YIT

Tomorrow well built

yitgroup.com

Q2/2026

Half-Year Report
January – June 2026

Heikki Vuorenmaa, President and CEO
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Q2/2026 in brief

Revenue and profitability improved in Q2

Residential CEE revenue increased by over 30%, apartment sales continued strong, new projects worth of EUR 160 million started during the quarter

Infrastructure revenue increased by over 20%, new data center orders and favorable market supports the contracting segments

EUR 15 million of the targeted EUR 18 million annual cost saving actions completed by the end of Q2

Aroma Park, Warsaw, Poland

Financial performance in Q2/2026

YIT Group, EUR million

Adj. operating profit	Revenue	Adj. OP, %
19 (14)	**472** (456)	**3.9** (3.1)

(previous year comparable period in brackets)

- Residential Finland impacted by lower investor demand
- Strong quarter from Residential CEE with increased revenue and good profitability
- Building Construction profitability improved
- Infrastructure revenue growth 21% for the quarter

EUR million

	Residential Finland	Residential CEE	Building Construction	Infrastructure
Adj. operating profit	-6 (2)	14 (3)	7 (5)	6 (5)
Revenue	52 (84)	87 (66)	186 (187)	154 (128)
Adj. OP, %	-11.5 (2.9)	16.5 (4.5)	3.5 (2.6)	4.2 (4.0)

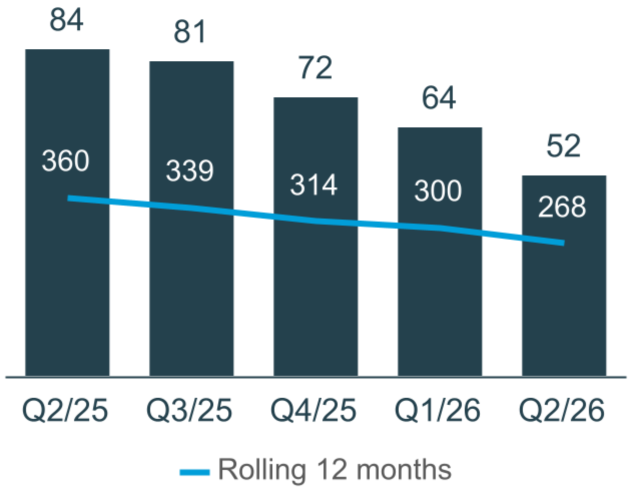
Unless otherwise stated, all figures in this presentation are according to segment reporting

YIT

Residential Finland: Consumer sales the main driver for the segment

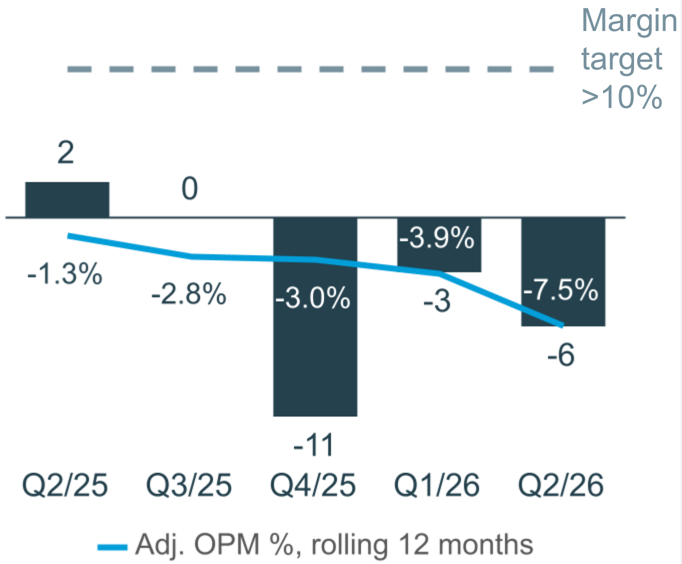
Revenue,
EUR million

Target:
Increase market share



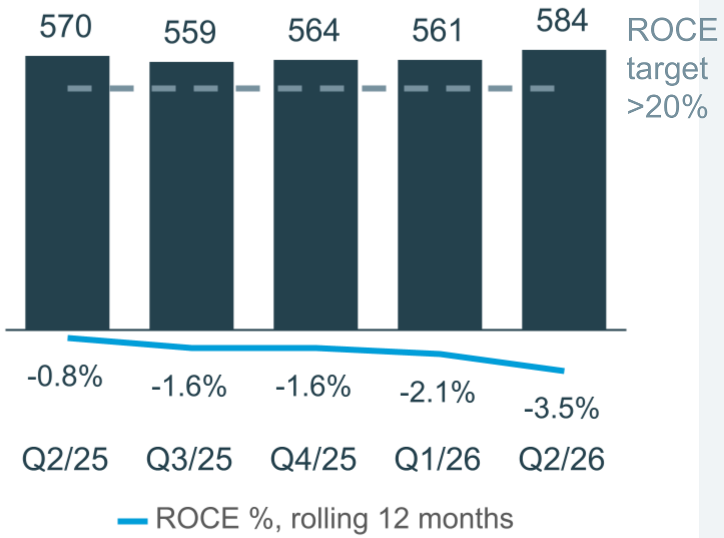
Revenue has been impacted by a significant drop in investor volumes.

Adjusted operating profit,
EUR million



Low volumes have impacted profitability, measures have been taken to adjust the cost base.

Operative capital employed,
EUR million

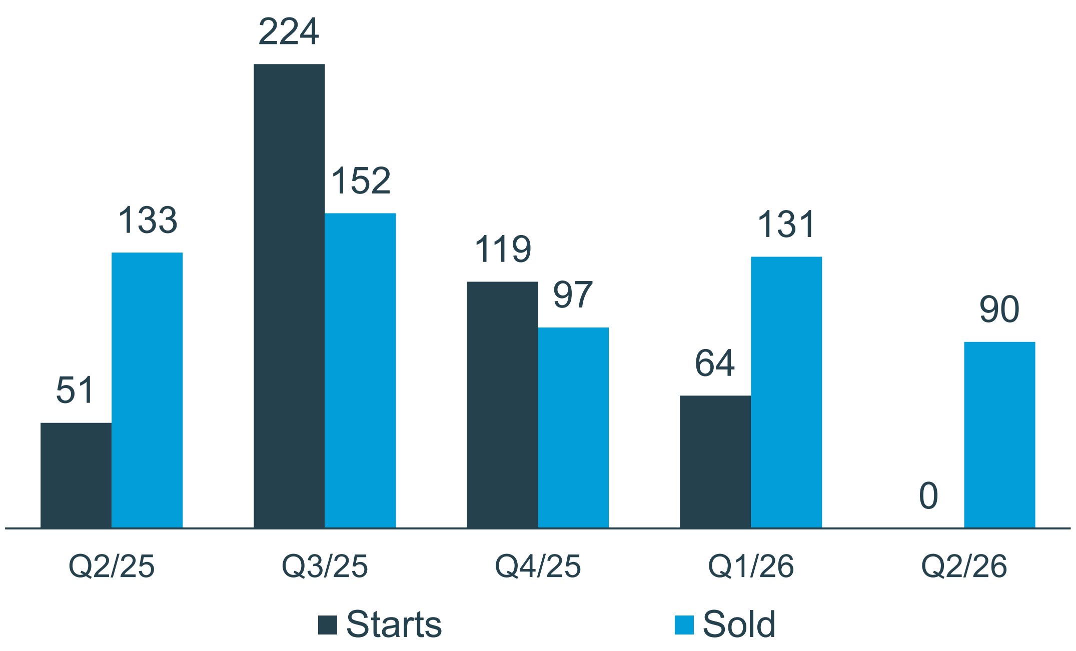


Includes plots worth of EUR ~400 million enabling the construction of ~15,000 apartments.

YIT

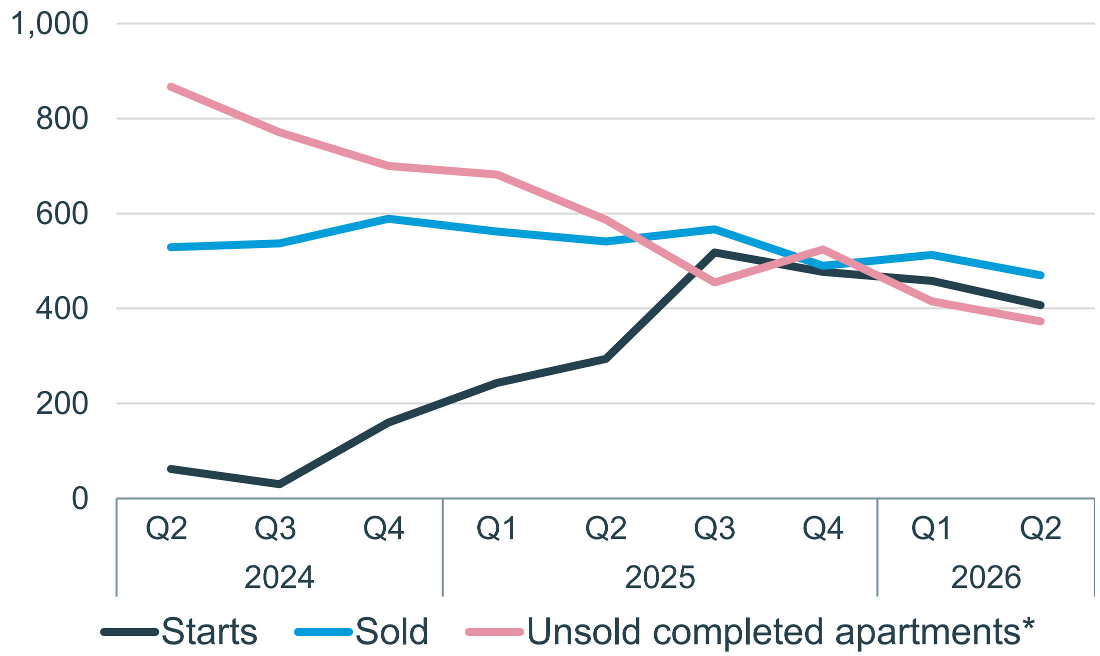
Consumer apartment starts and sales in Residential Finland

Consumer apartments in Residential Finland,
quarterly, units



Consumer apartment sales totaled 90 units, no new self-developed projects started during the quarter.

Consumer apartments in Residential Finland,
rolling 12 months, units

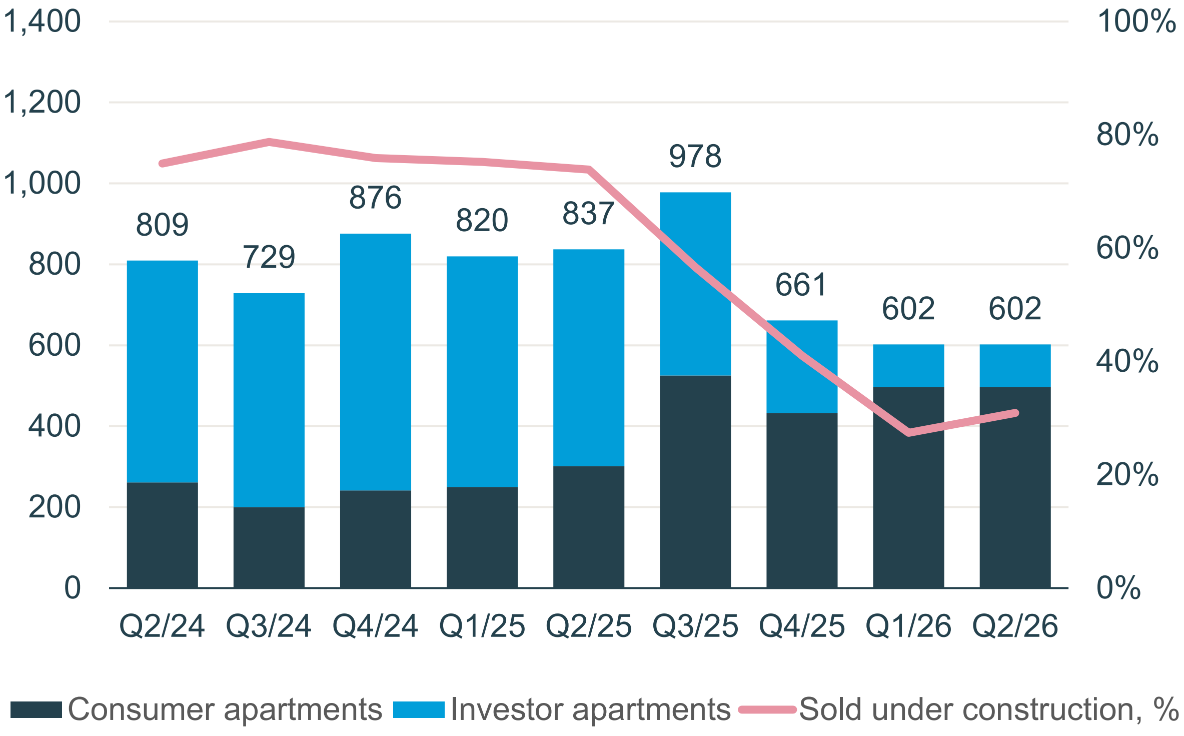


Inventory has decreased and is less than the last 12 months sales and approaching normal levels.

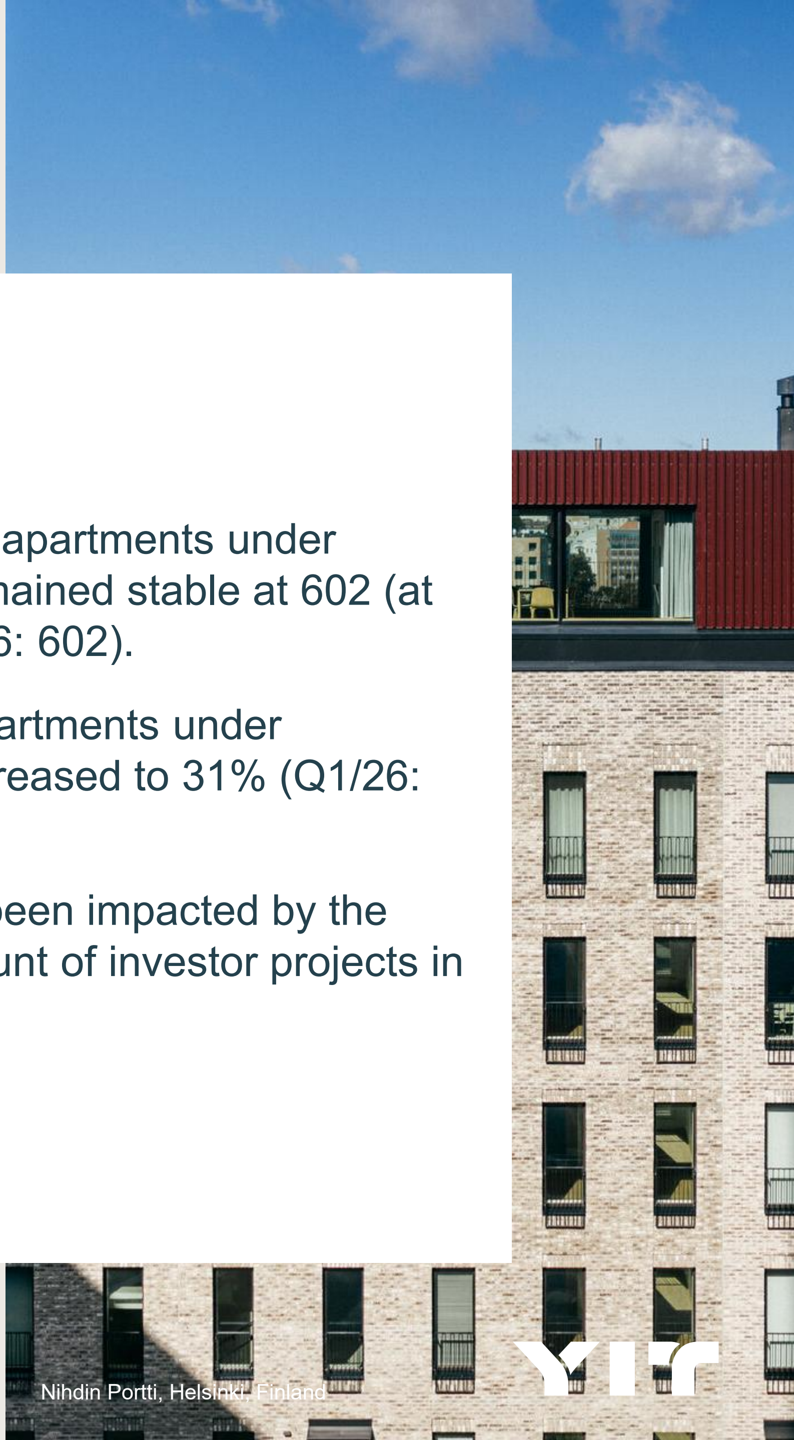
*at the end of period

Apartment production in Residential Finland

Apartments under construction in Residential Finland, units



- Total number of apartments under construction remained stable at 602 (at the end of Q1/26: 602).
- Sales rate of apartments under construction increased to 31% (Q1/26: 27%).
- Sales rate has been impacted by the decreased amount of investor projects in the portfolio.

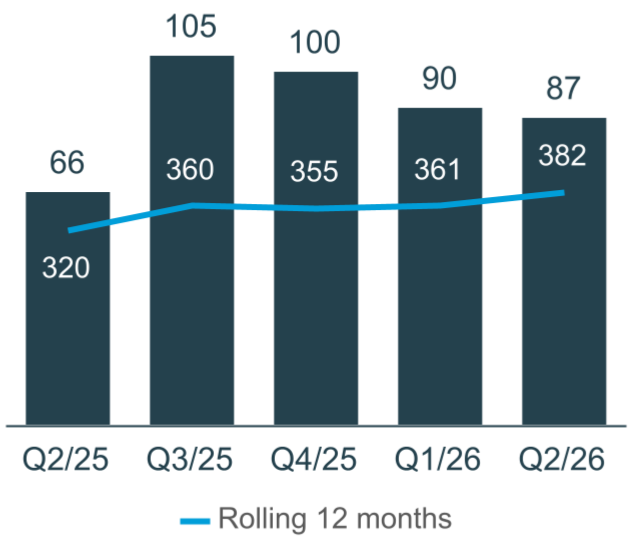


Nihdin Portti, Helsinki, Finland

Residential CEE: Growth continues with solid profitability

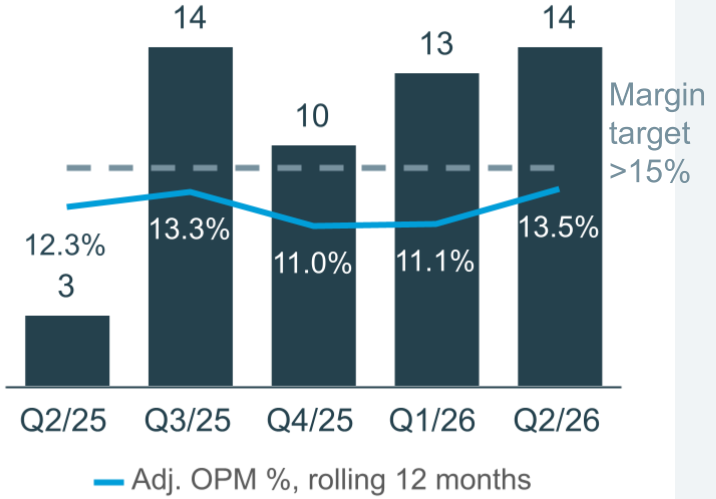
Revenue,
EUR million

Target: >15% growth
(CAGR from 2024 baseline)



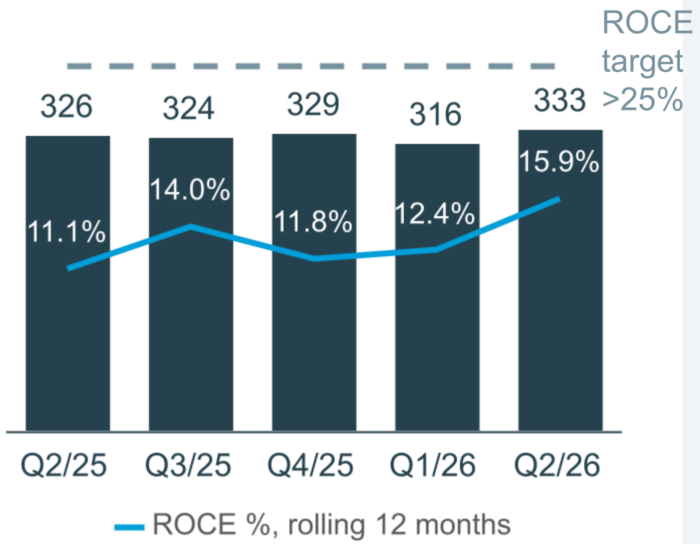
Revenue increased by over 30% from the comparison period.

Adjusted operating profit,
EUR million



Profitability was 16.5% for Q2 supported by healthy project margins.

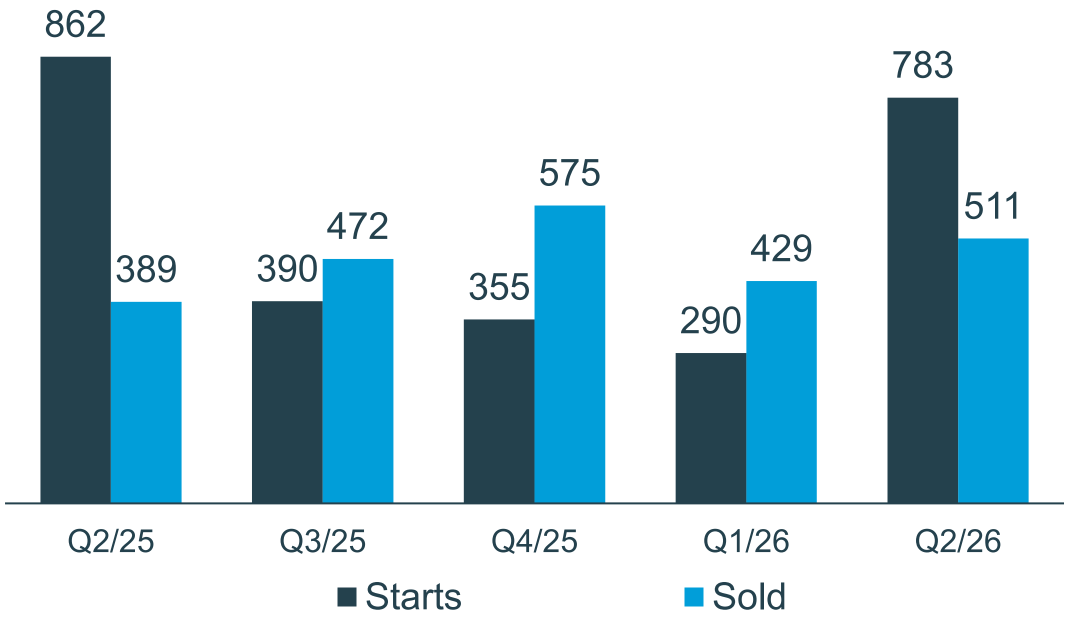
Operative capital employed,
EUR million



Includes plots enabling the construction of approximately 15,000 (at the end of Q2/25: 13,000) new homes.

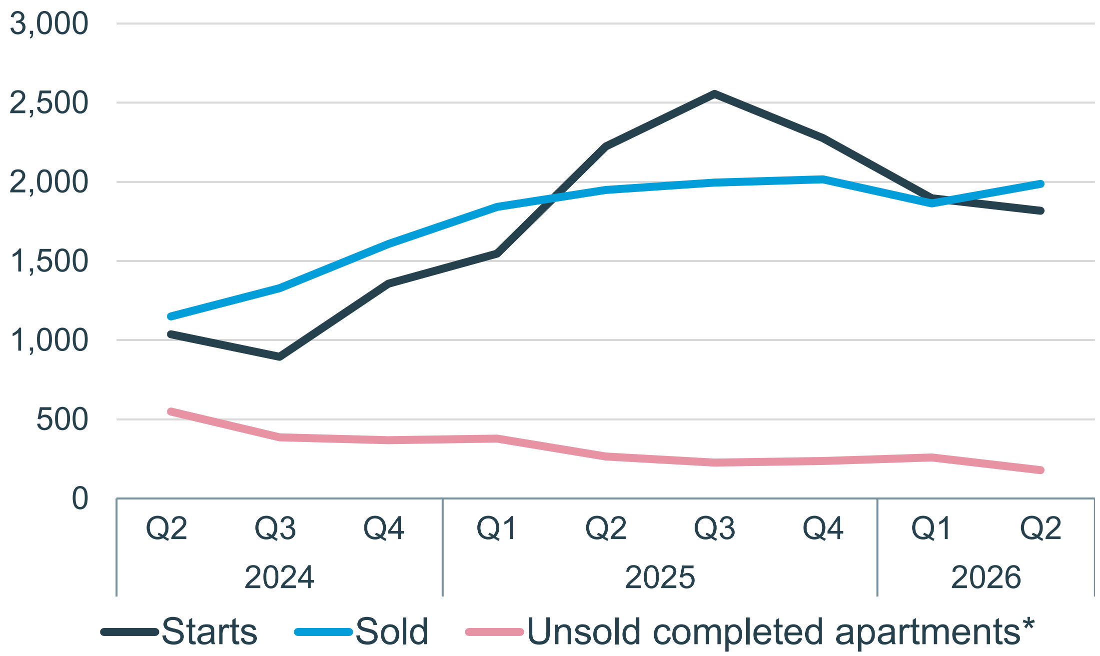
Apartment starts and sales in Residential CEE

Apartments in Residential CEE,
quarterly, units



Sales remained on a high level during the quarter. Several new projects started during the quarter to serve the high demand.

Apartments in Residential CEE,
rolling 12 months, units



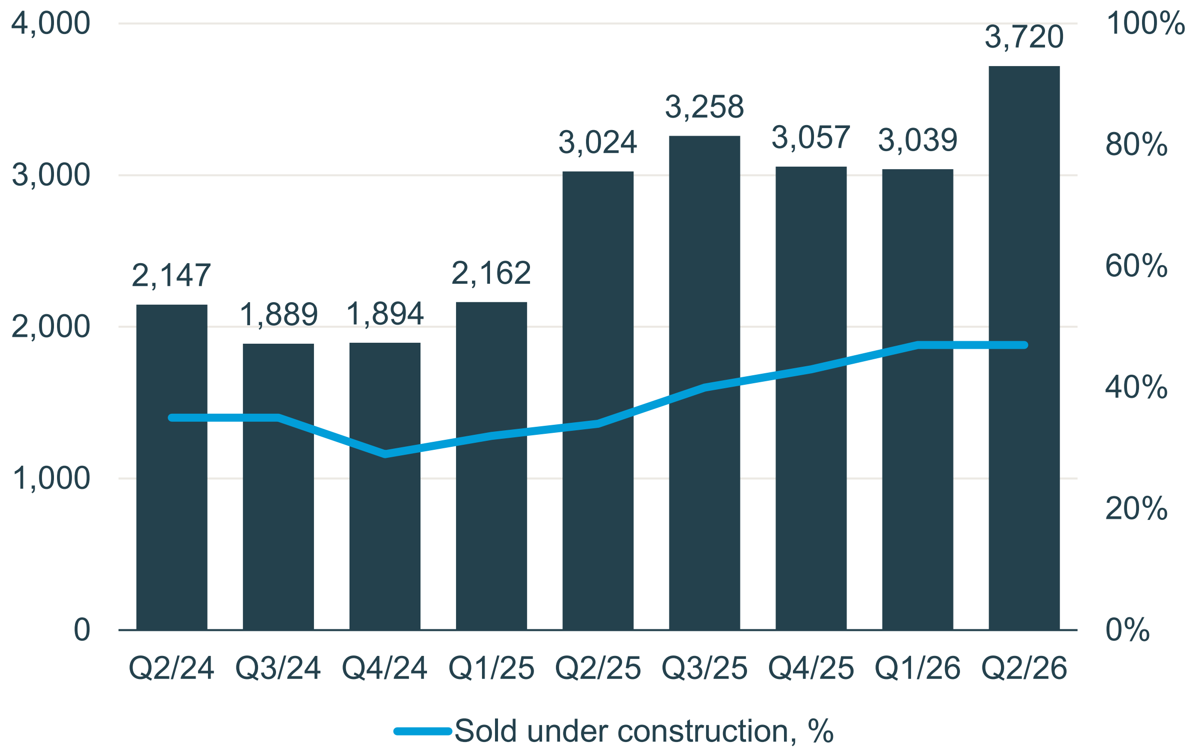
Sales have been on a steady growth path and have increased by over 70% during the past two years.

Apartment figures represent all projects in the segment, including in YIT's project development joint ventures and associated companies.

*at the end of period

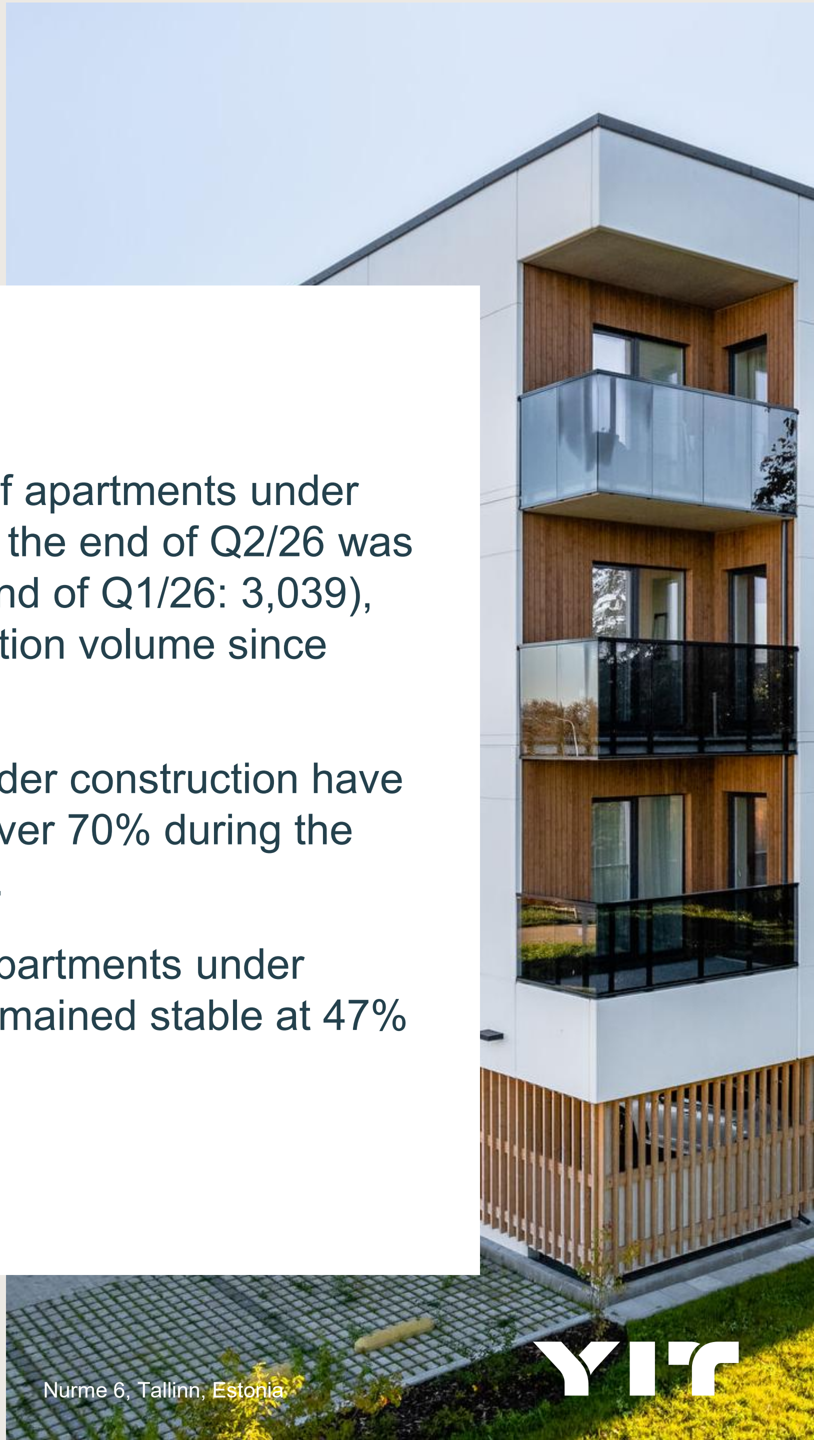
Apartment production in Residential CEE

Apartments under construction in Residential CEE, units



- Total number of apartments under construction at the end of Q2/26 was 3,720 (at the end of Q1/26: 3,039), highest production volume since Q4/22.
- Apartments under construction have increased by over 70% during the past two years.
- Sales rate of apartments under construction remained stable at 47% (Q1/26: 47%).

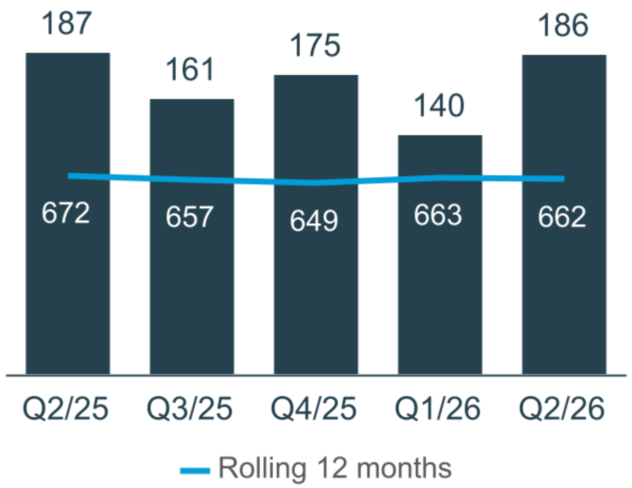
Apartment figures represent all projects in the segment, including in YIT's project development joint ventures and associated companies.



Building Construction: Profitability continued to improve

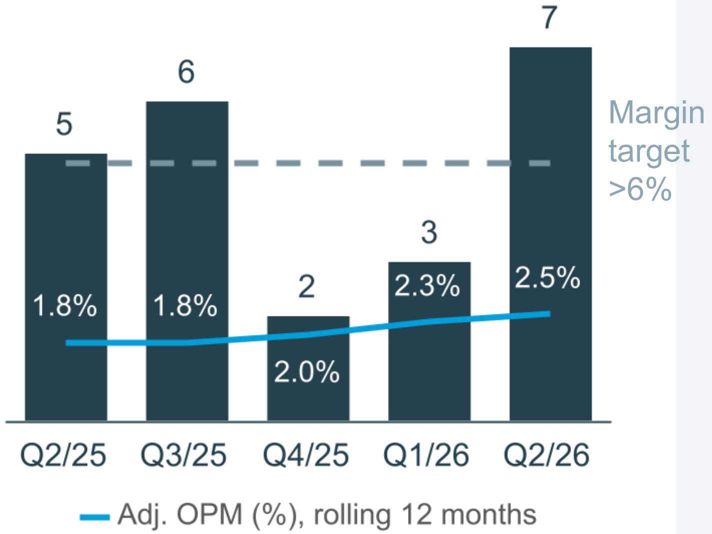
Revenue, EUR million

Target: >4% growth (CAGR from 2024 baseline)



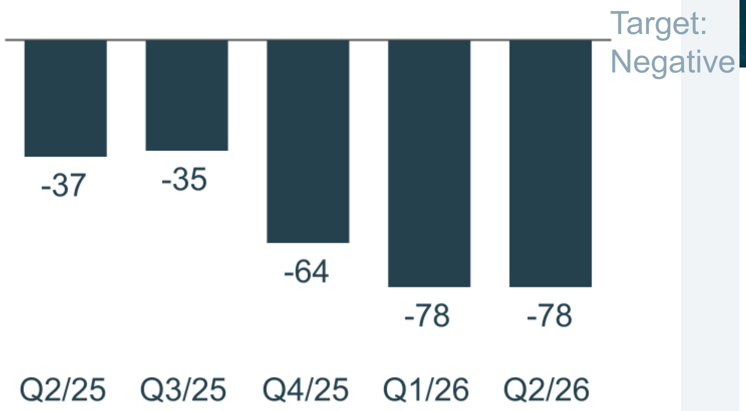
Revenue has remained stable.

Adjusted operating profit, EUR million



Profitability has improved and was 3.5% for Q2.

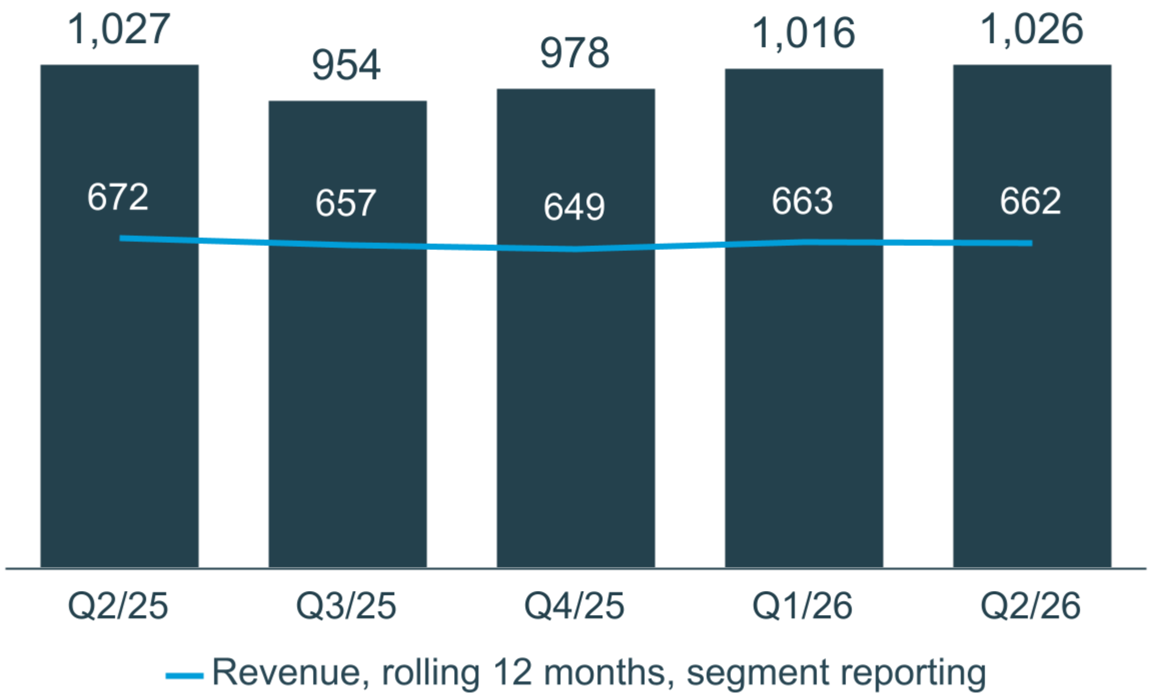
Operative capital employed, EUR million



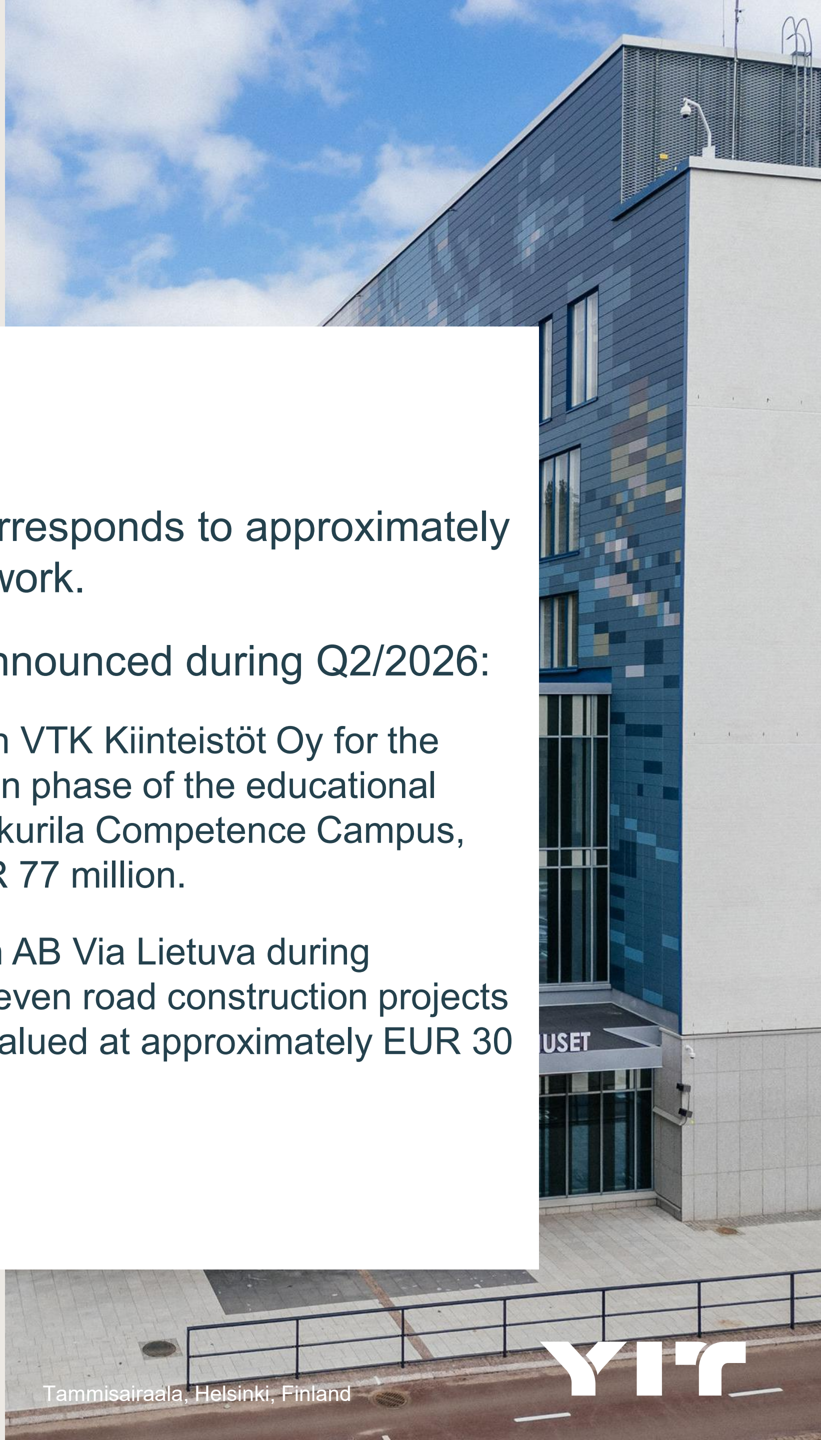
Operative capital employed remained stable.

Building Construction order book over EUR 1 billion

Building Construction order book,
EUR million, IFRS



- Order book corresponds to approximately 19 months of work.
- Main orders announced during Q2/2026:
  - A contract with VTK Kiinteistöt Oy for the implementation phase of the educational building of Tikkurila Competence Campus, valued at EUR 77 million.
  - Contracts with AB Via Lietuva during H1/2026 for seven road construction projects in Lithuania, valued at approximately EUR 30 million.

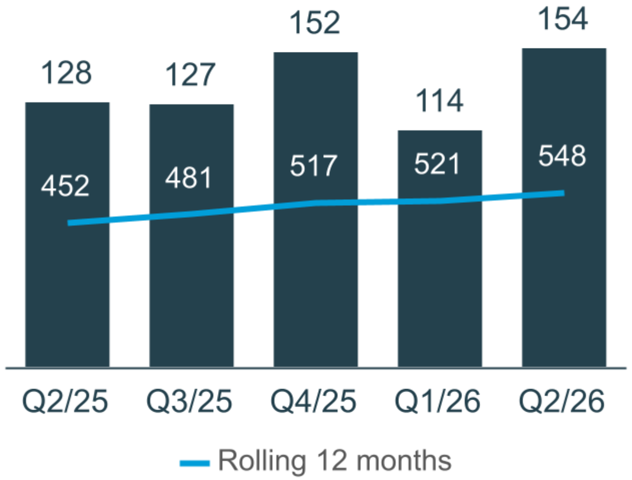


Tammisairaala, Helsinki, Finland

Infrastructure: Sixth consecutive quarter of growth

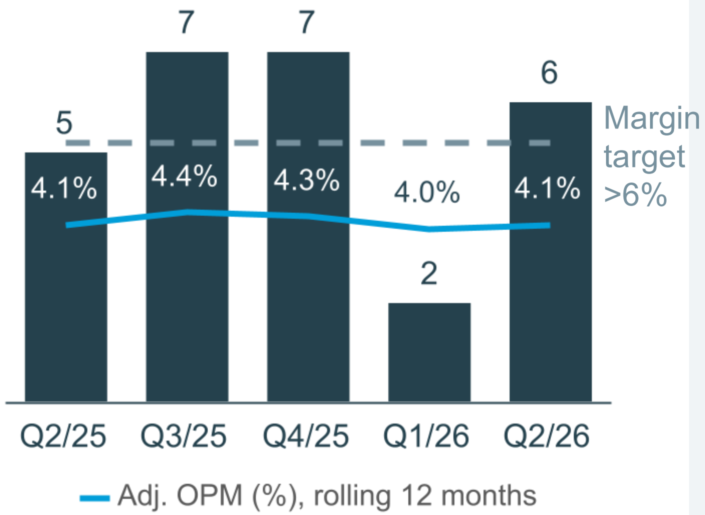
Revenue, EUR million

Target: >10% growth (CAGR from 2024 baseline)



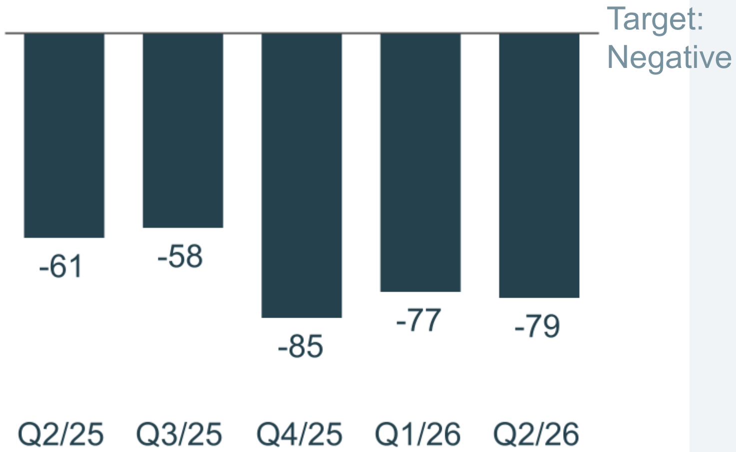
Revenue increased by 21%, marking a sixth consecutive quarter of growth from the comparison period.

Adjusted operating profit, EUR million



Profitability has remained stable.

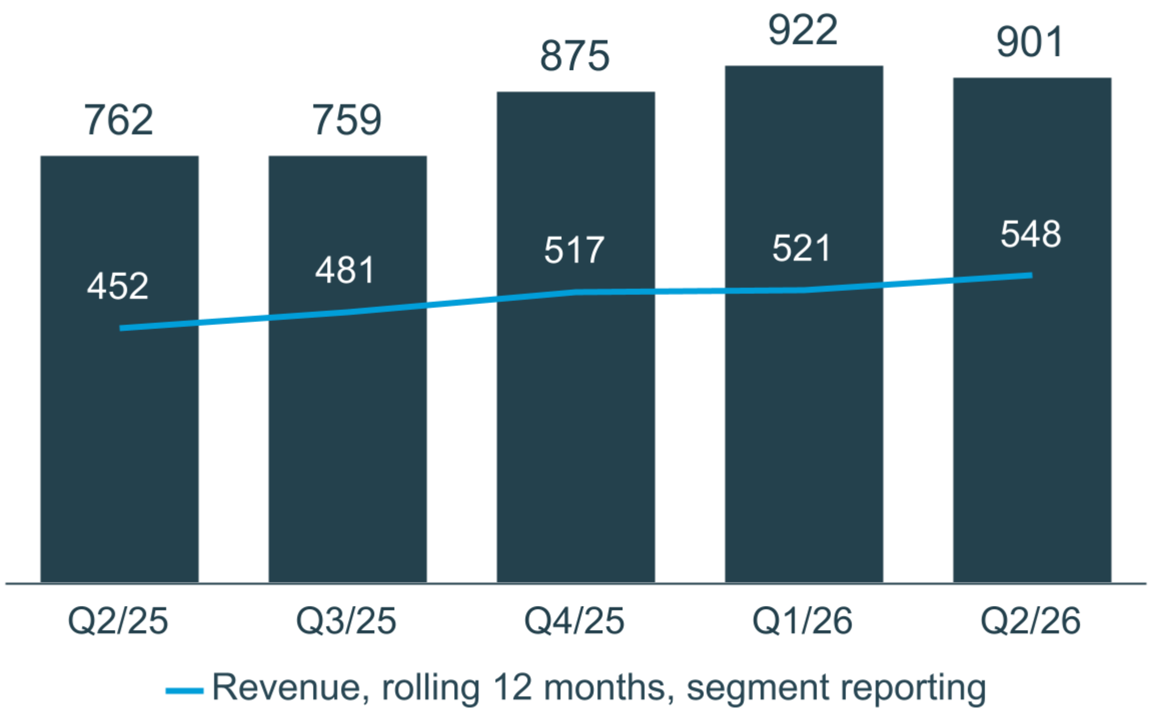
Operative capital employed, EUR million



Segment has already reached the target to operate with negative operative capital employed.

Infrastructure order book remains strong

Infrastructure order book,
EUR million, IFRS



- Strong order book with close to 20% growth from the end of Q2/2025, corresponding to approximately 20 months of work.
- Main orders announced during Q2/2026:
  - Participation in the implementation of the Infrastructure Program Helsinki's West Helsinki Light Rail project. The entity ordered now is valued at EUR ~12 million, and the total value of the project for YIT is EUR ~62 million.
  - An agreement with XTX Markets to construct the shell and core of a third data center in Kajaani.

Hartaansilta, Oulu, Finland

Market environment in Q2/2026

The residential market in Central Eastern Europe, remains solid;
In Finland, the primary apartment market sales volumes are not expected to increase in 2026

	Residential market	Building construction market	Infrastructure market
Finland	→	↗	→
Baltic countries	→	→	
Central Eastern Europe	→	→	

Q2 market environment
Good Normal Weak

Short-term market outlook
↗ Improving → Stable ↘ Weakening


Prysmian Tower, Kirkkonummi, Finland

Financial development

Financial development in Q2/2026

Operating cash flow after investments* was
EUR **-12** million
(Q2/25: -27)

Gearing* at
91%
(Q2/25: 84%)
(Q1/26: 83%)

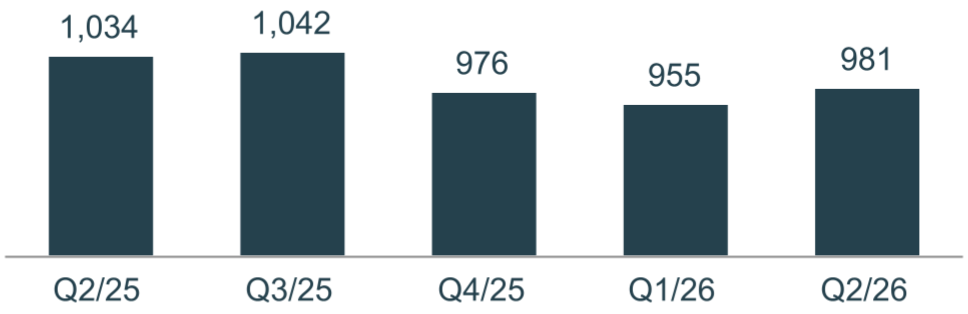
Net debt* at
EUR **618** million
(Q2/25: 670)
(Q1/26: 588)

ROCE,
rolling 12 months at
6.1%
(Q2/25: 5.4%)
(Q1/26: 5.6%)

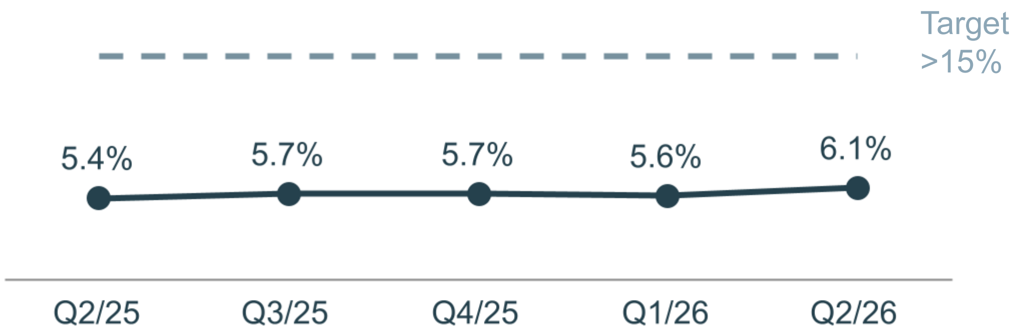
*IFRS

Return on capital employed improved

Operative capital employed,
YIT Group, EUR million

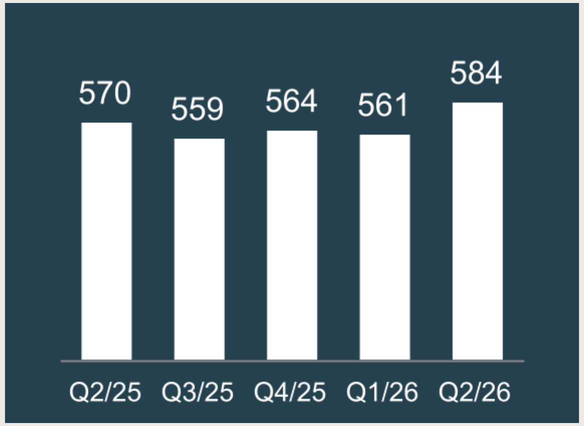


ROCE %,
YIT Group, rolling 12 months

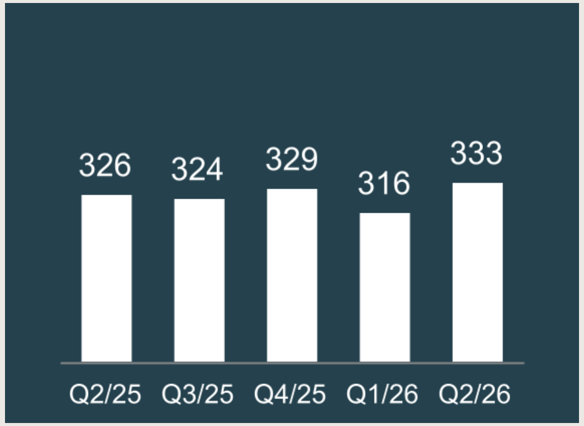


EUR million

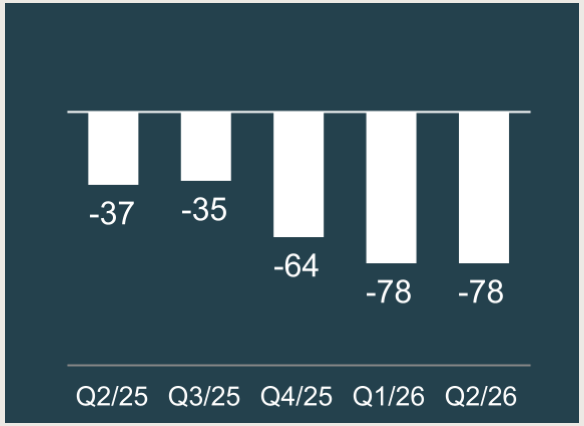
Residential Finland



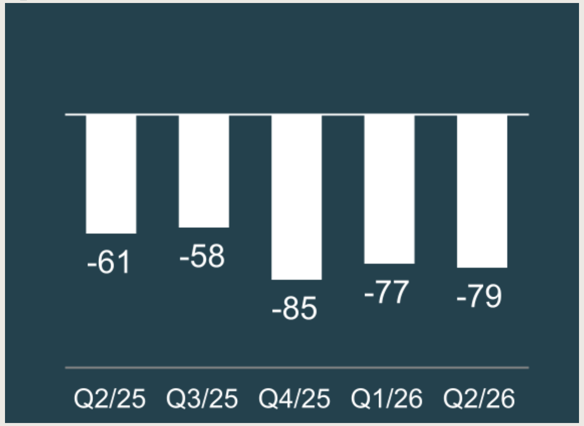
Residential CEE



Building Construction



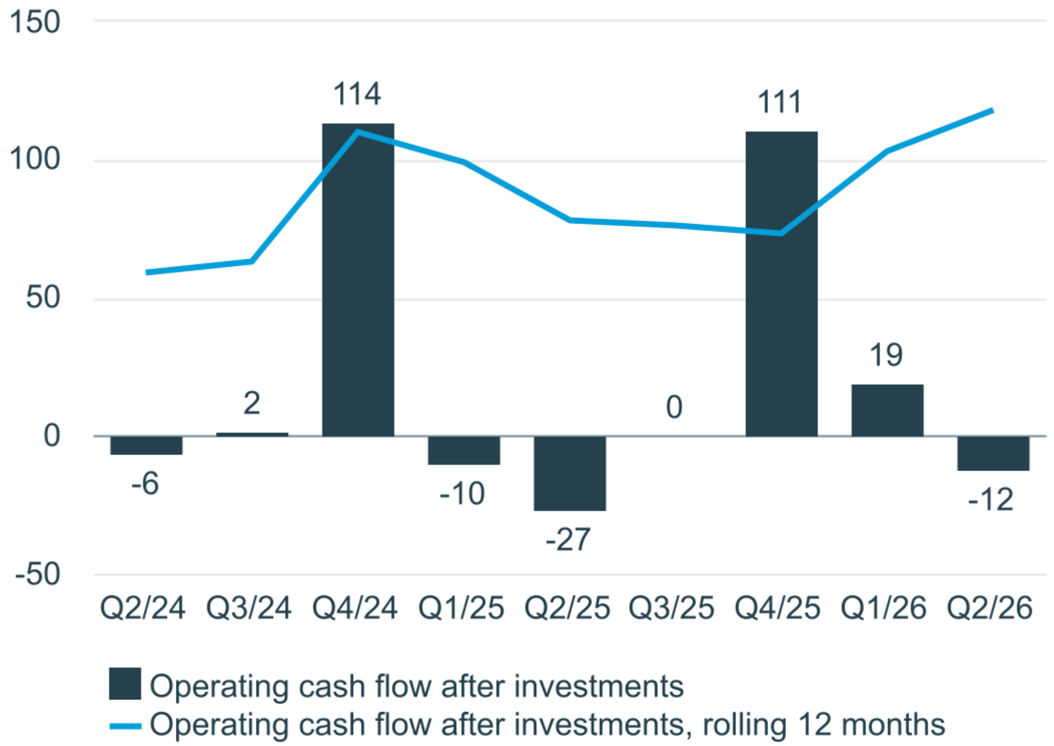
Infrastructure



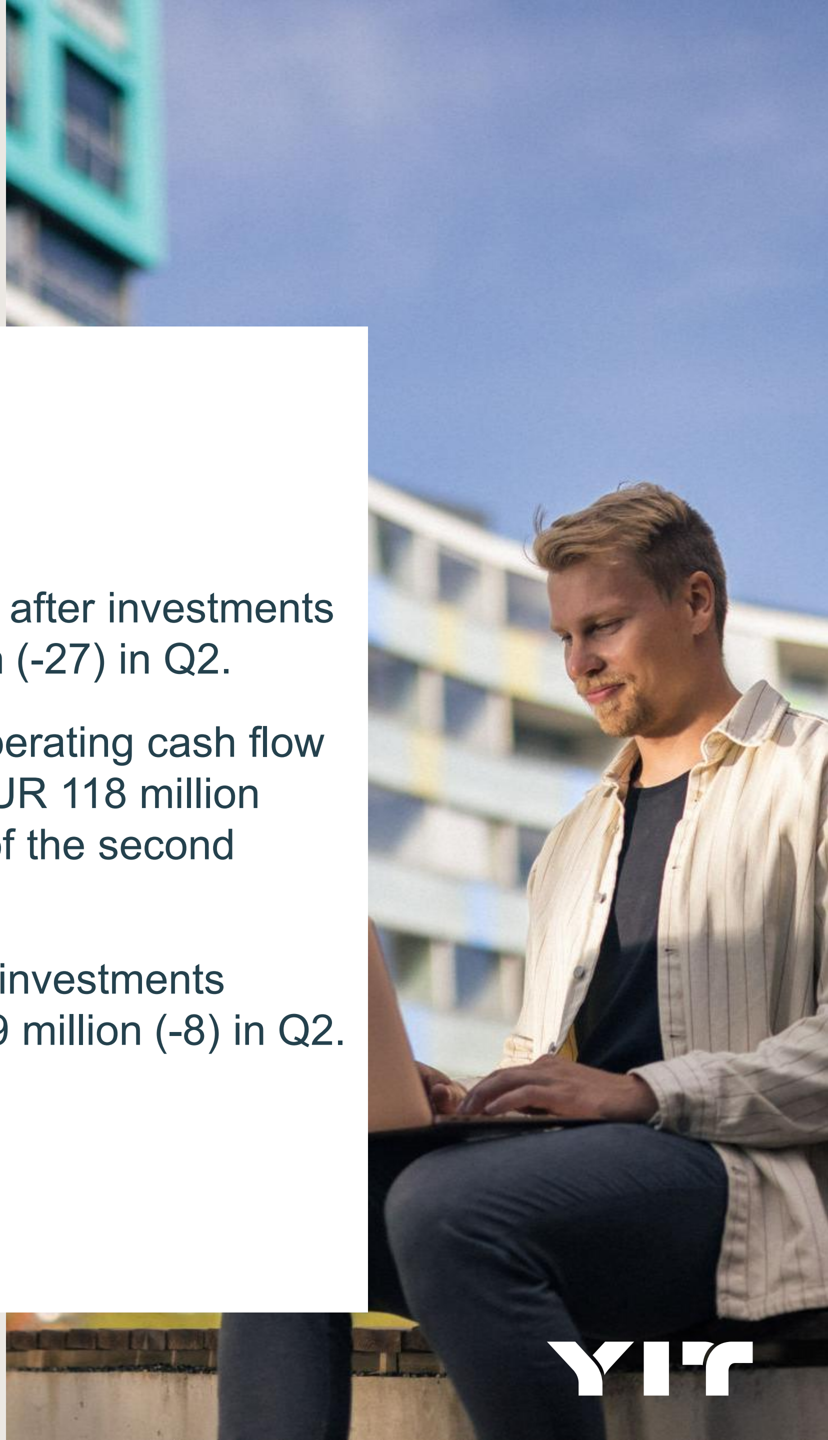
’Other’ segment operative capital employed EUR 221 million in Q2/26 (in Q1/26: EUR 233 million)

Rolling 12 months operating cash flow after investments over EUR 100 million positive

Operating cash flow after investments,
EUR million, IFRS



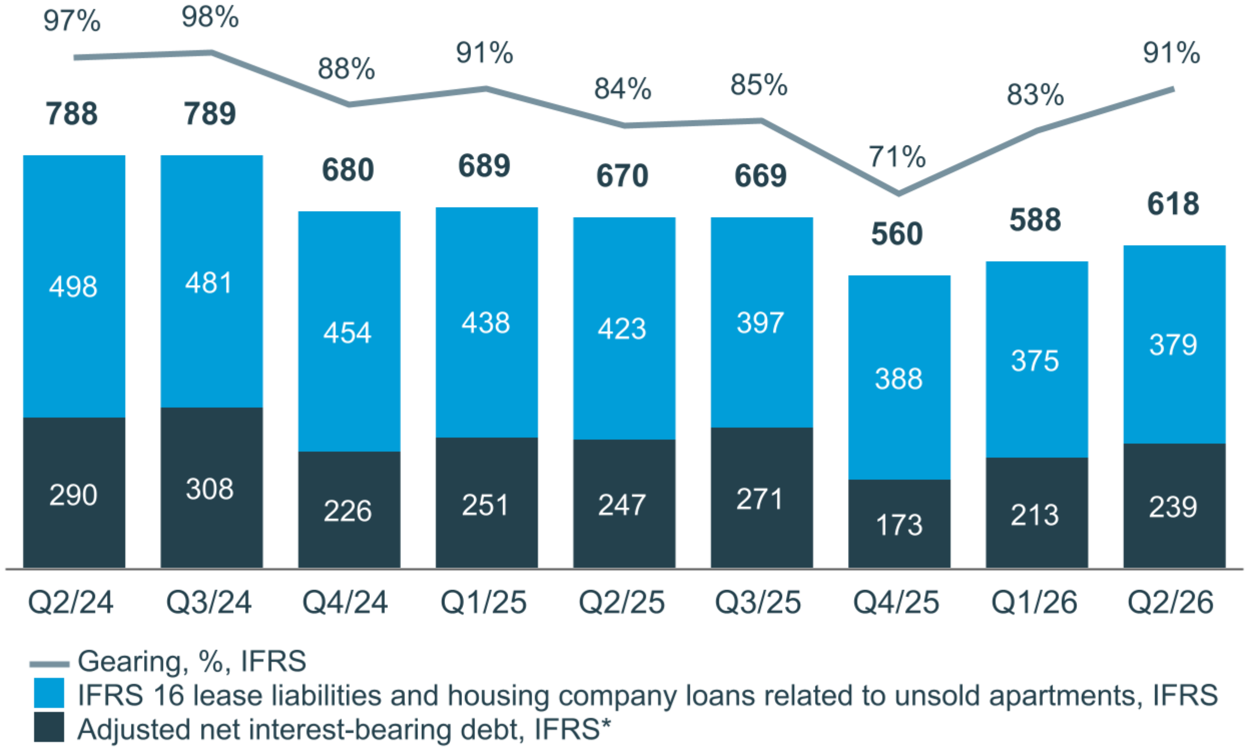
- Operating cash flow after investments was EUR -12 million (-27) in Q2.
- 12 months rolling operating cash flow after investments EUR 118 million positive at the end of the second quarter.
- Cash flow from plot investments amounted to EUR -9 million (-8) in Q2.



YIT has adjusted the presentation of consolidated cash flow statement in Q1/2026. Figures from before 2025 have not been adjusted.

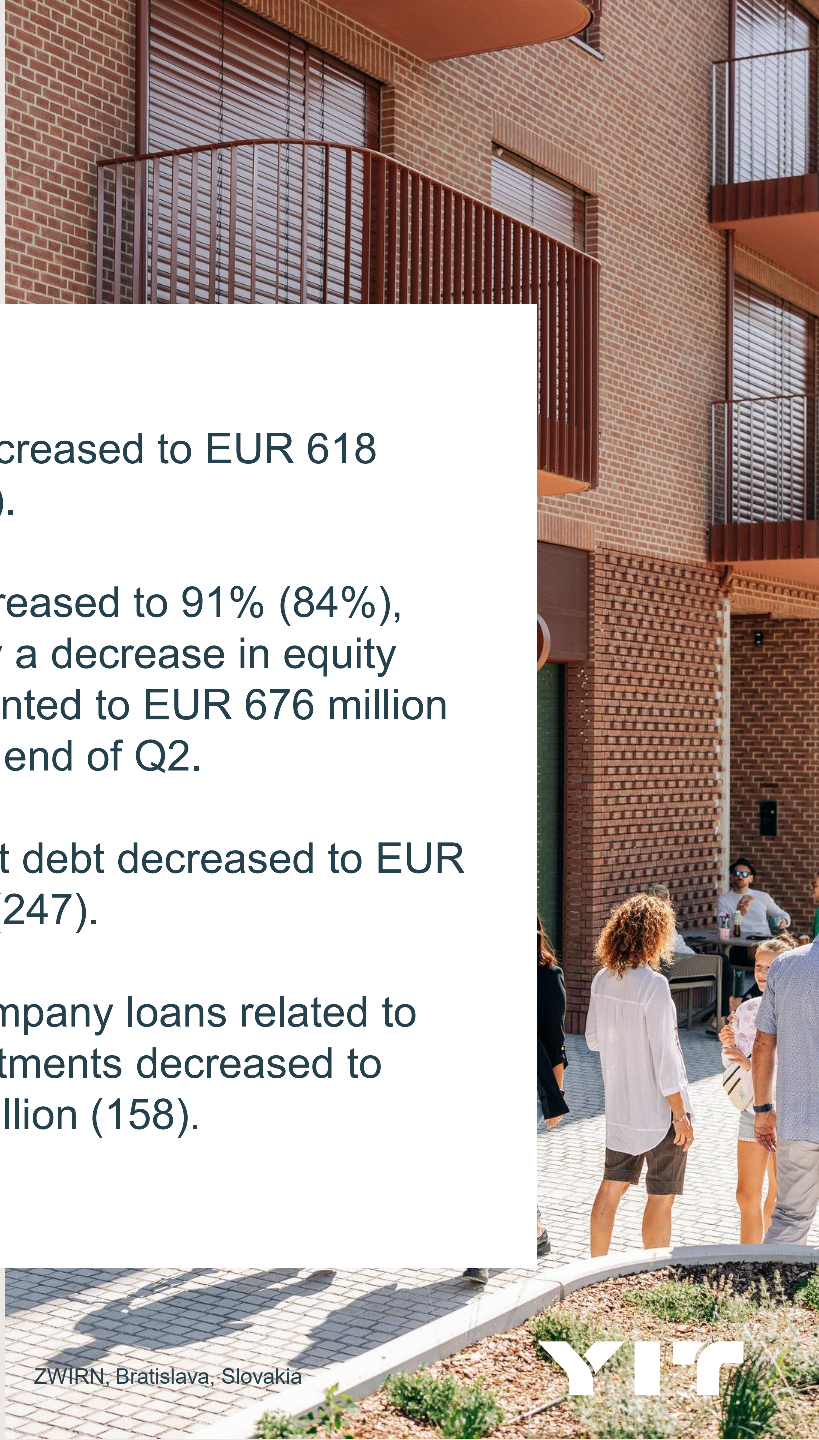
Net interest-bearing debt decreased from the comparison period

Net interest-bearing debt,
EUR million, IFRS



- Net debt decreased to EUR 618 million (670).
- Gearing increased to 91% (84%), impacted by a decrease in equity which amounted to EUR 676 million (794) at the end of Q2.
- Adjusted net debt decreased to EUR 239 million (247).
- Housing company loans related to unsold apartments decreased to EUR 123 million (158).

Financial framework: Gearing in the range of 30-70% over the cycle



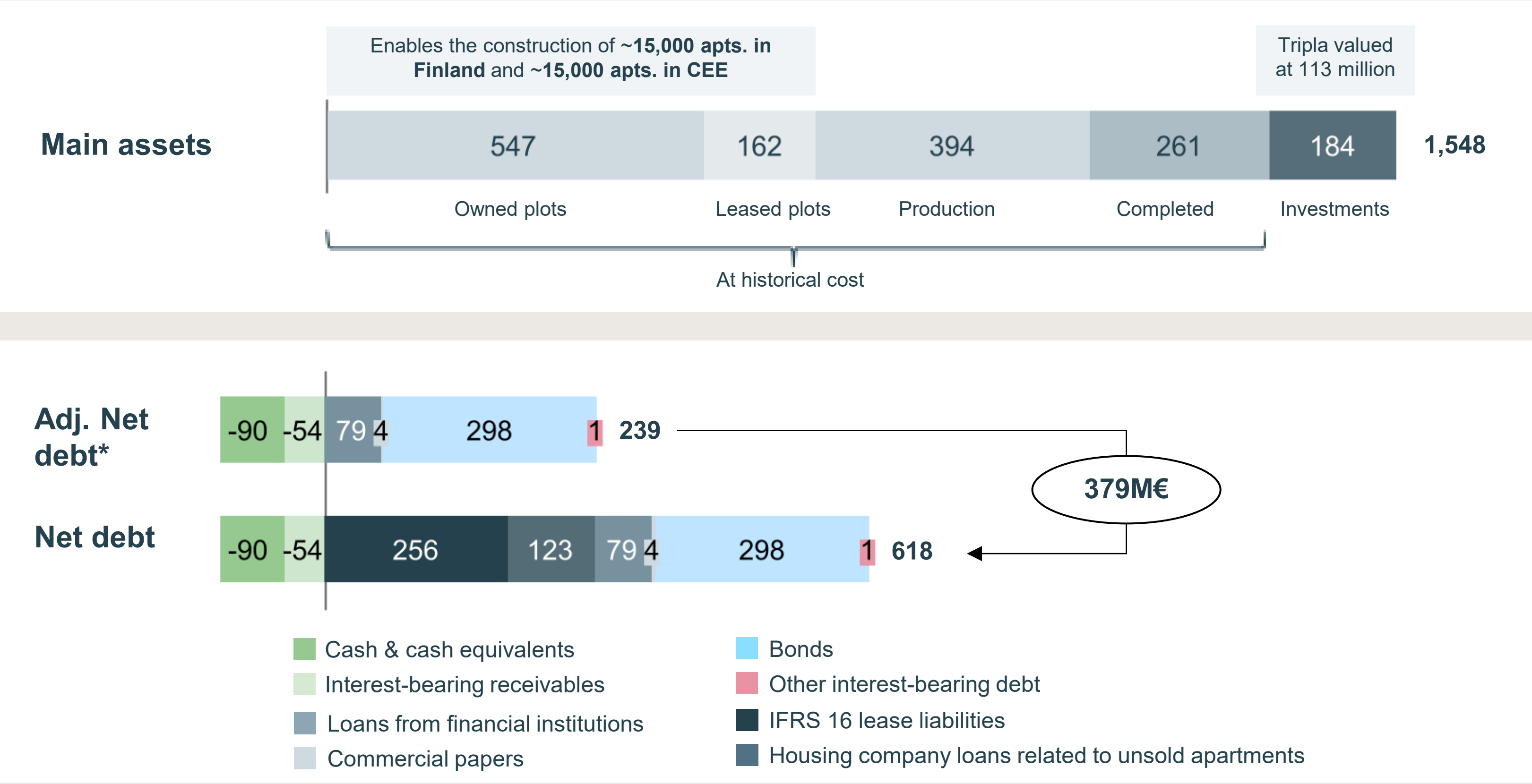
ZWIRN, Bratislava, Slovakia

*Excluding IFRS 16 lease liabilities and housing company loans related to unsold apartments

Maturity structure of interest-bearing debt extended significantly

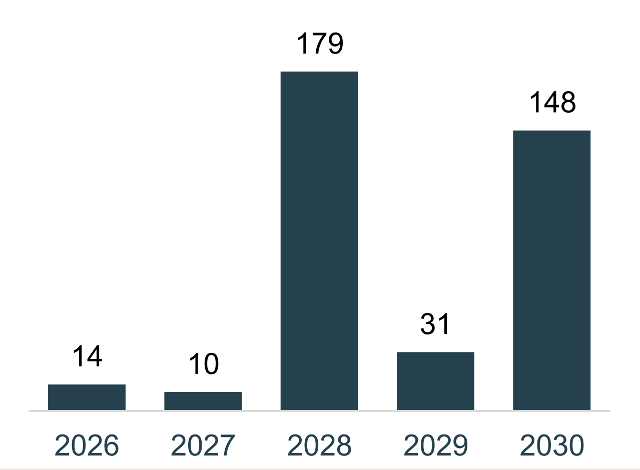
Assets and net debt breakdown,

EUR million, at the end of Q2/26, IFRS



Maturity structure of interest-bearing debt,

EUR million*



Plots = Plot reserve; Leased plot reserve
Production = Work in progress; Raw materials and consumables; Leased plots, WIP; Advance payments; Other
Completed = Completed apartments and real estate; Leased plots, completed apartments and real estate
Investments = Equity investments; Investments in associated companies and joint ventures

In addition to net debt, YIT has hybrid bonds with a nominal amount of EUR 100 million. Hybrid bonds are presented in equity (based on IFRS).
*Excluding IFRS 16 lease liabilities and housing company loans related to unsold apartments

YIT expects its Group adjusted operating profit for continuing operations to be **EUR 70–100** million in 2026

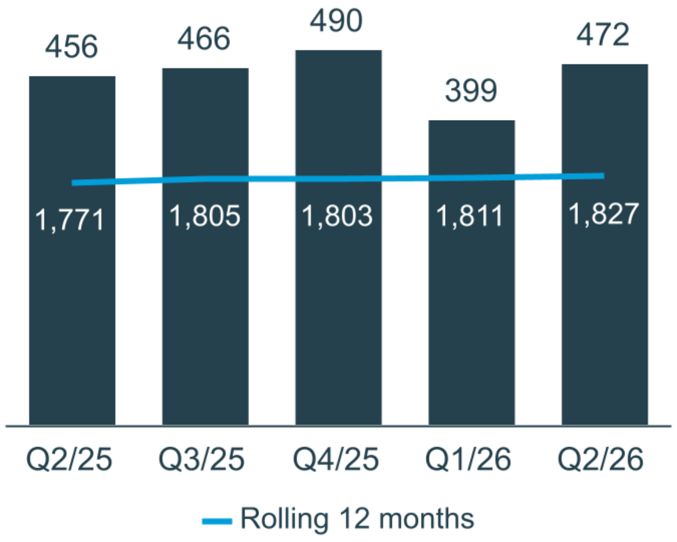
(In 2025: EUR 58 million)

- The residential market in the Baltic countries and Central Eastern Europe is expected to continue favorable, contributing positively to Residential CEE segment's capability to generate profit.
- In Finland, the primary apartment market sales volumes are not expected to increase in 2026.
- In Building Construction, the operational performance is expected to improve.
- In Infrastructure, the operational performance is expected to remain stable.
- Changes in the macroeconomic or global political environment may impact the residential market demand and the fair value of investments. The escalation of geopolitical risks reflected in general uncertainty and demand could have a negative impact on the company’s financial performance.

Strategy progress update

Progress towards the strategic targets

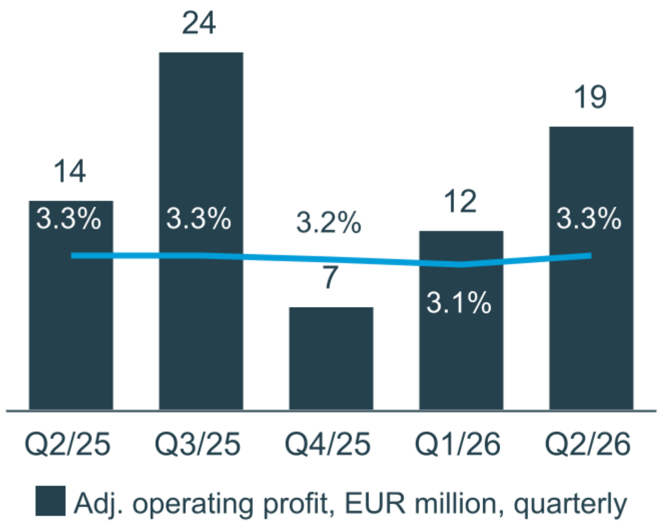
Revenue,
EUR million



Group revenue has been supported by growth in Residential CEE and Infrastructure.

Target: Revenue growth of at least 5%, with the compound annual growth rate (CAGR) based on year 2024

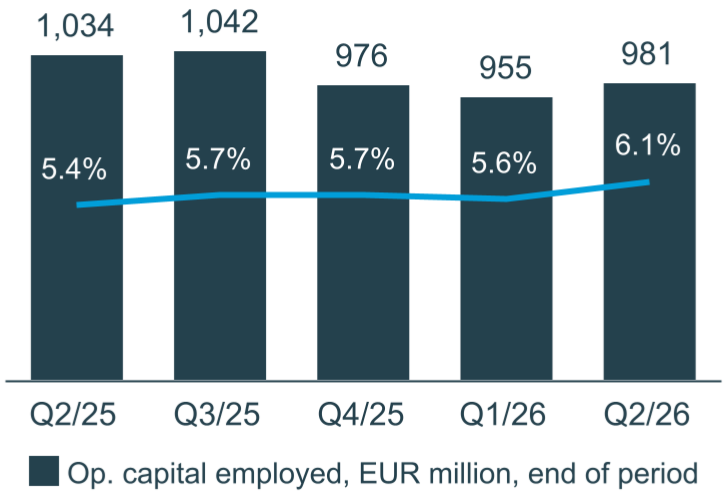
Adjusted operating profit margin %,
rolling 12 months



Growing operations in Residential CEE will drive future profit growth.

Target: Adjusted operating profit margin of at least 7%

ROCE %,
rolling 12 months



Operative capital employed decreased from the comparison period and ROCE improved.

Target: Return on capital employed (ROCE) of at least 15%

Financial targets to be reached by the end of strategy period 2025–2029, as communicated at Capital Markets Day on November 13, 2024

Strategy execution highlight from Q2/2026

Strategic priorities

Deliver industry-leading productivity and financial performance

Generate targeted growth and resilience

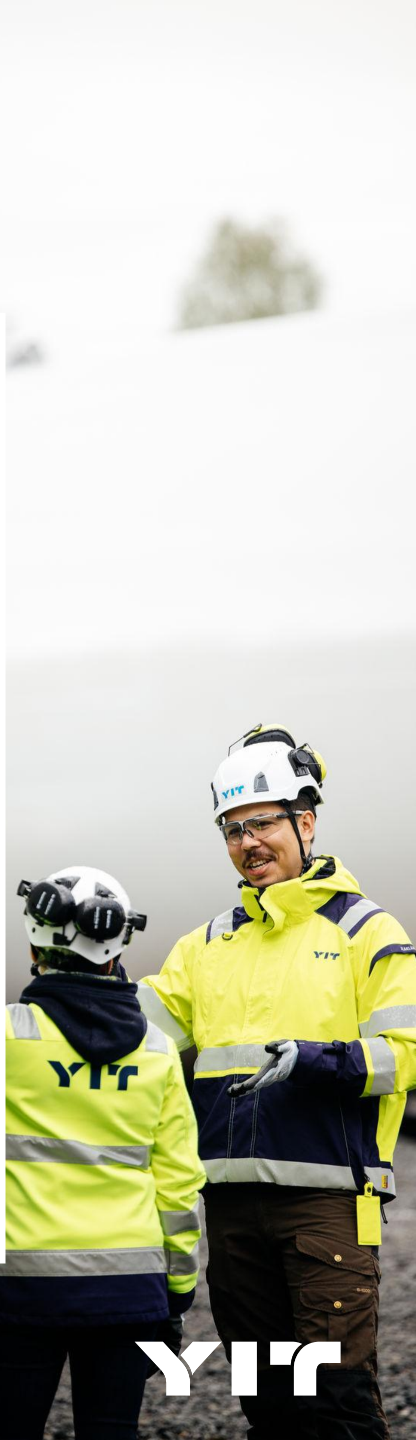
Elevate customer and employee experience

The data center market is entering its growth phase

- The data center industry is growing at an exceptionally fast pace and is one of the largest private sector investment targets in Finland in the coming years.
- Potential addressable market for construction companies is growing, and planned investments are moving into execution phase.

YIT has strong capabilities in data center construction

- The market has been a strategic priority for YIT for years, and since 2024 we have recruited more than a hundred employees to our data center team.
- The most recent project announcements include a data center to Kouvola for atNorth worth approximately EUR 300 million and a third data center to Kajaani for XTX Markets.
- The data center market is active also in the Baltic and CEE countries, and we have the capability to move resources between our operating countries.



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YIT’s Interim Report January-September 2026 will be published on Friday,

October 30, 2026

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Appendices

I. Key figures, segment reporting
II. Key figures, IFRS
III. Apartment sales

I. Key figures, segment reporting

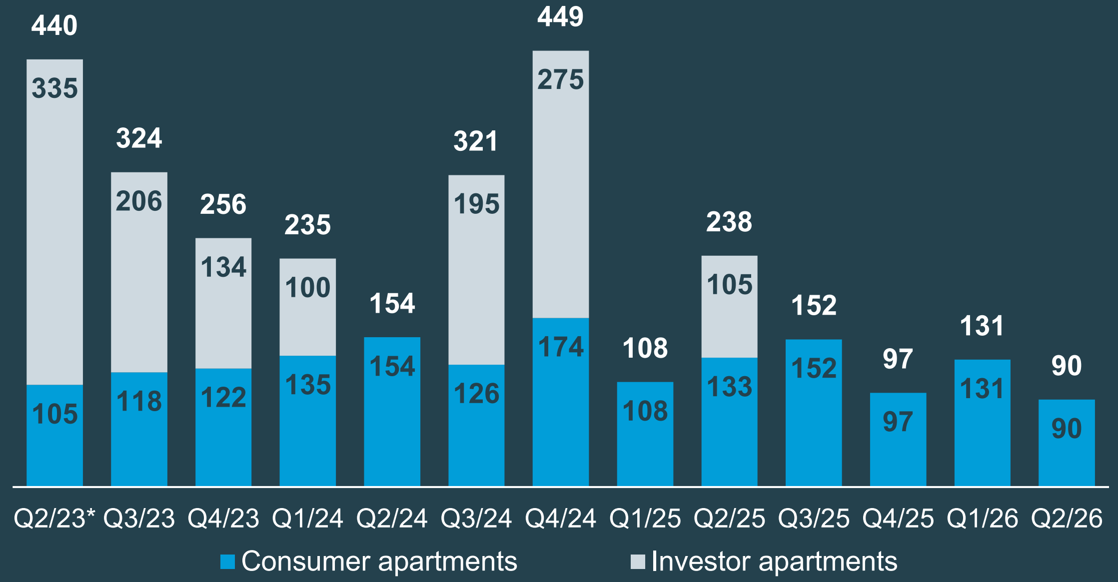
EUR million	**4–6/26**	*4–6/25*	**1–6/26**	*1–6/25*	*1–12/25*
Revenue	**472**	*456*	**871**	*847*	*1,803*
Adjusted operating profit	**19**	*14*	**30**	*28*	*58*
Adjusted operating profit margin, %	**3.9**	*3.1*	**3.5**	*3.3*	*3.2*
Operating profit	**13**	*13*	**-5**	*25*	*54*
Result for the period	**-12**	*-3*	**-46**	*-7*	*-17*
Earnings per share, EUR	**-0.06**	*-0.02*	**-0.22**	*-0.05*	*-0.11*
Return on capital employed, % (ROCE, rolling 12 months)	**6.1**	*5.4*	**6.1**	*5.4*	*5.7*
Combined lost time injury frequency (cLTIF, rolling 12 months)	**8.7**	*9.4*	**8.7**	*9.4*	*9.6*
Customer satisfaction rate (NPS)	**53**	*58*	**53**	*58*	*61*
Average number of employees, Group			**4,004**	*4,083*	*4,052*

II. Key figures, IFRS

EUR million	**4–6/26**	*4–6/25*	**1–6/26**	*1–6/25*	*1–12/25*
Revenue	**427**	*412*	**800**	*798*	*1,757*
Operating profit	**1**	*7*	**-24**	*13*	*45*
Result for the period	**-22**	*-8*	**-61**	*-18*	*-24*
Earnings per share, EUR	**-0.10**	*-0.05*	**-0.28**	*-0.09*	*-0.14*
Operating cash flow after investments	**-12**	*-27*	**8**	*-37*	*73*
Net interest-bearing debt	**618**	*670*	**618**	*670*	*560*
Gearing ratio, %	**91**	*84*	**91**	*84*	*71*
Equity ratio, %	**34**	*37*	**34**	*37*	*38*
Order book	**3,010**	*2,961*	**3,010**	*2,961*	*2,915*

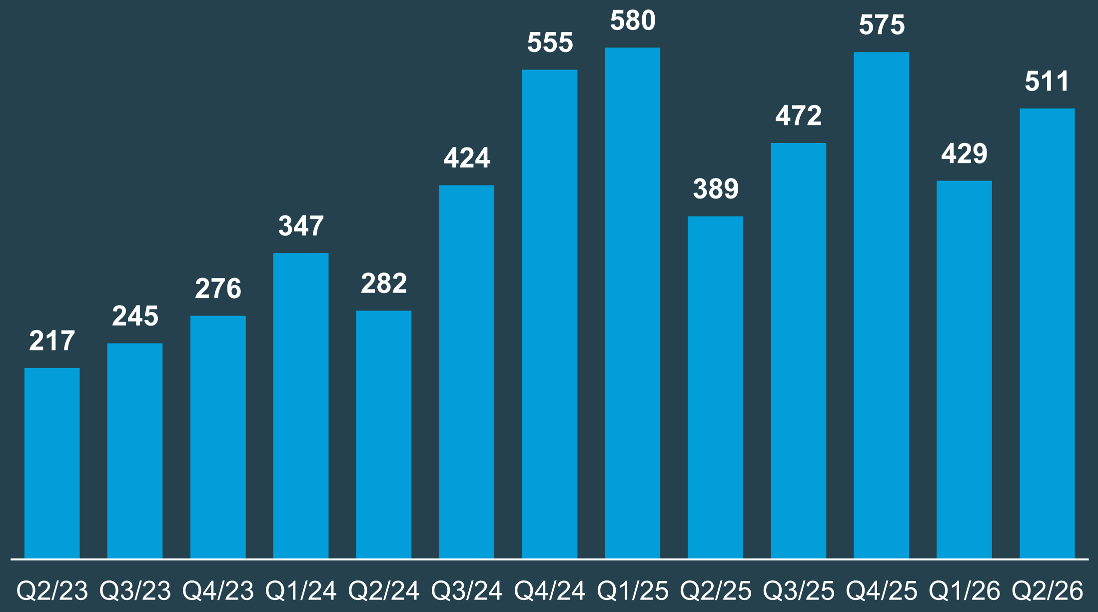
III. Apartment sales

Sold apartment units, Residential Finland



*Q2/2023 “To investors” figure includes 190 units initially started for consumers from a bundle deal.

Sold apartment units, Residential CEE



Residential CEE apartment figures represent all projects in the segment, including in YIT's partly owned project development joint ventures and associated companies.

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