

YIT Group

Financial Statements 2007

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- Event for analysts and investors
February 8, 2008

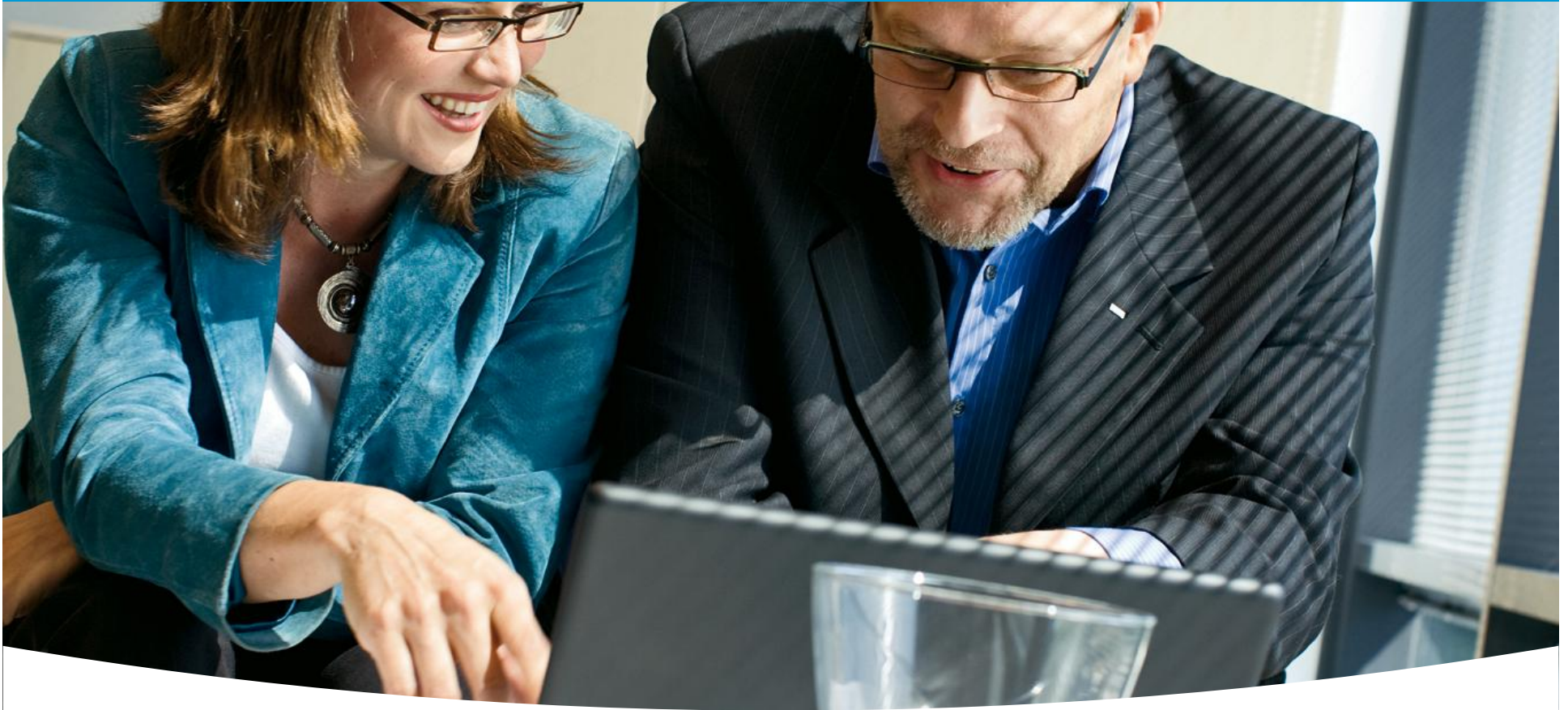


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Contents

- Financial Statements 2007
- Business Year 2007
- Future Outlook

Financial Statements 2007



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Development strong and in balance

- All strategic targets reached
- Revenue +13%
- EBIT +31% ¹⁾
- Order backlog +25%
- Dividend per share EUR 0.80 ²⁾
Increase 13 years in a row

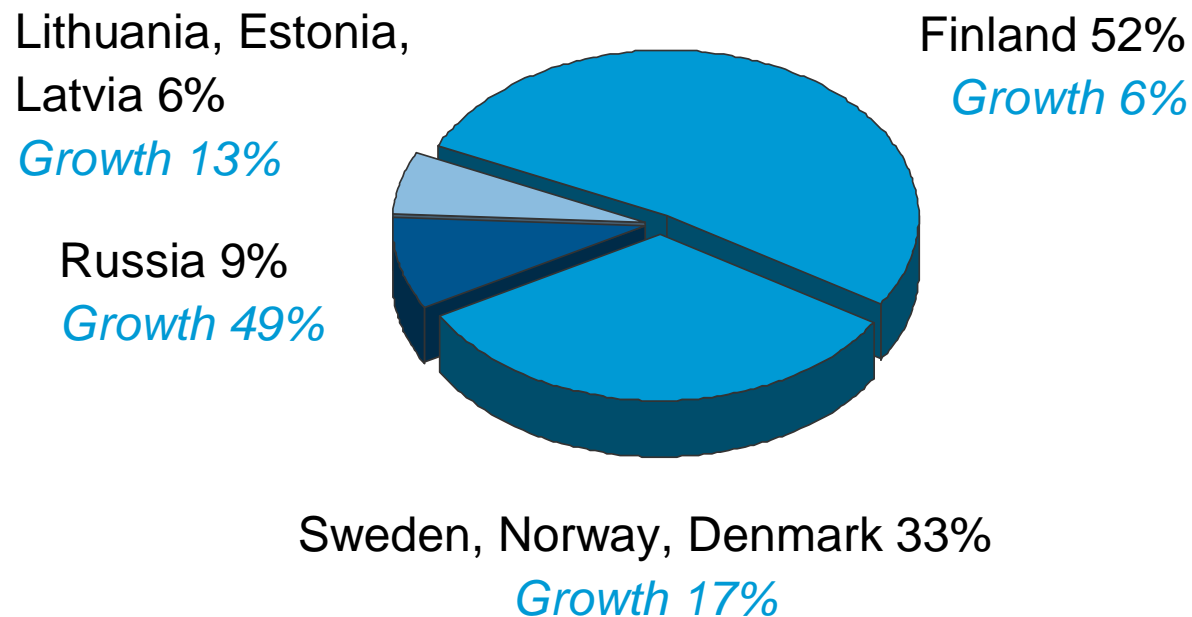
1) Including non-recurring items of EUR 14.4 million from the divestment of Network Services business unit on Dec 31, 2007.
Comparable EBIT growth was 25% in 2007.

2) Proposal by the Board of Directors.

Balanced business structure geographically

Growth in all geographical areas

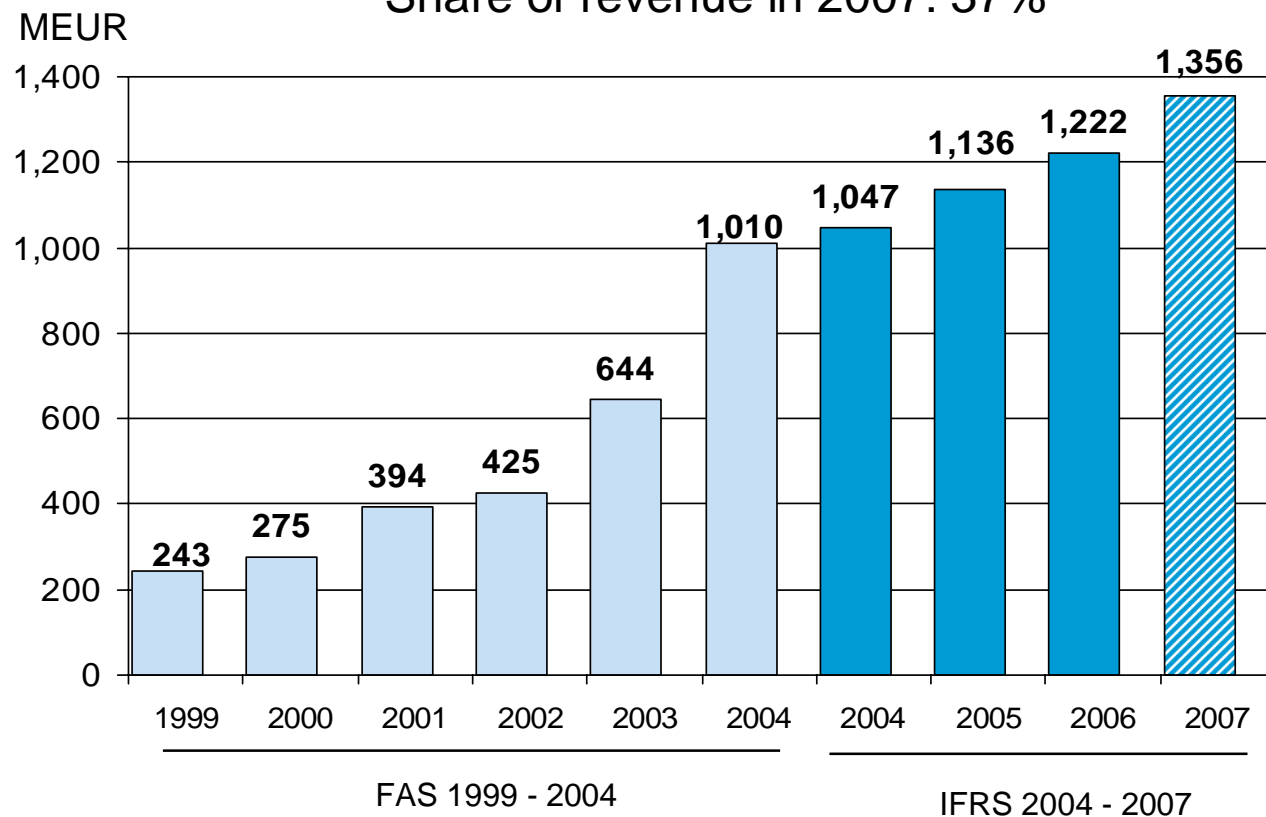
Revenue in 2007



Balanced business structure over the cycle

Maintenance services

Share of revenue in 2007: 37%



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Balanced strategic business structure

Cash flow business 70%



Building Systems

- Technical building systems
- Technical maintenance
- Facility management

Industrial and Network Services

- Maintenance of industrial processes
- Investments in industrial projects
- Network services

Construction Services

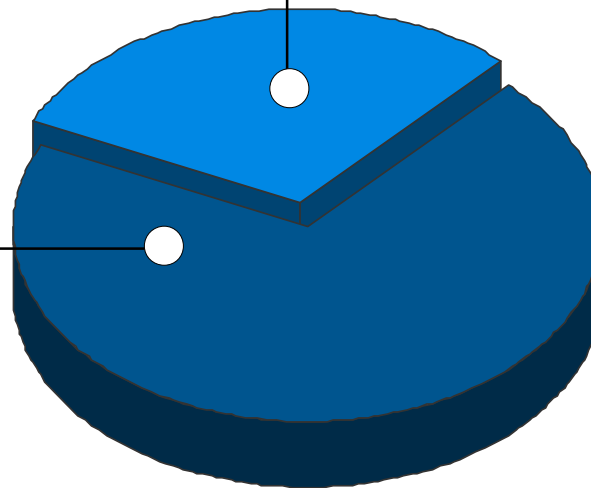
- Civil engineering
- Building construction

Investment business 30%



Construction Services

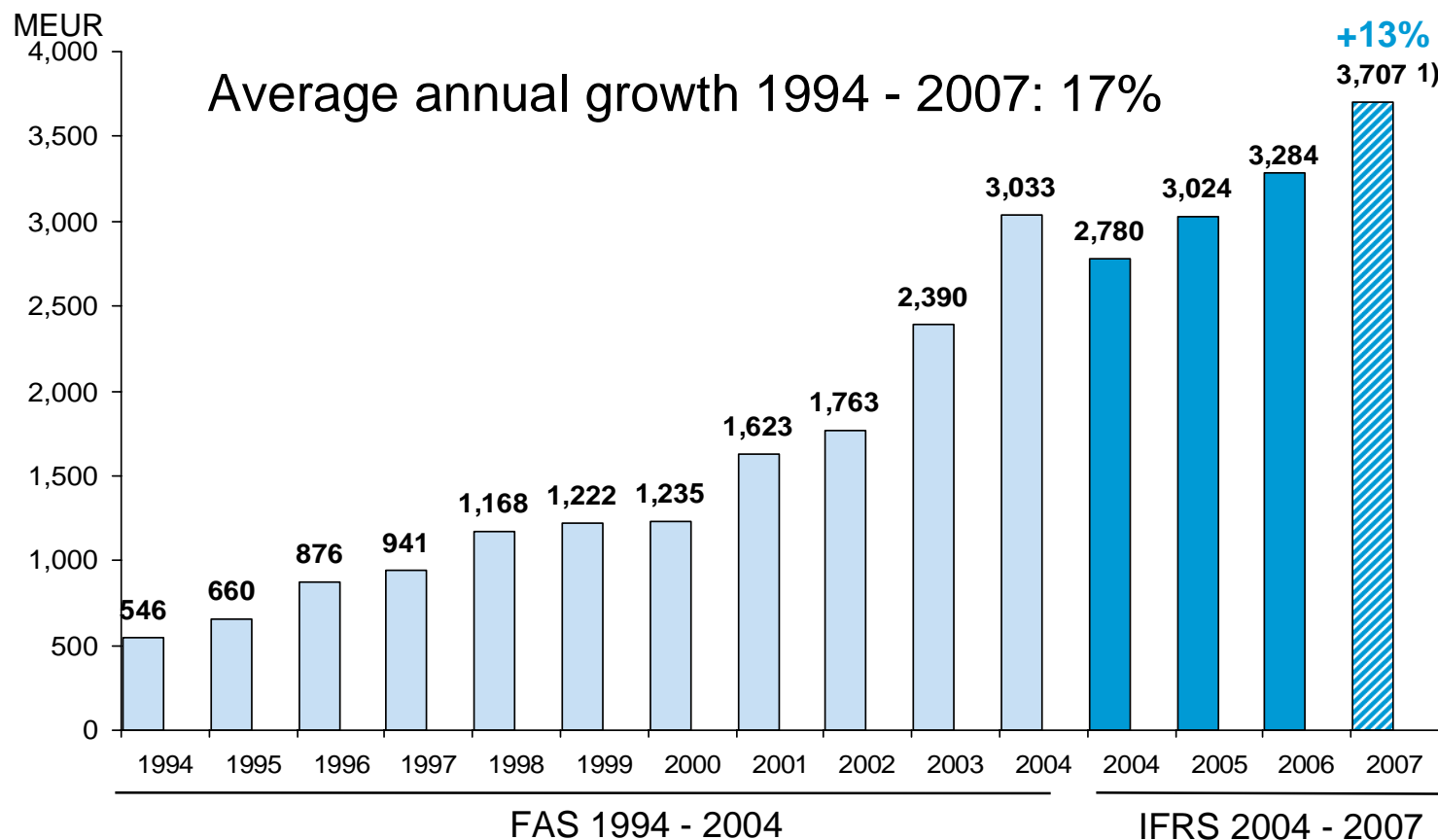
- Residential development
- Real estate development



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Revenue growth continued

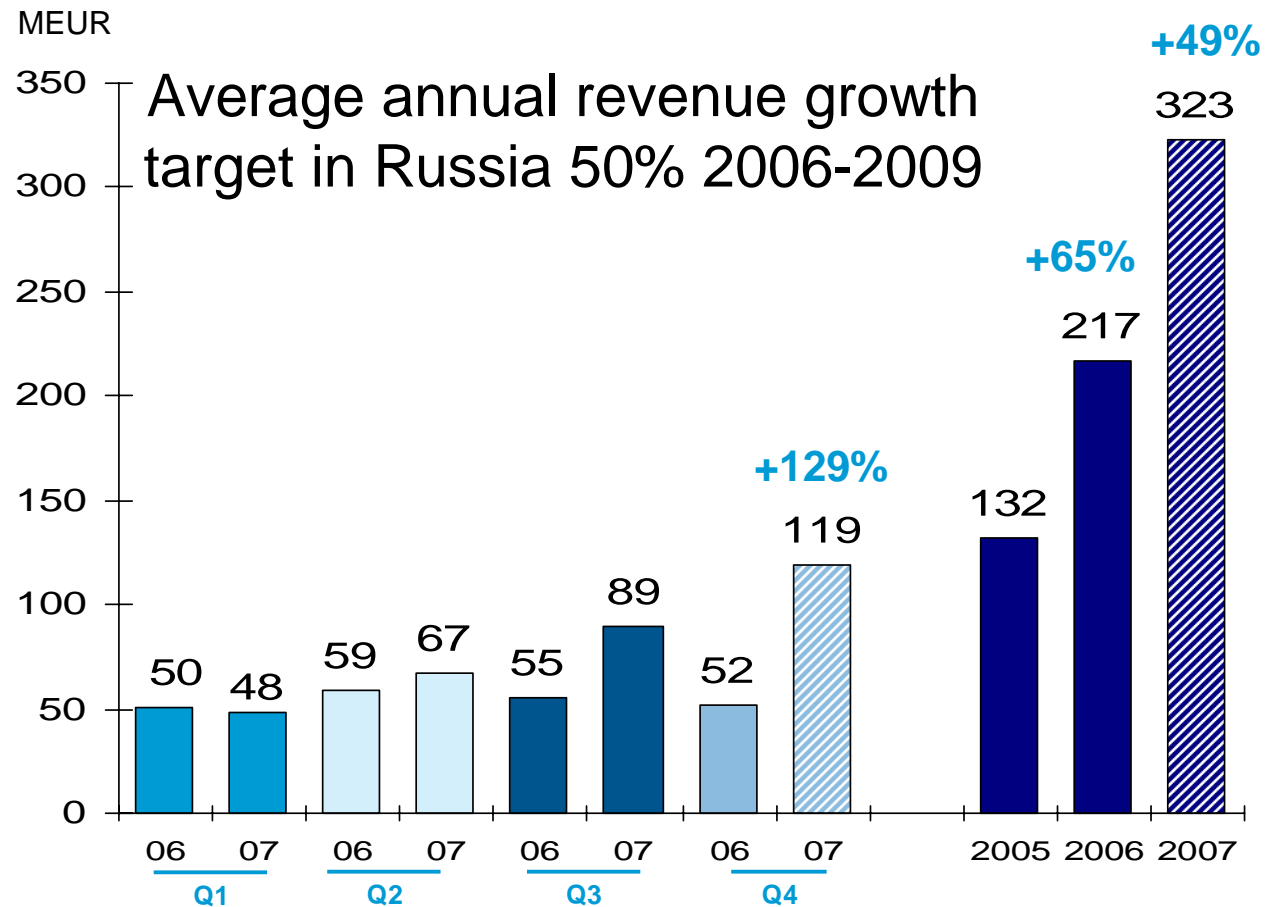


Target: Average annual growth 10%

1) Network Services business unit was divested on Dec 31, 2007.
In 2007 revenue of Network Services was EUR 77 million.

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Russia growth target on track



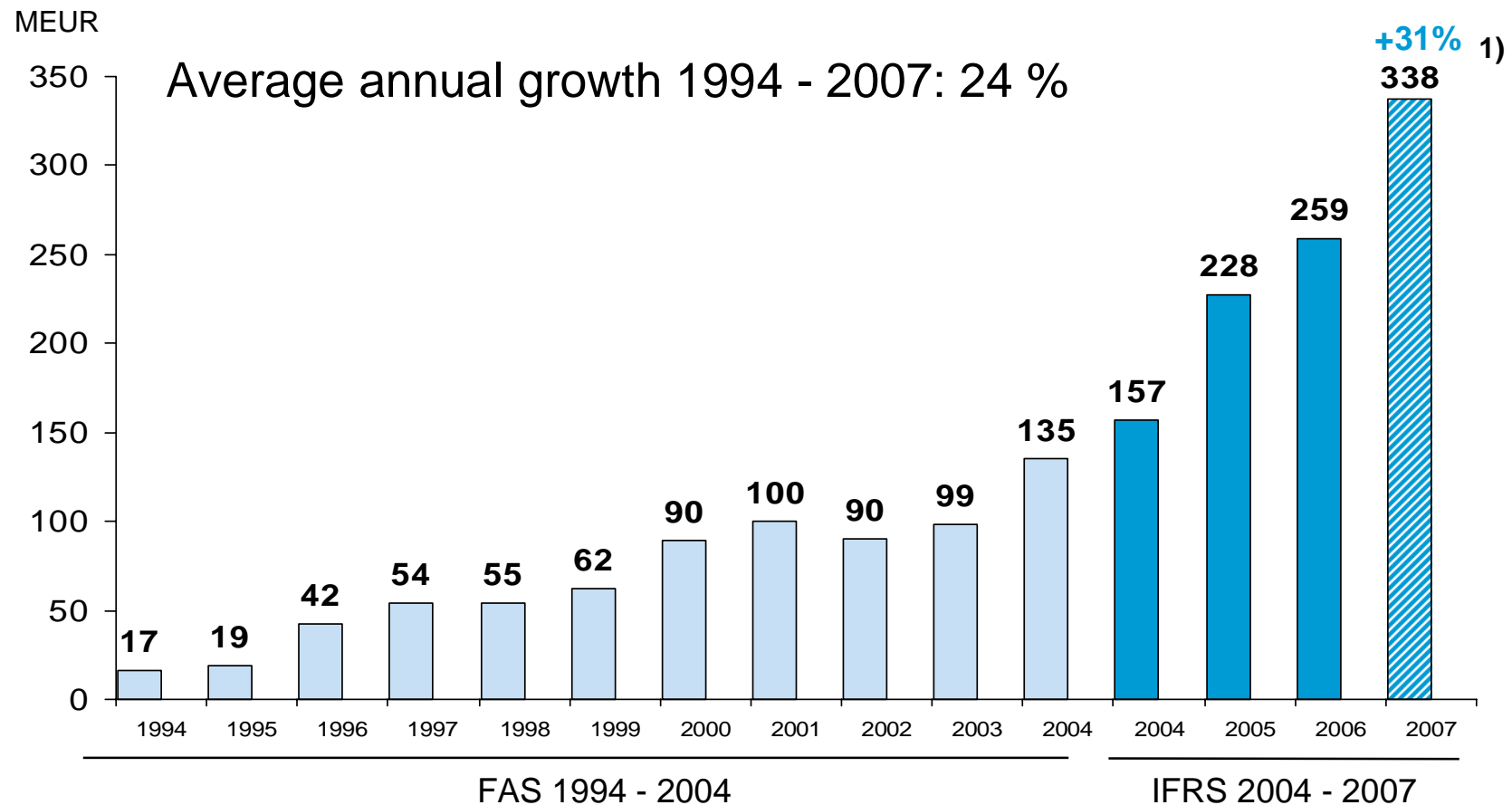
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Revenue by business segment

MEUR	1-12/2007	1-12/2006	Change
Building Systems	1,650.0	1,415.1	17%
Construction Services	1,634.9	1,452.2	13%
Industrial and Network Services ¹⁾	489.8	476.9	3%
Other items	-68.3	-59.8	14%
YIT Group, total	3,706.5	3,284.4	13%

1) Network Services business unit was divested on Dec 31, 2007. In 2007 revenue of Network Services was EUR 77 million.

EBIT growth continued strongly



1) Includes non-recurring items of EUR 14.4 million from the divestment of Network Services business unit on Dec 31, 2007.
Comparable EBIT was EUR 323 million and EBIT growth 25% in 2007.

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EBIT growth strong in all business segments

MEUR	1-12/2007	1-12/2006	Change
Building Systems	112.2	87.6	28%
Construction Services	200.6	170.8	17%
Industrial and Network Services ¹⁾	41.2	18.0	*)
Other items	-16.2	-17.6	-8%
YIT Group, total ¹⁾	337.8	258.8	31%

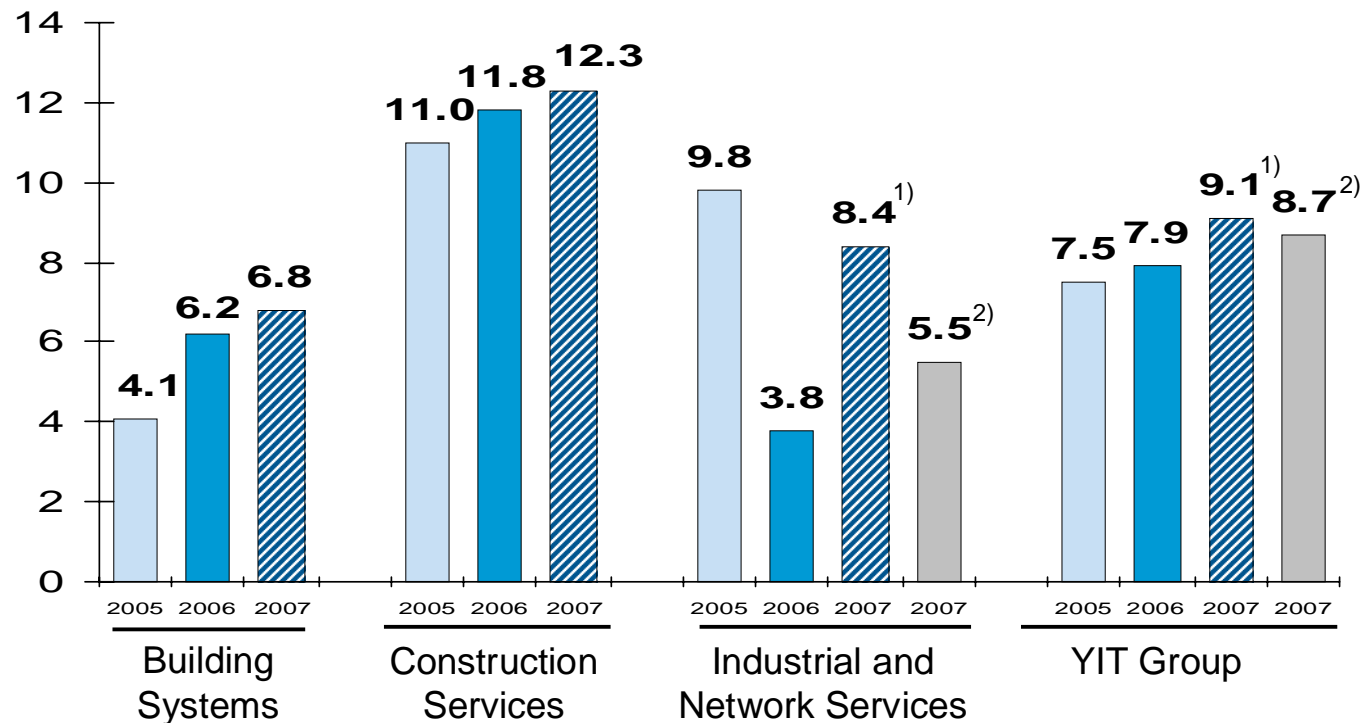
1) Includes non-recurring items of EUR 14.4 million from the divestment of Network Services business unit on Dec 31, 2007.

YIT Group comparable EBIT was EUR 323 million and EBIT growth was 25% in 2007.

In Industrial and Network Services comparable EBIT was EUR 27 million and EBIT growth 49% in 2007.

*) Change over 100%.

EBIT margin improved in all business segments



Target: EBIT margin 9% by 2009

1) Includes non-recurring items of EUR 14.4 million from the divestment of Network Services business unit on Dec 31, 2007.

2) Excludes non-recurring items of EUR 14.4 million from the divestment of Network Services business unit on Dec 31, 2007.

Improving profitability

- longer value chain, longer contracts

Increase

Percentage of revenue in 2007 (2006)

Consumer services	20% (24)
Project development	15% (9)
Total	35% (33)



Life cycle solutions
Public-private partnerships
Community creation concept

Length of value chain

Contracting	37% (39)
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Long-term service agreements	28% (28)
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→ Increase

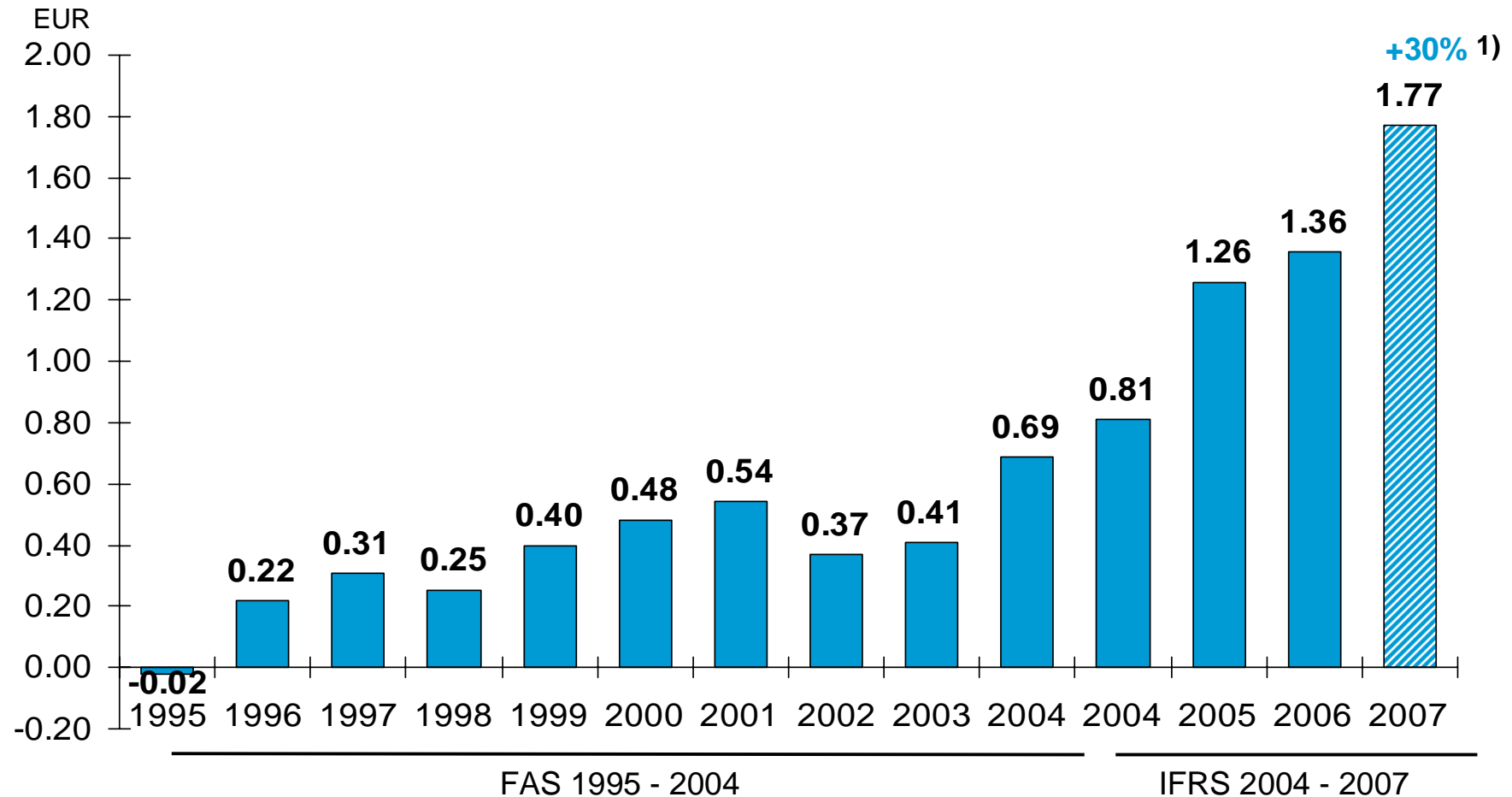
Duration of contract

Target: EBIT margin 9% by 2009

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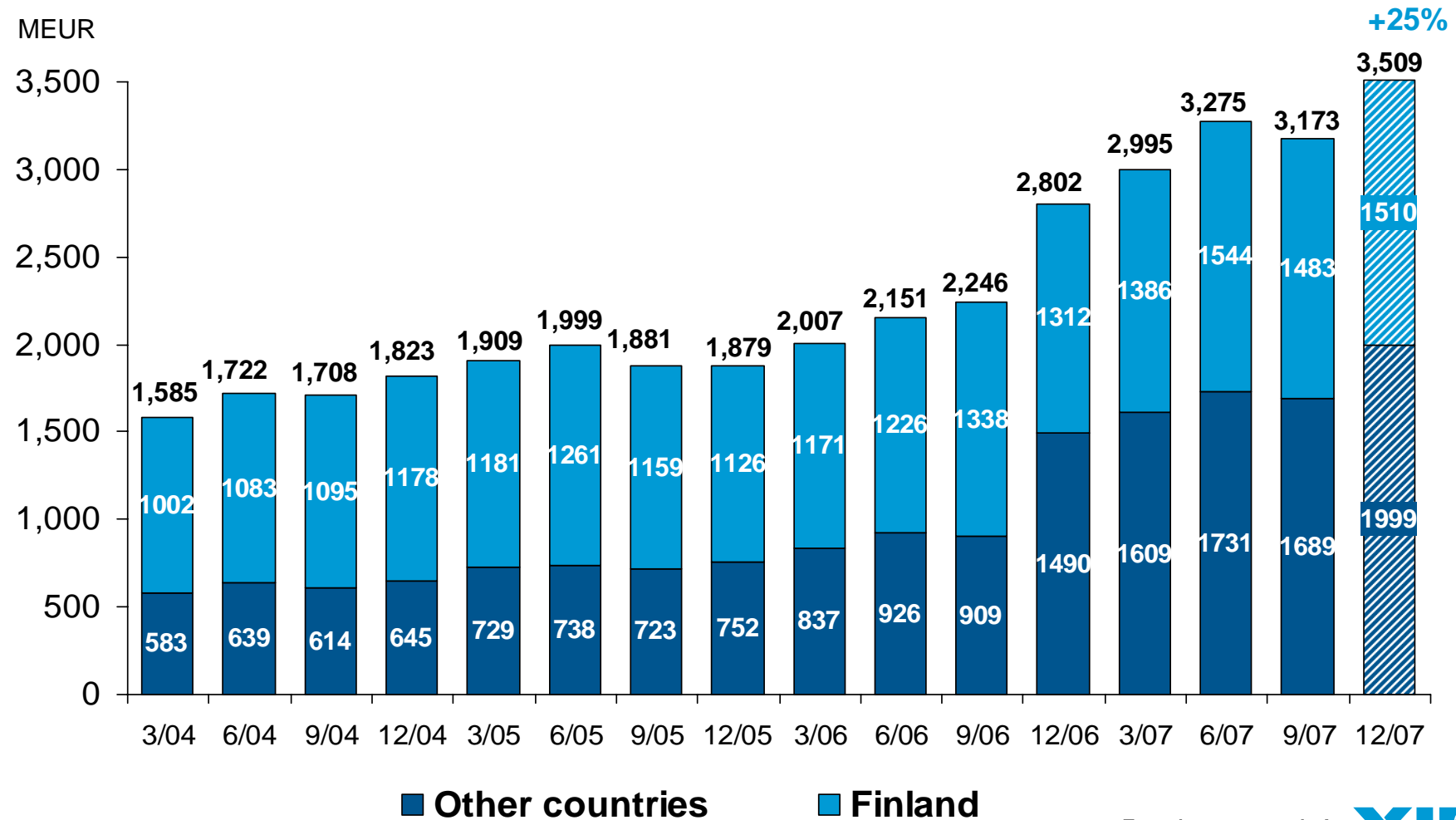
Strong growth in EPS



1) Includes non-recurring items of EUR 9.0 million in profit after taxes from the divestment of Network Services business unit on Dec 31, 2007. Comparable EPS was EUR 1.70 and growth 25%.

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Strong growth in order backlog



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Order backlog by business segment

MEUR	2007	2006	Change
Building Systems	707.7	601.7	18%
Construction Services	2,646.5	2,053.5	29%
Industrial and Network Services ¹⁾	219.2	184.0	19%
Other items	-64.1	-36.9	74%
YIT Group, total	3,509.3	2,802.3	25%

1) 2006 includes the backlog of Network Services business unit which was divested on Dec 31, 2007.

Commitment to existing personnel - active recruiting



Employee satisfaction improved
2007: 3.74
2006: 3.62
Results of personnel study, scale 1-5

Personnel 12/2007: 24,073
(12/2006: 22,311)

Growth 8%

Finland 11,586 (11,355)
Growth 2%

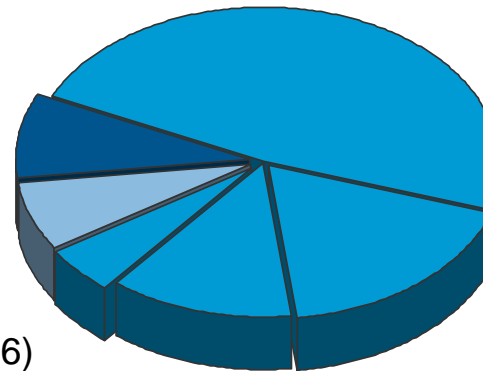
Russia 2,154 (1,293)
Growth 67%

Lithuania, Estonia, Latvia 1,655 (1,622)
Growth 2%

Denmark 1,267 (1,286)
Change -1%

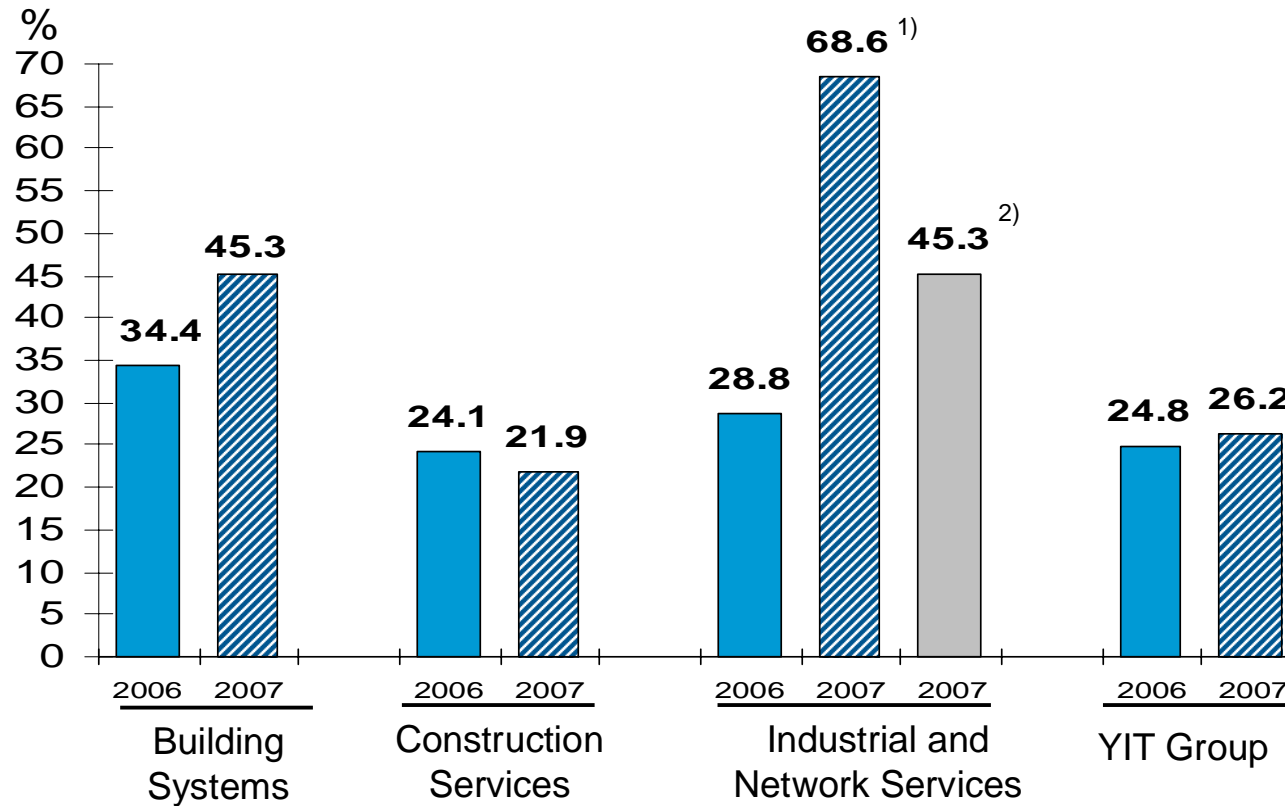
Norway 3,008 (2,618)
Growth 15%

Sweden 4,403 (4,137)
Growth 6%



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Return on investment

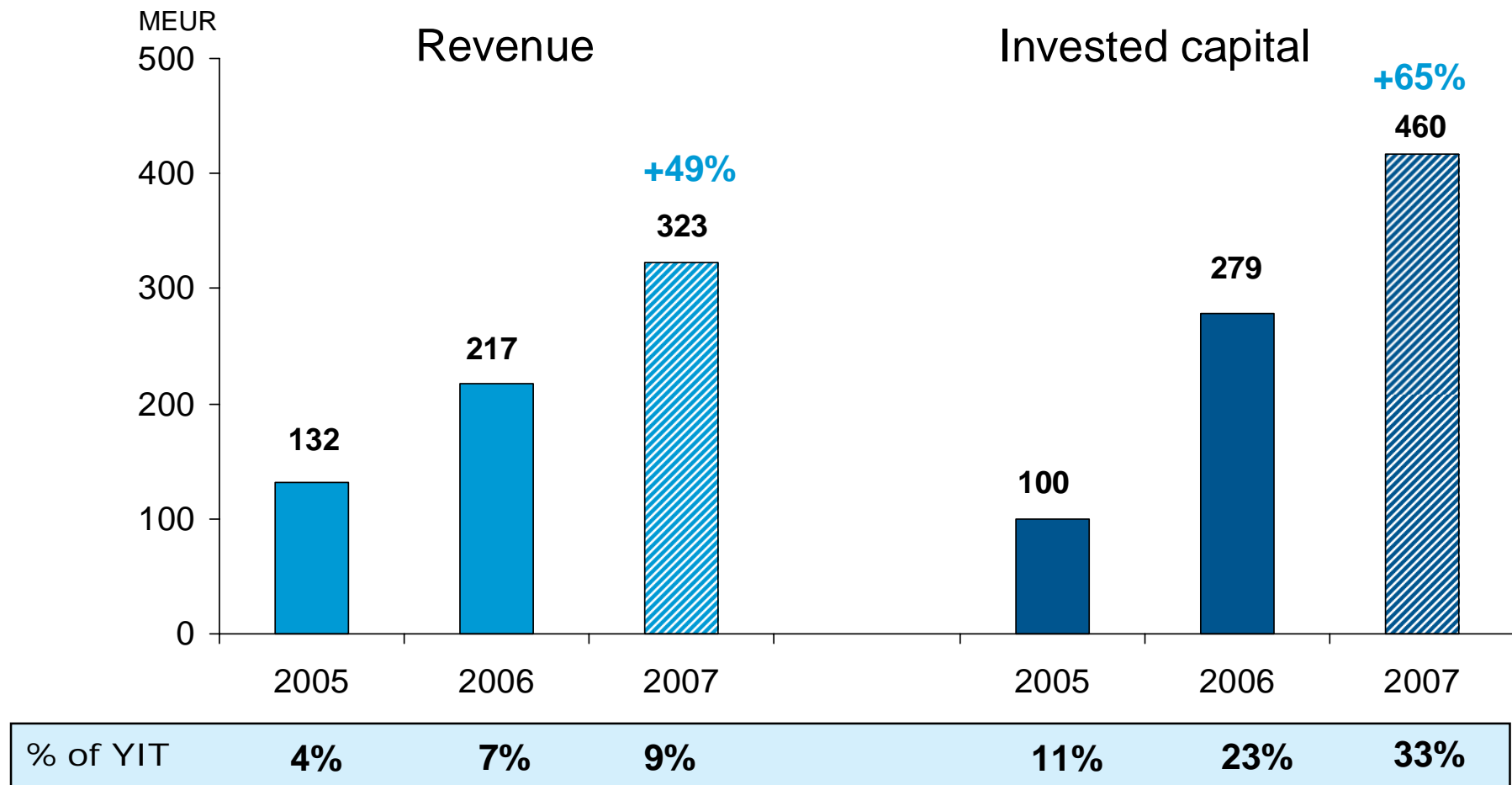


Target: Return on investment 22%

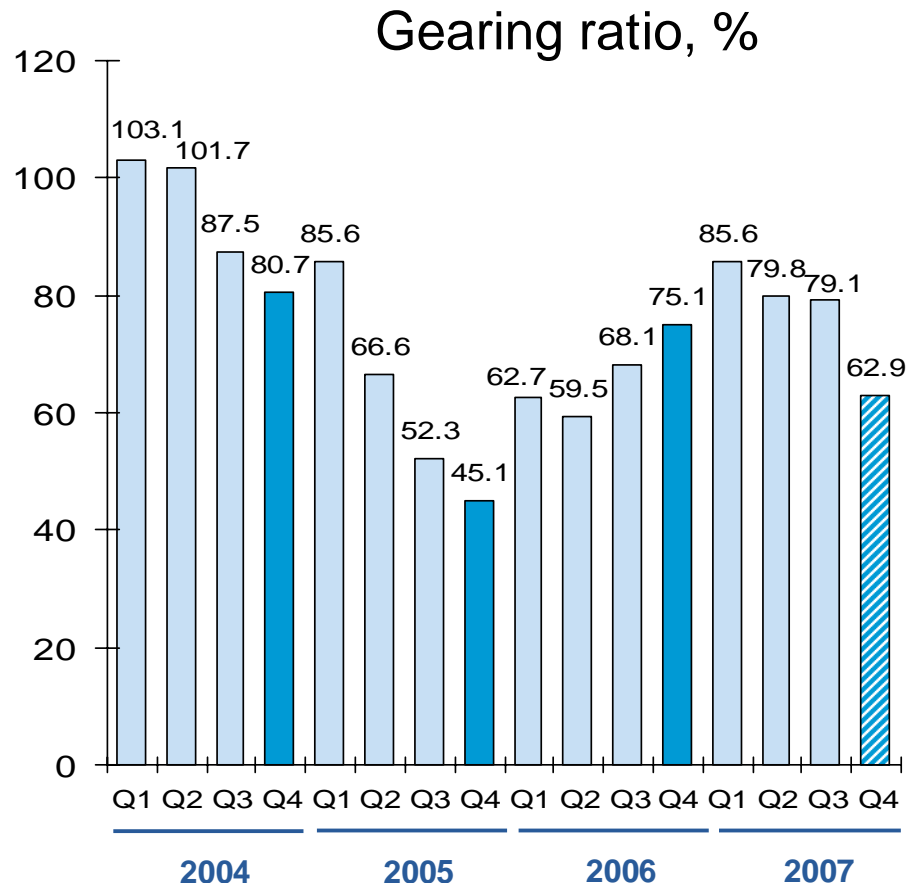
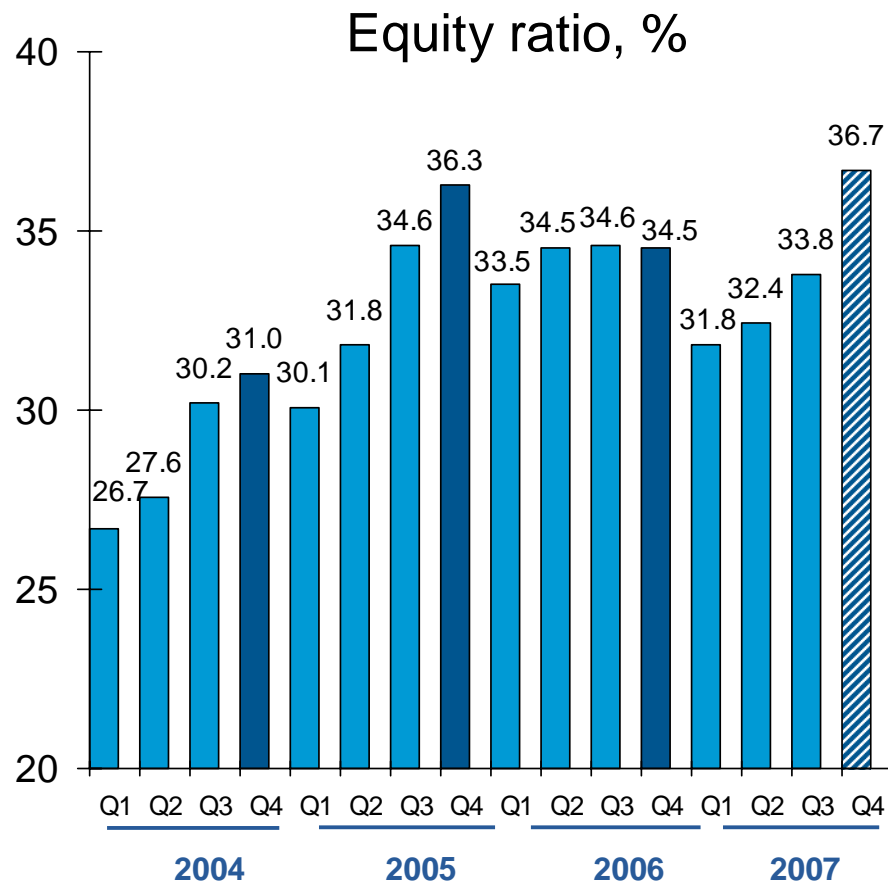
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Invested capital growth in Russia faster than revenue growth



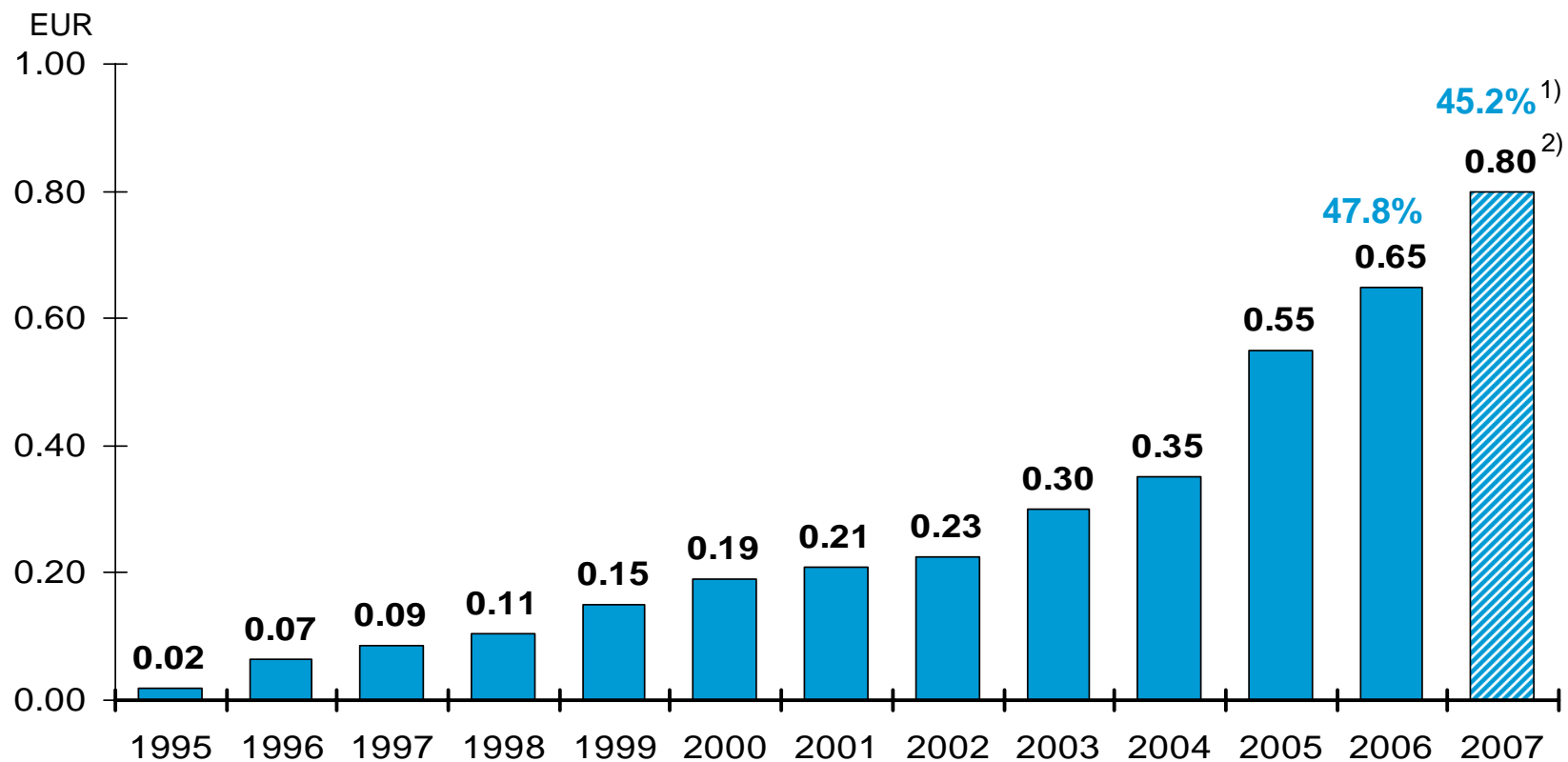
Financial position strengthened



Target: Equity ratio 35%

Dividend per share

Increase 13 years in a row



Target: Dividend payout 40–60% of net profit for the year after taxes and minority interests

Payout ratio

¹⁾ Includes non-recurring items of EUR 9.0 million in profit after taxes from the divestment of Network Services business unit on Dec 31, 2007. Comparable pay-out ratio is 47.0%.

²⁾ Proposal by the Board of Directors to the Annual General Meeting.

Business Year 2007



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Building Systems

9 small acquisitions in 2007
Net sales about EUR 30 million
Piping expertise in Norway and Denmark
Expanding into Copenhagen area



- Market shares increased
- Good demand in all business areas
- Long-term service agreements increased
- Demand for energy saving solutions increased



Construction Services

Finland

- Growth in business premises and infra services
- Housing sales slowed down



Projects in real estate development in Finland

- YIT headquarters extension
- Duetto business park
- Entresse shopping centre
- Atomi shopping centre
- Grandis retail centre
- Joensuu shopping centre

Baltics

- Growth in business premises
- Demand for housing weakened



Russia

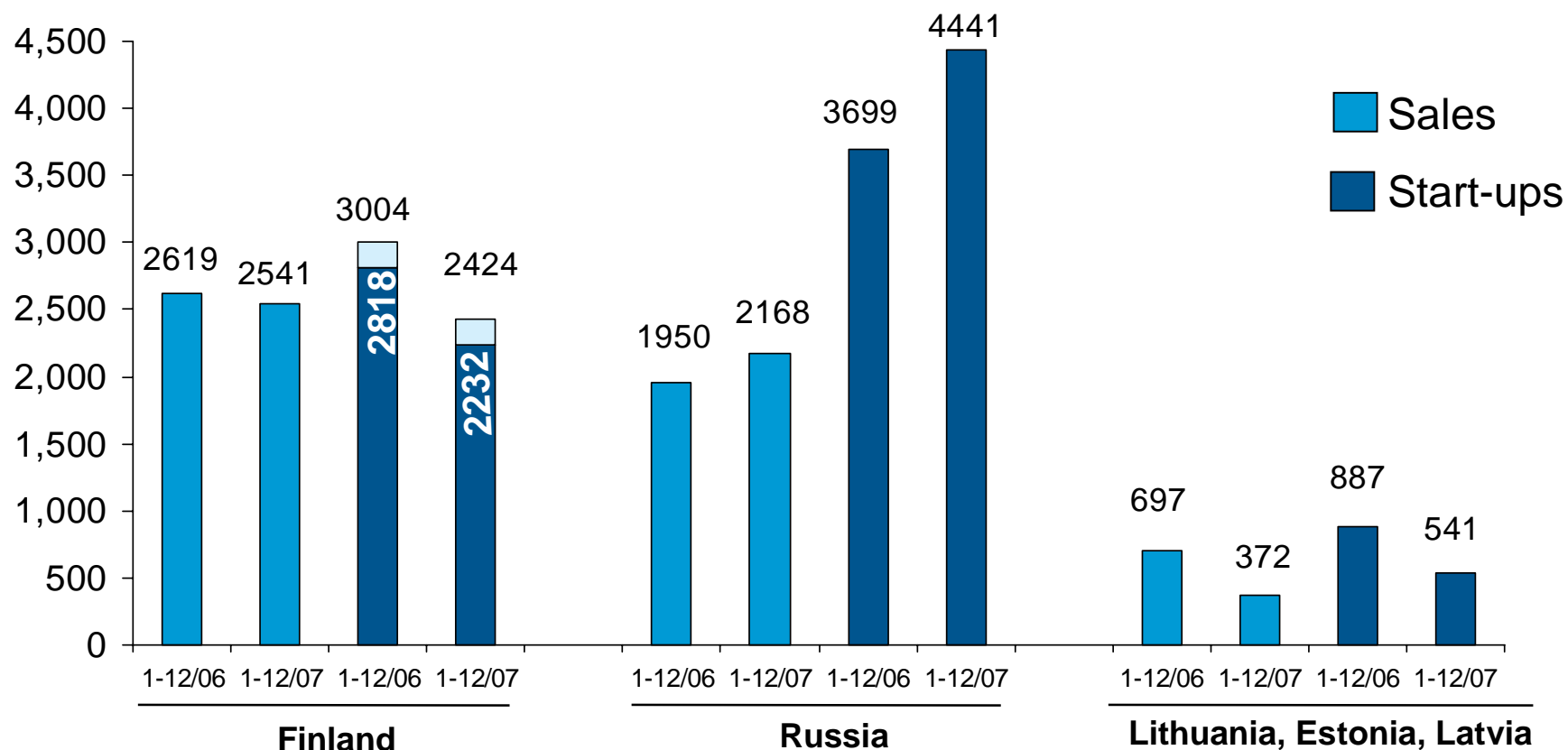
- Strong growth in housing
- Expanded into new city Rostov-na-Donu
- Start-up of real estate development in St. Petersburg



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Housing sales: Russia strong growth, Finland slow-down, Baltics decrease



State supported, rental buildings and bidding competition
Market financed

In Finland, apartments sold include sales to consumers (including leisure residences) and to investors.

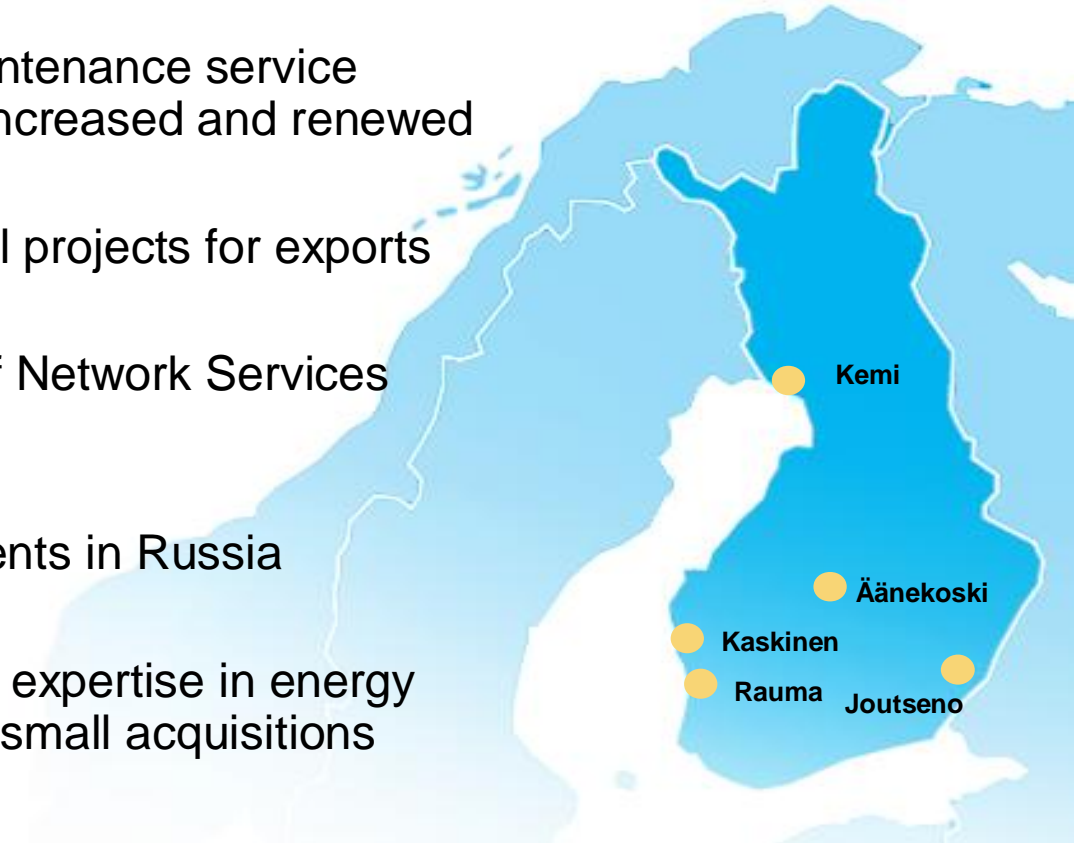
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Industrial and Network Services

Botnia Mill Service handles the maintenance of all of Botnia's mills in Finland



- Industrial maintenance service agreements increased and renewed
- New industrial projects for exports
- Divestment of Network Services business unit
- New agreements in Russia
- Strengthened expertise in energy services, two small acquisitions



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Future Outlook



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Outlook for 2008

Economic outlook still favourable - uncertainties increased

- In Building Systems good demand on all market areas, strong order backlog
- In Russia huge need for apartments. Strong order backlog and amount of housing under production provide good prerequisites for growth in line with targets set
- In Finland construction continues overall on good level, more weighted towards business premises and infra services where order backlog is strong. Outlook for housing has weakened short-term, but is stable long-term
- In Industrial Services good order backlog, business possibilities in maintenance outsourcings in Finland

Outlook for 2008

We estimate that revenue and profit before taxes for 2008 will increase compared to the previous year.