Q1

YIT Corporation
Interim Report 1-3/2023

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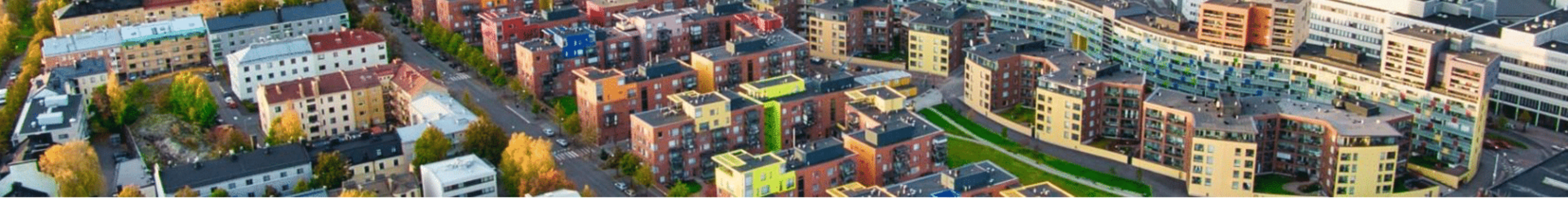


Interim Report January–March 2023

Adjusted operating profit decreased to EUR -4 million (22) in an unprecedentedly weak housing market

First quarter 2023 highlights

- Adjusted operating profit decreased to EUR -4 million (22), and the adjusted operating profit margin amounted to -0.9% (4.2). Profitability was burdened primarily by very low consumer sales in Housing.
- Operating cash flow after investments amounted to EUR -211 million (-41). Approximately half of the negative cash flow is attributable to Housing, where the cash flow was burdened by very low consumer sales, payments for plot investments made before the reporting period, and the apartments currently under construction. New consumer apartment start-ups decreased to 29 (624).
- Result for the period was EUR -14 million (12, continuing operations).
- The number of unsold completed apartments decreased to 747 (31 Dec 2022: 794).
- Net interest-bearing debt was at EUR 791 million (338), and gearing at 95% (41).
- After the reporting period, on 21 April 2023, YIT lowered its guidance for the full-year 2023 due to the weaker-than-expected housing market and provided preliminary financial information for its first quarter.
- YIT's transformation program, launched in February, progressed well. Actions taken by the end of the quarter will result in annualised cost savings of EUR 16 million by the end of 2024. The targeted inflation-adjusted run-rate cost savings are expected to be at least EUR 40 million by the end of 2024, with more than half of the planned run-rate cost savings expected to be achieved already during 2023.
- Order book decreased to EUR 3,542 million (31 Dec 2022: 3,702), driven by the lower number of consumer apartment start-ups in Housing and the strict selection of new projects in Infrastructure.
- Land bank in Housing amounted to 2,078,000 sqm (31 Dec 2022: 2,201,000), which enables the construction of approximately 33,000 new homes.
- The amount of projects in the permitting phase in YIT's wind power development portfolio increased to approximately 940 MW (31 Dec 2022: 550). During the quarter, a decision was made to focus on higher probability projects. As a result of the decision, and as certain projects were determined to be unfeasible for further development, the amount of project opportunities in the preliminary study phase decreased to approximately 1,130 MW (31 Dec 2022: 2,900).
- YIT's combined lost time injury frequency weakened to 13.5 (10.5), as more accidents were reported by YIT's partners. YIT has continued its systematic work to increase transparency and openness in safety communication and to strengthen day-to-day safety management within the company and with its partners.
- Aleksi Laine, SVP, Traffic Infrastructure at YIT, was appointed as the interim leader of the Infrastructure segment and a member of the YIT Group Management Team as of 29 March 2023. Pasi Tolppanen, the former EVP of the segment, left the company on 29 March 2023.

Key figures

EUR million	1-3/23	1-3/22	1-12/22
Revenue	455	518	2,403
Operating profit	-8	22	102
Operating profit, %	-1.7	4.2	4.2
Adjusted operating profit	-4	22	110
Adjusted operating profit margin, %	-0.9	4.2	4.6
Result before taxes	-19	14	74
Result for the period, continuing operations	-14	12	63
Result for the period, including discontinued operations	-14	-133	-375
Earnings per share, continuing operations, EUR	-0.07	0.05	0.28
Operating cash flow after investments	-211	-41	-281
Net interest-bearing debt	791	338	569
Gearing ratio, %	95	41	64
Equity ratio, %	34	34	36
Return on capital employed, % (ROCE, rolling 12 months)	6.0	7.6	8.4
Order book	3,542	3,756	3,702
Combined lost time injury frequency (cLTIF, rolling 12 months)	13.5	10.5	13.3
Customer satisfaction rate (NPS)	47	53	49

Russian businesses, sold on 30 May 2022, are reported as discontinued operations.
Unless otherwise noted, the figures in brackets in this report refer to the corresponding period in the previous year.

Heikki Vuorenmaa, President and CEO

"The first quarter of the year was challenging. As anticipated, the strong headwinds from the market persisted throughout the quarter. We faced major economic uncertainty, which was further aggravated by instability in the banking sector, and volatile interest rates. These factors contributed to the high levels of cautiousness across our industry, leading to a significant decline in our adjusted operating profit to EUR -4 million for the period (22).

The activity in housing markets was unprecedentedly low during the first quarter of 2023. In the Housing segment, demand was consequently weak and consumer sales were at a very low level. This had a negative impact on the segment's profitability and cash flow, and led us to lower our guidance for the full year. To navigate the current market downturn, we have taken several actions to release cash from our operations. We have also slowed down our new apartment start-ups and plot investments.

In the Business Premises segment, profitability decreased to a disappointing level. Increased construction material prices have burdened margins in projects started before the surge in price inflation, and the project management in some of these projects has been inadequate. Price inflation in key construction materials has stabilised, and we are evaluating ways to factor in the increased costs to certain earlier agreed projects. In the Infrastructure segment, profitability continued to be impacted by certain low-margin legacy projects and decreased slightly compared to last year.

Market activity levels in both Business Premises and Infrastructure remained relatively stable during the quarter, with several projects in the planning and bidding phase in both segments. Even with our strict project selection criteria, we succeeded in maintaining a strong and balanced order book.

A definite highlight of the otherwise disappointing quarter was the progress we made towards transforming YIT. In February, we launched a transformation program to improve our performance. As part of the program, we made a decision to simplify our organisational structure to increase our agility and customer focus. I have been impressed by our personnel's ability to quickly adapt to change and their commitment to YIT's long-term success.

We also entered into a strategic partnership with Tech Mahindra to strengthen our digital capabilities. The partnership enables us to drive efficiencies across our value chain by increasing transparency in our data management. All in all, we have had a strong start to our transformation, and we are well on our way to meeting the targets we have set. The actions we took by the end of the first quarter will result in annual cost savings of EUR 16 million, which will be realised in full by the end of 2024.

The year 2023 got off to a slow start. We expect the demand outlook in Housing to remain similarly weak for the first half of the year but gradually recover in the second half as the current market headwinds subside. We remain cautious in this challenging market. We focus firmly on executing our transformation and delivering value to our customers. We are also determined to seize the opportunities the market situation might offer us."

Heikki Vuorenmaa
President and CEO

Guidance and outlook for 2023

YIT expects its Group adjusted operating profit for continuing operations to be lower than in 2022, but at least EUR 50 million (2022: EUR 110 million).

In Housing, the demand outlook remains weak for the first half of the year but is expected to gradually recover in the second half of the year. In Business Premises and Infrastructure, the underlying operational performance is expected to improve, but certain low-margin legacy projects will still affect Infrastructure’s performance.

YIT’s performance will be supported by the increased efficiencies from the transformation program launched on 10 February 2023.

Developments in housing markets may have an impact on the outlook. Rising interest rates may have a negative impact on the fair value of investments.

Market environment

Housing market

In Finland, consumer demand was at a very low level as a result of the higher interest rates and weak general consumer confidence. On the investor side, the higher interest rates and uncertain economic outlook have increased cautiousness and slowed down decision-making. The demand outlook remains weak for the first half of the year but is expected to gradually recover in the second half of the year. Construction material availability was good, and material prices showed clear signs of stabilising.

In the Baltic and Central Eastern European countries, the uncertain economic outlook, driven by elevated inflation and higher interest rates, had a negative impact on demand. The demand outlook remains weak for the first half of the year but is expected to gradually recover in the second half of the year. There are already some cautiously positive signs of improving market activity. Construction material availability was good, and material prices showed clear signs of stabilising.

Market environment and outlook, Housing market

Region	Q1	Outlook
Finland	🔴	⇨
Baltic countries	🔴	⇨
Central Eastern Europe	🔴	⇗

Real estate market

In Finland, demand remained moderate. Growing cost pressures have slowed down customers' decision-making, but only a few projects have been postponed. On the investor side, market yields have shown signs of stabilising, but the transaction activity remains low. Price inflation in construction materials levelled off, but higher financing costs have slowed down new development activity. The price competition for projects has intensified as a result of the overall decline in construction volumes.

In the Baltic and Central Eastern European countries, demand and market activity remained stable, supported especially by private sector demand for new business premises. Headwinds caused by the uncertain macroeconomic outlook are expected to persist in the short term. Workforce availability was good, while the prices of some construction materials showed clear signs of stabilising.

Market environment and outlook, Real estate market

Region	Q1	Outlook
Finland	🟡	⇨
Baltic countries	🟡	⇨
Central Eastern Europe	🟡	⇨

Infrastructure market

In Finland, public sector demand remained stable, with several projects in the planning and bidding phase. Private sector demand is driven by industrial construction and the transition to renewable energy. The decline in construction volumes is reflected in the demand for groundworks, but the outlook for the overall market remains stable. Increased cautiousness could lead to postponements of upcoming projects.

In Sweden, the market remained active due to good demand in both the public and private sectors. However, the price competition for projects also remained intense. Public sector demand is supported by several ongoing infrastructure projects, and private sector demand is driven by industrial investments.

Market environment and outlook, Infrastructure market

Region	Q1	Outlook
Finland	🟡	⇨
Sweden	🟢	⇨

Q1 market environment

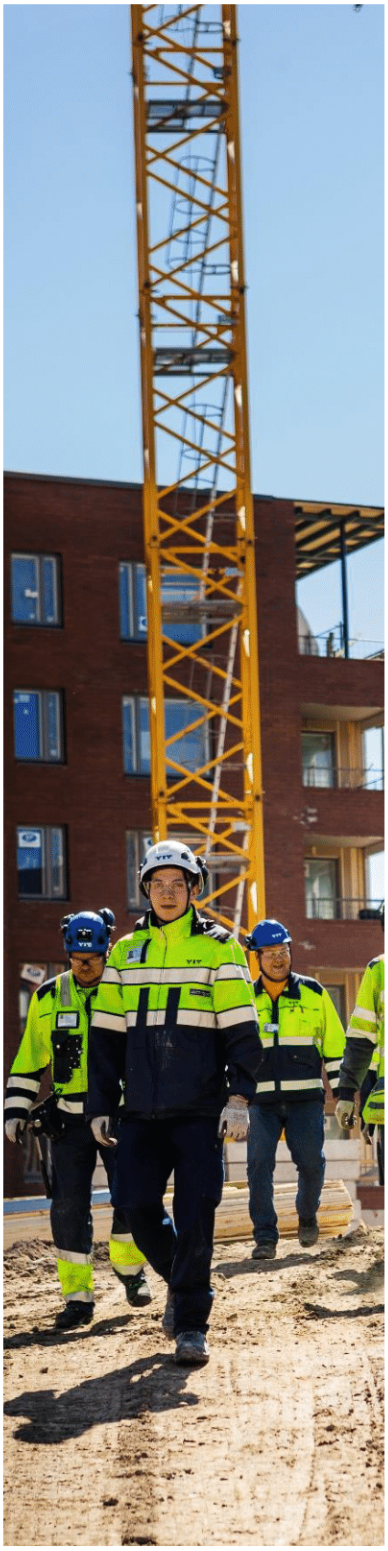
🟢 Good 🟡 Normal 🔴 Weak

Short-term market outlook

⇗ Improving ⇨ Stable ⇘ Weakening

Strategy

YIT launched its 2022–2025 strategy in November 2021. The objective of YIT's strategy is to be the most reliable partner for all its stakeholders, delivering predictable, market-leading results. YIT has three strategic priority areas: Focus, Productivity, and ESG. In February 2023, YIT launched a transformation program to accelerate the implementation of the strategy, focusing on improving the company's performance and competitiveness, and increasing agility and customer focus.



Transformation program

YIT's transformation program is designed to generate efficiency gains. As part of the program, YIT will evaluate opportunities to save costs by e.g. reducing IT and facility expenses, as well as increasing efficiency in procurement, project management and productivity. In addition, YIT is aiming to improve its capital efficiency. The targeted inflation-adjusted run-rate cost savings are expected to be at least EUR 40 million by the end of 2024. More than half of the planned run-rate cost savings are already expected to be achieved during 2023. The program costs are estimated to be EUR 50–70 million, and they will be recorded in adjusting items and not presented in adjusted operating profit.

During the first quarter, YIT completed change negotiations concerning salaried employees in Finland, decided to simplify its organisational structure into three agile and customer-focused business segments, and entered into a strategic partnership with Tech Mahindra to strengthen digital capabilities and data management. The new organisational structure is effective from 1 April 2023 and consists of Housing, Business Premises, and Infrastructure.

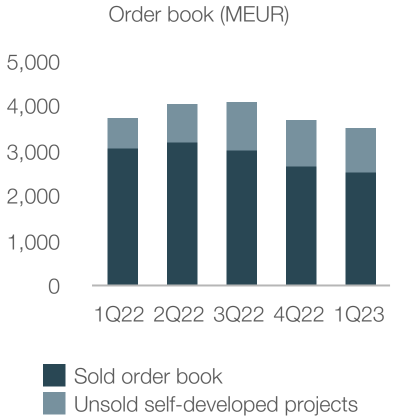
With the actions taken by the end of the quarter, YIT will gain annualised cost savings of EUR 16 million, which will be fully realised by the end of 2024. At the end of the quarter, EUR 4 million were realised in program costs.

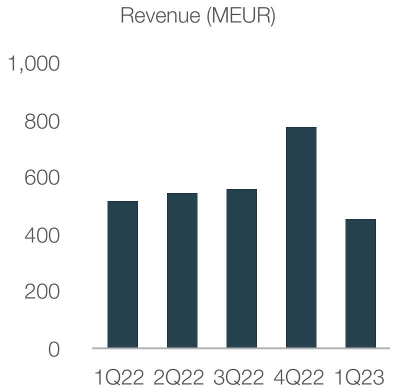
Strategy implementation

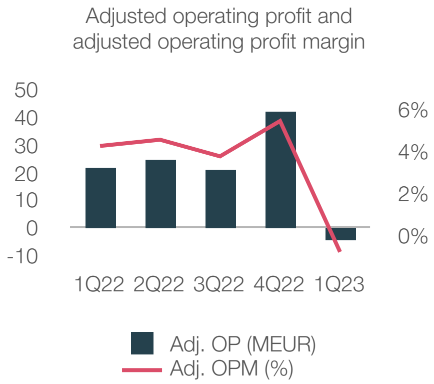
In addition to the scope of the transformation program, YIT continued its strategy implementation by advancing its ESG agenda. In a significant step towards its sustainability targets, the company updated its design principles for new apartment buildings. Under the new design principles, all new apartment buildings in Finland will be designed to energy class A.

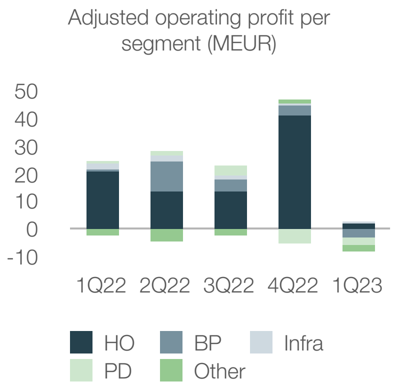
YIT also introduced a new functionality to its construction site access management to prevent site access for contractors who have operated in violation of the YIT Supplier Code of Conduct or law. YIT has zero tolerance of corruption, the grey economy and labour exploitation. With the new functionality, YIT can extend a contractor or supplier ban to all its construction sites and procurement systems. The functionality was first rolled out in Finland, with plans to extend the functionality to all of YIT's operating countries.

The combined lost time injury frequency weakened to 13.5 (10.5) during the quarter, as more accidents were reported by YIT's partners. YIT has continued its systematic work to increase transparency and openness in safety communication and to strengthen day-to-day safety management within the company and with its partners.









Results

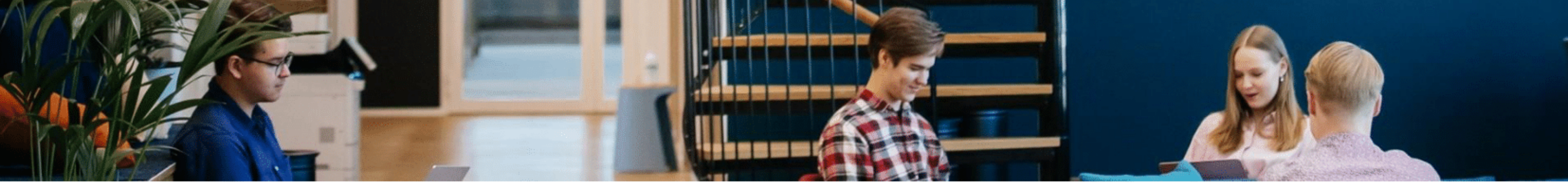
January–March

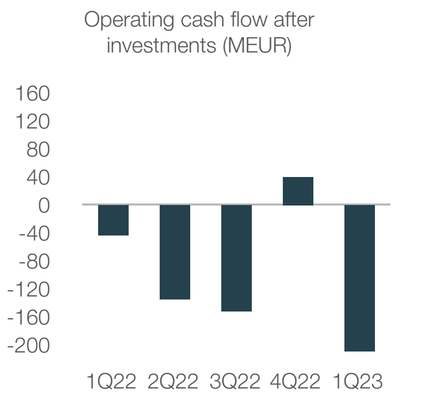
YIT’s order book decreased to EUR 3,542 million during the first quarter (31 Dec 2022: 3,702). The decrease was driven by the lower number of consumer apartment start-ups in Housing and the strict selection of new projects in Infrastructure. At the end of the quarter, 72% of the order book was sold (31 Dec 2022: 72%).

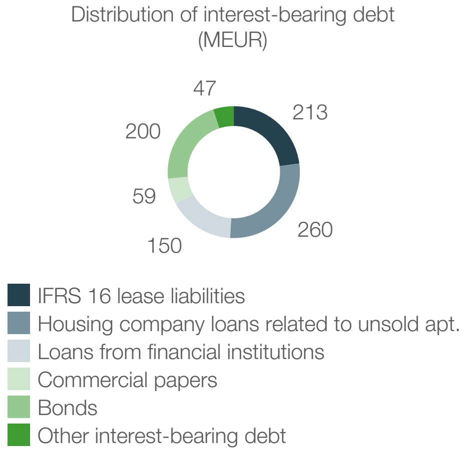
YIT’s revenue decreased by 12% to EUR 455 million (518). Revenue remained stable in Business Premises but decreased in other segments. In Housing, revenue decreased as a result of very low consumer sales. The comparative period in Infrastructure was supported by higher revenues in the road maintenance business, while the comparative period in Property Development was supported by the revenue recognition of self-developed projects.

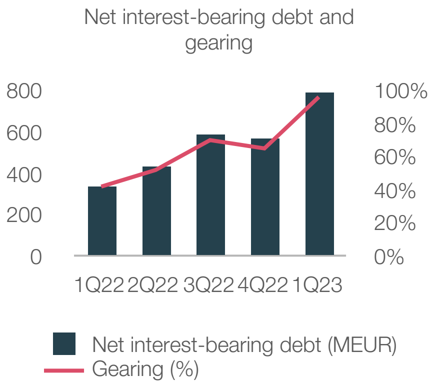
YIT's adjusted operating profit decreased to EUR -4 million (22), and the adjusted operating profit margin amounted to -0.9% (4.2). In Housing, profitability was burdened primarily by very low consumer sales. In Business Premises, the increased construction material prices have burdened margins in projects started before the surge in price inflation, and the project management in some of these projects has been inadequate. In Infrastructure, profitability decreased slightly. In Property Development, there were no significant transactions during the quarter.

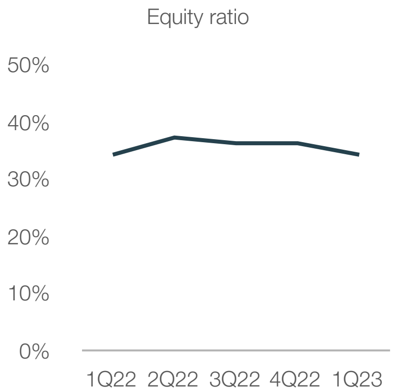
YIT’s operating profit was EUR -8 million (22). Adjusting items were EUR 4 million in the first quarter (0), related primarily to the costs of the transformation program. Net finance costs amounted to EUR 11 million (8). The result for the period was EUR -14 million (-133).











Cash flow and financial position

January–March

YIT's operating cash flow after investments amounted to EUR -211 million (-41). Approximately half of the negative cash flow is attributable to Housing, where the cash flow was burdened by very low consumer sales, payments for plot investments made before the reporting period, and the apartments currently under construction. The cash flow was also negatively impacted by the normal seasonality in other segments, as well as financial items and taxes. Cash flow from plot investments amounted to EUR -47 million (-42), negatively impacted by the plot investments made before the reporting period.

At the end of the period, interest-bearing debt amounted to EUR 928 million (729), and net interest-bearing debt to EUR 791 million (338). Net interest-bearing debt included IFRS 16 lease liabilities of EUR 213 million (222), as well as housing company loans of EUR 260 million (117) related to unsold apartments. Gearing ratio was 95% (41), and equity ratio 34% (34). Equity increased to EUR 831 million (824). Net debt/adjusted EBITDA ratio was 7.1 (31 Dec 2022: 4.2), and interest cover ratio 4.9 (31.12.2022: 7.1).

Cash and cash equivalents decreased to EUR 75 million (319), and YIT had undrawn overdraft facilities amounting to EUR 32 million (32). Furthermore, a committed revolving credit facility of EUR 300 million (300) was completely undrawn, and unutilised and committed housing company and project loan limits related to apartment projects were EUR 171 million (305).

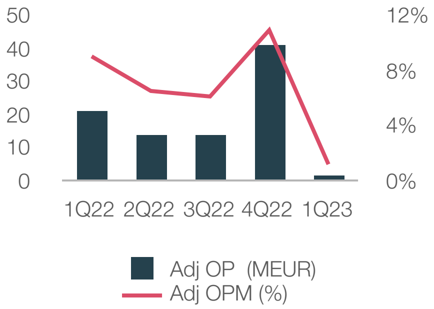
Capital employed increased to EUR 1,626 million (1,176, continuing operations) at the end of the period. The increase was driven by the increased capital employed in Housing, attributable to very low consumer sales, apartments currently under construction, and the increase in the number of unsold completed apartments to 747 (214).

Investments and divestments

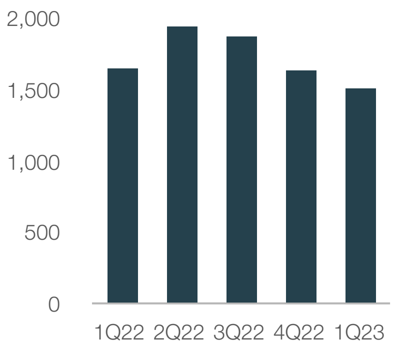
January–March

Gross capital expenditure amounted to EUR 9 million (4), of which EUR 8 million (3) was related to leased assets. Investments in plots were EUR 26 million (54), after which the plot reserve amounted to EUR 688 million (604). During the quarter, there were no investments in leased plots. The leased plot reserve amounted to EUR 90 million (103). The total plot reserve at the end of the quarter was EUR 778 million (708).

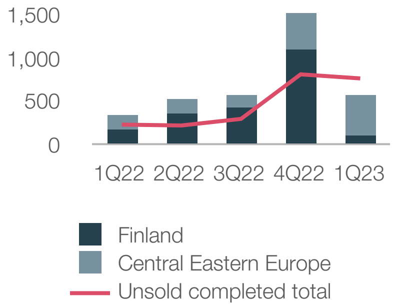
Adjusted operating profit and adjusted operating profit margin



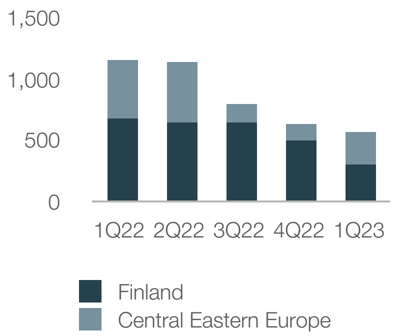
Order book (MEUR)



Consumer apartment completions (units)



Sold apartments (units)



Housing

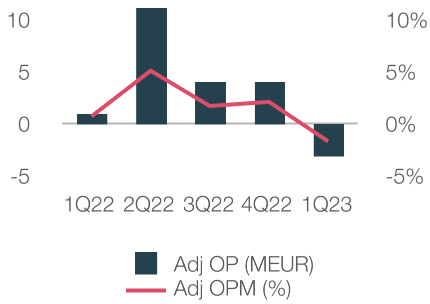
EUR million	1-3/23	1-3/22	1-12/22
Revenue	214	232	1,075
Operating profit	2	21	90
Adjusted operating profit	2	21	90
Adj. operating profit margin, %	1.1	8.9	8.4
Order book at end of period	1,515	1,648	1,643
Capital employed	937	585	805

Results

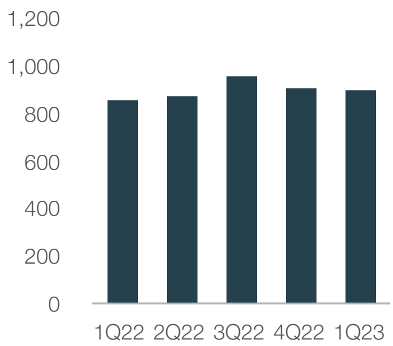
January–March

- Revenue decreased by 8% to EUR 214 million (232). Although the number of apartment completions was higher, revenue decreased as a result of very low consumer sales.
- The number of unsold completed apartments decreased to 747 (31 Dec 2022: 794), driven by the sale of 144 apartments to a rental portfolio of one of YIT's joint venture companies. The remaining 747 unsold completed apartments are located in attractive housing markets, with more than 80% of the units in the capital regions or university towns in Finland and Central Eastern Europe.
- Adjusted operating profit decreased to EUR 2 million (21), burdened by very low consumer sales. Profitability was also negatively impacted by a weaker sales mix, increased construction material prices and the lower volume of apartments under construction for investors.
- Order book decreased to EUR 1,515 million (31 Dec 2022: 1,643).
- Consumer apartment start-ups decreased to 29 (624) as a result of a prudent approach to new start-ups.
- Capital employed increased to EUR 937 million (585). The increase was attributable to very low consumer sales, apartments currently under construction, and the increase in the number of unsold completed apartments to 747 (214).
- The land bank in Housing amounted to 2,078,000 sqm (31 Dec 2022: 2,201,000). The land bank enables the construction of approximately 33,000 new homes.

Adjusted operating profit and adjusted operating profit margin



Order book (MEUR)



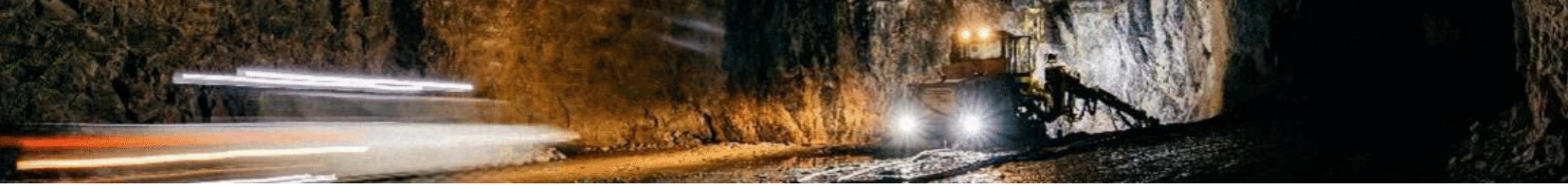
Business Premises

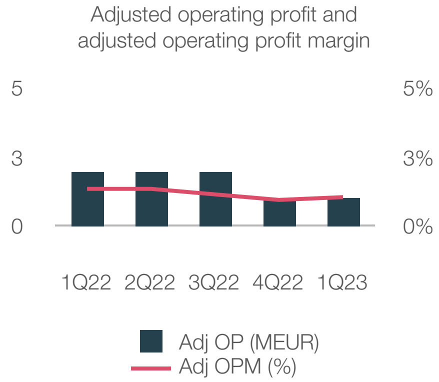
EUR million	1-3/23	1-3/22	1-12/22
Revenue	168	165	807
Operating profit	-3	1	18
Adjusted operating profit	-3	1	20
Adj. operating profit margin, %	-1.8	0.6	2.4
Order book at end of period	895	859	908
Capital employed	-55	-65	-77

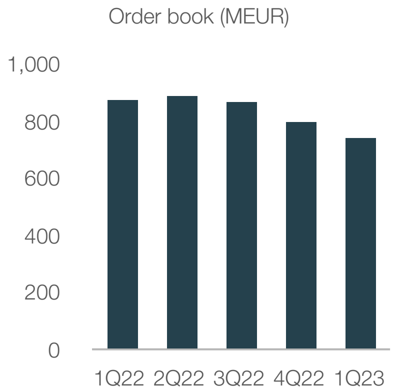
Results

January–March

- Revenue remained stable at EUR 168 million (165).
- Adjusted operating profit decreased to EUR -3 million (1). Increased construction material prices have burdened margins in projects started before the surge in price inflation, and the project management in some of these projects has been inadequate.
- The order book remained stable at EUR 895 million (31 Dec 2022: 908)
    - The construction of the first stage of a new business district Preses Nama Kvartāls in Riga in Latvia, and the renovation of the residential building for the Helsinki City Housing company in Helsinki's Itä-Pasila district, were among the projects entered in the order book during the quarter.







Infrastructure

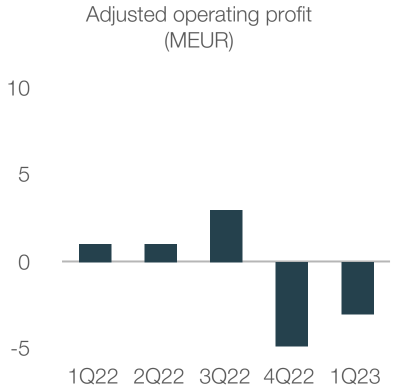
EUR million	1-3/23	1-3/22	1-12/22
Revenue	109	128	539
Operating profit	1	2	7
Adjusted operating profit	1	2	6
Adj. operating profit margin, %	1.0	1.3	1.2
Order book at end of period	743	876	796
Capital employed	34	-5	15

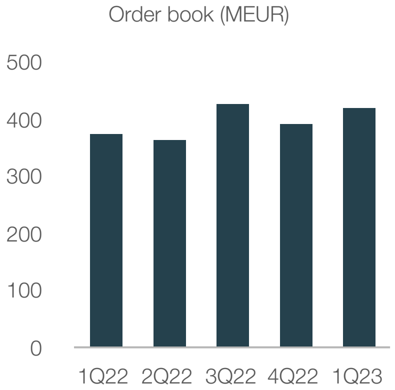
Operating profit from the businesses to be closed in Norway is recorded in adjusting items and not presented in adjusted operating profit.

Results

January–March

- Revenue decreased by 15% to EUR 109 million (128). The comparative period was supported by higher revenues in the road maintenance business, among other factors.
- Adjusted operating profit decreased slightly to EUR 1 million (2). Certain low-margin legacy projects continued to weigh on profitability.
- The order book decreased to EUR 743 million (31 Dec 2022: 796), as the selection of new projects has been strict.





Property Development

EUR million	1-3/23	1-3/22	1-12/22
Revenue	7	21	69
Operating profit	-3	1	0
Adjusted operating profit	-3	1	0
Order book at the end of period	418	373	393
Capital Employed	447	385	442

Results

January–March

- Revenue decreased to EUR 7 million (21). The comparative period was supported by the revenue recognition of self-developed projects.
- Adjusted operating profit decreased to EUR -3 million (1). There were no significant transactions during the quarter.
- The order book was stable at EUR 418 million (31 Dec 2022: 393). The order book included primarily service periods for life cycle projects.
- Capital employed increased to EUR 447 million (385), attributable to progress in ongoing development projects. One of the projects, the Maistraatinportti office building, will be completed during the second half of the year. The sales process for the project was initiated during the quarter.
- The amount of projects in the permitting phase in YIT's wind power development portfolio increased to approximately 940 MW (31 Dec 2022: 550). During the quarter, a decision was made to focus on higher probability projects. As a result of the decision, and as certain projects were determined to be unfeasible for further development, the amount of project opportunities in the preliminary study phase decreased to approximately 1,130 MW (31 Dec 2022: 2,900).
- YIT's partly owned Mall of Tripla continued its good operational performance. Mall of Tripla's total revenue increased, and the total number of visitors grew year-on-year. The fair value of YIT's equity investment in Tripla Mall Ky increased to EUR 195 million (31 Dec 2022: 193) due to a decrease in Tripla Mall Ky's net debt driven by the rental cash inflows.

Investment portfolio

- The internal rate of return for the segment's investment portfolio was 10% at the end of the quarter.[1]

EUR million	Value[2]	Change 1/23 - 3/23[3]	Change 4/22 - 3/23[3]
Housing	71	-1	13
Commercial	206	1	-2
Infra	6	—	-1
Total	**283**	**0**	**10**

[1] The internal rate of return is calculated for both fully exited investments since 2018 and current holdings based on monthly cash flows and the latest value of the assets still in the portfolio.
[2] Book value of Property Development´s equity investment, including shareholder/capital loan.
[3] Including changes in book value, e.g. fair value, additional investments, and/or capital returns.

Shares

YIT Corporation's share capital and the number of shares remained unchanged during the reporting period.

At the end of 2022, YIT's share capital was EUR 149,716,748.22 (149,716,748.22). The number of shares outstanding at the end of the reporting period, on 31 March 2023, was 209,511,146 (31 Dec 2022: 209,511,146).

Personnel

During January–March, the Group employed an average of 5,128 people (5,167) in continuing operations.

YIT published a Stock Exchange Release on 10 February 2023 about launching a transformation program to improve the company's performance and competitiveness. As part of the program, YIT initiated change negotiations in Finland. The negotiations concerned salaried and senior salaried employees, as well as directors in Finland. Potential reduction needs related to these change negotiations did not concern employees or salaried employees working in production jobs at construction sites. As a result of the negotiations, approximately 130 jobs will be reduced in Finland. The reductions will be achieved through redundancies, the outsourcing of IT functions, voluntary resignations, expiring fixed-term employment relationships, and retirements. In addition to the personnel reductions, the company will implement temporary layoffs in Finland.

Personnel expenses in January–March totalled EUR 82 million (87).

Governance

Changes in the Group Management Team

YIT's Board of Directors appointed Aleksi Laine, Senior Vice President, Traffic Infrastructure at YIT as the interim leader of the Infrastructure segment and a member of the YIT Group Management Team as of 29 March 2023. Pasi Tolppanen, the former Executive Vice President of the Infrastructure segment, left the company on 29 March 2023.

Resolutions passed at the Annual General Meeting

The Annual General Meeting of YIT Corporation, held on 16 March 2023 adopted the 2022 financial statements and discharged the members of the Board of Directors and the President and CEO from liability. The Annual General Meeting decided on the distribution of dividends, the composition of the Board of Directors and their fees, amending the articles of association, the election of the auditor, and its fees for financial years 2023 and 2024, as well as authorising the Board of Directors to decide on the repurchase of company shares and share issues.

It was decided that a dividend of EUR 0.18 be distributed per share, and that the dividend will be paid in two equal instalments. No dividend will be paid on treasury shares. For the first instalment, the dividend record date was 21 March 2023, and the dividend for this instalment was paid on 5 April 2023. The second instalment of the dividend shall be paid in October 2023, and the dividend record date, which, together with the payment date, will be decided by the Board of Directors at its meeting scheduled for September 2023.

The Annual General Meeting resolved to elect a Chairman, Vice Chairman and five ordinary members to the Board of Directors for a term ending at the close of the next Annual General Meeting following their election, namely: Harri-Pekka Kaukonen re-elected as the Chairman, Jyri Luomakoski elected as the Vice Chairman and Sami Laine, Casimir Lindholm, Keith Silverang, Barbara Topolska and Kerttu Tuomas re-elected as members.

The Stock Exchange Releases on the resolutions of the Annual General Meeting and on the organisational meeting of the Board of Directors were published on 16 March 2023. The Stock Exchange Releases and introductions of the members of the Board of Directors are available on YIT's website.

Significant risks and uncertainties

The purpose of YIT's risk management is to promote the achievement of the objectives set for YIT's operations and ensure the continuity of operations. Risk management is incorporated into all of the Group's significant operating, reporting and management processes. Risk management planning, risk exposure assessment and risk analyses of the operating environment are part of the annual strategy and planning process. In addition, material changes in risks and risk exposure are reported and monitored on a monthly and quarterly basis in accordance with the Group's governance and reporting practices.

YIT has categorised the risks that are significant to its operations as strategic, operational, project-related, financial and event risks.

Detailed descriptions of risks, their impacts and risk management practices are available in YIT's Annual Review 2022. These risks still apply. Uncertainty regarding the demand outlook still continues. At YIT, the implications of market uncertainty could lead to weakening business performance and profitability or postponement of revenue and profit from one quarter or year to another.

Events after the reporting period

As part of the transformation program, YIT simplified its organisational structure into three customer-focused, agile business segments: Housing, Business Premises, and Infrastructure. On 31 March 2023, YIT announced that the new organisational structure would be effective from 1 April 2023.

On 21 April 2023, YIT issued a profit warning where it lowered its guidance for the full-year 2023 due to the weaker-than-expected housing market and provided preliminary financial information for the first quarter of 2023. The activity in housing markets was unprecedentedly low during the first quarter of 2023. Markets were negatively impacted by major economic uncertainty, aggravated by the instability in the banking sector that emerged during March and volatile interest rates. Consequently, the demand outlook in the Housing segment is expected to remain weak for the first half of 2023 and to recover more slowly than originally anticipated. YIT lowered its full-year guidance to reflect the change in the outlook.

YIT Corporation
Board of Directors

Helsinki, 3 May 2023

Interim Report January–March 2023: Tables

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Primary Financial Statements

Consolidated income statement

EUR million	1-3/23	1-3/22	1-12/22
Revenue	**455**	**518**	**2,403**
Other operating income	3	3	17
Change in inventories of finished goods and in work in progress	36	25	174
Materials and supplies	-65	-78	-505
External services	-313	-313	-1,415
Personnel expenses	-82	-87	-352
Other operating expenses	-38	-42	-206
Changes in fair value of financial assets	1	2	9
Share of results of associated companies and joint ventures	2	1	11
Depreciation, amortisation and impairment	-7	-7	-33
Operating profit	**-8**	**22**	**102**
Finance Income	1	1	9
Exchange rate differences (net)	-2	-1	-9
Finance expenses	-10	-7	-28
Finance income and expenses, total	-11	-8	-28
Result before taxes	**-19**	**14**	**74**
Income taxes	5	-2	-11
Result for the period, continuing operations	**-14**	**12**	**63**
Result for the period, discontinued operations	**—**	**-145**	**-438**
Result for the period	**-14**	**-133**	**-375**
Attributable to			
Owners of YIT Corporation	-14	-133	-375
Non-controlling interests	—	—	—
Earnings per share, attributable to the equity holders of the parent company, EUR			
Basic, total	-0.07	-0.64	-1.82
Diluted, total	-0.07	-0.64	-1.82
Basic, continuing operations	-0.07	0.05	0.28
Basic, discontinued operations	—	-0.70	-2.09
Diluted, continuing operations	-0.07	0.05	0.28
Diluted, discontinued operations	—	-0.70	-2.09

Consolidated statement of comprehensive income

EUR million	1-3/23	1-3/22	1-12/22
Result for the period	-14	-133	-375
Items that may be reclassified to income statement			
Cash flow hedges, net of tax	—	1	3
Change in translation differences, continuing operations	1	—	2
Change in translation differences, discontinued operations		-24	27
Translation differences reclassified to income statement, discontinued operations			253
Items that may be reclassified to income statement, total	**1**	**-23**	**285**
Items that will not be reclassified to income statement			
Change in fair value of defined benefit pension, net of tax			—
Items that will not be reclassified to income statement, total			**—**
Other comprehensive income, total	**1**	**-23**	**285**
Total comprehensive income, continuing operations	-13	13	67
Total comprehensive income, discontinued operations		-169	-157
Total comprehensive income	**-13**	**-156**	**-91**
Attributable to			
Owners of YIT Corporation	-13	-156	-91
Non-controlling interests		—	—

Consolidated statement of financial position

EUR million	3/23	3/22	12/22
ASSETS			
Non-current assets			
Property, plant and equipment	36	50	37
Leased property, plant and equipment	70	71	68
Goodwill	249	249	249
Other intangible assets	4	6	4
Investments in associated companies and joint ventures	75	92	72
Equity investments	219	188	218
Interest-bearing receivables	61	65	56
Trade and other receivables	42	47	43
Deferred tax assets	34	31	30
Non-current assets total	**791**	**800**	**778**
Current assets			
Inventories	1,499	1,206	1,426
Leased inventories	163	164	158
Trade and other receivables	297	302	273
Interest-bearing receivables	2	8	—
Income tax receivables	5	1	3
Cash and cash equivalents	75	319	206
Current assets total	**2,039**	**1,999**	**2,068**
Assets classified as held for sale		**117**	
Total assets	**2,830**	**2,916**	**2,845**
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent company	732	721	783
Non-controlling interests		3	
Hybrid bond	99	99	99
Equity total	**831**	**824**	**883**
Non-current liabilities			
Deferred tax liabilities	8	21	9
Pension obligations	3	3	3
Provisions	89	82	88
Interest-bearing liabilities	239	387	288
Lease liabilities	194	204	189
Contract liabilities, advances received	—	23	1
Trade and other payables	29	33	29
Non-current liabilities total	**561**	**752**	**606**
Current liabilities			
Contract liabilities, advances received	263	313	276
Other contract liabilities	92	146	82
Trade and other payables	534	599	576
Income tax payables	3	7	16
Provisions	52	42	51
Interest-bearing liabilities	476	121	336
Lease liabilities	19	18	19
Current liabilities total	**1,438**	**1,245**	**1,356**
Liabilities directly associated with assets classified as held for sale		**95**	
Liabilities total	**1,999**	**2,092**	**1,962**
Total equity and liabilities	**2,830**	**2,916**	**2,845**

Consolidated cash flow statement

EUR million	1-3/23	1-3/22	1-12/22
Result for the period	**-14**	**-133**	**-375**
Reversal of accrual-based items	12	173	503
Change in trade and other receivables	-26	-47	-19
Change in inventories	-66	-82	-257
Change in current liabilities	-80	60	-50
Change in working capital, total	-173	-68	-326
Cash flow of financial items	-20	-14	-65
Taxes paid (-)	-15	-3	-16
Net cash generated from operating activities	**-210**	**-45**	**-279**
Cash flow from investing activities			
Acquisition of subsidiaries, net of cash	—	—	-4
Sale of subsidiaries, net of cash	—	—	-14
Investments in associated companies and joint ventures	-1	-4	-26
Proceeds from sale of associated companies and joint ventures	—	6	29
Purchases of tangible assets	-1	-1	-5
Purchases of intangible assets	—	—	—
Proceeds from tangible and intangible assets	1	4	3
Proceeds from sale of investments	—	—	—
Dividends received (from associated companies and joint ventures)	—	—	16
Net cash used in investing activities	**-1**	**4**	**-2**
Operating cash flow after investments	**-211**	**-41**	**-281**
Cash flow from financing activities			
Proceeds from non-current interest-bearing liabilities	—	16	18
Repayments of non-current interest-bearing liabilities	—	—	—
Proceeds from current interest-bearing liabilities	144	95	409
Repayments of current interest-bearing liabilities	-55	-83	-273
Payments of lease liabilities	-5	-8	-21
Change in interest-bearing receivables	-5	-13	-3
Dividends paid	—	—	-34
Net cash used in financing activities	**79**	**7**	**96**
Net change in cash and cash equivalents	-132	-35	-185
Cash and cash equivalents at the beginning of the period	206	389	389
Foreign exchange differences	1	-5	2
Cash and cash equivalents at the end of the period*	**75**	**349**	**206**

*1-3/22 figure includes EUR 31 million cash and cash equivalents from operations classified as held for sale.

Consolidated statement of changes in equity

EUR million	Share capital	Unrestricted equity reserve	Translation differences	Fair value reserve	Treasury shares	Retained earnings	Equity attributable to owners of parent company	Hybrid bond	Equity total
Equity on 1 January 2023	**150**	**553**	**1**	**4**	**-8**	**84**	**783**	**99**	**883**
Result for the period						-14	-14		-14
Cash flow hedges, net of tax				—			—		—
Translation differences			1				1		1
Comprehensive income for the period, total			**1**	**—**		**-14**	**-13**		**-13**
Dividend distribution						-38	-38		-38
Share-based incentive schemes						—	—		—
Transactions with owners, total						**-37**	**-37**		**-37**
Hybrid bond interests and expenses, net of tax						-1	-1		-1
Equity on 31 March 2023	**150**	**553**	**2**	**3**	**-8**	**32**	**732**	**99**	**831**

EUR million	Share capital	Legal reserve	Unrestricted equity reserve	Translation differences	Fair value reserve	Treasury shares	Retained earnings	Equity attributable to owners of parent company	Non-controlling interests	Hybrid bond	Equity total
Equity on 1 January 2022	**150**	**1**	**553**	**-281**	**0**	**-10**	**501**	**915**	**3**	**99**	**1,017**
Result for the period							-133	-133	—		-133
Cash flow hedges, net of tax					1			1			1
Translation differences				-24				-24	—		-24
Comprehensive income for the period, total				**-24**	**1**		**-133**	**-156**	**0**		**-156**
Dividend distribution							-33	-33			-33
Share-based incentive schemes							1	1			1
Transactions with owners, total							**-33**	**-33**			**-33**
Hybrid bond interests and expenses, net of tax							-5	-5			-5
Equity on 31 March 2022	**150**	**1**	**553**	**-305**	**2**	**-10**	**330**	**721**	**3**	**99**	**824**

EUR million	Share capital	Legal reserve	Unrestricted equity reserve	Translation differences	Fair value reserve	Treasury shares	Retained earnings	Equity attributable to owners of parent company	Non-controlling interests	Hybrid bond	Equity total
Equity on 1 January 2022	**150**	**1**	**553**	**-281**	**0**	**-10**	**501**	**915**	**3**	**99**	**1,017**
Result for the period							-375	-375	—		-375
Cash flow hedges, net of tax					3			3			3
Change in fair value of defined benefit pension, net of tax							—	—			—
Translation differences				29				29	—		29
Translation differences reclassified to income statement				253				253			253
Comprehensive income for the period, total				**282**	**3**		**-376**	**-91**	**0**		**-91**
Dividend distribution							-33	-33			-33
Share-based incentive schemes						2	—	2			2
Transactions with owners, total						**2**	**-33**	**-31**	**—**		**-31**
Hybrid bond interests and expenses, net of tax							-8	-8			-8
Other changes		-1	—					-2	-3		-4
Equity on 31 December 2022	**150**	**—**	**553**	**1**	**4**	**-8**	**84**	**783**	**—**	**99**	**883**

Basis of preparation and accounting policies of the interim report

Basis of preparation

This interim report has been prepared in accordance with IFRS recognition and measurement principles, but not all the requirements of IAS 34 Interim Financial Reporting standard have been applied. This interim report should be read together with YIT's consolidated Financial Statements 2022. The figures presented in the interim report are unaudited. In the interim report, the figures are presented in million euros doing the rounding on each line, which may cause some rounding inaccuracies in columns and total sums.

Accounting policies

The same IFRS recognition and measurement principles have been applied in the preparation of this interim report as in YIT's consolidated Financial Statements 2022, except for the amendments to the IFRS standards effective as of January 1, 2023. The amendments had no impact on the consolidated financial statements.

Significant management judgements

In preparing this interim report, significant judgements made by management in applying the accounting policies and the key sources of estimation uncertainty were the same as those described in the consolidated Financial Statements for the year ended 31 December 2022.

Russia's invasion of Ukraine

The sections of the financial statements that involve an unusual amount of judgement or that include significant assumptions and estimates have been described in YIT's Financial Statements 2022. When making these judgements, the management constantly estimates the impact of Russia's invasion of Ukraine on the estimates and judgements. The Russian invasion of Ukraine is not expected to have direct impacts on YIT's financial performance that would require material adjustments to carrying amounts in the statement of financial position. However, YIT's management continuously monitors the market indicators and estimated future cash flows related to fair values of investments and carrying amounts of other assets.

Most relevant currency exchange rates used in the interim report

		Average rates			End Rates		
		1-3/23	**1-3/22**	**1-12/22**	**3/23**	**3/22**	**12/22**
1 EUR =	CZK	23.7867	24.6447	24.5616	23.4920	24.3750	24.1160
	PLN	4.7083	4.6200	4.6856	4.6700	4.6531	4.6808
	RUB	78.5508	98.6413	73.6959	84.4147	90.7589	77.9167
	SEK	11.2027	10.4776	10.6278	11.2805	10.3370	11.1218
	NOK	10.9856	9.9286	10.1019	11.3940	9.7110	10.5138

Notes

Adjustments concerning prior periods

Adjustment to presentation of lease liabilities in the consolidated statement of financial position

YIT has adjusted the presentation of non-current and current lease liabilities in the consolidated statement of financial position. The table below presents the adjustments for 2022.

EUR million	3/22	Adjust-ment	Adjusted 3/22	6/22	Adjust-ment	Adjusted 6/22	9/22	Adjust-ment	Adjusted 9/22	12/22	Adjust-ment	Adjusted 12/22
Non-current lease liabilities	171	33	**204**	165	27	**192**	153	30	**183**	168	21	**189**
Current lease liabilities	51	-33	**18**	45	-27	**18**	64	-30	**34**	40	-21	**19**

Adjustment to presentation of certain material costs in the consolidated income statement

YIT changed the presentation of certain material costs in the consolidated income statement in 2022. Starting from the second quarter of 2022, these costs are presented in Materials and Supplies instead of External Services. The adjustment applies to the first quarter of 2022. The adjustment had no impact on the operating profit, the consolidated statement of financial position or cash flow statement.

The table below presents the changed cumulative balances.

EUR million	1-3/22	Adjust-ment	Adjusted 1-3/22
Materials and supplies	-52	-26	**-78**
External services	-339	26	**-313**

Presentation of Warranty provisions

YIT has adjusted current Trade and other payables and non-current and current Provisions line items in the statement of financial position in the last quarter of 2022. The adjustment relates to the change in the presentation of warranty provision due to system development. It was not previously possible to separate part of the warranty provision from other current liabilities. A retrospective adjustment has not been prepared as the necessary information is unavailable. The adjustment had no impact on the consolidated income statement.

Segment information

On 31 March 2023, YIT announced that it would simplify its organisational structure as part of the transformation program. The new organisation, effective from 1 April 2023, consists of three agile and customer-focused business segments: Housing, Business Premises and Infrastructure. The operations in the former Property Development segment will be allocated to the other segments and Group Functions. YIT will change its segment reporting to correspond to the new organisational structure starting from the Half-year Report 1–6/2023. Restated comparison figures for the new segment structure will be published before the release of the Half-year Report 1–6/2023.

Segment financial information

1-3/23 EUR million	Housing	Business Premises	Infrastructure	Property Development	Other Items	Group
Revenue	**214**	**168**	**109**	**7**	**-42**	**455**
Revenue from external customers	214	154	102	7	-20	455
Revenue Group internal	—	14	7	—	-22	—
Depreciation, amortisation and impairment	-1	-1	-2	—	-2	-7
Operating profit	**2**	**-3**	**1**	**-3**	**-6**	**-8**
Operating profit margin, %	**1.1**	**-1.8**	**0.9**	**-37.6**		**-1.7**
Adjusting items	—	—	—	—	4	4
Adjusted operating profit	**2**	**-3**	**1**	**-3**	**-2**	**-4**
Adjusted operating profit margin, %	**1.1**	**-1.8**	**1.0**	**-37.6**		**-0.9**

1-3/22 EUR million	Housing	Business Premises	Infrastructure	Property Development	Other Items	Group
Revenue	**232**	**165**	**128**	**21**	**-28**	**518**
Revenue from external customers*	232	154	120	21	-10	518
Revenue Group internal*	—	10	8	—	-19	—
Depreciation, amortisation and impairment	-1	-1	-3	—	-3	-7
Operating profit	**21**	**1**	**2**	**1**	**-3**	**22**
Operating profit margin, %	**8.9**	**0.6**	**1.6**	**3.7**		**4.2**
Adjusting items	—	—	—	—	1	—
Adjusted operating profit	**21**	**1**	**2**	**1**	**-2**	**22**
Adjusted operating profit margin, %	**8.9**	**0.6**	**1.3**	**3.7**		**4.2**

* The presentation has been adjusted between the Revenue from external customers and Revenue group Internal line items.

1-12/22 EUR million	Housing	Business Premises	Infrastructure	Property Development	Other Items	Group
Revenue	**1,075**	**807**	**539**	**69**	**-86**	**2,403**
Revenue from external customers	1,074	749	502	68	9	2,403
Revenue Group internal	—	58	36	—	-95	—
Depreciation, amortisation and impairment	-4	-2	-11	-1	-15	-33
Operating profit	**90**	**18**	**7**	**0**	**-13**	**102**
Operating profit margin, %	**8.4**	**2.2**	**1.2**	**0.4**		**4.2**
Adjusting items	—	2	—	—	6	8
Adjusted operating profit	**90**	**20**	**6**	**0**	**-7**	**110**
Adjusted operating profit margin, %	**8.4**	**2.4**	**1.2**	**0.4**		**4.6**

Capital employed by segments

EUR million	3/23	3/22	12/22
Housing	937	585	805
Business Premises	-55	-65	-77
Infrastructure	34	-5	15
Property Development	447	385	442
Other items	263	277	258
Capital employed, total	**1,626**	**1,176**	**1,443**

Order book at the end of the period by segments

EUR million	3/23	3/22	12/22
Housing	1,515	1,648	1,643
Business Premises	895	859	908
Infrastructure	743	876	796
Property Development	418	373	393
Internal order book	-28	—	-39
Order book, total	**3,542**	**3,756**	**3,702**

Discontinued operations

On 30 May 2022, YIT announced it had completed the sale of its businesses in Russia to Etalon Group PLC. YIT classified the operations that are part of the transactions as assets held for sale and reported them as discontinued operations in the first quarter of 2022.

Results of discontinued operations

EUR million	1-3/22	1-12/22
Revenue	**36**	**60**
Other operating income	1	1
Change in inventories of finished goods and in work in progress	5	6
Materials and supplies	-130	-150
External services	-27	-43
Personnel expenses	-5	-7
Other operating expenses	-12	-17
Depreciation, amortisation and impairment	—	—
Operating profit	**-131**	**-152**
Finance income	—	1
Exchange rate differences (net)	-8	-18
Finance expenses	-1	-2
Finance income and expenses, total	**-8**	**-20**
Result before taxes	**-139**	**-171**
Income taxes	-6	-7
Result after taxes	**-145**	**-179**
Loss on sale of discontinued operations		**-6**
Translation differences reclassified to income statement		**-253**
Result from discontinued operations	**-145**	**-438**

Cash flows (used in) discontinued operations

EUR million	1-3/22	1-12/22
Net cash used in operating activities	-25	-24
Net cash used in investing activities*	—	-14
Net cash used in financing activities	13	23
Cash flow for the period	**-15**	**-18**

* Includes EUR 30 million related to cash consideration received from the sale of Russian businesses and EUR -44 million related to cash and cash equivalents held by the sold Russian entities.

Effect of discontinued operations on the statement of financial position

EUR million	30 May 2022
ASSETS	
Property, plant and equipment	2
Leased property, plant and equipment	3
Other intangible assets	1
Deferred tax assets	—
Inventories	15
Leased inventories	1
Trade and other receivables	102
Income tax receivables	5
Cash and cash equivalents	44
Total assets	**173**
LIABILITIES	
Deferred tax liabilities	3
Interest-bearing liabilities	55
Contract liabilities, advances received	15
Provisions	8
Lease liabilities	4
Trade and other payables	57
Income tax payables	—
Total liabilities	**142**
Net assets sold	**31**

EUR million	1-12/22
Cash consideration received	30
Net assets sold	-31
Other items	-5
Loss on sale of discontinued operations	**-6**

Total transaction price amounted to EUR 71 million, and the debt-free purchase price was EUR 30 million.

Inventories

EUR million	3/23	3/22	12/22
Raw materials and consumables	7	5	6
Work in progress	585	517	560
Plot reserve	688	604	630
Completed apartments and real estate	198	60	208
Advance payments	20	19	22
Other inventories	1	1	—
Inventories	**1,499**	**1,206**	**1,426**
Plot reserve	90	103	86
Plots, work in progress	42	55	45
Plots, completed apartments and real estate	31	6	27
Leased inventories	**163**	**164**	**158**

Derivative contracts

EUR million	3/23	3/22	12/22
Value of underlying instruments			
Interest rate derivatives (hedge accounting applied)	100	100	100
Interest rate derivatives (hedge accounting not applied)	175	30	160
Foreign exchange derivatives	202	170	176
Fair value			
Interest rate derivatives (hedge accounting applied)	4	2	4
Interest rate derivatives (hedge accounting not applied)	5	—	6
Foreign exchange derivatives	-2	-8	—

Contingent liabilities and assets and commitments

EUR Million	3/23	3/22	12/22
Guarantees given			
Guarantees on behalf of others	1	1	1
Guarantees on behalf of construction consortia	2	10	2
Guarantees on behalf of associated companies and joint ventures	—	4	4
Guarantees on behalf of parent and other Group companies	911	998	968
Other commitments			
Investment commitments	66	75	73
Purchase commitments	171	168	178

Guarantees given are typical in construction industry including, for example, performance and warranty guarantees.

As a result of the partial demerger registered on 30 June, 2013, YIT has a secondary liability for guarantees transferred to Caverion Corporation, with a maximum total amount of EUR 5 million (6) on 31 March 2023.

Purchase commitments are mainly pre-contracts for plot acquisitions, which will apply when contract terms are met, for example when the zoning of the area is confirmed.

Additional information

Reconciliation of certain key figures

Reconciliation of adjusted operating profit

EUR million	1-3/23	1-3/22	1-12/22
Operating profit (IFRS)	**-8**	**22**	**102**
Adjusting items			
Fair value changes related to redemption liability of non-controlling interests			2
Items related to restructuring, efficiency and adaptation measures, and other non-recurring costs related to Group management team	4		1
Court proceedings			-2
Operating profit from operations to be closed	—	—	1
Inventory fair value adjustment from PPA*		—	—
Depreciation, amortisation and impairment from PPA*	—	—	6
Adjusting items, total	**4**	**—**	**8**
Adjusted operating profit	**-4**	**22**	**110**

*PPA refers to merger-related fair value adjustments.

Reconciliation of adjusted EBITDA, rolling 12 months

EUR million	3/23
Adjusted operating profit	**84**
Depreciation and amortisation	33
Depreciation, amortisation and impairment from PPA	-5
Adjusted EBITDA	**111**

Reconciliation of order book

EUR million	3/23	3/22	12/22
Partially or fully unsatisfied performance obligations	2,549	3,080	2,671
Unsold self-developed projects	994	676	1,031
Order book	**3,542**	**3,756**	**3,702**

Definitions of financial key performance indicators

Key figure	Definition	Reason for use
Operating profit	Result for the period before taxes and finance expenses and finance income equalling the subtotal presented in the consolidated income statement.	Operating profit shows result generated by operating activities excluding finance and tax-related items.
Adjusted operating profit	Operating profit excluding adjusting items.	Adjusted operating profit is presented in addition to operating profit to reflect the underlying core business performance and to enhance comparability from period to period. Management believes that this alternative performance measure provides meaningful supplemental information by excluding items not part of YIT’s core business operations thus improving comparability from period to period.
Adjusting items	Adjusting items are material items outside ordinary course of business such as write-down of inventories, impairment of goodwill, fair value changes related to redemption liability of non-controlling interests, integration costs related to merger, transaction costs related to merger, costs, compensations and reimbursements related to court proceedings, write-downs related to non-core businesses, operating profit from businesses to be closed down, gains or losses arising from the divestments of a business or part of a business, items related to restructuring, efficiency and adaptation measures and other non-recurring costs arising from agreements with the Group management team, impacts of the fair value adjustments from purchase price allocation, such as fair value adjustments on acquired inventory, depreciation of fair value adjustments on acquired property, plant and equipment, and amortisation of fair value adjustments on acquired intangible assets relating to business combination accounting under the provisions of IFRS 3, referred to as purchase price allocation (“PPA”). YIT has clarified the definition of Adjusting items on 1 January 2022 to include also other non-recurring costs arising from agreements with the Group management team in addition to restructuring, efficiency and adaptation measures related items.	
Capital employed	Capital employed includes tangible and intangible assets, shares in associates and joint ventures, investments, inventories, trade receivables and other non-interest bearing receivables, provisions, advance payments and other non-interest bearing debts excluding items related to taxes, finance items and profit distribution. Capital employed is calculated from the total capital employed of the segments.	Capital employed presents capital employed of segment's operating business.
Interest-bearing debt	Non-current and current borrowings including non-current and current lease liabilities.	Interest-bearing debt is a key figure for measuring YIT’s total debt financing.
Net interest-bearing debt	Interest-bearing debt less cash and cash equivalents and interest-bearing receivables.	Net interest-bearing debt is an indicator for measuring YIT’s net debt financing.
Equity ratio, %	Equity total/total assets less advances received.	Equity ratio is a key figure for measuring the relative proportion of equity used to finance YIT’s assets.
Gearing ratio, %	Interest-bearing debt less cash and cash equivalents and interest-bearing receivables/total equity.	Gearing ratio is one of YIT’s key long-term financial targets. It helps to understand how much debt YIT is using to finance its assets relative to the value of its equity.
Return on capital employed, segments total (ROCE), %, rolling 12 months	Rolling 12 months adjusted operating profit/capital employed, segments total average.	Return on capital employed, % is one of YIT's key long-term financial targets. Key figure describes segment's relative profitability, in other words, the profit received from capital employed.
Return on equity, %	Result for the period, 12 months rolling/equity total average	

Key figure	Definition	Reason for use
Operating cash flow after investments	Operating cash flow presented in cash flow statement after investments.	
Order book	Transaction price allocated to performance obligations that are partially or fully unsatisfied and estimated transaction price related to unsold own developments.	Order book presents estimated transaction price for all projects.
Gross capital expenditures	Investments in tangible and intangible assets.	
Equity per share	Equity total divided by number of outstanding shares at the end of the period.	
Net debt/adjusted EBITDA ratio (rolling 12 months)	Net debt/rolling 12 months adjusted operating profit before depreciations and amortisations added	Net debt to adjusted EBITDA gives investor information on ability to service debt.
Interest cover ratio	Adjusted operating profit before depreciations and amortisations/ (net finance costs - net exchange currency differences), rolling 12 months	Interest cover ratio gives investors information on YIT's ability to service debt
Market capitalisation	(Number of shares - treasury shares) multiplied by share price on the closing date by share series.	
Average share price	EUR value of shares traded during period divided by number of shares traded during period.	

Together we can do it.

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