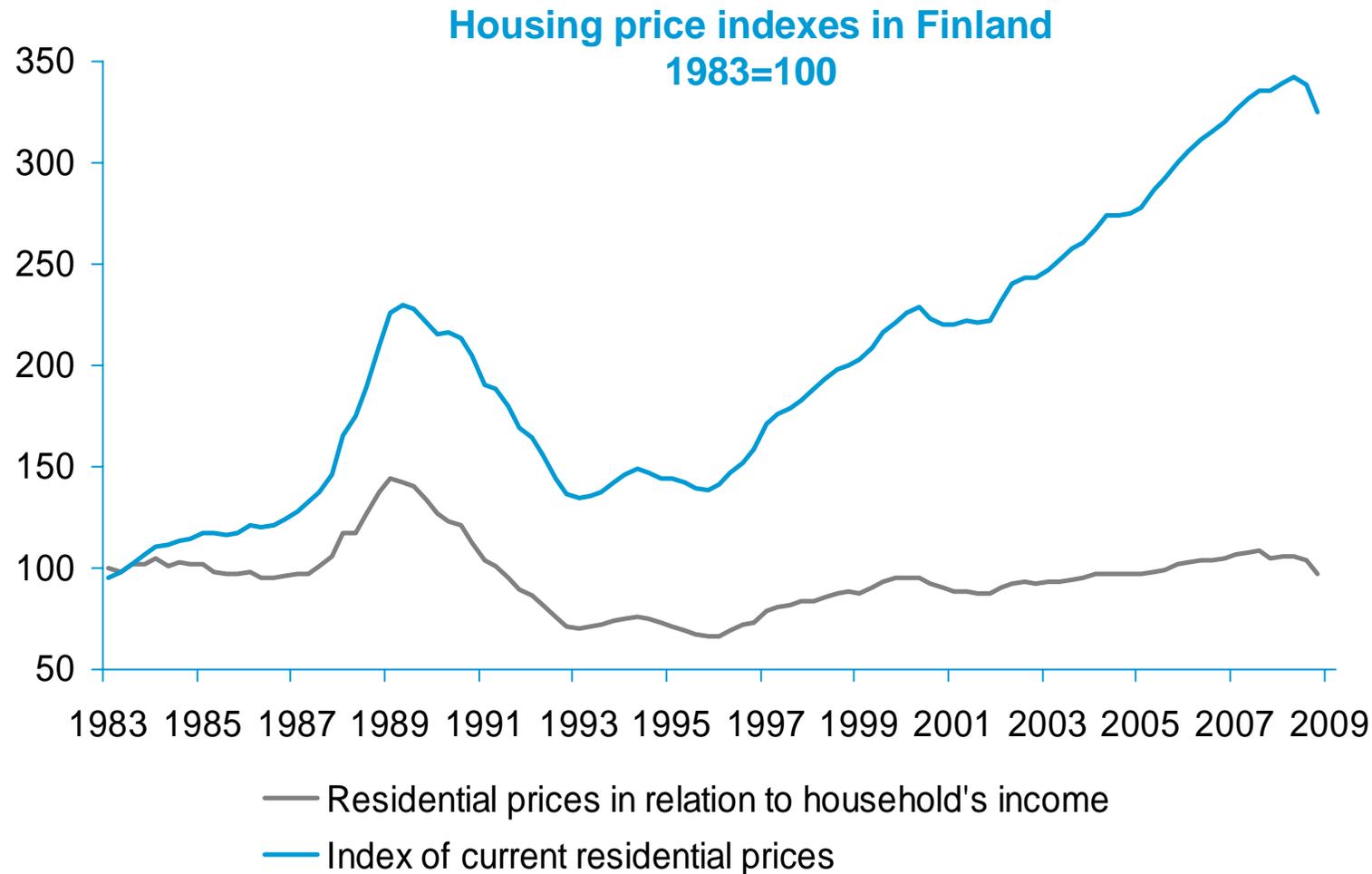
*) Operations acquired from Germany, Austria, Czech Republic, Hungary and Romania were transferred to YIT on August 1, 2008. Approximately 2,100 employees were then transferred to YIT.

Market development

- Apartment price development in Finland
- Finnish consumers' view on feasibility of borrowing
- Living space
- Migration in Finland



Housing price in relation to consumer income

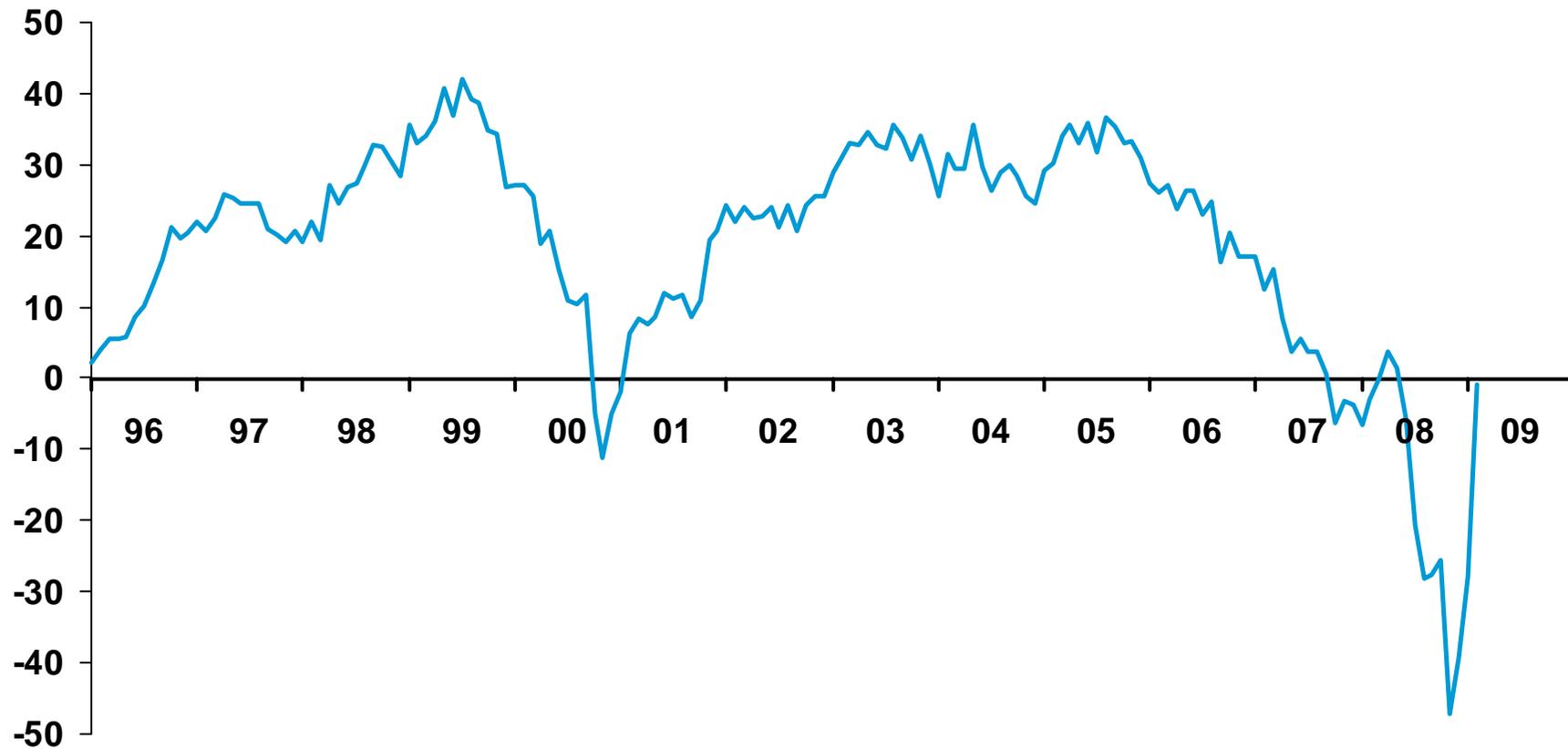


Source: Statistics Finland

Together we can do it. **YIT**

View on feasibility of borrowing

(Percentage of positive answers – percentage of negative answers)

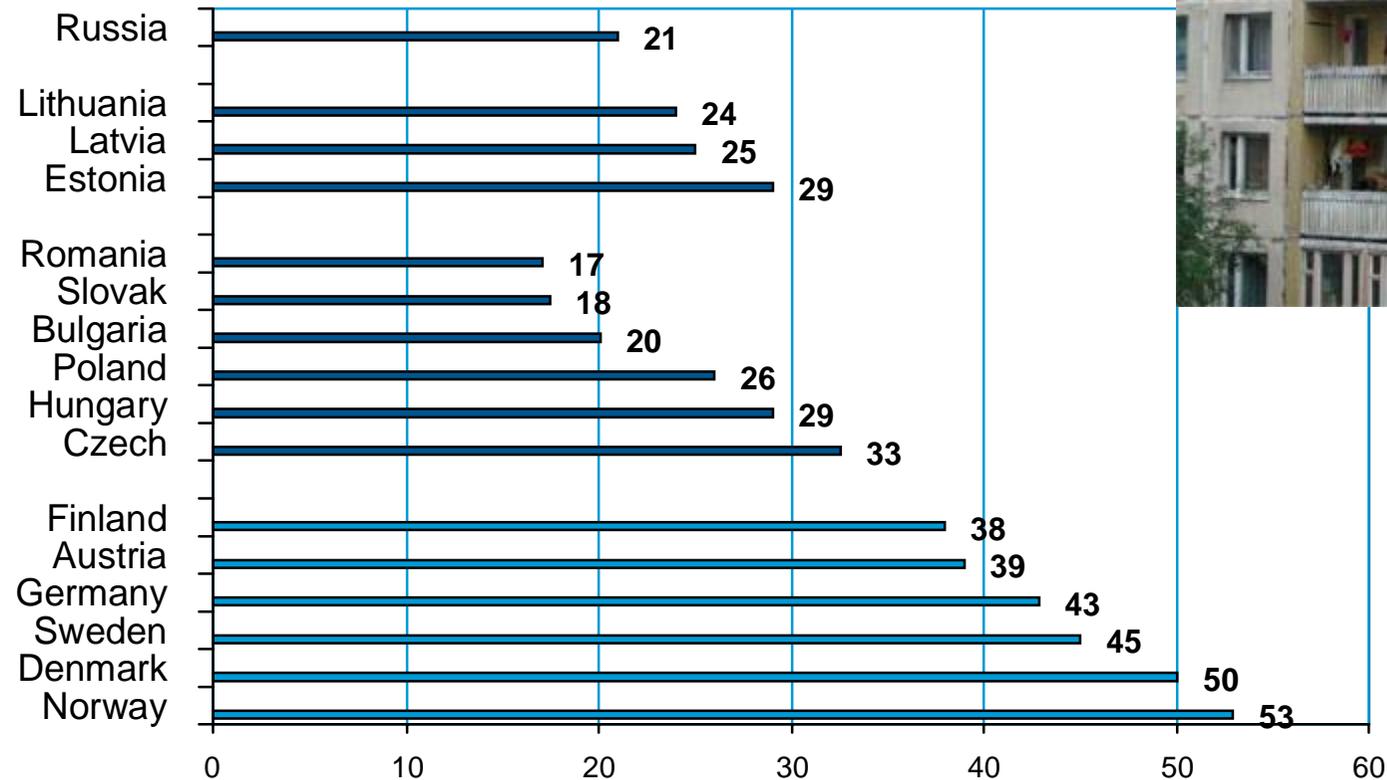


Source: Consumer barometer by Statistics Finland on January 27, 2009.

Together we can do it. **YIT**

Need for apartments in the long run

Living space / person, m2

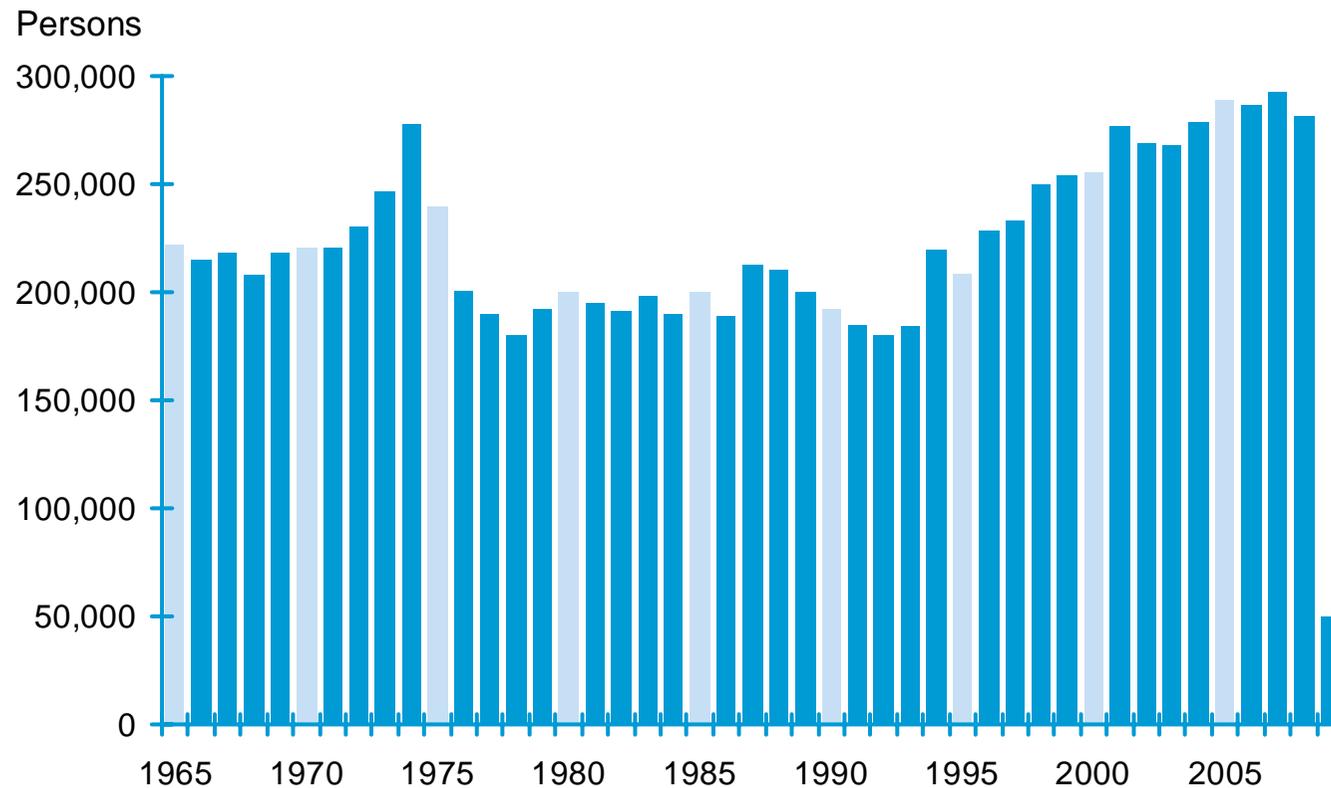


Source: Statistics offices of the respective countries

Together we can do it. **YIT**

Migration maintains demand for residential construction

Migration between municipalities in Finland



Migration in 3/2009:
50,301 persons

(In 3/2008: 57,101)

Source: Statistics Finland, April 17, 2009

Together we can do it. **YIT**