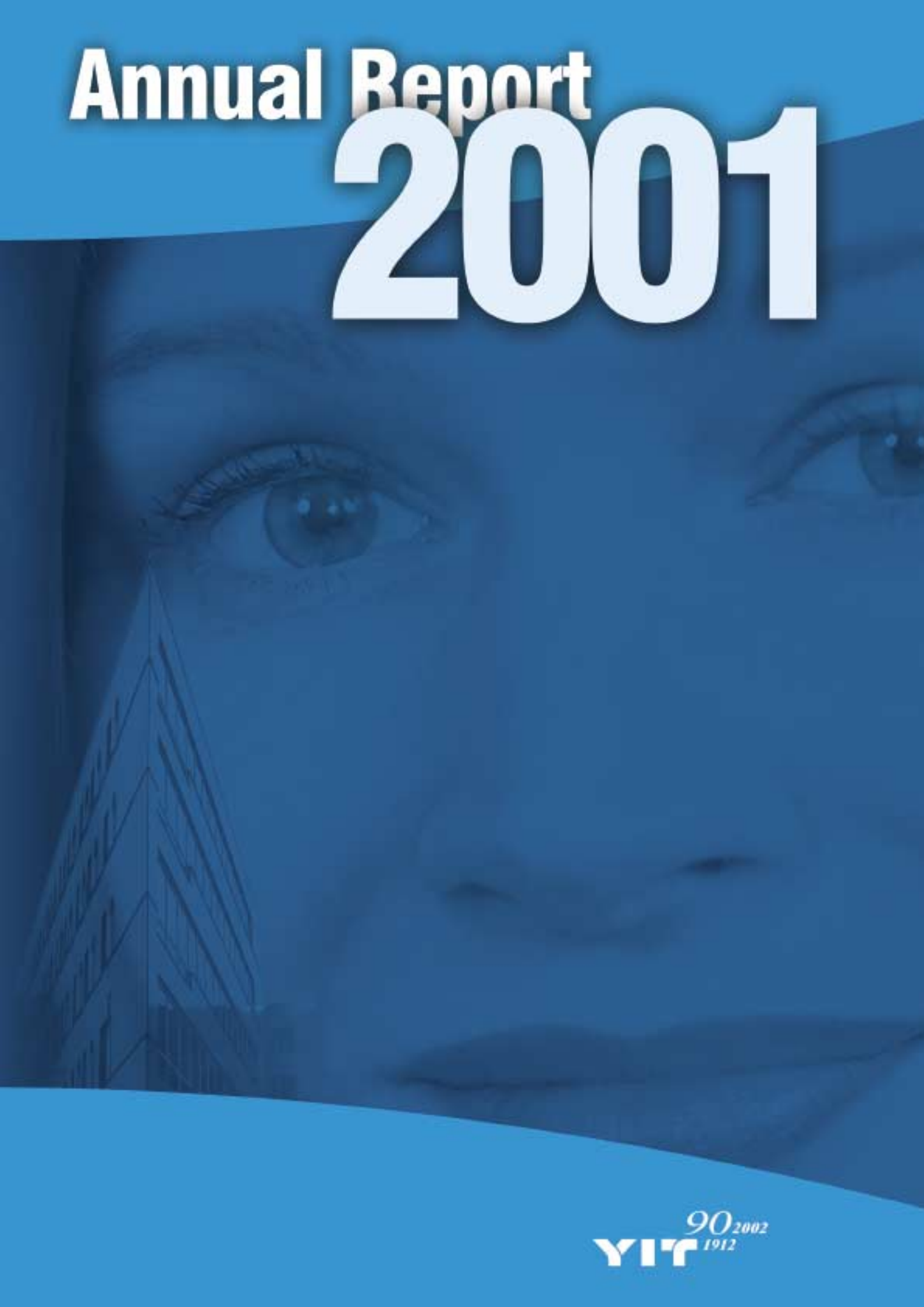


Annual Report

2001



Contents



YIT in brief	3
Information to shareholders	4
Year 2001 in brief	5
President's review	6
Divisions	8
Strategy	10
Market review	12
Personnel	16
Development	18
Environment, health, safety and quality (EHSQ)	20
YIT CONSTRUCTION	24
Building Construction	26
Property Services	29
Infraservices	32
International Operations	34
YIT INSTALLATION	36
Technical Building Services	38
Industrial Maintenance	40
Capital Investment Services for Industry	42
Scandinavia	44
Corporate Governance	46
Board of Directors and Auditor	48
The Group's Management Board	49
Shares and shareholders	50
Analysts following YIT	54
FINANCIAL STATEMENTS 2001	
Board of Directors' review	55
Income statements	61
Balance sheets	62
Cash flow statements	64
Notes to the financial statements	65
Definition of financial indicators	66
Key financial indicators 1997 - 2001	68
Board of Directors' proposal for distribution of profit	83
Auditors' report	83
Main stock exchange releases 2001	84
Organization	85
Contact information	86

YIT in brief

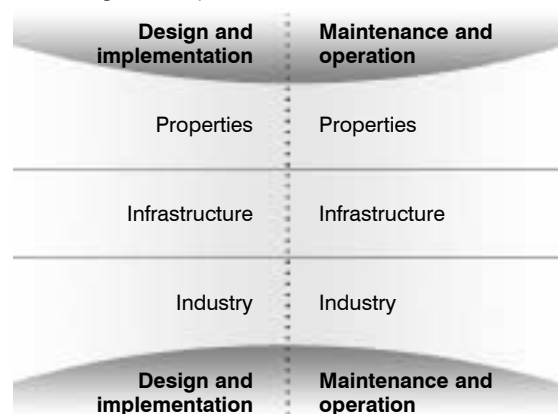
The YIT Group provides total service for construction and industry. The company offers residential, property, infrastructure and industrial investment and maintenance services. YIT operates in numerous fields of business not only in Finland, but also in Scandinavia, the Baltic countries and Russia.

YIT has about 10,000 employees, of whom a quarter work in YIT's foreign units. In 2001, the Group had net sales of EUR 1.6 billion and racked up operating profit of EUR 99.7 million.

2002 will be YIT's 90th year in business. In 1912, Allmänna Ingeniörsbyrån established a regional office (later YIT Ltd General Engineering and Contracting Company) in Finland.

Service chain

YIT's service chain spans the entire life cycle of construction and industrial investments, from design and implementation to continuous maintenance and operation.



Our services are presented in greater detail on page 8.

Operational concept

YIT's operational concept is to help customers invest productively and to maintain the value of their investments.

Values

The Group's jointly agreed values are:

- Excellence in service
- Well-run cooperation
- Continuous learning
- Good performance

This Annual Report 2001 is a translation of YIT Corporation's Finnish-language Annual Report for 2001.



Yleinen Insinööritoimisto began its operations in Helsinki in the Grand Duchy of Finland in 1912. Its business concept was to participate in the organization of St Petersburg's water supply. This business idea is still relevant today, 90 years later; this year, YIT will take part in the construction of St Petersburg's southwestern wastewater treatment plant.

Information to shareholders

Annual General Meeting

The Annual General Meeting of YIT Corporation will be held on Thursday, March 7, 2002, at 15:00 at the company's head office, Panuntie 11, 00620 Helsinki. The right to participate in the meeting rests with a shareholder who by February 25, 2002 has been entered as a shareholder in the company's shareholder register that is kept by Finnish Central Securities Depository Ltd.

Shareholders who wish to participate in the Annual General Meeting must notify the company thereof no later than by 16:00 on March 4, 2002, either by writing to YIT Corporation, Marja Salo, P.O. Box 36, FIN-00621 Helsinki, Finland, or by telephoning +358 20 433 2453 or +358 20 433 2257 or by emailing pirkko.pesonen@yit.fi or liisa.nordberg@yit.fi. It is requested that any proxies be sent to the above address before the expiry of the registration period.

Dividend payout

The Board of Directors will propose to the Annual General Meeting that a dividend of EUR 0.85 per share be paid for the 2001 financial year. The right to receive a dividend rests with a shareholder who, by the record date of March 12, 2002, has been entered as a shareholder in the company's shareholder register that is kept by Finnish Central Securities Depository Ltd. The Board of Directors proposes that the dividend be paid on March 19, 2002.

Financial information

YIT Corporation will publish the following Interim Reports in 2002:

Interim Report for the January-March period	May 3
Interim Report for the January-June period	August 2
Interim Report for the January-September period	November 1

The Annual Report and Interim Reports will be published in Finnish, English and Swedish. A printed version of the Annual Report will be mailed to all shareholders. Interim Reports will not be printed; rather, they will be published as stock exchange releases and on the company's site at www.yit.fi. Copies of Interim Reports can be ordered from YIT's Corporate Communications:

YIT Corporation, Corporate Communications, P.O. Box 36, FIN-00621 Helsinki, Finland
Email: tuula.niinikoski@yit.fi
Fax +358 20 433 3746

Persons who wish to receive YIT releases via email can sign up for the mailing list either by submitting their particulars to YIT's Corporate Communications or by registering as a subscriber via YIT's site.

Address changes

Shareholders are requested to make notification of changes in their address to the bank branch office in which their book-entry account is handled. If the account is handled at Finnish Central Securities Depository Ltd, changes should be notified to the address Finnish Central Securities Depository Ltd, P.O. Box 361, FIN-00131 Helsinki, Finland.

Investor Relations

Veikko Myllyperkiö, Vice President, Corporate Communications
Phone +358 20 433 2297, fax +358 20 433 3746, email: veikko.myllyperkio@yit.fi



Year 2001 in brief

YIT grows profitably

2001 was a year of strong growth for YIT. Net sales grew by 31 per cent to EUR 1,623.1 million. The growth exceeded the average growth target of 10 - 15 per cent per year significantly. Earnings also improved. Operating profit grew by 11 per cent and rose to EUR 99.7 million. The order backlog was EUR 735.8 million at year's end, an improvement over a quarter on the previous year.

In other respects as well, the set financial indicator targets have mainly been attained. Return on investment, 21.6 per cent, surpassed the set target of 18% by a good margin. The equity ratio of 40.3 can be regarded as a good figure. In accordance with the proposal of the Board of Directors, a dividend amounting to 39.7% of full-year earnings will be paid; the set target level is 30-50%.

Acquisitions in support of the strategy in the Nordic and Baltic countries

The YIT Group operates in numerous fields of business not only in Finland, but also in Scandinavia, the Baltic countries and Russia. YIT strengthened its position in the Nordic installation market by acquiring the shares outstanding in the Swedish company Calor AB in their entirety in January. Calor is the market leader in industrial piping contracting in Sweden and the third largest in heating and water piping contracting. During the financial year, smaller HEPACE companies were also acquired in Sweden and Norway.

In construction, the focus of YIT's international operations is on the Baltic rim. The company bolstered its position in the Baltic countries by acquiring a majority stake in AS FKSM. The company belongs to the largest construction companies in Estonia.

Dividend yield up

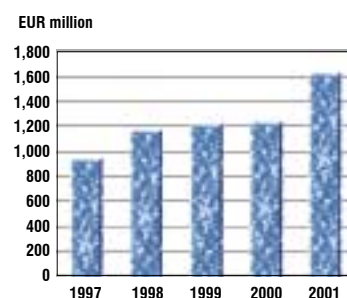
The Board of Directors will propose to the Annual General Meeting that a dividend of EUR 0.85 per share be paid for the 2001 financial year (2000: EUR 0.75), representing 39.7 per cent of full-year earnings. YIT's goal is to keep achieving a steady flow of returns for the shareholders.

Key figures

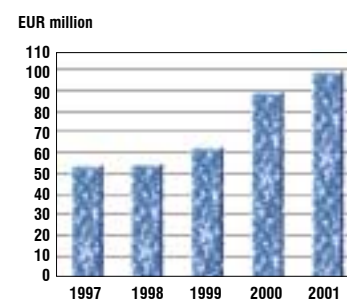
	2001	2000
Net sales, EUR million	1,623.1	1,235.4
- change on the previous year, %	31.4	1.1
Operating profit, EUR million	99.7	89.7
- % of net sales	6.1	7.3
Profit before extraordinary items and taxes, EUR million	88.8	79.5
Profit for the period, EUR million	61.6	54.7
Shareholders' equity, EUR million	350.4	309.0
Net interest-bearing debt, EUR million	110.7	115.4
Balance sheet total, EUR million	916.4	800.8
Gross investments, EUR million	75.1	34.3
Order backlog, Dec. 31, EUR million	735.8	574.7
Earnings/share (EPS), EUR	2.14	1.90
Equity per share, EUR	11.92	10.52
P/E ratio	6.3	7.2
Return on investment, %	21.6	21.2
Return on equity, %	19.1	19.1
Equity ratio, %	40.3	40.2
Gearing ratio, %	31.9	38.1
Average personnel	10,118	8,189



Net sales



Operating profit



Currency exchange rates at Dec. 31

	2001	2000
1 EUR = FIM	5.94573	5.94573
USD	0.8813	0.9305
GBP	0.6085	0.6241
SEK	9.3012	8.813
NOK	7.9515	8.2335
EK	15.6466	15.6466
RUB	26.875	26.589



Group CEO's review:

YIT continues its active dividends policy

Net sales rise to EUR 1.6 billion and earnings improve as expected

YIT Corporation's shareholder value is developing favourably. The company's operations have evolved steadily since the mid-1990s and in 2001 generated a good financial result. Profit before extraordinary items rose to EUR 88.8 million, return on investment to 21.6 per cent and the equity ratio to 40.3 per cent. Last year, net sales grew by 31 per cent to EUR 1.6 billion. The Board of Directors will propose to the Annual General Meeting that a dividend of EUR 0.85 per share be paid. YIT's goal is to keep achieving a steady flow of returns for our shareholders.

Systematic implementation of our strategy

During the strategic period from 1998 to 2001, YIT has grown profitably, while the Group has lessened its dependence on business cycles by expanding its servicing and maintenance operations in industry, property and infrastructure. Last year, a quarter of the Group's net sales were already being generated by its maintenance business. The share of construction operations accounted for by cyclical contract production has been reduced by acquiring a sufficiently extensive plot portfolio in growth areas.

Operations have been diversified geographically as well by means of acquisitions, with the Group expanding into the Scandinavian markets for capital investment and maintenance services for industry and technical building services. These markets are already over three times as large in Scandinavia than in Finland. In the Baltic countries, YIT has increased its construction business capacity via acquisitions and now has subsidiaries active in all of the Baltic countries. In these regions, the company is preparing itself for the EU's next stage of enlargement, at which point the pace of investments will probably leap further ahead. YIT has been in business in Russia for over 40 years running. The trend in the Russian economy is now upbeat, which means YIT has potential markets for the implementation of investments in that country. A quarter of YIT's 10,000 employees work outside Finland's borders.

YIT reaches its financial indicator targets

During the strategic period, the Group reached its average growth target of 10-15 per cent per year. Last year, growth exceeded the target significantly. The ROI target of 18 per cent was exceeded in the past two years. In the last two years, the

company achieved an equity ratio in excess of 40 per cent, which can be regarded as a good figure. YIT has actively pursued a policy of steadily increasing its dividends. This policy will continue, with the dividend payout amounting to 30-50 per cent of earnings per share. YIT's Board of Directors confirmed these same financial indicator targets for the strategic period from 2002 to 2004.

YIT operates in the growth centres

Last year, over 280,000 Finns moved from one municipality to another. The sheer scale of this population shift has broken peacetime migration records. The years-long migration of young people will also lead to natural population growth in the influx areas. The solution to the growing residential shortage is to step up new construction and renovation works. Population growth also results in a greater need for day-care centres, schools, health care buildings and commercial and public service buildings.

YIT's network of outlets in the growth centres offers the company market prospects that are, in the long term, superior to the volume trend for the whole country. For example, it is estimated that the population of the Greater Helsinki area will grow by 200,000 people by the year 2020.

Greater energy investments in the Nordic countries

In the next few years, all of the Nordic countries will have to step up substantially their investments in energy generation. YIT Industry and YIT Scandinavia are streaming their expertise and installation and manufacturing capacity into these markets. The implementation of industrial and energy projects always involves a significant construction technology component. Large-scale total deliveries can be provided in these markets through the combined expertise and high performance of YIT Construction and YIT Installation.

A long service chain imparts stability and provides synergy benefits to our customers

Even now, we are able to implement all the construction and maintenance services required during the entire life cycle of construction and infrastructure projects using the resources of the YIT Group's own specialized organizational units. An example of this is Innopoli II in Espoo, chosen as the construction site of the year 2001. The synergy benefits generated by YIT Construction

and YIT Installation's joint efforts improve our productivity and benefit our customers and owners. In most projects, we also continue to operate on a partnership principle with subcontractors who are specialized in the field in question.

Smart buildings and services

YIT's range of products and services has been expanded to encompass the entire life cycle of projects by means of joint development programmes carried out by the construction and installation divisions. State-of-the-art, computer-assisted methods that have been in part developed by the company itself are used during design. IT and telecommunications technology is also integrated into products and deployed in the long-distance use of hardware and properties and the guidance of service provision. The Group has carried out development efforts and applied advanced technology with the aim of forging expertise-based partnerships with clients who are at the cutting edge of the field and with other cooperation partners – an aim that has been successfully achieved.

Expertise comes from upgrading quality and productivity

According to a survey of large corporations carried out by Taloustutkimus Oy, YIT is the most desired employer in its field of business. Our reputation as a good employer is based on what are usually long employment relationships and respect for tradespeople. At YIT, every person is important. Vocational skills are developed by means of a business management training programme and extensive personnel coaching programmes at the YIT Institute and in cooperation with the Siikaranta Institute. Training aims to combine service expertise with technical proficiency in the entire service chain of our business. We offer our employees a challenging opportunity to further their careers. In 2001, we used internal job rotation to promote young salaried employees to the head of profit units. The Group's Management Board was also bolstered and its average age lowered.

A stable outlook for 2002

Last year, YIT's operations were not affected by a business cycle downswing, unlike the Finnish economy. YIT's net sales and



order backlog grew exceptionally buoyantly, while profitability remained good. We do business in many geographical areas and fields of business, which will in future continue to balance out the effects of cyclical swings in individual sectors on YIT's net sales and earnings.

YIT aims to achieve profitable growth outpacing that of the market in general and a steadier flow of income, relying on a strategy of offering investment, maintenance and user services for the entire life cycle of its customers' property, infrastructure and industrial projects. The company is well-poised to grow faster than the

market thanks to its good order backlog and plot portfolio as well as its operational focus on Finland's growth centres and international operations.

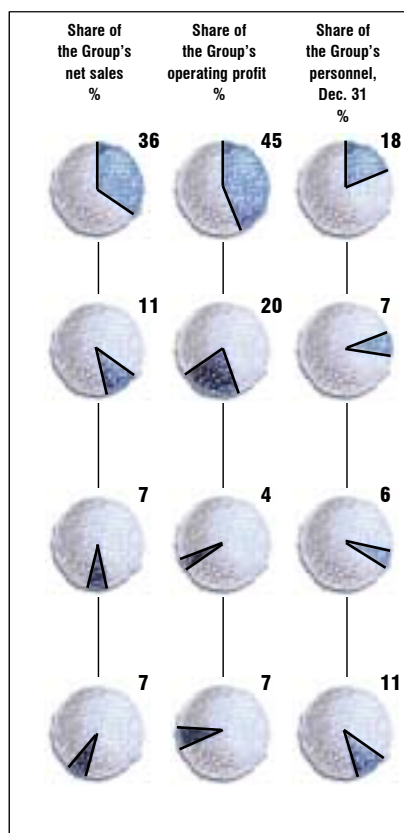
The decline in industrial and office construction in Finland is compensated for by the rise of residences and service buildings. The growth of renovation in Finland and the increase in building construction in Sweden serve to keep the demand for technical building services at a good level in both countries. The market for industrial, property and infrastructure maintenance will expand as the outsourcing trend progresses. The positive economic trends in the Baltic countries and Russia expand YIT's potential markets in neighbouring areas.

Dear customers, partners in cooperation and shareholders, I would like to extend my thanks to you for the confidence you have shown in our operations. I would also like to thank all YIT employees for their contributions to our mutual success. 2002 will be YIT's 90th year in business. Clients can rely on us for reliable operations and service honed by our long experience, not only during our jubilee year, but also in the decades to come.

A handwritten signature in blue ink, which appears to read "Reino Hanhinen". The signature is fluid and cursive.

Reino Hanhinen
Group CEO

YIT's divisions



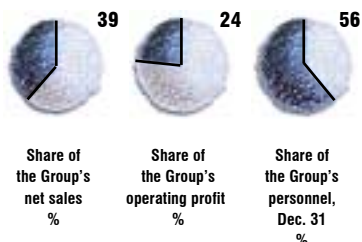
YIT CONSTRUCTION

Building Construction is responsible for the Group's residential construction in the entire country. Outside the Uusimaa region, its field of business also includes other types of building construction.

Property Services offers a service chain that encompasses the entire life cycle of a property. Units specialized in project and office services and services for the construction of business facilities and renovation operate in the Greater Helsinki area. Its area of operations in project management services and maintenance and operation services covers the whole of Finland.

Infraservices' field of business includes earthworks, tunnelling, network and regional construction, stabilization and other special ground engineering works as well as bridge, harbour and water treatment plant construction. Infrastructure maintenance and upkeep services comprise a growing business area.

International Operations offers development, design, implementation and maintenance services for construction, infrastructure and industrial projects in the Baltic countries, Russia and the other CIS countries. Projects involving water and environmental services are carried out in Northern and Eastern Europe and some countries in the Far and Middle East. Makroflex's polyurethane insulation and sealant products are manufactured in Finland and Estonia. They are sold also in Russia, Europe and the Far East.



In financial reporting, YIT Installation is dealt with as one division.

YIT INSTALLATION

Technical Building Services division offers heating, water, air-conditioning, electrical and automation contracting and servicing as well as total HEPACE services. The division's range of services also includes sprinklers and other fire extinguisher systems as well as electronic security services.

Industrial Maintenance provides maintenance services for industrial production plants, from individual works to total process operation. Operation services extend from design and mechanical maintenance to automation expertise and power plant servicing.

Capital Investment Services for Industry offers piping and tank deliveries to meet industrial investment needs. The projects that are implemented range from individual works to total deliveries. The division's customers are the forest, oil, process and base metal industries and shipyards and the offshore industry, power plants and equipment suppliers the world over.

Scandinavia division attends to technical building services and capital investment and maintenance services for industry in Sweden and Norway.





YIT's operational concept is based on a life cycle strategy

*YIT helps
customers to invest
productively and
maintain the value of
their investments.*

The YIT Group's core strategy for 2002 -2004 is to achieve profitable growth

In line with our operational concept, our Group strategy aims to provide and manage a service chain providing full life cycle coverage in all of YIT's business sectors. The life cycle strategy seeks to achieve better service capability, growth in our business operations and a steadier stream of profits.

In construction, our aim is to retain and consolidate our position as market leader in Finland. The focus areas of growth are market-financed residential construction in the growth centres and renovation. YIT's particular strengths are a good portfolio of plots and constant development efforts.

The scale of maintenance and upkeep services is expanding strongly in all our business areas: properties, industry and infrastructure. Thanks to the strong migration trend, YIT is well poised to make the most of the growing markets in the construction and property cluster.

Technical building services (HEPACE) comprise a highly significant growth area for YIT. Growth is being supported by extending the service chain and augmenting our technical expertise. In the case of capital investment services for industry, we mean to consolidate our market leadership in Scandinavia.

The main thrust of YIT's international operations is construction in the Baltic Rim, where we aim to bolster local operations by establishing a stronger business presence in the major target areas in Russia and the Baltic countries. In services for industry and technical building services, international operations focus on Scandinavia and the rest of Western Europe.

YIT's range of products and services is being vigorously upgraded with the aid of new technology. YIT's versatile expertise means that it has good synergy potential for accomplishing this. Development is being supported by means of networking with leading companies in different fields of business.

As far as our corporate culture is concerned, our goal is to strengthen our service and quality culture throughout the entire organization. We are ensuring that our personnel's expertise is the Group's competitive and superiority factor.

YIT is developing all of its operations as a service company and as a responsible pioneer in its fields of business.

YIT reaches its financial indicator targets

The YIT Group's financial indicator targets were confirmed during a review of the strategy in 1998. The Board of Directors confirmed the same targets for the strategic period from 2002 to 2004. These targets have mainly been reached, and in some cases they have been surpassed.

Financial indicators: target levels and the actual figures, 1997 - 2001

	Target level	2001	2000	1999	1998	1997
Annual growth in net sales, %	10 - 15	31.4	1.1	4.7	24.1	7.4
Return on investment, %	18	21.6	21.2	15.5	13.7	14.5
Equity ratio, %	45	40.3	40.2	41.6	37.3	36.0
Dividend payout, %	30 - 50	39.7	39.5	37.7	43.0	27.4

Competitive strategies of the divisions

Building Construction's strategic focus area is in market-financed housing production. Especially small house production is being developed vigorously. Operations focus on Finland's growth centres, where strategic acquisitions of land are made to ensure that competitiveness can be retained in key locations. Thanks to its efficient and flexible construction operations, the division can offer different customer segments exactly the types of residential and business premise solutions and products they want.

Property Services' vision is to be the leading service company in the property cluster, with a comprehensive service chain ranging from the design and implementation of investments to maintenance. The aim of the division is to develop modern and flexible spatial solutions and services for property users and owners in association with other YIT units.

Infraservices aims to be the country's leading provider of infrastructure construction and maintenance services. Its expertise, which is based on long experience as well as the latest equipment and technology, comprises a solid foundation for profitable operations. Now that the maintenance market is continuing to open up in the infrastructure cluster, YIT is aiming to be the trailblazer in this field.

International Operations aims to be a major local constructor in the Baltic countries, St Petersburg and Moscow. The competitiveness of the division's specialist expertise in water and environmental services is being improved by means of strong development efforts. The Makroflex polyurethane sealing foam brand and its marketing are being developed vigorously.

Technical Building Services provides a full range of HEPACE for the entire life cycle of a property. The division aims to expand its business operations profitably by means of developing its services and carrying out acquisitions in all of its main business areas.

Industrial Maintenance aims to offer industrial production plants efficient maintenance services which improve productivity and usability. As the outsourcing trend in industry continues, the aim of the business division is to further expand its operations in the growing maintenance market.

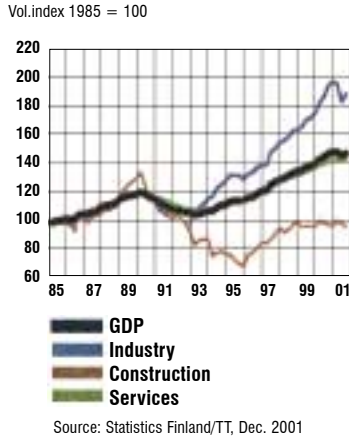
Capital Investment Services for Industry's core business areas are piping and tank contracting and equipment installations for industry and equipment suppliers. Capital Investment Services for Industry's goal is to retain its market leadership in Finland and the division aims to become an increasingly significant European player as a supplier of piping for power plants.

YIT Scandinavia has, following the acquisition of Calor, become one of the field's largest players in technical building service systems and capital investment and maintenance services for industry in Sweden as well. The business division is also actively seeking growth potential in the other Nordic countries.

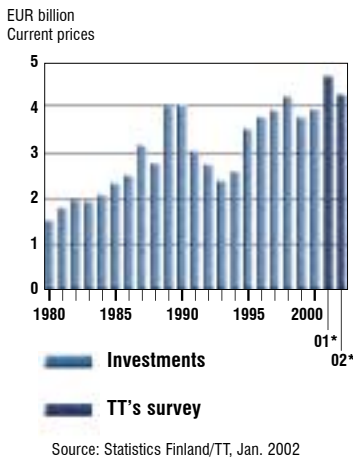


Solid market outlook for the YIT Group's main businesses

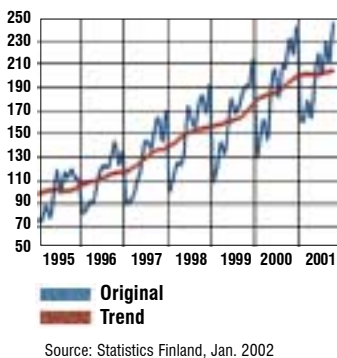
Total output in Finland



Industry's investments 1980 - 2002



Net sales index, building construction, 1995 = 100



The YIT Group operates in numerous fields of business not only in Finland, but also in Scandinavia, the Baltic countries and Russia. A quarter of YIT's 10,000 employees work for its foreign units. Maintenance and user services for industry and the real estate sector account for a quarter of the Group's net sales.

At the beginning of 2002, the operational viability and market outlook of YIT's business areas are affected by many factors, some of which promote growth and some which put the brakes on it. Due to the combined effect of these factors, it can be expected that the Finnish market will remain stable, that is, at last year's good level. The economic growth in the Baltic countries and Russia, which outpaces growth in Finland, increases the demand for construction in the regions where YIT's international operations are expanding. The growth in building construction and renovation in Sweden, activities which are important for YIT's Scandinavia division, improves the outlook for technical building services, while the accelerating rate of investments in Norway enlarges the market for capital investment services for industry.

It is forecast that the growth of the national economies of all Nordic countries will accelerate this year. Experience suggests that the anticipated 1.3-2.8 per cent growth in the GDP will uphold the demand for construction and technical building services at its present level. However, there is great variation between different regions and customer groups. The growth forecasts for the GDP and construction are a few percentage points higher in the Baltic countries and Russia than the figures for the Nordic countries.

FINLAND

Investments by industry contract, but continue to ride high

At the beginning of the year, industrial capacity utilization ratios are at a lower level than usual in Finland. Investments by industry remain at a high level, however, which indicates that industry is preparing for demand ushered in by a new boom by deploying state-of-the-art production machinery. Total investments will decline compared with the previous year, when they rode at a record-breaking level, but will nonetheless be higher this year than during all of the 1990s. The greatest decrease in investments will be seen in the forest and electronics industries. Investments by the food, chemical and metal product industries will increase.

The market for business premises returns to normal

The exceptionally high number of start-ups in Finnish office and industrial construction is declining back to normal. Underlying this development is the fact that, last year, the growth in employment figures dried up in the IT sector. Production by the electrical and electronics industry returned to a high level towards the end of last year, balancing out assessments of the trend in the field's need for personnel and business premises over the next few years. However, the vacancy rate of used business premises in particular will most likely rise during the present year. The smaller number of start-ups will keep the number of vacant business premises under the normal level of five per cent in the future as well. Towards the end of 2001, the vacancy rate of business premises in the growth centres was around two per cent.





Record-breaking population migration maintains residential and service building construction

The trend in the population is the major factor increasing demand for construction. According to preliminary information, the population shift between municipalities gained speed last year, breaking peacetime migration records. The years-long migration of young people into the growth centres will also lead to natural population growth in the influx areas. The housing shortage in the growth centres coupled with the increasing need for residences will lead to an increase in new construction and renovation works. Population growth will also lead to a greater need for day-care centres, schools, health care buildings and commercial and public service buildings.

Interest rate trends in the EMU area support efforts to satisfy the growing need for residences and business premises. Unlike in our past, a slump has now led to declining interest rates that support investment activities and the purchasing of residences by households. The wage and salary solution introduced in the second year of the incomes policy agreement and slow inflation increase disposable income.

A factor that might threaten demand is a substantial increase in unemployment. If the gloomiest predictions come true, the unemployment rate might rise by under one percentage point. For the time being, the labour supply has grown and employment figures continued to increase during all of last year.

Good situation in the domestic market

At the beginning of 2002, there have been encouraging indications of a economic recovery both in Finland and globally. If this trend holds, investment projects that were delayed at the end of the previous year due to the uncertain outlook for the future will be given the go-ahead. The various sectors of the economy are in different business cycle phases. The export sector has suffered, but the domestic market has remained in good shape. The financial position of the public economy, companies and households is good.

The positive trend in households' disposable income, slow inflation and low interest rates support demand in Finland. Households' stable confidence in the outlook for their finances improved significantly in January 2002, when their impression of the development of the Finnish economy also became positive.

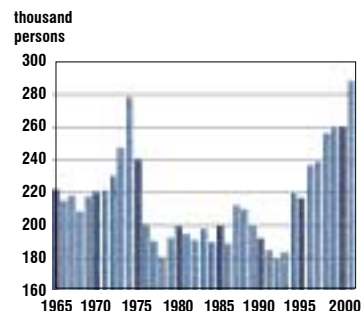
The dip in production last year was due to international factors that led to the weakening of demand for exports. In Finland, the change in the trend in aggregate production already took place last July, and in November, according to the preliminary data released by Statistics Finland, production had already returned to the same level as in November 2000. The manufacture of telecommunications equipment returned to its earlier record level towards the end of the year. This increase was enough to turn the value of total industrial production back into growth. The readings on the industrial confidence meter have improved every month since last autumn.

SCANDINAVIA

YIT is strategically venturing into Scandinavia to seek growth for its capital investment and maintenance services for industry and technical building services. Building construction is growing faster in both Sweden and Norway than in Finland.

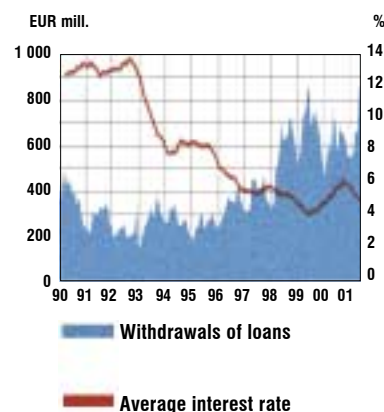
In Sweden, economic growth is expected to rise to 1.3 per cent, supported by private consumption and investments. The faster pace of exports will increase this figure to over 3 per cent in 2003. Residential production will rise by 10 per cent and other building construction will decline by 6 per cent this year. Building construction activities will grow by over 3 per cent this year and by over 2 per cent next year. The growth rate of residential construction and renovation outpaces other construction, enlarging the technical build-

Migration between municipalities



Source: Statistics Finland, Dec. 2001

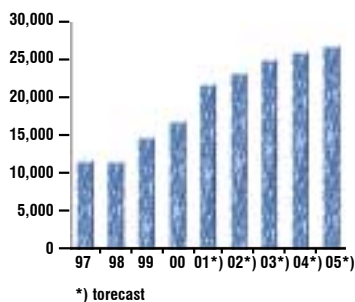
Housing loans and interest rates



Source: Bank of Finland, Jan. 2002



Start-ups in housing construction in Sweden



Source: Sveriges Bygginstitut

Growth estimate in Russia and Baltikum

%	GDP		Construc- tion	
	2001	2002	2001	2002
Russia	4.5	3.8	8.0	5.0
Estonia	5.0	5.3	5.0	5.0
Latvia	6.5	5.0	5.0	7.0
Lithuania	3.8	4.1	3.0	3.0

Sources: IMF-Economist-EIU, Nov. 2001
Euroconstruct, Dec. 2001

ing service market. Industrial construction will contract this year, but growth is expected to already materialize in 2003. The construction market trend in the upcoming three-year period is positive.

It is estimated that the Norwegian national economy will grow by 2 per cent in 2002 and 2003. Growth is maintained by private consumption and exports. Residential construction start-ups have risen to the level of 25,000 residential units per year. In building construction, production is expected to remain at almost the present good level. The value of renovation is already slightly over half of all building construction. Renovation is on the rise. The opening of a new gas field will expand the market for construction and piping contracting in Northern Norway.

Energy investments will rise in the next few years

In the next few years, all of the Nordic countries will have to step up substantially their investments in energy generation. YIT Industry and YIT Scandinavia are streaming their expertise and installation and manufacturing capacity into these markets. The implementation of industrial and energy projects always involves a significant construction technology component. Large-scale total deliveries can be provided through the combined expertise and high performance of YIT Construction and YIT Installation.

THE BALTIC COUNTRIES AND RUSSIA

In spite of the slowing down of growth in the global economy, economic growth remains rapid in the Baltic countries, backed up by strong private consumption and investments. The decline in exports to the EU is compensated for by exports to Eastern European countries. Both Nordea and Skandinaviska Enskilda Banken estimate that GDP growth in the Baltic countries will hit 4-5 per cent in 2002 and 2003. It is forecast that investments in Estonia and Lithuania will grow at an annual rate of over 10 per cent, with growth hitting 7-8 per cent in Latvia as well.

It is estimated that GDP growth in Russia will slow down slightly to 3-4 per cent primarily due to the decline in the price of oil, while there will be a weakening in the effect of the devaluation of the rouble, which improved the price competitiveness of exports. In Russia, growth is faster than in the Nordic countries and the positive climate in the Russian economy will hold. Investments are expected to increase at an annual rate of 5 per cent both in the present year and the next. The boosting of production efficiency in the oil and gas sector and the opening of new fields will lead to large investment needs in the future. The upcoming 300th anniversary of St Petersburg will lead to more construction and renovation works. The construction of St Petersburg's southwestern wastewater treatment plant, which will be started up in the spring of 2002, is the largest environmental protection project currently taking place in the Baltic rim.

Euroconstruct has evaluated that the growth of the Lithuanian construction market began last year and will continue during the next three years at a rate of three per cent. Civil engineering will grow at a slightly faster pace. The primary need is for water supply and water treatment plants in particular. Renovation accounts for about 45 per cent of building construction and 60 per cent of civil engineering.



The Latvian construction market is about one-third smaller than the Lithuanian market. The growth in construction is markedly faster. It is estimated that building construction will grow at an annual rate of 5 per cent and civil engineering by 10 per cent. In Latvia, too, the focus of civil engineering is on water supply and water treatment plant projects.

The Estonian construction market is in the same size class as that of Lithuania. It is estimated that the market will grow by 3 - 5 per cent annually. The growth rate of civil engineering in Estonia also outpaces that of other types of construction. In particular, the growth in traffic, water supply and water treatment projects is expected to gain speed in all the Baltic countries, partly thanks to ISPA funding from the EU.

A stable outlook for YIT

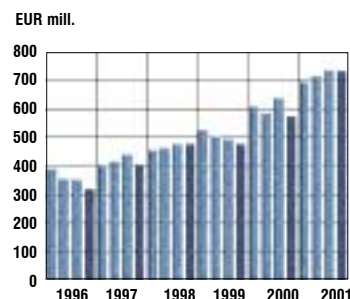
Last year, the YIT Group's net sales increased by 31 per cent. The bulk of growth was due to acquisitions; they were carried out such that the equity ratio remained at a good level, 40 per cent. In Finland, YIT's organic growth was also larger than that of the construction and installation market.

Outsourcing of industrial and property maintenance increased the maintenance and upkeep business, which accounted for one-quarter of YIT's net sales last year. The maintenance of Finland's public roads will be opened to competition from 2001 to 2004. In the first invitation to tender held last year, YIT won maintenance contracts for four maintenance areas and thus assumed the mantle of the leading private player in the maintenance of public roads. The Finnish Road Enterprise landed most of the maintenance contracts.

In Finland, the right scheduling of residential production, the company's good portfolio of plots and high-quality design management led to good results. The development of business premise projects on YIT's own plots progressed favourably. YIT's participation in IT sector project management projects or mere tender-based contract production - which have been on the wane recently - has been limited. Therefore, the contraction in the volume of such works does not affect YIT's development prospects.

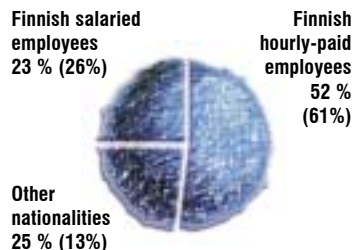
In 2001, YIT's net sales saw exceptional growth, yet profitability remained good. The order backlog also increased significantly. The fact that the YIT Group operates in numerous geographical regions and fields of business will in future continue to balance out the effects of cyclical variations in individual sectors on the YIT Group's net sales and earnings. On the basis of the outlook for the markets and YIT's competitiveness, we anticipate that the trend in our business operations will be stable in 2002.

**YIT's order backlog
by quarter**

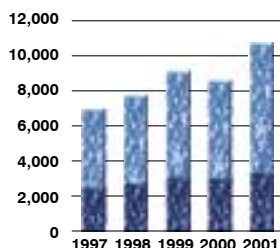


YIT takes care of its personnel

Breakdown of personnel at the end of the year

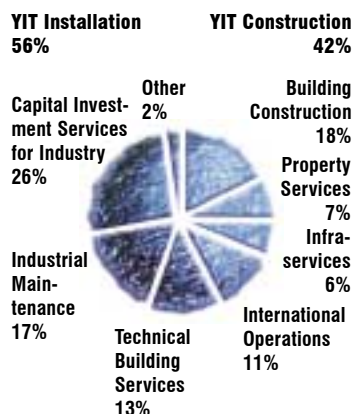


Average personnel, 1997 - 2001



	Salaried employees	Employees	Total
1997	2,071	4,460	6,531
1998	2,300	5,040	7,340
1999	2,647	6,074	8,721
2000	2,552	5,637	8,189
2001	2,933	7,185	10,118

Personnel by division, Dec. 31, 2001



The YIT Group employed an average of 10,118 people in 2001 (8,189 people in 2000). The number of personnel was 10,264 (8,605) at the end of the financial year; of them, 7,700 (7,501) were Finns. The number of foreign employees rose strongly due to acquisitions. A quarter of the employees, or 2,654 (1,104) people, already worked for foreign units, of whom 1,565 were on Calor's payroll.

In its personnel policy, YIT keeps its eye on the long term. Most of the Group's salaried employees are permanently employed and YIT intends to dramatically increase the number of long-term employment relationships among its other employees, too.

A balanced personnel structure ensures that the objectives are met

The average age of Finnish employees working for the YIT Group is 43 years. Much attention will be paid to ensuring a balanced personnel structure through recruitment.

Of YIT's Finnish salaried employees, over 10% have completed a university degree, almost 50% have a college degree and around 30% have a two-year technical degree or the equivalent. A greater share of hourly-paid employees now also have a vo-cational degree and the aim is to increase this share substantially during the next few years.

YIT makes great outlays on ensuring that it will have employees in the future as well. Over 500 trainees were in positions related to vocational studies during the report year. The company participated actively in recruitment fairs and other student events.

The average duration of a stint of employment among YIT's employees in Finland is nine years. YIT values long-term employment relationships, and shows its appreciation by such means as an annual bonus that is based on the duration of employment. In 2001, YIT employees were awarded 17 service bonuses for 40 years of service, 57 bonuses for 30 years, 102 for 20 years and 69 for 10 years.

Jointly-agreed upon values are the foundation of operations

In 1996, excellence in service, well-run cooperation, continuous learning and good performance were approved as YIT's shared core values. These values comprise the basis of the Group's key results, which are confirmed annually. They also contribute to each YIT employee's setting of objectives. The values and key results guide the company's managerial practices, day-to-day operations and development efforts.

Management by objectives is YIT's chosen mode of operations

The YIT Group employs management by objectives. The goals of each salaried employee for the financial period are agreed during a performance evaluation and development discussion with his or her supervisor. The realization of objectives is evaluated during monitoring and evaluation discussions.

The majority of salaried employees are covered by a bonus system. The amount of the bonuses that are paid depends not only on the financial results of the entire Group and the division and unit in question, but also significantly on the realization of personal key results. In accordance with the YIT Group's performance planning system, the bonus period of employees at fixed business locations is six months. The bonus period of salaried employees at work sites is the duration of the project.

About 140 of the Group's key employees were covered by the 1998 share option programme.

The development of the personnel's expertise continues to be diverse

Continuous learning is YIT's key core value; it is the right and obligation of every YIT employee. Development efforts are a key tool in the implementation of strategies. Expertise and its management comprise an increasingly important success factor for the company.

Personnel development continued to be very active within the Group, both within the framework of the Group's, divisions' and units' own development programmes.

In 2001, numerous job orientation events were organized for new employees, employees from acquired companies and trainees.

In the autumn of 1999, YIT made a cooperation agreement with the Siikaranta Institute, which is owned by the Finnish Construction Trade Union, in order to strengthen employee training. To date, about 250 people have already taken part in the training programmes and 131 of them has passed a vocational degree. In addition, vocational and specialized vocational degree programmes are implemented in association with other educational institutions.

The Group's salaried employees actively complete vocational and specialized vocational degrees in building production and other fields. The decision to organize a training programme for YIT's own management was taken in the autumn of 2001 and the first course began in January 2002.

YIT monitors the development of the climate of the working community by means of annual surveys directed at the personnel. The results are used in such efforts as the planning of development operations. About 3,100 YIT employees responded to the survey carried out in October 2001. According to the survey, the development of the climate has been quite satisfactory at the Group level. However, increasing attention will be paid in the future to balancing out discrepancies between personnel groups.

Job rotation increases opportunities

YIT actively engages in job rotation with the goal of offering its employees new avenues for vocational development and the expansion of their expertise - and thus their wherewithal to make career progress. For example, major changes in unit management in 2001 were implemented via internal job rotation.

Attending to health and occupational fitness comprehensively

Activities supporting occupational health, occupational safety and occupational fitness are part and parcel of the same effort and are developed in cooperation with personnel and the company's operations system. The provision of occupational health care for personnel covers not only legally required occupational health provision but also medical care by general practitioners.

YIT provides financial support for the recreational choices of its personnel. These activities are headed by local personnel societies and clubs, which have continued to engage in a great many pursuits.





Development:

The means to technological leadership

In a product model, construction elements have brains. A wall knows where it belongs, what materials it's made out of, what size it is, how much it costs and from whom it will be purchased. If the wall is moved, the product model knows how to calculate how much parquet will be required on the other side of the wall after it's been moved, and how much plastic carpeting is needed on the other.

YIT Smart develops the total technical building service system solutions of the future.



YIT aims to maintain its position as a technological pioneer in its fields of business. As in previous years, the company made vigorous outlays on R&D in 2001. The major development projects were the product model-based planning of the construction process, the development of the technical building service systems of the future and preparations for the requirements imposed by the Pressure Equipment Directive.

A product model visualizes and boosts the efficiency of the construction process

COVE (Cost and Value Engineering) is a tool for the product model-based information management of the construction process. The model integrates all the stages of the construction process in the same information management system, from the project phase and design to production planning, construction, use and maintenance. COVE complies with the IFC information transfer standard to allow information from the parties involved in the construction process to be uploaded directly into the same 3-D model, even from different types of design programs.

In the product model, the construction component is visualized and information on materials, quantities, costs, placement and scheduling is provided. All information is integrated into the same system, thereby improving the efficiency of project management as a whole. Product model-based design takes schedule management into consideration, thereby moving on from a 3-D model to the fourth dimension.

The COVE product model was used in the design and construction of the new 600-seat auditorium of the main building of the Helsinki University of Technology. The developer, Senaatti Properties, aimed to implement the project using the latest technology. COVE has facilitated the evaluation of alternative solutions and the detection of errors, even during the initial stages of the project.

Product model-based design makes it possible to visualize plans and compare alternatives. A 3-D model provides a visual representation of the plans so that the model can be readily grasped by all the parties involved. This means that the end users of the building can also play a more active role in the design process and have a say in decisions that will ultimately affect them.

YIT Smart develops the technical building service system solutions of the future

The YIT Smart technology programme aims to deploy information and automation technology to produce total technical building service system solutions, enable efficient production process and provide new technical building service systems throughout the life cycle of the site. Development projects with different focuses have been selected for the research programme.

An apartment-specific technical building service system for blocks of flats is being developed for use in residential construction. The basic structure of the system comprises ventilation air heating employing heat recovery and underfloor heating along the facade. New supplementary services that clients can choose to purchase include night-time ventilation, the management of humidity in sanitary rooms, efficiency-improved ventilation and room-specific temperature control. The systems can be modified and rounded out during the entire residential cycle.

Factors contributing to comfortable and healthy indoor environments are being determined in cooperation with Technology Development Centre TEKES' Terve Talo (Healthy House) technology programme. Development areas also include security and access control systems and conversion works for accessible living.

It is intended that the YIT Smart product models will be integrated into existing IT systems such as cost calculation software. In the long term, the aim is to establish a functional total system encompassing information and logistics.

YIT is one of the 15 companies on board the COBA standardization project. This project is working on an open software architecture for use as the operating system of technical building service systems.

The Nero condition monitoring system identifies machinery malfunctions

The Nero (Neural Diagnosis of Rotation Machines) condition monitoring system measures specified condition monitoring data concerning the rotating equipment - such as pumps, electrical motors and gearing - of process industry customers. This data is analyzed and stored in a network. Nero aims to improve the usability of clients' production processes by identifying machinery malfunctions at an early stage. Thereby repairs can be carried out in a controlled fashion and the malfunctions can be repaired without shutting down the production process. Thanks to this system, experts can access the network to analyze malfunctions rapidly.

YIT Service Ltd has developed this system in cooperation with its clients and partners. The system will go into commercial use in the spring of 2002. The development work is funded by Tekes.

Module H for the manufacture of pressure equipment

The European Pressure Equipment Directive will come into force on May 29, 2002, after which new pressure equipment will be manufactured in compliance with the statutes of the directive. In 2001, YIT Installation already implemented its large project deliveries in compliance with the directive. YIT Installation is one of the first companies in Finland to receive Module H from a certification body approved by the European Union. Module H entitles YIT Installation to approve pressure equipment designs without separate approval from a third party. All of YIT Industry's employees, as well as the employees of YIT Power, YIT Service and the Technical Building Services division who deal with pressure equipment have been coached on the requirements of the directive and Module H by means of a large-scale training programme.

YIT Installation has made an agreement with Inspecta Oy concerning welder accreditation. Welder accreditation has been carried out via the Internet using electronically-signed welder accreditation certificates since November 2001. This role certificate-based system is the first of its kind in Europe.

Electronic accreditation certificates are stored in a centralized database. The inspector representing the certification institution examines and signs them via the database. People who have access rights can apply for signed accreditation certificates via any computer with an Internet connection. The electronic signature application for the welder certificates was implemented for YIT Installation by SignForm Oy.



The aim of the NERO condition monitoring system is to improve the usability of customers' production processes by identifying equipment malfunctions in good time.

The role certificate-based electronic welder accreditation certificate system is the first of its kind in Europe.

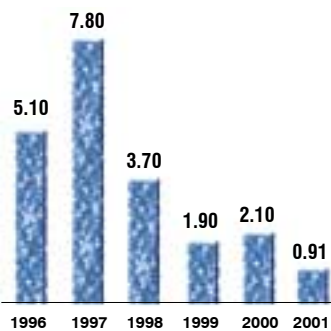




Putting the accent on the environment, health, safety and quality in all operations

Effect of the quality and operations system on handover defects

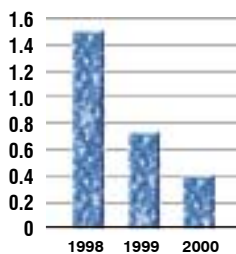
Handover defects (no./100 gross m²)



* Figures for 2001 are preliminary

Handover defects in residential construction

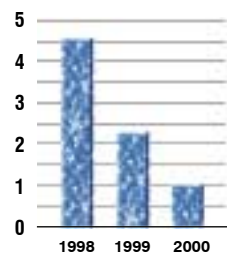
average



All defects and deficiencies observed by the purchaser of the apartment and the inspector selected by him or her during the moving inspection are counted as handover defects.

Handover defects in renovation projects

average



All defects observed by the building owner's inspector during the acceptance inspection are counted as handover defects.

YIT's operations system is based on the Group's jointly-agreed values. The operations system includes key operating principles concerning quality, the environment, health and safety that are to be taken into consideration in all operations.

The Group's strategic planning sets the objectives for the development of business operations and the related quality, environmental, safety and health issues. The units draft concrete operating plans, complete with goals and measures, on the basis of the set objectives. The planning of operations ensures that all the units work to achieve the joint objectives while taking the special features of their own operating environment into consideration. Site-specific plans include project schedules, and plans for quality assurance, procurements, risk assessment and safety.

Training leads to fewer quality defects

The quality training of YIT Construction's salaried employees continued during the year now ended and similar training for workers and subcontractors was started up towards the end of the year. During training, quality defects and good operating procedures are reviewed. Quality training is being forged into an operating method for the continuous compilation of quality defects and good operating procedures as well as the dissemination of the information gleaned therefrom. In 2001, about 400 people took part in quality training.

Systematic quality training has brought results: fewer defects. Defects encountered during the handing over of building construction and renovation projects declined to about half of the previous year's figure.

The revised process-based operations system employed in YIT Construction Ltd's construction operations in Finland was granted a new ISO 9001:2000 quality certificate. The new operations system covers all important aspects having a bearing on the process and the final product.

Part of the overhaul of the operations system involved the training of personnel as internal auditors. By the end of the year, 73 people had received such training. Internal auditors inspect quality, environmental, safety and health issues in line with the operations system at all of YIT Construction's sites.

Ecological efficiency lies in the relationship of functionality and environmental pressure

Ecological efficiency in construction is assessed in terms of the relationship of the functionality of a property and its environmental pressure over its life cycle. The aim is for the building to be both ecologically durable and designed to serve its intended purpose properly. The functionality of the property is influenced by its service life, indoor conditions, safety, comfort, accessibility, usability and ease of conversion. These requirements that are set on the functionality of a property can be achieved by means of alternative methods, which determine the environmental pressure of the building. "Environmental pressure" means the possible environmental impacts of land use, the building itself and the use of the building, that is, changes in the environment.

YIT's management of the environmental impacts of work sites is based on a total system including plans for the inspection of quality, the environment, moisture control and work sites. By providing maintenance services, YIT is well placed to cushion environmental pressure arising throughout the life cycle of investments.

The most significant share of the environmental pressures arising during the use of a building comprises energy consumption, that is, the heating of the building and the use of electricity. A quarter less energy is required to heat new buildings than ones which were completed 30 years ago. Solutions that reduce energy consumption are key focuses of development for environmental soundness.

Ekotehokas Kaupunkitalo 2003 (Eco-efficient Urban Buildings 2003), a joint project of the Housing Production Department of the City of Helsinki, YIT Construction and Parma Betonila, has set out to meet the requirements that the authorities will lay down on energy consumption in the future by developing new building equipment system solutions, such as for ventilation.

YIT Installation's E-value method assesses the actual annual energy consumption of a building on the basis of a few days' worth of measurements. The method is based on research carried out at the Helsinki University of Technology's HEPAC laboratory. The advantages of the E-value method are its reliability, rapidity and ease of transfer. Experiences gleaned from the maintenance responsibility contract carried out for the Info Centre in Viikki are utilized in the development of this method.

YIT Rapido Property Management Services' Factor X project aims to increase the ecological efficiency of property management and to offer property management services that consume fewer natural resources than at present. Job tasks and the use of equipment, machines, materials, tools, substances and materials were tracked at the test site. The project identified benchmarks suitable for use in operations and factors having a bearing on ecological efficiency.

The right and the obligation to work safely

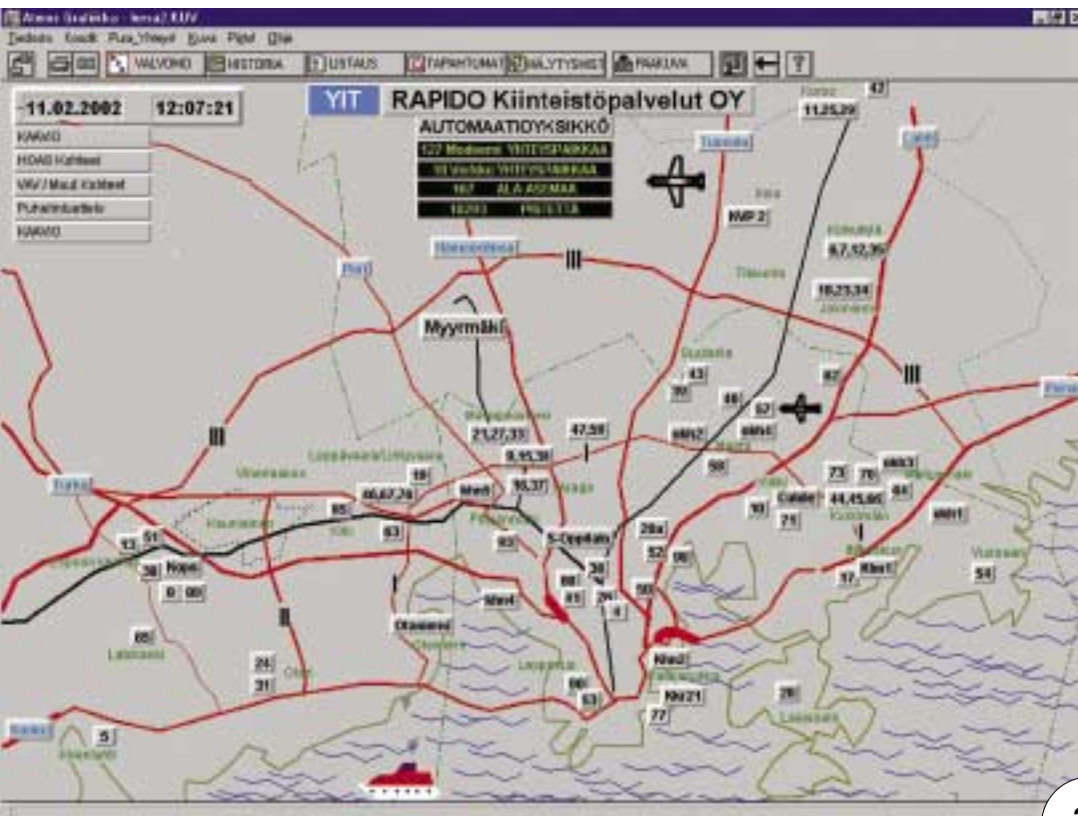
The guiding principle of occupational safety is that each and every accident can be prevented and health-threatening factors can be eliminated in advance. Successful prevention entails safety-first thinking.

In 2001, about 1,200 YIT employees took part in safety training. The themes of safety training were the right and the obligation of employees to go home in good health at the end of a day's work; safety as part of one's professional skills and day-to-day work; what constitutes a good level of safety; and the question of whether accidents can be prevented. Safety is also a key focus area in vocational training.



Maintenance has a significant impact on the environmental pressures of investments over their life cycles. YIT Industry Ltd is responsible for the mechanical maintenance of Ekokem's business location in Riihimäki.

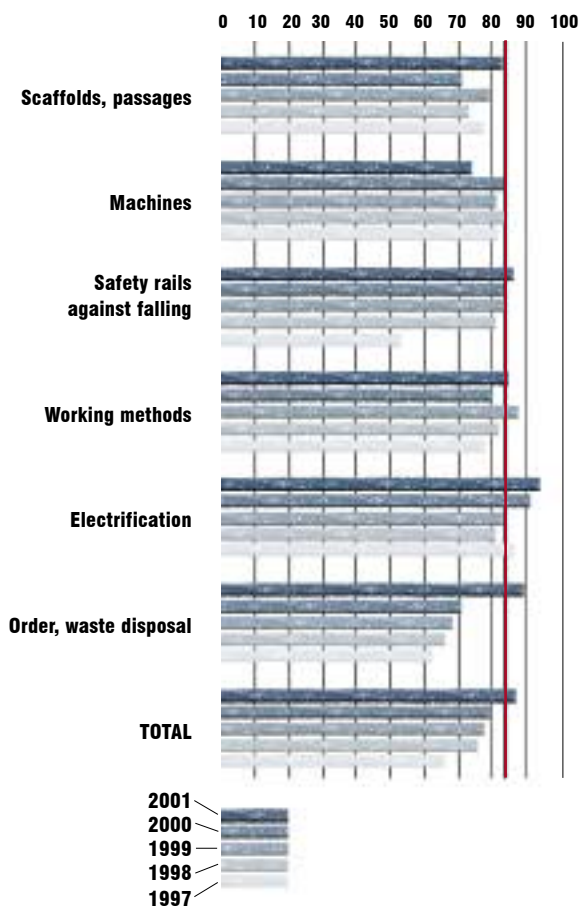
Photo on left: The essential factor in developing the eco-efficiency of a property is to influence energy consumption. YIT Rapido monitors the energy consumption of properties on a centralized basis from a control room. Technical malfunction on-call duty, 24hrs, tel. 020 433 3200.





In line with YIT's operations system, the safety risks present in the various stages of a project are assessed during project planning. Safety plans are drawn up on the basis of these assessments. Paying due heed to occupational safety is especially important when working with pressure equipment and dangerous materials. In the spring of 2001, about 450 YIT employees from different units participated in the servicing of Fortum's production plant in Porvoo during the plant's shutdown. Training on access authorizations and shutdowns was implemented in association with the client, as were vocation-specific risk assessments and safety plans. The realization of safety was tracked on a weekly basis by means of EHSQ analyses, on-site discussions and weekly inspections and on the initiative of the coordinating group.

**Development of safety on high-rise sites
1997-2001 (measured with the TR meter)**



At YIT's building construction sites, weekly inspections are performed using TR measurements, a method for gauging the level of building construction safety. The assessments are based on the observation of safety considerations. The safety factors that are to be assessed are divided into six main groups: scaffolds, catwalks and ladders; machinery and equipment; safeguards against falling; how work is performed; electricity and illumination; and order on the site and waste management. Inspectors record the site as being properly safe when it fulfils the specified level of safety. On average, 82% of YIT's sites were found to be properly safe in 2001. The target level set for 2002 is 85%. Training on MVR measurements, used to assess earthwork safety levels, has also been started up.



Occupational health care supports wellbeing

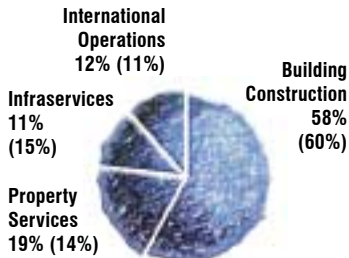
Physical fitness, ease of mind, social relationships, and well-run cooperation and management within the working community are the factors underlying a well-balanced workplace and the foundation for wellbeing and good occupational fitness. Occupational health care supports the wellbeing of employees through the provision of general practitioner-level medical services and workplace improvement measures. The latter comprise counselling, preventative measures and activities for promoting occupational fitness and the maintenance of psychological wellbeing. Occupational fitness is assessed by means of questionnaire surveys. The company provides physical exercise facilities, rehabilitation courses and first-aid courses for its employees.





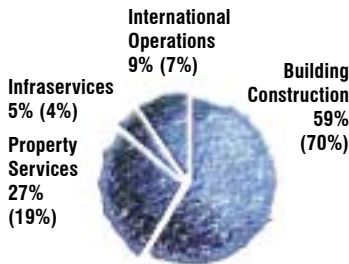
YIT Construction increases its net sales and earnings

Breakdown of net sales 2001 (2000)



Net sales: EUR 1,015.1 million (868.8)

Breakdown of operating profit 2001 (2000)



Operating profit: EUR 79.5 million (66.9)

YIT Construction offers services over the entire life cycle of projects in different sectors of construction. International operations focus on the Baltic rim.

The operations of the YIT Construction subgroup are divided into five divisions, which are Residential Construction, Building Construction, Property Services, InfraserVICES and International Operations. In financial reporting, the Residential and Building Construction divisions are dealt with as one group, Building Construction.

In 2001, YIT Construction's net sales were up 17 per cent on the previous year, rising to EUR 1,015.1 million (2000: EUR 868.8 million), accounting for 61 per cent of the entire YIT Group's net sales (69%). Operating profit was EUR 79.5 million (EUR 66.9 million), an improvement of 19 per cent on the previous year and representing 76 per cent (76%) of the entire Group's operating profit.

YIT Construction's backlog of uninvoiced orders was 17 per cent larger at year's end than a year earlier, amounting to EUR 509.8 million (EUR 435.6 million).

At the end of the year, YIT Construction had a payroll of about 4,300 people, or 42 per cent of the entire Group's employees.

Outlook for 2002

It is expected that the trend in YIT Construction's net sales and operating profit will be stable in 2002.



YIT has a strong plot and property portfolio

YIT Construction's objective is to offer customer-oriented spatial solutions for property users and owners. The company acquires properties in good locations that can be actively developed as well as plots for construction in growth centres. In addition to the plot and property reserves included in the balance sheet, YIT has made various agreements whereby it has under its management a significant portfolio of plots, both pre-zoned and slated to be zoned.

YIT's plot reserves and development properties comprise future resources that are integral to the company's core business operations, as a sufficient amount of plots and properties safeguards the continuity of operations. On the other hand, the capital turnover rate must also be sufficient so that the profitability objective can be achieved. In line with its strategy, YIT has divested its investment properties; the company disposed of its last such property, its head office property in the Käpylä quarter of Helsinki, in March 2001.

More building rights acquired in the growth centres

In 2001, 232,000 m² of floor area in residential plots and 35,000 m² of floor area in business premise plots went into production. During the same year, 210,000 m² of floor area in residential and 76,000 m² of floor area in business facility building rights were acquired in the growth centres of Finland. New plots were acquired to the tune of EUR 48.3 million in 2001 for future residential and business premise production.

At the end of 2001, YIT's plot reserves amounted to 1.8 million m² of floor area. Of this amount, two-thirds comprise zoned building rights and one-third is currently being zoned. The pre-zoned residential plots will suffice for three years' worth of residential construction. New building rights are systematically acquired in the areas with the greatest demand for residences and business premises.

YIT's plot reserves, Dec. 31, 2001

1,000 m ² of floor area *	Residential plots	Business facility plots	Total
Greater Helsinki area	330	254	584
Turku area	117	101	218
Tampere	120	241	361
Jyväskylä	45	20	65
Lahti	32	2	34
Oulu	64	36	100
Rest of Finland	232	212	444
Total, Dec./2001	940	866	1,806

* Building rights and zoning potential





Brisk demand for residences increases Building Construction's net sales

Building Construction

Breakdown of net sales 2001 (2000)

Other building construction
23%
(17%)



Residential construction
77% (83%)

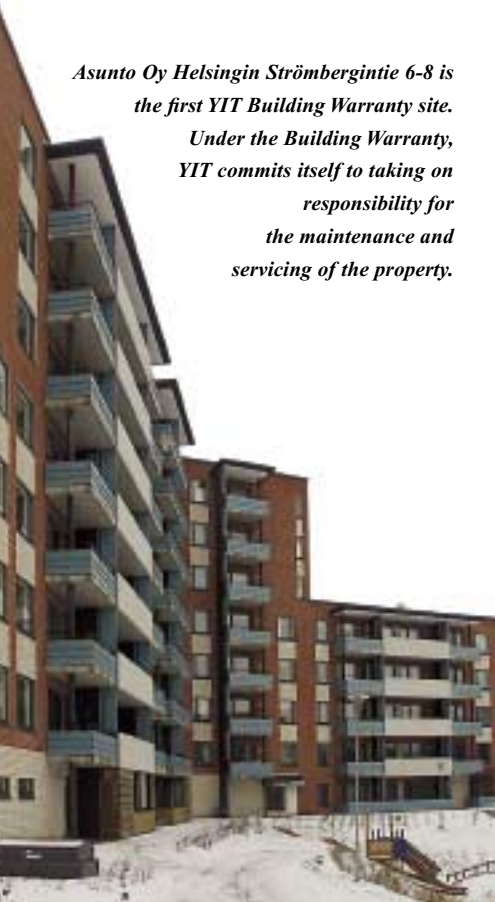
Net sales EUR 592.1 million (516.1)

Division balance sheet summary, EUR million

	2001	2000
Non-current assets	1.4	1.3
Inventories	189.2	189.2
Financial assets	212.7	209.3
Shareholders' equity	120.1	111.5
Obligatory reserves	0.3	0.2
Interest-bearing liabilities	98.1	93.0
Interest-free liabilities	184.8	195.1
Balance sheet total	403.3	399.8

Asunto Oy Helsingin Strömbergintie 6-8 is the first YIT Building Warranty site.

Under the Building Warranty, YIT commits itself to taking on responsibility for the maintenance and servicing of the property.



Building Construction is responsible for the Group's residential construction in the entire country. Outside the Uusimaa region, its field of business also includes other types of building construction.

In 2001, Building Construction's net sales grew by 15 per cent to EUR 592.1 million (2000: EUR 516.1 million). Operating profit was EUR 49.1 million (EUR 47.7 million), up 3 per cent on the previous year. Return on investment was 23.4 per cent (23.8%). At the end of the year, the backlog was 8% larger than a year earlier, or EUR 240.6 million (EUR 221.8 million).

Demand for residences in the growth centres remains active

Housing demand remained at a high level in Finland's growth centres. In particular, the strong population shift into the Greater Helsinki area and the housing shortage kept the residential construction volume high. Demand for non-rental housing was increased not only by the population growth in the growth centres but also by the low interest rate levels and consumers' confidence in the positive development of their own finances.

In 2001, 1,104 (1,415) non-rental residences were completed and 1,108 (1,165) residences were sold. Sales of residences picked up during the second half of the year and, towards the end of the year, exceeded sales in the corresponding period of the previous year by a good margin, especially in the Greater Helsinki area. At the end of 2001, there were a total of 199 (240) completed residences that remained unsold. The number of start-ups was at the previous year's level.

Demand for rental apartments remained brisk in the growth centres, especially the Greater Helsinki area. A total of 1,221 (709) state-subsidized and market-financed rental residences were completed in 2001. More rental housing sites were started up than in the previous year.

Of the residences started up in 2001, 12 per cent were tender-based contract sites.

During 2001, a total of 2,989 (2,525) residential units were completed, of which 1,669 (1,646) were market financed. During the report year, the construction of a total of 3,169 (2,944) residences was started up. At the end of the year, a total of 3,224 (3,062) residential units were under construction, of which 1,382 (1,656) were market financed.

Residential construction 2000 and 2001

	Start-ups no.		Under construction Dec. 31	
	2001	2000	2001	2000
Market-financed production, total	1,413	1,486	1,382	1,656
- of which Alfa apartments*)	210	321	210	347
State-supported production and tender-based contracts	1,756	1,458	1,842	1,406
Total	3,169	2,944	3,224	3,062

*) In Alfa apartments the share of self-financing is 30%. A condominium loan accounts for 70%.

Key figures 1997 - 2001, EUR million

	2001	2000	1999	1998	1997
Net sales	592.1	516.1	497.9	402.8	435.9
Operating profit	49.1	47.7	28.1	18.8	23.2
- % of net sales	8.3	9.2	5.6	4.7	5.3
Return on investment, %	23.4	23.8	14.3	11.5	7.1
Order backlog Dec. 31	240.6	221.8	202.5	149.4	209.4
Average personnel	1,761	1,569	1,457	1,421	1,574
Share of the Group's net sales, %	36	42	40	34	46
Share of the Group's operating profit, %	45	53	45	34	43

Commercial and business facility projects carried out in provincial centres

Demand also made it possible to initiate numerous new business facility projects in the provincial centres. Construction continued in the Kanta-Tampella area, located in the heart of Tampere. In September, the Suomi Group acquired from YIT the Fenix Terra business premise property that is located in this area at a purchase price of EUR 12.8 million. After the completion of the third stage of the Finn-Medi project in Tampere, the fourth stage was kicked off.

In Mikkeli, a business premise project entitled Tekno-Graani was started up and sold to a company established by the city and a private group of investors. The construction of the Mediaani office building for Technopolis Oyj began in Oulu towards the end of the year.

During the report year, commercial and business premises were built in cities such as Turku, Jyväskylä, Lahti, Kuopio and Oulu. The main contract of Alholmens Kraft's bio-energy plant was completed in Pietarsaari. Numerous other YIT units were involved in the implementation of the project.

Acquiring more plots in the growth centres

In 2001, the company continued to actively acquire plots and develop projects. In the Greater Helsinki area, building rights were acquired in regions such as Viikki, Vuosaari, Leppävaara, Amiraalinmäki and Vanhakartano, mainly for market-financed housing production.

20,000 m² of floor area in zoned building rights for commercial and office buildings were acquired in the city centre of Jyväskylä from the Finnish Rail Administration and VR Corporation in December. In addition to residential building rights, YIT has building rights for commercial and office premises - both pre-zoned and in the process of being zoned - in other central Finnish locations in Tampere, Oulu, Turku and Jyväskylä.

Development efforts remain brisk

The large-scale quality training initiated in the previous year was continued. Assessments indicate that training has led to a significant decline in quality defects. Great outlays were made on vocational degrees for employees and workplace counsellor training. The first workplace counsellors completed their training programmes in the autumn.

The COVE (Cost and Value Engineering) model, which was developed for the product model-based information management of the construction process, was upgraded further. The model was utilized in the design and construction of both residential and business premise sites.



The Kippari quarter in the Herttoniemi quarter of Helsinki.



Top photo: Asunto Oy Espoon Villa Laguuni, with a view of the sea in Espoo.

Above: the Suomi Group's Fenix Terra business premise property in the Kanta-Tampella quarter of Tampere.



Media Homes were completed in localities such as the Viikki eco-area.





Upon the completion of the third stage, the fourth stage of the Finn-Medi project began in Tampere.



Alholmens Kraft's bioenergy plant in Pietarsaari.

One of the systems developed in the YIT Smart technology programme was an apartment-specific technical building service system for blocks of flats, including ventilation air heating employing heat recovery. YIT equips all of its market-financed residential sites with broadband connections. The development of broadband connection-enabled supplementary services for Media Homes continued in association with Sonera Living.

The first YIT Building Warranty site, Asunto Oy Helsingin Strömbergintie 6 - 8 for LEL Employment Pension Fund, was completed in March 2001. Under a Building Warranty, YIT takes on responsibility for the servicing and maintenance of the property.

Outlook for 2002

The outlook for building construction remains good. The migration into the growth centres is continuing, which will maintain demand for residences and service buildings in these areas. Coupled with the low interest rate level, this lays the foundation for the continuation of good demand for residences.

Most significant projects completed in 2001

Residential construction:

Kippari quarter, Helsinki, Herttoniemi (390 residential units)
 As Oy Helsingin Strömbergintie 6-8 (168 residential units)
 Asunto Oy Espoon Villa Laguuni, Espoo (100 residential units)
 Krakantie 2a and 2b, Vantaa (97 residential units)
 Asunto Oy Kuopion Adolffiina, Kuopio (65 residential units)
 Asunto Oy Jyväskylän Sammonhovi, Jyväskylä (58 residential units)
 Asunto Oy Helsingin Oskar (stage IV of the Kesäkatu area), Helsinki (51 residential units)
 Asunto Oy Tampereen Koskenkuuhu, Tampere (50 residential units)
 Asunto Oy Kemin Galleria, Kemi (33 residential units)
 Asunto Oy Lahden Vesijärvenranta, Lahti (32 residential units)
 Asunto Oy Oulun Keto-orvokki, Oulu (29 residential units)
 Asunto Oy Turun Marskinkartano, Turku (27 residential units)

Other building construction:

Stage III of Finn-Medi, Tampere
 Swimming hall, Loimaa
 Euromarket, Lahti
 Eagle business building, Kotka
 Head office of the Pohjois-Karjalan Osuuskauppa cooperative, Joensuu
 Alholmens Kraft's power plant, Pietarsaari
 Renovation and extension of Hotel Iso-Syöte, Pudasjärvi
 Teknopark 1, Rovaniemi

Property Services surging

Property Services offers a service chain that encompasses the entire life cycle of a property. In the Greater Helsinki area, the division has units specializing in services for projects and business premises, the construction of business premises and renovation. In project management services and maintenance and operation services, the division's area of operations is the whole of Finland.

Property Services' net sales for 2001 were 49 per cent higher than a year earlier, rising to EUR 187.2 million (EUR 125.9 million). Its operating profit, EUR 22.8 million (EUR 13.1 million), was also significantly better than in the previous year. The division's relative profitability also remained at last year's good level, rising at a fast clip.

Return on investment improved substantially and was 23.7 per cent (12.8%). At year's end, the order backlog was EUR 138.9 million (EUR 109.0 million), or over one-fourth better than last year.

Major property development projects were started and sold

In March, an agreement was signed with the Tapiola Group concerning the construction of the Hermanni office complex in the Sörnäinen quarter of Helsinki. In August, the Tapiola Group acquired the shares in Kiinteistö Oy Tynnyrintekijä 1, which is located in the area. The deal also included a contract agreement on the construction of an office building. For the most part, the office complex will be completed in 2002.

In December, Mutual Pension Insurance Company Varma-Sampo acquired the first stage of the Avia Forum business park, which will be built in the vicinity of Helsinki-Vantaa Airport, at a purchase price of EUR 11 million. In December, an agreement was signed with the Suomi Group to build two business buildings in the Itä-Pasila quarter of Helsinki. The tenants of the building will be TKP Tieto Oy and Finnmap Consulting Oy. Kiinteistö Oy Sinihelmi in Espoo was completed and sold, as was Kiinteistö Oy Säterinkatu 6 in Espoo. The construction of Kiinteistö Oy Perkiöntie 5 was started up in Helsinki.

Kiinteistö Oy Perkiöntie 5 in Oulunkylä, Helsinki.

Key figures 1998 - 2001, EUR million

	2001	2000	1999	1998
Net sales	187.2	125.9	165.4	201.5
Operating profit	22.8	13.1	17.4	19.2
- % of net sales	12.2	10.4	10.5	9.5
Return on investment, %	23.7	12.8	13.8	
Order backlog Dec. 31	138.9	109.0	83.6	88.5
Average personnel	624	538	517	370
Share of the Group's net sales, %	11	10	13	17
Share of the Group's operating profit, %	20	15	28	35



Property Services

Breakdown of net sales 2001 (2000)



Construction of business premises and project management
39% (28%)

Net sales EUR 187.2 million (125.9)

Division balance sheet summary, EUR million

	2001	2000
Non-current assets	3.9	4.6
Inventories	44.8	31.3
Financial assets	98.8	83.1
Shareholders' equity	66.4	59.3
Obligatory reserves	4.9	5.1
Interest-bearing liabilities	41.5	25.1
Interest-free liabilities	34.6	29.5
Balance sheet total	147.5	119.0





Intentia Oy's office building in Espoo.

YIT Rapido carried out the yard works of the Leppävaara health care centre.



Concept Project Management Services consolidated its position

YIT Concept Project Management Services Ltd consolidated its position on the market and continued to develop and market its service concept. Business premises were completed for Intentia Oy in Keilalahti, Espoo, under a project management contract. Microsoft Oy's business building in Espoo is currently being finalized.

A 600-seat auditorium and a computer lab will be built at the Helsinki University of Technology as a joint project with Senaatti Properties. The planning stage of the Kerava library was completed and the project management contract was signed in December.

Rapido Property Management Services growing at a good clip

YIT Rapido Property Management Services Ltd's operations grew substantially, up about 40 per cent compared with the previous year. In June, Rapido took over YLE's property maintenance business in Pasila, and its 40 employees transferred into Rapido's employ. In October, a three-year agreement was signed with the Sato Group for property maintenance services covering 40 properties in the Greater Helsinki area.

In property management, YIT takes on responsibility for the formulation and implementation of the client's property strategy. In the implementation of the strategy, YIT represents the property owner/investor. Property portfolio custodians manage the risks related to property investments, ensure the yield of the properties and user satisfaction, and uphold the value of properties. Rapido's property management service customers include among others OKO Bank Osuuspankkien Keskuspankki Oyj and the Sigrid Juselius Foundation.

The management of customer relationships imparts a competitive advantage

The life cycle and service expertise of the entire division has been organized into customer teams set up in accordance with customer segments. This allows the division to come to grips with the needs of each customer group and individual customer, and tailor added value generating services for them. Real customer expertise and long-term development efforts impart a competitive advantage to both customers and Property Services.

The YIT Office development project, set up in 2000, has been systematically aligned to focus on analyzing customers' business environments and tailoring solutions for individual customers. The aim is for the customer to get a full business environment under one agreement. YIT takes on responsibility for all facility services and the maintenance of the premises also after the construction phase.

Long-term work to upgrade quality brings results - Innopoli II is the Construction Site of the Year 2001

Operations systems, the fruit of long-term development of quality systems, have changed operating methods and brought results: improved occupational safety and a steady decline in defects encountered during the handing over of projects. Occupational safety has been assessed at all sites using a standardized method, TR measurement. Occupational safety is one of the major themes of 2002.

In a competition held by Rakennuslehti, the magazine of the construction industry, Innopoli II was selected as the Construction Site of the Year 2001. According to the jury, Innopoli II's strengths were scheduling management at the site, introducing quality issues to the field and having the right attitude.

Outlook for 2002

Property Services is well positioned for stable operations in 2002. Office site start-ups progressed well towards the end of 2001, which ensures that the number of works will be good in 2002. In addition to office construction, there is great variety in the division's operations, including production, storage and public sector projects. In renovation works, demand will grow moderately in areas such as public sector projects. Due to greater outsourcing, the demand for maintenance services will remain strong. Growth is expected in property management.

Major projects in 2001

Property development projects:

Stage I of Avia Forum, Vantaa
Kiinteistö Oy Sinihelmi, Espoo
Kiinteistö Oy Säterinkatu 6, Espoo
Hermann Office Complex, Helsinki

Project management projects:

The Helsinki University of Technology's Hall 600, Espoo
Intentia Oy's office building, Espoo
Microsoft Oy's office building, Espoo

Construction of business premises:

Innopoli II, Espoo
Noiro's production premises, Espoo

Renovation:

Renovation of the Helsinki Deaconess Institute's children's home in Pitäjänmäki, Helsinki
Renovation and extension of Mandatum Bank, Helsinki
Renovation of Comptel Oyj's head office, Helsinki



LPG Innovations Oy's office building in Espoo.



The renovation and extension works on the Mandatum Bank were completed in Helsinki.



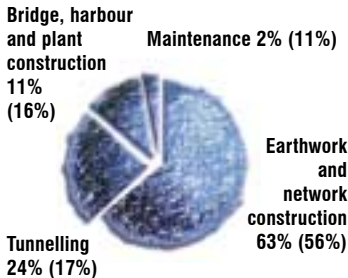
The Innopoli II site's victory in the Construction Site of the Year 2001 competition is evidence that the development of work site management methods and culture has brought results.



Infraservices - a comprehensive product range for the construction and maintenance of infrastructure

Infraservices

Breakdown of net sales 2001 (2000)



Net sales EUR 115.5 million (128.1)

Division balance sheet summary, EUR million

	2001	2000
Non-current assets	0.7	0.7
Inventories	0.5	3.1
Financial assets	35.9	35.1
Shareholders' equity	23.8	22.7
Obligatory reserves		0.1
Interest-bearing liabilities		2.0
Interest-free liabilities	13.3	14.1
Balance sheet total	37.1	38.9

YIT Infraservices carried out tunnelling works for the Viikki wastewater treatment plant in Helsinki (photo above) and the paving works of the Iso Omena Shopping Centre in Espoo (photo below).



Infraservices' field of business includes earthwork, tunnelling, network and regional construction, stabilization and other special ground engineering works as well as bridge, harbour and water treatment plant construction. Infrastructure maintenance and upkeep services comprise a growing business area.

Volume down, earnings up

In 2001, Infraservices had net sales of EUR 115.5 million (2000: EUR 128.1 million). Operating profit amounted to EUR 4.3 million (EUR 2.6 million) and return on investment to 21.4 per cent (14.7%). The order backlog at the end of the year was EUR 51.3 million (EUR 54.0 million).

Net sales declined by 10 per cent compared with the previous year, but operating profit was up substantially. In the opening market for public road maintenance, YIT became the market leader among private players.

Reaping success in earthwork and network construction

In earthwork and network construction, net sales grew vigorously. Demand remained brisk in foundation works for building construction. Numerous significant sites were implemented in environmental construction. In the case of special foundation works, the company's broad range of state-of-the-art stabilization and piling machinery turned out to be one of the key dealmakers for winning new tender competitions. Numerous track repair and repeat contracts were carried out.

It is expected that the earthwork and network construction market will remain at the previous year's level in 2002.

Steady market situation in tunnelling

Infraservices held on to its position as one of the leading tunnelling companies in 2001. The most important mine tunnelling project was the vertical shaft for Outokumpu Oyj's mine in Kemi. Self-developed shaft tunnelling equipment was used during the works. The slowing down of the tender situation in the latter half of 2001 will impact on production in the first half of 2002, but the large infrastructure projects that will begin towards the end of the year involve a significant amount of tunnelling works.

Volume declines in bridge, harbour and plant construction

The market for bridge construction remained muted in 2001, and no competitive tenders were invited for large or demanding sites. The volume in the construction and maintenance of harbours and channels was in decline and the competition situation was quite tight. During the present year, the situation in these markets will most likely remain similar.

In competitive tenders, Infraservices won many demanding contracts for the construction of water treatment plants, the interior structures of cavern facilities and sports halls. YIT has received acclaim as a constructor of technically-demanding sites, and thus it is expected that there will be growth in the amount of such works landed by the company.

Key figures 1997 - 2001, EUR million

	2001	2000	1999	1998	1997
Net sales	115.5	128.1	125.1	115.1	123.6
Operating profit	4.3	2.6	2.5	-0.7	4.5
- % of net sales	3.7	2.0	1.9	-0.6	3.7
Return on investment, %	21.4	14.7	13.2	0.7	26.0
Order backlog Dec. 31	51.3	54.0	43.0	57.9	44.6
Average personnel	744	787	759	709	743
Share of the Group's net sales, %	7	10	10	10	13
Share of the Group's operating profit, %	4	3	4	-	8



The leading private player in public road maintenance

The Finnish Road Administration called out for competitive tenders on 23 public road maintenance contracts in the spring of 2001. Of them, the Finnish Road Enterprise won 17, InfraserVICES four and the remaining two went to other private contractors. YIT thus became the largest private player in this field. During the next three years, the rest of the public road maintenance contracts will be opened for competition.

In line with its strategy, InfraserVICES also competes for municipal traffic artery maintenance contracts and regional maintenance. One of these projects, the multi-year agreement made with the municipality of Oulunsalo, is still ongoing. Agreement-based infrastructure construction and maintenance for industrial customers also increased during the year now ended.

The strengthening of competitiveness is based on continuous development

The expertise and professional skills of employees comprise the cornerstone of competitiveness. Once again, great outlays were made on these areas during the period under review. In addition to technical expertise, a concerted effort was made to develop management, customer service and interaction skills.

The development of the operations system so that it will see greater use as a day-to-day tool in the management of operating processes, quality and customer service continued vigorously in 2001. In customer feedback surveys, the division received better grades for factors such as ease of cooperation. InfraserVICES' operations system has an ISO9001 quality certificate audited by Det Norske Veritas.

During the review period, InfraserVICES overhauled its production equipment, such as by putting into operation a bedrock-tunnelling datajumbo featuring the latest and most efficient technology, jet-piling equipment for use in foundation works and numerous fully-equipped road maintenance vehicles.

Outlook for 2002

The market for civil engineering and infrastructure maintenance will surge in activity towards the end of the year, when numerous large traffic infrastructure construction and other projects will be started up. This year as well, the Finnish Road Administration will call for competitive tenders for one-quarter of public road maintenance works.

Major projects in 2001

- Turnkey contract for the Siilainen grade-separated junction, highway 18, Joensuu
- Natural gas trunk pipeline, 24 kilometres between Lappeenranta and Luumäki
- Renovation of the Päijänne tunnel, 28 kilometres
- Peuramaa golf course, Kirkkonummi, and expansion of Keskusgolf's golf course in Porvoo
- Tunnelling of the Salmisaari coal storage facilities, Helsinki
- Paving works for the Iso Omena Shopping Centre, Espoo, and for the yard of the Olympiaterminaali Terminal, Helsinki

Extension of Keskusgolf's greens in Porvoo.



YIT InfraserVICES assumed the mantle of the leading private player in public road maintenance by winning four road maintenance contracts.

28 kilometres of the Päijänne tunnel were refurbished.

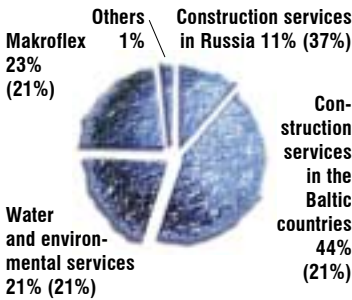




International Operations consolidates its position in the Baltic countries

International Operations

Breakdown of net sales 2001 (2000)



Net sales EUR 120.3 million (98.7)

Division balance sheet summary, EUR million

	2001	2000
Non-current assets	20.9	10.5
Inventories	7.0	6.8
Financial assets	44.1	28.0
Shareholders' equity	9.6	7.4
Obligatory reserves	0	0
Interest-bearing liabilities	27.7	21.8
Interest-free liabilities	30.6	16.1
Balance sheet total	72.0	45.3

Photo above: Primorskij Star apartment buildings in St Petersburg.

The Akropolis shopping and recreational centre in Vilnius, Lithuania.



International Operations offers development, design, implementation and maintenance services for construction, infrastructure and industrial projects in the Baltic countries, Russia and the other CIS countries. Projects involving water and environmental services are carried out in Northern and Eastern Europe and some countries in the Far and Middle East. Makroflex's polyurethane insulation and sealant products are manufactured in Finland and Estonia. They are sold also in Russia, Europe and the Far East.

International Operations' net sales were up 22 per cent to EUR 120.3 million (2000: EUR 98.7 million). Operating profit also increased clearly and was EUR 7.1 million (EUR 4.5 million). Return on investment was 22.4 per cent (17.1%). At year's end, the order backlog stood at EUR 79.0 million (EUR 50.8 million), up 56 per cent on the previous year. The Estonian company FKSM, which was acquired in September, accounts for EUR 18.0 million of the order backlog.

The volumes of Baltic construction services, Makroflex product sales and water and environmental services grew buoyantly. Operations in Russia contracted temporarily due to the pushing back of projects. A vigorous effort was made to develop the fundamentals of market-financed residential construction.

Strong growth in construction services in the Baltic countries

Operations grew buoyantly in Lithuania and Estonia. In Lithuania, AB Kausta strengthened its market position as the leading contractor in its field. In September, the company bolstered its business presence in Estonia by acquiring a majority holding in AS FKSM, one of the country's largest construction companies. In 2001, the company had net sales of EUR 44.7 million and a payroll of about 200 employees.

The operational organization was developed by forming two business units to handle operations in the Baltic countries: the Estonian and Latvian unit is headed by FKSM and the Lithuanian unit by Kausta. The range of services was broadened by starting up market-financed residential construction in Tallinn, Pärnu and Vilnius.

Temporary contraction in Russian construction services

The favourable economic trends in Russia imparted stability to the continuation of the positive development of the country. YIT's business volume contracted temporarily due to the pushing back of projects. However, the southwestern waste water treatment plant of St Petersburg, which is under development, and some projects in the marketing stage make the company confident that operations will pick up. In 2001, market-financed residential production was also started up in St Petersburg.

Key figures 1997 - 2001, EUR million

	2001	2000	1999	1998	1997
Net sales	120.3	98.7	92.8	81.6	63.1
Operating profit	7.1	4.5	2.8	4.4	10.2
- % of net sales	5.9	4.6	3.0	5.4	16.2
Return on investment, %	22.4	17.1	10.9	16.4	37.4
Order backlog Dec. 31	79.0	50.8	39.7	39.5	38.9
Average personnel	1,023*	1,081	1,871	822	412
Share of the Group's net sales, %	7	8	8	7	7
Share of the Group's operating profit, %	7	5	5	8	19

* of which abroad 865

Elcoteq Tallinn Oy's industrial and storage building in Tallinn.



Growth in water and environmental services

The focus of operations in water and environmental services was on the Baltic rim. Demand remained steady in the region and YIT held on to its strong position. In Sweden, the outlook will be good in the forest industry and solid waste treatment in the future as well. The development stage of the St Petersburg southwestern wastewater treatment plant entered its final stage. Operations in the Far and Middle East remained stable.

Vigorous growth in sales of Makroflex sealants

Makroflex is a registered brand used to market polyurethane insulation and sealant products. Makroflex has production and marketing companies in Finland and Estonia and it is sold also in Russia, Sweden and Poland. In 2001, it strengthened its market position in its main market areas. Sales grew buoyantly in Russia. Sales in 2002 are expected to see stable growth in all market areas.

The outlook for 2002

It is forecast that there will be moderate growth in the economies of Russia and the Baltic countries and in construction operations in these countries.

Most significant projects in 2001

Wastewater treatment plant for Stora Enso, Hyltebruk, Sweden
Siauliai wastewater treatment plant, Lithuania
Thai Binh water supply project, Vietnam
Wastewater treatment plant of the city of Wusu, China
An industrial and storage building for Elcoteq Tallinn Oy, Tallinn, Estonia
Buildings of the monastery of St Birgita, Tallinn, Estonia
An office building for Eesti Energia Oy, Tallinn, Estonia
The Supluse Maja commercial and residential building, Pärnu, Estonia
An office building for Blauhaus LLC, Pärnu, Estonia
The renovation of the Barviha sanatorium in association with the Japanese company Mitsui, Moscow, Russia
State-owned production facility, Kaunas, Lithuania
The Akropolis shopping and recreational centre for NDX Development, a real estate company owned by the Vilnius prekyban store chain, Vilnius, Lithuania
Forum fitness centre, CSC Forumo Rūmai, Vilnius
Two Primorskij Star apartment buildings, St Petersburg, Russia
Burtalotskaja power plant for Wärtsilä Finland Oy, Novyj Urengoi, Russia
Storage and production premises for OOO Bravo International's brewery, St Petersburg, Russia
Tobacco factory for Sebastrade Ltd, Tbilisi, Georgia
Printing facility for Sebastrade Ltd, Tbilisi, Georgia



Kraft Foods' office building in Kaunas, Lithuania.

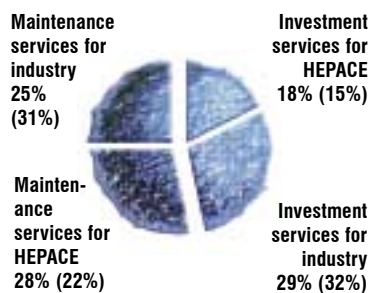


The Forum fitness centre, CSC Forumo Rūmai, Vilnius.



Investments by industry and maintenance services on the rise

Breakdown of net sales by business sectors 2001 (2000)



Net sales EUR 627.7 million (377.4)

Division balance sheet summary, EUR million

	2001	2000
Non-current assets	69.0	31.9
Inventories	17.2	18.3
Financial assets	171.4	95.9
Shareholders' equity	42.8	41.5
Obligatory reserves	4.9	1.5
Interest-bearing liabilities	71.1	9.9
Interest-free liabilities	136.7	93.3
Balance sheet total	257.6	146.2

YIT Installation's fields of business are technical building services (HEPACE), maintenance and operation services for industry and capital investment services for industry. In these fields, YIT Installation is one of the largest companies in the Nordic countries. YIT Installation has foreign subsidiaries in Sweden, Norway, Russia and Estonia. The objective of the development of operations in all fields of business is to offer services for the entire life cycle of investments, employing the best technology available. In Finland, YIT Installation, together with YIT Construction, has developed and introduced a full-service concept combining construction and technical building services.

In 2001, YIT Installation's net sales grew by 66 per cent to EUR 627.7 million (2000: EUR 377.4 million), representing 39 per cent of the entire YIT Group's net sales (31%). The growth in net sales came from industrial maintenance, capital investment services for industry and the business operations of Calor AB, which was acquired in Sweden in January. The high level of investments made by the forest industry was clearly evident in net sales. The growth in the volume of technical building services was 14 per cent and the market situation was good. The share of net sales accounted for by the maintenance and upkeep business was 53 per cent.

During the report year, business functions were strengthened and the network was rounded out via acquisitions. The net sales of the acquired companies amounted to a total of about EUR 229 million (EUR 40 million). The value of international operations rose to EUR 218.5 million (EUR 91.6 million), or 35 per cent (24%) of net sales.

YIT Installation's operating profit grew by 15 per cent and amounted to EUR 24.8 million (EUR 21.5 million), representing 24 per cent (24%) of the entire YIT Group's operating profit. Earnings include EUR 6 million in capital gains on the sale of the surface-treatment business. The operating profit for the previous year included about EUR 6 million in capital gains from the sale of Huber Testing Oy.

Return on investment declined to 32.1 per cent (42.3%) due to acquisitions. The un-invoiced backlog of orders at year's end grew by 62 per cent to EUR 226.0 million (EUR 139.1 million), of which EUR 99.6 million are accounted for by the backlog of international orders.

After the end of the review period, YIT Installation was divided into four divisions: Technical Building Services, Industrial Maintenance, Capital Investment Services for Industry and Scandinavia. Scandinavia was separated out in the organization as a division unto itself. The new organizational structure increases effectiveness in the implementation of the Group's growth strategy, in which one of the focus areas is Scandinavia.

Key figures 1997 - 2001, EUR million

	2001	2000	1999	1998	1997
Net sales	627.7	377.4	332.7	315.1	276.7
Operating profit	24.8	21.5	15.3	14.1	16.0
- % of net sales	4.0	5.7	4.6	4.5	5.8
Return on investment, %	32.1	42.3	31.1	33.6	38.9
Order backlog Dec. 31	226.0	139.1	110.3	109.7	100.6
Average personnel	5,671	3,864	3,727	3,380	3,202
Share of the Group's net sales, %	39	31	27	27	29
Share of the Group's operating profit, %	24	24	25	26	30



Development is an important part of business operations

YIT Installation started up development group activities with a view to bringing out the creativity and new development ideas of all employees, increasing interaction between different personnel groups and ensuring that development ideas are implemented and taken into use in field operations. All development groups include representatives of both hourly-paid and salaried employees. The groups are run under the guidance of the head of each business location. Customers' representatives have also been invited on board many of the groups. A bonus system has been set up to support these activities.

YIT Installation continued to expand the training programme geared towards meeting the competence needs of the future. The training programme comprises part of YIT Installation's development strategy. The fundamental premise is to anticipate the evolution of technology and customers' needs. The programme includes vocational specialized training and training on interaction and management. Workplace director, specialized technical expertise, apprenticeship and IT skills training are also included in the programme.

YIT Installation aims to be the most attractive employer in its field of business. The company forges and maintains good relationships with universities and polytechnics in its field as well as with vocational education institutions. Events are held at schools and educational institutions to tell students about the job opportunities offered by YIT Installation.

Outlook for 2002

Economic growth is forecast to slow down in YIT Installation's main market areas in Northern Europe. The exception to this is capital investments by industry in Norway, which are growing vigorously. In Sweden, capital investments by industry are expected to start growing in the latter half of 2002.

According to the growth forecast for construction, the volume of technical building services is expected to remain at its present level in both Finland and Sweden. The relative share of all construction accounted for by maintenance and renovation will grow.

Investments by YIT Installation's main customers in Finland, the forest and basic industries, are expected to contract quite markedly. It is anticipated that there will be growth in industrial maintenance, servicing and outsourcing.

It is expected that the trend in YIT Installation's net sales and operating profit will be stable in 2002.



The turbine hall of the Alholmens bio-energy plant. YIT was responsible for the design, manufacture and installation of the high- and low-pressure piping.





Technical Building Services

YIT's Technical Building Services handled all the HEPAC works of Scandic Hotell Simonkenttä and the business premises measuring 5000 m² built next to it.



The Integra access monitoring system can be used to monitor doors, barriers, gates and lifts as well as control illumination and air-conditioning.

Itäkeskus is the largest shopping mall in the Nordic countries. YIT's Technical Building Services was responsible for the complete delivery of ventilation works for Itäkeskus' extension.



Outlays on development in Technical Building Services

Technical Building Services division offers heating, water, air-conditioning, electrical and automation contracting and servicing as well as total HEPACE services. The division's range of services also includes sprinklers and other fire extinguisher systems as well as electronic security services.

Technical Building Services division's net sales in Finland grew by 14% compared with the previous year and amounted to EUR 158 million (EUR 139 million). Its operational result fell short of the previous year's level. At the end of the year, the order backlog amounted to EUR 56.3 million (EUR 62.5 million). The group employed over 1,300 people.

Growth in the technical building service market levelled off towards the end of the year. The aggregate market in the field amounted to about EUR 2.9 billion in 2001. The growth in the market volume was about one per cent.

Training and development efforts continue

In order to increase operational efficiency, all of the HEPACE and automation system business functions of the division were brought under one company during the report year. The division's security technology business was centralized in a separate unit. The cooperation of YIT Installation and YIT Construction was bolstered by means of cooperation projects.

An operating model organized in terms of customers was set up to handle technical building services in the Greater Helsinki area. This model facilitates the provision of customized HEPACE services for the entire life cycle of properties. During the report year, the regional network was expanded to Pori and Rauma. At the end of the year, the division had operations in 30 localities in Finland. Further efforts were made to track and develop customer satisfaction through the use of a customer feedback system.

HEPACE training programmes at the YIT Huber Institute are planned and implemented in cooperation with the field's educational institutions. YIT's aim is to become known as the best employer in its field of business and thus ensure the availability of good employees in the future.

The following R&D projects that were granted R&D support by Tekes were started up during the report year: YIT Smart Housing, YIT Smart Office and YIT Comfort Home. An energy savings calculation and tracking model was completed during the report year; this also received support from Tekes.

Expansion in the security and sprinkler business

The order book remained good in the security and sprinkler business during the entire year. Sprinkler business operations were strengthened by establishing business locations in Oulu and Lahti during the report year.

The VISIO 3 operations control system was implemented to boost the efficiency of operations. The organization of the property security business was strengthened. During the report year, system installations were carried out for clients such as chain stores. The design and installation of Autosafe and Integra systems in the Hermann office complex and Avia Forum commenced. The modernization of the fire alarm system of Fortum Oil and Gas Oy's refinery in Porvoo into an Autosafe system was started up. This is the most extensive such system ever built in Finland.



Most significant projects in 2001

Design & Installation cooperation projects carried out by the Technical Building Services division and YIT Construction in 2001:

Innopoli II, Espoo
Hermann office complex, Helsinki
LPG Innovations' business building, Espoo
Kiinteistö Oy Perkiöntie 5, Helsinki
Stage I of Avia Forum, Vantaa

Other major HEPACE projects:

Mylly Shopping Centre, Turku
Hartwall Oyj's HL7 storage facility, Lahti
Nokia Corporation's Kiinteistö Oy Elektronikkatie 2, Oulu
Nokia Corporation's Kampa project, Salo
Nokia Corporation's K2 business building, Espoo
KONE Building, Espoo
Renovation of Snellmanninkatu 15 and Isokaari 13-17, Helsinki

Fire extinguisher deliveries:

Fermion Oy, Hanko
PVO Engineering Oy's Alpo bioenergy plant project, Pietarsaari
Kymi Paper Oy's Artti project, Kuusankoski
Sisu Diesel Oy's production premises, Linnavuori
Nokian Tyres plc's storage premises, Nokia
Enso Fine Paper's PK 6 boom project
Hartwall Oyj's HL7 storage facility, Lahti
Citymarket supermarkets in Pirkkala, Vaasa and Nummela



Photos on the right: YIT Huber and YIT Safetytec carried out all the technical building service system works - HEPACE, automation and sprinklers - of the KONE Building in Keilalahti, Espoo. YIT has also been involved in other HEPACE projects in the Keilalahti region.



By analysing a structure using Fatmo analysis, the section requiring repairs can be determined accurately even before damage occurs. This makes it possible to extend the structure's service life and plan investments accurately years into the future.



Industrial Maintenance

YIT SERVICE maintenance services are customized to meet customers' needs: from individual works to total process maintenance.

New maintenance partnership agreements

The Industrial Maintenance division provides maintenance services for industrial production plants, from individual works to total process operation. Maintenance aims to ensure malfunction-free production and thereby improve the productivity of the plant. Operation services extend from design and mechanical maintenance to automation expertise and power plant servicing.

Net sales of the Industrial Maintenance division totalled about EUR 91 million (EUR 65 million). The operational result was better than in the previous year. The order backlog at year's end rose to EUR 30.7 million (EUR 23.3 million). The division employed over 1,700 people.

Industrial maintenance is a growing business area, as production plants are outsourcing their factory services or parts thereof to companies specialized in maintenance. The total outsourcing volume in industrial maintenance matched up to expectations. Shutdown works for industry kept the capacity utilization ratio high in the entire division.

Industry is outsourcing maintenance

Many new partnership agreements were made in industrial maintenance in 2001. Under a partnership agreement, YIT takes on complete responsibility for the maintenance of a production plant and the development of its maintenance. A four-year petrol station maintenance agreement was made with Oy Shell Ab. YIT Installation now provides maintenance services for about 1,000 petrol stations.

A cooperation agreement was made with Nextrom Oy, which supplies optical fibre and fibre cable production systems. The agreement pertains to installation, maintenance and assembly operations in controlled environments. Major shutdown maintenance sites were handled not only for the pulp and paper industry, but also for the Porvoo oil refinery of Fortum Oil and Gas Oy as well as for nuclear power plants.

During the next few years, the outsourcing of maintenance is expected to continue at the same level as in 2001.

Making outlays on development

New steps were taken in the development of operations. Total development outlays were larger than in previous years.

The fundamental objective of YIT's maintenance business is to improve the productivity of customers' operations. YIT ushered in greater efficiency in its functions by creating new working methods and inaugurating new equipment and systems.

In the control of operations, a concerted effort was made to develop processes in line with an integrated management system. Development group activities were started up to bring out the creativity of employees. Continuous learning has focused on occupational fitness, occupational safety, leadership and managerial training. Development and training efforts related to customer service have continued. Training was organized at the YIT Service Institute.

YIT Industry is responsible for mechanical maintenance at Ekokem's business location in Riihimäki.



New maintenance partnership agreements:

Maintenance of Oy Shell Ab's petrol stations
Installation, maintenance and assembly operations in controlled environments for Nextrom Oy, Vantaa
Nationwide maintenance service agreement with Schauman Wood Oy
Pirelli Cables and Systems Oy, Kirkkonummi
HK Ruokatalo Oyj's factories in Forssa
Finnforest Corporation's mill in Karihaara, Kemi
Oy Designor Ab's factories in Arabia, Helsinki
Saint-Gobain Isover Oy's factories in Forssa
Oy Metsä-Botnia Ab's mills in Joutseno
M-real Corporation's CTMP mills, Joutseno
Metso Paper Karlstad AB's mills, Karlstad, Sweden
Nordic Paper's Säffle mills in Sweden and Greåker's factories in Norway



Designor made a partnership agreement with YIT concerning the maintenance of the Arabia factories.



About one thousand petrol stations are now serviced by YIT Installation.



YIT is responsible for the maintenance of M-real Corporation's CTMP mills in Joutseno.



Capital Investment Services for Industry

Fortum's FCC unit at its Porvoo refinery. The photo shows a regenerator unit's top section being lifted into place.



Good demand for Capital Investment Services for Industry

Capital Investment Services for Industry offers piping and tank deliveries to meet the investment needs of industry. Projects range from the implementation of individual works to total deliveries. The division's customers are the forest, oil, process and base metals industries, shipyards, the offshore industry, power plants and equipment suppliers the world over.

Capital Investment Services for Industry's net sales grew vigorously to about EUR 409 million (2000: EUR 100 million). The operational result also improved compared with the previous year. At the end of the year, the order backlog rose to EUR 140.8 million (EUR 53.3 million). In 2001, the division employed slightly over 2,600 people.

In 2001, the Calor Group was included in the Capital Investment Services for Industry division. At the beginning of the year 2002, it was moved over to the Scandinavia division. Calor attends to technical building services and capital investment and maintenance services for industry in Sweden and Norway.

Large piping contracts in power plant construction

Demand was good in the business areas of the power and marine industries, especially in the marine industry, thanks to the strong order backlog of the Finnish shipyard industry. Demand in power plant construction also grew compared with the previous year and was quite good.

One of the largest projects that was seen to completion comprised piping deliveries for the bioenergy plant built for Oy Alholmens Kraft Ab in Pietarsaari - this is the world's largest such plant. Primary piping for both low- and high-pressure systems was delivered for the plant along with feeder piping for the existing power plant, complete with pipe racks. In addition, our design department was responsible for the design of the boiler plant piping and made a 3D model of the steel structures, piping and auxiliary equipment. Other significant projects included large total and prefab deliveries for the marine industry.

Numerous development projects for upgrading field and business operations were in progress during the report year. The team organization of the engineering workshops was developed. The most significant product and service development project was the SPEV project, the fitting pipe manufacture and installation concept. The focus of personnel development was on managerial and project management skills.



YIT makes constant outlays on occupational safety by training its employees and making use of the latest protective gear.



Stora Enso's factories in Kaukopää.

Most significant projects:

- Piping deliveries for Alholmens Kraft's bioenergy plant, Pietarsaari
- Piping for Fortum's Wacker-Chemie's power plant, Germany
- Piping for the Edenderry peat power plant: Kvaerner Pulping and Fortum, Ireland
- Total and prefab deliveries for the marine industry: Kvaerner Masa-Yards Ltd and Aker Finnyards Ltd
- Delivery of small piping for Metso's ART project, Kuusankoski
- Piping and boiler installation for the JAVO power plant project of Jämsänkosken Voima, Jämsänkoski
- Piping for power plant of Kuusankosken Voima, Kuusankoski
- Gasification plant piping for Siemens GmbH, Ireland
- Total piping delivery, design and 3D modelling for the Fortum's Härnosand bioenergy plant, Sweden
- Steam line for Advance Agro, Thailand

Alholmens Kraft's 3-D design.



Investments by the forest industry rise

Strong demand was seen in the main business areas of the process industry for capital investment services for the forest, metal and oil industries. Tank and piping installations were on the rise in Finland. Demand also increased in the St Petersburg area and, towards the end of the year, in investments by the Norwegian oil and chemical industries.

Towards the end of 2001, operational and managerial training were started up at all levels of the organization. Training is based on value-chain thinking and on core and support process. All employees have been coached on the requirements of the Pressure Equipment Directive that will come into force in 2002.



Most significant industrial projects:

- Piping and pulp tanks for Oy Metsä-Botnia Ab's Joutseno Pulp mill, Joutseno
- Piping for M-real Corporation's BCTMP mill in Joutseno
- Piping works during the shutdown of Fortum Oil and Gas Oy's production plants in Porvoo
- Piping for Kymi Paper Oy's mill, Kuusankoski
- Piping for Stora Enso's factories in Kaukopää
- Pulp towers for Metso Paper in Burgo, Italy
- Piping for Avesta Polarit Oyj's Tornio casting hall and cold rolling mill 2
- Piping for Forchem Oy's Rauma factory
- Piping for Borealis Polymers Oy's Cracker Creep project, Porvoo
- Pulp towers and tanks for Rhein Papier, Germany

Photos above: Alholmens Kraft in Pietarsaari is the world's largest bioenergy plant. Its electrical output is 240 MW, or about one-fifth of the output of a nuclear power plant. YIT supplied high-pressure and primary low-pressure piping for Alholmens Kraft.

Piping and pulp tanks of Oy Metsä-Botnia Ab's Joutseno Pulp mill.





Scandinavia Division

Calor supplied connector pipes for Ludvika Energi's pump room, along with solid fuel boilers and combustion gas evaporators.



Strong growth in Scandinavian business operations

The Scandinavia division comprises technical building services (HEPACE) and capital investment and maintenance services for industry in Sweden and Norway.

Following the acquisition of Calor AB, business operations saw vigorous growth in Sweden and Norway. In January 2002, a new business division comprising Scandinavian operations was set up around Calor. The division also includes YIT Industrier AS, which operates in Norway.

YIT Projektrör AB, like YIT Bygg AB, was merged into Calor AB during 2001. The revitalization measures begun the previous year at YIT Projektrör AB were completed and its financial result swung into the black. During the financial year, Calor AB acquired the shares outstanding in the Norwegian company Ing. Morten Juel AS and the Swedish company Värmebolaget i Västerås AB in their entirety.

In 2001, net sales of the Calor Group amounted to a total EUR 193.5 million and operating profit to EUR 5.6 million. The Calor Group employs about 1,600 people at 70 business locations. At the end of 2001, Calor's order backlog amounted to EUR 89.8 million.

The acquisition of Calor is an important part of the Scandinavian growth strategy

The acquisition of Calor was an important initiative for YIT's Scandinavian growth strategy. Following the acquisition of Calor, YIT assumed the mantle of one of the most significant installation companies in the Nordic countries.

Calor was established in 1898, and it is one of Sweden's largest and oldest piping companies. The company's fields of business are heating, plumbing and industrial piping installation, maintenance and servicing. Seventy per cent of its net sales come from technical building services and 30 per cent from capital investment and maintenance services for industry.

Making outlays on development efforts

Numerous cooperative projects for the optimal combination of resources and expertise were started up with YIT's Finnish units. Personnel training on quality and environmental issues and welding technology continued, as did managerial training for young key employees. The new tender calculation and project management system, developed primarily for industrial piping projects, was inaugurated.



Total installation of SAAB Trollhättan's oil boilers.



Distribution pumps of the Kumla district-heating centre.

Good outlook for the future

The outlook for the Scandinavian market is good, and cooperation with other YIT units opens up opportunities for increasing market shares. This applies particularly to industrial investment projects, for which the company can offer a more extensive product range and a breadth of specialized expertise during the various stages of the project.

The construction markets of Sweden and Norway have grown in the past few years. During the review year, residential and business premise construction was particularly brisk, focusing on university towns. Renovation has also grown steadily. It is expected that the construction of commercial premises will decline in 2002.

Capital investments by Swedish industry have been at a low level for many years running, especially in the forest industry, which is Calor's most important customer sector. In our estimation, the situation will change and investments will pick up in the latter half of 2002. Investments appear to be on the rise in nuclear power and the petrochemical industry.

Most significant sites in Scandinavian operations in 2001:

- IKEA's new department store in Kungens Kurva, Stockholm
- Service tunnels and fuel systems ordered by Luftfartsverket for the Arlanda Airport
- Heating and plumbing works for Sweden's first casino, Sundsvall
- Heating and plumbing works for the laboratory of the University of Uumaja
- Process piping for the ethanol factory for Jaakko Pöyry Group, Norrköping
- CLAB piping for a used fuel storage facility, Oskarshamn



YIT Corporation's Board of Directors and auditor



Antti Tanskanen



Asmo Kalpala



Ilkka Brotherus



Eino Halonen



Reino Hanhinen



Mikko Kivimäki



Teuvo Salminen

Board of Directors

CHAIRMAN

Antti Tanskanen, born 1946, D.Sc. (Econ.), CEO of the OKO Bank Group, Chairman of the Executive Boards of the OKO Bank Group Central Cooperative and OKO Bank Osuuspankkien Keskuspankki Oyj. Member of YIT's Supervisory Board from 1996 - 2000 and Chairman of the Board of Directors since 2000. Owns no YIT shares.

VICE CHAIRMAN

Asmo Kalpala, born 1950, M.Sc. (Econ.), President and Chairman of the Boards of the Tapiola Group. Member of YIT's Board of Directors from 1984 - 1990, Chairman and member of the Supervisory Board 1990 - 2000 and Vice Chairman of the Board of Directors since 2000. Owns no YIT shares.

MEMBERS

Ilkka Brotherus, born 1951, M.Sc. (Econ.), Managing Director of Sinituote Oy. Member of YIT's Supervisory Board from 1998 - 2000 and member of the Board of Directors since 2000. Owns 366,800 YIT shares.

Eino Halonen, born 1949, M.Sc. (Econ.), Managing Director of Suomi Mutual Life Assurance Company and Suomi Insurance Company Ltd. Member of YIT's Board of Directors since 2000. Owns no YIT shares.

Reino Hanhinen, born 1943, M.Sc. (Eng.), President and CEO of YIT since 1987 and Group CEO since 2000. Member of YIT's Board of Directors since 1988 and Chairman from 1989 - 2000. Owns 33,692 YIT shares and 60,000 share options from 1998.

Mikko Kivimäki, born 1939, LL.M., Managing Director of Rautaruukki Corporation and a member of the Board of Directors. Member of YIT's Supervisory Board from 1990 - 2000 and member of the Board of Directors since 2000. Owns no YIT shares.

Teuvo Salminen, born 1954, M.Sc. (Econ.), Executive Vice President and Deputy CEO of Jaakko Pöyry Group Oyj. Member of YIT's Board of Directors since 2001. Owns 2,000 YIT shares.

Auditor

SVH Pricewaterhouse Coopers Oy, Authorized Public Accountants, with **Pekka Nikula**, Authorized Public Accountant, M.Sc. (Econ.), as chief auditor. Pekka Nikula does not own YIT shares.

The information on share and share option ownership is valid as at January 2, 2002. These figures include their own holdings and those of their underage children and corporations in which they have a controlling interest.

The Group's Management Board

Management Board

CHAIRMAN

Reino Hanhinen, born 1943, M.Sc. (Eng.),
President and CEO of YIT since 1987 and Group CEO since 2000, with the Group since 1968, member of YIT's Board of Directors since 1988 and Chairman from 1989 to 2000.
Owns 33,692 YIT shares and 60,000 share options from 1998.

VICE CHAIRMAN

Esko Mäkelä, born 1943, M.Sc. (Eng.), MBA,
Executive Vice President of YIT since 1987, in charge of the Group's administration and finance, with the Group since 1965,
member of YIT's Board of Directors from 1988 to 2000 and
Deputy Chairman from 1989 to 2000.
Owns 16,050 YIT shares and 30,000 share options from 1998.

MEMBERS

Ilpo Jalasjoki, born 1951, M.Sc. (Eng.),
President of YIT Construction Ltd since 2000, with the Group since 1987,
member of YIT's Board of Directors from 1999 to 2000.
Owns no YIT shares. Has 30,000 share options from 1998.

Veikko Myllyperkiö, born 1946, M.Sc. (Pol. Sc.),
Vice President, Corporate Communications, with the Group since 2001.
Owns no YIT shares. Has 10,000 share options from 1998.

Juhani Pitkäkoski, born 1958, LL.M.,
President of YIT Installation Ltd since 2001, with the Group since 1988.
Owns no YIT shares. Has 20,000 share options from 1998.

Sakari Toikkanen, born 1967, Lic. (Tech.),
YIT's Director of Corporate Planning, with the Group since 1997.
Owns no YIT shares. Has 5,000 share options from 1998.

Antero Saarilahti, Vice President, Personnel, serves as the secretary of the Group's Management Board.

Information on the ownership of shares and options is valid as at January 2, 2002.



Reino Hanhinen



Esko Mäkelä



Ilpo Jalasjoki



Veikko Myllyperkiö



Juhani Pitkäkoski



Sakari Toikkanen



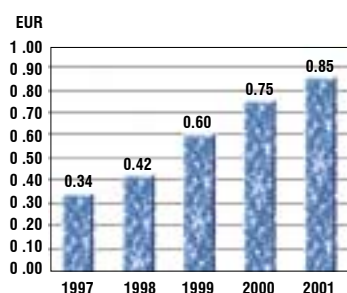
Shares and shareholders

Share price trend 1997- 2001

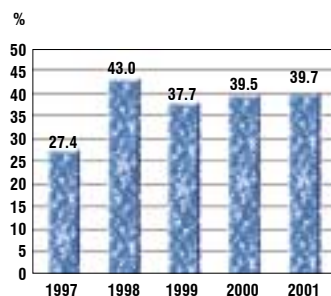
average monthly price, EUR



Dividend/share 1997 - 2001



Dividend/earnings 1997 - 2001



Shares and share capital

YIT Corporation's share is quoted on the Main List of Helsinki Exchanges (trading code: YTY1V). The company has one series of shares and all the shares carry one vote and an equal right to a dividend. The nominal value of the share is 2 euros. The size of a trading lot is 200 shares. The shares are registered in the book-entry system maintained by Finnish Central Securities Depository Ltd.

According to the Articles of Association, the company's minimum share capital is EUR 50 million and the maximum share capital is EUR 200 million. Within these limits, the share capital can be increased or decreased without amending the Articles of Association.

The Articles of Association include a purchase obligation clause. According to this clause, a shareholder whose stake in the company's shares outstanding or the votes conferred by them either reaches or exceeds one third and/or half must offer to purchase the remainder of the shares issued by the company and the securities entitling to these shares as defined in the Companies Act.

At the end of 2001, the company had a total of 29,383,685 shares outstanding and its share capital amounted to EUR 58,767,370.

Share price trend and turnover

On the last day of trading in 2001, the closing price of YIT's share was EUR 13.50 (2000: EUR 13.60). The share price trend was better than the general price trends in Helsinki Exchanges, because, as measured by the HEX All-share Index, share prices were 32% lower at the end of 2001 than at the turn of the previous year. The decline in share prices, as measured by the balanced HEX Portfolio Index, was 22 %.

The highest price of YIT's share during the year was EUR 13.95 (EUR 14.20) and the lowest was EUR 10.42 (EUR 10.40). The average price was EUR 12.66 (EUR 12.73). The taxation value of the share for 2001 is EUR 9.24 (EUR 9.10).

Share turnover on Helsinki Exchanges amounted to 4,447,612 shares in 2001 (10,824,610). The value of the shares traded was EUR 56.3 million (EUR 137.8 million). Market capitalization at the end of the year was EUR 389.7 million (EUR 389.3 million).

The share price trend of YIT's share and the latest trading data can also be seen on the company's investor pages on its site, www.yit.fi.

Dividend payout policy

YIT's goal is to achieve a steady flow of returns for shareholders. The company has set itself the strategic goal of paying out as dividends 30-50 per cent of annual earnings after taxes and minority interest.

	2001	2000	1999	1998	1997
Dividend/share, EUR	0.85*	0.75	0.60	0.42	0.34
Dividend/earnings, %	39.7*	39.5	37.7	43.0	27.4
Dividends paid, EUR million	24.5*	22.0	17.3	12.4	9.9

*) Proposal of the Board of Directors

Share buyback and transfer

At the beginning of 2001, YIT held a total of 757,300 of its own shares, representing 2.6% of the shares outstanding and the votes conferred by them. The shares had been acquired on Helsinki Exchanges on the basis of decisions taken by general meetings of shareholders in previous years. On February 26, 2001, the company transferred 660,000 of the company's own shares as part of the purchase price in the acquisition of Calor AB. After the transfer, the company held 97,300 of its own shares.

On March 8, 2001, the Annual General Meeting resolved to purchase a minimum of 200 to a maximum of 700,000 of the company's own shares. The Annual General Meeting also decided to authorize the Board of Directors to transfer a maximum of 797,300 of the company's own shares.

On the basis of the decision, the company acquired a total of 417,979 of its own shares during the financial year at an average price of EUR 12.59. At the end of the year, the company held a total of 515,279 of its own shares, representing 1.8% of the total number of shares outstanding.

Increases in share capital, 1997 - 2001

Registration date	New shares, no.	New number of shares	Share capital increase, EUR	New share capital, EUR
Apr. 3, 1997	4,880,000	29,302,662	8,207,571	49,283,539
Nov. 5, 1998	35,000	29,337,662	58,866	49,342,405
March 12, 1999	-	29,337,662	9,332,919	58,675,324
May 11, 1999	12,500	29,350,162	25,000	58,700,324
Nov. 12, 1999	33,523	29,383,685	67,046	58,767,370

In 1997 a share issue was organized in which institutional investors subscribed for 4,080,000 shares and retail investors for 700,000 shares at a subscription price of EUR 10.26 per share. The Group's employees subscribed for 100,000 shares at a subscription price of EUR 9.42 per share. The 1998 increase in the share capital was connected with the subscriptions made on the basis of the 1994 issue of bonds with warrants.

By a resolution of the Annual General Meeting in March 1999, the share capital was raised to EUR 58,675,324 by increasing the nominal value of the share, then at EUR 1.68, to EUR 2.00 through a bonus issue. The other share capital increases in 1999 were connected with the 1994 issue of bonds with warrants. The bonds fell due on November 1, 1999. The share capital was not increased in either 2000 or 2001.

Authorizations to increase the share capital

At the end of 2001, the Board of Directors did not have valid share issue authorizations or authorizations to issue convertible bonds or bonds with warrants.

1998 share options

Under the terms of the 1998 share options, about 140 persons belonging to Group management and among the key employees have the right to subscribe for a maximum total of 1.2 million YIT shares, on the basis of which the share capital can be increased by a maximum of EUR 2.4 million. If the subscription rights are exercised in full, the shares that could have been subscribed for on the basis of these share options would have corresponded to 4.1% of the total number of the company's shares outstanding on December 31, 2001.

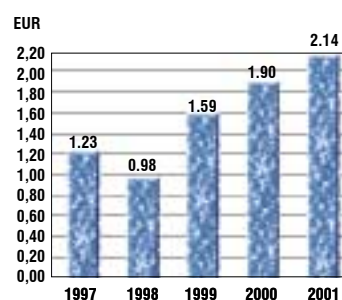
Options/ type	No. Shares/ option	Share subscription price, EUR	Share capital, EUR million	Subscription periods	Last subscription date
A	600,000	1/1	12.78*)	Mar. 20 -Nov. 30, 01	Nov. 30, 03
			a minimum of	Mar. 20 -Nov. 30, 02	
			11.77	Mar. 20 -Nov. 30, 03	
B	600,000	1/1	13.79*)	Oct. 15 -Nov. 30, 02	Nov. 30, 03
			a minimum of	Mar. 20 -Nov. 30, 03	
			12.45		

*) The subscription price of the share will be lowered after January 1, 1999, by the amount of the per-share dividend to be distributed by the commencement of the subscription period for the shares.

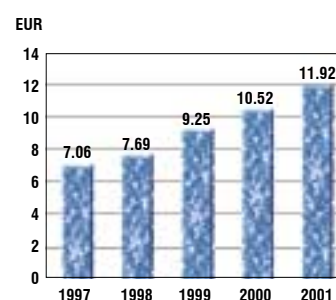


YIT told about the changes in the business environment ushered in by EMU at the Sijoitus Invest 2001 fair.

Earnings/share 1997 - 2001



Equity/share 1997 - 2001



The A share options can be transferred as from March 20, 2001, and the B share options as from October 15, 2002. The A share options were placed for trading on the Main List of Helsinki Exchanges on March 21, 2001. By the end of the year, 146,200 of the share options were traded at an average price of EUR 1.70. No shares were subscribed for on the basis of the share options during the period.

Management's shareholding

On December 31, 2001, the members of YIT Corporation's Board of Directors as well as the president and the executive vice president owned a total of 418,542 YIT shares, corresponding to 1.4% of the company's shares and the votes conferred by them. These figures included their own holdings and those of their underage children and corporations in which they have a controlling interest.

On December 31, 2001, the president and the executive vice president held a total of 90,000 share options from 1998, representing 7.5% of the total number of share options. On the basis of these share options they can subscribe for a maximum of 90,000 shares, which, on December 31, 2001, would have corresponded to 0.3% of the company's shares outstanding. Members of the Board of Directors who are not employed by the company are not covered by the share option programme.

Management's share ownership is presented in detail on pages 48-49.

Sale of shares not converted to book-entries

In accordance with the decision taken by the general meeting of shareholders in spring 2000, those 1,740 YIT shares which had not been converted to book-entries were sold in May 2001 on behalf of their owners, and the monies from the sale were deposited with the Provincial Administration of Southern Finland. The former owners of these shares are entitled to receive their share of the monies by handing their share certificates or possible proofs of title to Nordea Bank.

Principal shareholders on December 31, 2001

	Shares, no.	% of shares and votes
Tapiola Group		
Tapiola General Mutual Insurance Company	3,379,530	
Tapiola Mutual Life Assurance Company	924,200	
Tapiola Corporate Life Insurance Company	135,215	
Tapiola Mutual Pension Insurance Company	84,400	4,523,345 15.4
Sampo Group		
Sampo Life Insurance Company Ltd	2,567,780	
Sampo Insurance Company Ltd	131,790	
Sampo Industrial Insurance Company Ltd	68,210	2,767,780 9.4
Pohjola Group		
Pohjola Non-Life Insurance Company Ltd	2,199,567	
Pohjola Group Insurance Corporation	530,433	2,730,000 9.3
Suomi Group		
Suomi Mutual Life Assurance Company	1,617,370	
Suomi Insurance Company Ltd	730,000	2,347,370 8.0
Varma-Sampo Mutual Pension Insurance Company	2,161,352	7.4
Ilmarinen Mutual Pension Insurance Company	1,175,800	4.0
Local Government Pensions Institution	750,000	2.6
Kaleva Mutual Insurance Company	666,000	2.3

OKO Bank Group

OKO Bank Osuuspankkien Keskuspankki Oyj	462,800		
OKO Bank Group Research Foundation, reg. assoc.	25,000		
Aurum Life Assurance Company Ltd	11,000		
OKO Bank Group Pension Foundation, reg. assoc.	10,300		
OKO Bank Group Pension Fund	10,100	519,200	1.8
YIT Corporation 1)		507,300	1.7
Nominee-registered 2)		4,392,700	15.0
Other shareholders, total		6,842,838	23.1
Total		29,383,685	100.0

This information is based on the shareholder list maintained by Finnish Central Securities Depository Ltd.

1) On December 31, 2001, YIT Corporation held a total of 515,279 of its own shares. In the case of 7,979 of these shares, the deal settlement period was still ongoing and they were not recorded in the shareholder list.

2) According to the statement made by Fidelity International Ltd in February 2000, its and its subsidiaries' holding in YIT had risen to 5.7% (1,674,900 shares).

The number of registered shareholders was 2,969 (2000: 3,093). Each nominee-registrar is only included in this figure as a single registered shareholder. An updated list of the 30 largest shareholders can be seen on YIT's site at www.yit.fi.

Distribution by groups of shareholders, Dec. 31, 2001

	% of owners	% of shares
Private companies	8.1	5.9
Financial and insurance institutions	1.7	64.8
Public sector entities	1.1	17.7
Non-profit institutions	2.8	2.3
Households	85.7	7.4
Foreign owners	0.6	1.9
Total	100.0	100.0

The total proportion of the shares outstanding accounted for by nominee-registered shares and shares owned by foreigners rose to 16.9 per cent (12.1%).

Distribution of shareholdings by size class, Dec. 31, 2001

Shares	No. of shareholders	% of owners	Shares, no.	% of shares
1 - 100	763	25.7	43,511	0.1
101 - 1,000	1,648	55.4	683,968	2.3
1,001 - 10,000	445	15.0	1,354,100	4.6
10,001 - 100,000	89	3.0	2,606,909	8.9
100,001 - 1,000,000	21	0.7	7,361,598	25.1
1,000,001 - 10,000,000	7	0.2	17,333,599	59.0
Total	2,973	100.0	29,383,685	100.0



Analysts following YIT

According to our information, the analysts listed below actively follow YIT as an investment:

		Phone	Email
Aktia Securities	Sabah Samaletdin	+358 10 247 6412	sabah.samaletdin@aktia.fi
Alfred Berg Finland Oyj Abp	Jan Brännback	+358 9 2283 2600	jan.brannback@alfredberg.fi
D. Carnegie AB, Finland Branch	Lauri Sillantaka	+358 9 6187 1233	lauri.sillantaka@carnegie.fi
Conventum Securities Ltd	Peter Grönlund	+358 9 5499 3317	peter.gronlund@conventum.fi
Enskilda Securities AB	Tommy Ilmoni	+358 9 6162 8720	tommy.ilmoni@enskilda.se
Evli Securities Ltd	Robert Liljequist	+358 9 4766 9177	robert.liljequist@evli.com
FIM Securities Ltd	Jari Westerberg	+358 9 6134 6217	jari.westerberg@fim.com
Handelsbanken Markets	Gustav Lucander	+358 10 444 2409	gustav.lucander@handelsbanken.fi
Impivaara Securities Ltd	Jeffery Roberts	+44 20 7284 3937	impivaara@pomor.com
Mandatum Securities Ltd	Henry Nurminen	+358 10 2364 709	henry.nurminen@mandatum.fi
Nordea Securities	Juha Iso-Herttua	+358 9 369 494 29	juha.iso-herttua@nordeasecurities.com
Nordic Partners Inc.	Henrik Ullner	+1 212 829 4200	henrik.ullner@nordic-partners.com
Opstock Ltd	Henri Parkkinen	+358 9 404 4409	henri.parkkinen@oko.fi

Report of the Board of Directors, January 1 - December 31, 2001

YIT's net sales grow by almost one third

2001 was a year of strong growth for YIT. The Group's net sales rose to EUR 1,623.1 million (2000: EUR 1,235.4 million), representing growth of 31 per cent on the previous year. Of the net sales, 61 per cent (69%) were generated by the YIT Construction subgroup, which offers construction services, and 39 per cent (31%) by the operations of the YIT Installation subgroup, which provides capital investment and maintenance services for industry and technical building services (HEPACE). The Swedish Calor Group, which was acquired in January 2001 and is now part of YIT Installation, accounted for EUR 193.5 million in net sales. Exclusive of Calor, the Group's net sales rose by 16 per cent.

YIT's service chain spans the entire life cycle of investments. A buoyantly growing share of the Group's net sales is generated by its industrial, property and infrastructure maintenance and servicing business. The objective is to impart both stability and growth to business operations. In 2001, the share of total net sales accounted for by the maintenance business came in at EUR 394 million (EUR 275.1 million) and represented 24 per cent of total net sales (22%).

The share of the Group's net sales accounted for by international operations rose from 12 to 20 per cent. Eighty per cent of net sales came from Finland, 13 from the other Nordic countries, 3 from the Baltic countries, 2 from Russia and the remaining 2 per cent from the rest of Europe and Asia.

In 2001, the Group achieved its best net sales in the fourth quarter. Net sales were 35 per cent higher than in the corresponding quarter of the previous year and rose to EUR 460.2 million (EUR 339.7 million). Net sales growth hit 26 per cent in the first quarter, 36 in the second and 26 in the third compared with the corresponding quarters of the previous year. At the beginning of 2001, YIT changed over from four-month review periods to three-month review periods, and thus the figures provided for the comparison periods are pro forma.

Earnings improve on the previous year

The YIT Group's operating profit for 2001 was 11 per cent higher than in the previous year, hitting EUR 99.7 million (EUR 89.7 million), representing 6.1 per cent of net sales (7.3%). Operating profit included EUR 4.9 million in capital gains on the sale of the head office property and EUR 6 million in capital gains on the sale of the surface-treatment business. The operating profit for the comparison period also includes about EUR 10 million in capital gains on sales. The amortization of EUR 3.9 million in goodwill on consolidation due to the acquisition of Calor has been accounted for in the calculation of operating profit.

The YIT Construction subgroup accounted for 76 per cent of operating profit (76%) and the YIT Installation subgroup for 24 per cent (24%).

Profit before extraordinary items and taxes was 12 per cent better than in the previous year, rising to EUR 88.8 million (EUR

79.5 million). No extraordinary income or expenses materialized during the review period.

Fourth-quarter operating profit rose to EUR 26.2 million (EUR 19.0 million), representing growth of 38 per cent on the corresponding quarter of the previous year. Operating profit fell slightly short of the previous year in the first and second quarters of 2001. Third-quarter operating profit was 27 per cent higher than in the previous year.

Return on investment remained at a good level and was 21.6 per cent (21.2%). Earnings per share rose to EUR 2.14 (EUR 1.90) and equity per share to EUR 11.92 (EUR 10.52).

Dividend yield up

Good earnings make it possible to increase the dividend payout level. The Board of Directors will propose to the Annual General Meeting that a dividend of EUR 0.85 be paid per share (EUR 0.75), representing 39.7 per cent (39.5%) of earnings per share. During a review of the Group's strategy in August 1998, the target for the dividend payout was set to 30-50 per cent of the net profit for the year after taxes and minority interests.

The other targets for financial indicators that were set are: 10-15 per cent for the average annual growth in net sales, 18 per cent for return on investment and 45 per cent for the equity ratio. For the most part, these targets have been attained, and in some cases they have been surpassed. In 2001, net sales grew by almost a third, or 31 per cent (1%). Return on investment was considerably higher than the target, coming in at 21.6 per cent (21.2%). The equity ratio was 40.3 per cent (40.2%), which can be regarded as a good figure.

Order backlog over a quarter larger than a year earlier

The Group's backlog of orders - i.e., the value of work not recognized as income - was 28 per cent higher at the end of the review period than a year earlier, amounting to EUR 735.8 million (EUR 574.7 million). The foreign order backlog saw especially strong growth, amounting to EUR 180.2 million (EUR 57.3 million) at year's end. The margin of the order backlog was good.

A significant share of the Group's growing maintenance and servicing business is not included in the order backlog, but is recorded directly in net sales instead.

A good financial position

The Group's financial position remained good during the report period. The Group's interest-bearing liabilities amounted to EUR 147.7 million (EUR 128.1 million) at the end of the financial year and net debt to EUR 110.7 million (EUR 115.4 million). Net financial expenses were EUR 10.9 million (EUR 10.2 million), or 0.7 per cent (0.8%) of net sales.

The construction-stage contract receivables sold to financing companies totalled EUR 92.8 million (EUR 108.1 million) at

the end of the year. The interest paid on them to the financing companies, EUR 4.9 million (EUR 4.0 million), is included in net financial expenses. Liquid assets at the close of the year amounted to EUR 37.0 million (EUR 12.7 million).

The proportion of fixed-interest loans in the Group's loan portfolio was 83 per cent (90%). Loans raised directly on the capital and money markets amounted to 51 per cent (46%).

In March, YIT floated an EUR 40 million issue of fixed-rate bond loans. The maturity is five years. The issue price of the bonds was 100.17 per cent with a yield of 5.71 per cent.

Acquisitions strengthen the Group's position in the Nordic and Baltic countries

In line with its strategy, YIT is expanding its business operations in the Nordic installation market and the construction markets of the Baltic countries and Russia. In January, YIT signed an agreement concerning the acquisition of the shares outstanding in the Swedish company Calor AB in their entirety. The confirmation of the deal required the approval of the competition authorities of Finland and Sweden. Konkurrensverket, the Swedish Competition Authority, approved the Calor deal as is on February 9, 2001. On February 16, the Finnish Competition Authority granted YIT an exemption under which it could implement the acquisition. The deal was consummated on February 26. The exemption did not pertain to Calor's Finnish subsidiary, Oy Kalmeri Ab, whose acquisition was approved by the Finnish Competition Authority on May 7. Calor is the market leader in industrial piping contracting in Sweden and the third largest company in heating and water piping contracting. During the financial year, smaller companies were also acquired in Sweden and Norway to strengthen Calor's position on the Nordic HEPACE market.

In September, YIT bolstered its position in the Baltic countries by acquiring a majority holding in AS FKSM, one of the largest construction companies in Estonia. In 2001, FKSM had net sales of EUR 44.7 million and a payroll of about 200. The company also operates in Latvia. Its range of services was broadened by starting up market-financed residential construction in Tallinn and Pärnu. Market-financed residential sites were also started up in Vilnius and in St Petersburg.

A stable market outlook for the YIT Group's main businesses

The YIT Group operates in numerous fields of business not only in Finland, but also in Scandinavia, the Baltic countries and Russia. A quarter of YIT's 10,000 employees work for its foreign units. Maintenance and user services for industry and the real estate sector account for a quarter of the Group's net sales.

At the beginning of 2002, the operational viability and market outlook of YIT's business areas are affected by many factors, some of which promote growth and some which put the brakes on it. Due to the combined effect of these factors, it can be expected that the Finnish market will remain stable, that is, at last year's good level. The economic growth in the Baltic countries and Russia, which outpaces growth in Finland, increases the demand for construction in the regions where YIT's international operations are expanding. The growth

in building construction and renovation in Sweden, activities which are important for YIT's Scandinavia division, improves the outlook for technical building services, while the accelerating rate of investments in Norway enlarges the market for capital investment services for industry.

It is forecast that the growth of the national economies of all Nordic countries will accelerate this year. Experience suggests that the anticipated 1.3-2.8 per cent growth in the GDP will uphold the demand for construction and technical building services at its present level. However, there is great variation between different regions and customer groups. The growth forecasts for the GDP and construction are a few percentage points higher in the Baltic countries and Russia than the figures for the Nordic countries.

Market outlook in Finland

The various sectors of the economy are in different business cycle phases. The export sector has suffered, but the domestic market is in good shape. The financial position of the public economy, companies and households is solid. Households' confidence in the outlook for their finances has remained stable. Confidence in the development of the Finnish economy also improved strongly in January 2002. Industrial production swung into growth toward the end of the year. The readings on the industrial confidence meter have improved every month since last autumn.

Last year's downswing in the GDP was due to the weakening of demand for exports. The upswing in the trend in Finland's aggregate production took place last July. Last November, according to the preliminary data released by Statistics Finland, production had already returned to the same level as in November 2000.

Investments by industry will decline compared with the previous year, when they rode at a record-breaking level, but investments will nonetheless be higher this year than in all of the 1990s. Investments by the forest and electronics industry will see the greatest decline, while investments by the food, chemical and metal product industries will increase.

Office construction will wane. The smaller number of start-ups will keep the number of vacant business premises under the normal level of five per cent. Towards the end of 2001, the vacancy rate of business premises in the growth centres was around two per cent.

According to preliminary information, the population shift between municipalities gained speed last year, breaking peacetime migration records. The housing shortage in the growth centres coupled with the increasing need for residences will increase new construction and renovation works. Population growth will also lead to a greater need for day-care centres, schools, health care buildings and commercial and public service buildings.

Interest rate trends in the EMU area support efforts to satisfy the growing need for residences and business premises. Unlike in our past, a slump has led to declining interest rates that support investment activities and the purchasing of residences by households. The wage and salary solution introduced in the second year of the incomes policy agreement and lower inflation increase disposable income.

Market outlook in Scandinavia

YIT is strategically venturing into Scandinavia to seek growth for its capital investment and maintenance services for industry and technical building services.

It is expected that economic growth in Sweden will rise to 1.3 per cent and exceed 3 per cent in 2003. Building construction will grow by over 3 per cent this year and by more than 2 per cent the year after. The growth rate of residential construction and renovation outpaces other construction, enlarging the HEPACE market. Industrial construction will decrease during the present year, but it is expected that it will grow as early as in 2003.

The growth of the Norwegian national economy is forecast to be around 2 per cent in 2002 and 2003. Building construction is expected to remain almost at its present good level. Renovation will grow. Its value is already slightly over half of all building construction. The opening of a new gas field will expand the market for construction and piping contracting in Northern Norway in the next few years.

In the next few years, all of the Nordic countries will have to step up substantially their investments in energy generation. YIT Industry and YIT Scandinavia are streaming their expertise and installation and manufacturing capacity into these markets. The implementation of industrial and energy projects always involves a significant construction technology component. Large-scale total deliveries can be provided through the combined expertise and high performance of YIT Construction and YIT Installation.

Market outlook in the Baltic countries and Russia

In spite of the slowing down of growth in the global economy, economic growth remains rapid in the Baltic countries, backed up by strong private consumption and investments. The decline in exports to the EU is compensated for by exports to Eastern European countries. Both Nordea and Skandinaviska Enskilda Banken estimate that GDP growth in the Baltic countries will hit 4-5 per cent in 2002 and 2003. It is forecast that investments in Estonia and Lithuania will grow at an annual rate of over 10 per cent, with growth hitting 7-8 per cent in Latvia as well. In the next few years, the construction market will grow at a rate of 3-5 per cent. The growth in traffic, water supply and water treatment projects is expected to outpace that of building construction in all the Baltic countries, partly thanks to ISPA funding from the EU.

In Russia, the growth of the GDP is faster than in the Nordic countries and the positive climate in the Russian economy will hold. Investments are expected to increase at an annual rate of 5 per cent both in the present year and the next. The boosting of production efficiency in the oil and gas sector and the opening of new fields will lead to large investment needs in the future. The upcoming 300th anniversary of St Petersburg will lead to more construction and renovation works. The construction of St Petersburg's southwestern wastewater treatment plant, which will be started up in the spring of 2002, is the largest environmental protection project currently taking place in the Baltic rim.

A stable outlook for YIT

In 2001, YIT's net sales saw exceptional growth, yet profitability remained good. The order backlog also increased significantly. The fact that the YIT Group operates in numerous geographical regions and fields of business will in future continue to balance out the effects of cyclical variations in individual sectors on the YIT Group's net sales and earnings. On the basis of the outlook for the markets and YIT's competitiveness, we anticipate that the trend in our business operations will be stable in 2002.

REVIEWS OF THE DIVISIONS:

YIT Construction increases its net sales and earnings

The net sales of the YIT Construction subgroup grew by 17 per cent on the previous year and amounted to EUR 1,015.1 million (EUR 868.8 million). Operating profit amounted to EUR 79.5 million (EUR 66.9 million), up 19 per cent on the previous year. At the end of the year, the backlog was 17 per cent larger than a year earlier, or EUR 509.8 million (EUR 435.6 million).

The net sales of **Building Construction**, YIT Construction's largest division, grew by 15 per cent and amounted to EUR 592.1 million (EUR 516.1 million). Operating profit was EUR 49.1 million (EUR 47.7 million), up 3 per cent on the previous year. At the end of the year, the order backlog amounted to EUR 240.6 million (EUR 221.8 million).

Building Construction is responsible for the Group's residential construction in the entire country. Outside the Uusimaa region, its field of business also includes other types of building construction. The population shift into the growth centres remained strong during the entire year. Sales of residences picked up during the second quarter and exceeded the previous year's level in the latter half of the year. The construction of 3,169 (2,944) residences was started up in 2001. During the review period, a total of 2,989 (2,525) residential units were completed, of which 1,669 (1,646) were market financed. At the end of the year, a total of 3,224 (3,062) residential units were under construction, of which 1,382 (1,656) were market financed. Profitability was improved not only by the good demand, but also by the company's strong portfolio of plots and continuous development efforts.

Commercial and business facility projects were carried out in provincial centres. YIT has building rights for commercial and office premises in other central Finnish locations in Tampere, Oulu, Turku and Jyväskylä.

Property Services' net sales were 49 per cent higher than a year earlier, amounting to EUR 187.2 million (EUR 125.9 million). Its operating profit of EUR 22.8 million was also a significant improvement on the previous year (EUR 13.1 million). Although the growth was rapid, the relative profitability of the division remained at a good level. At year's end, the order backlog stood at EUR 138.9 million (EUR 109.0 million), up 27 per cent on the previous year.

Property Services offers property maintenance and operation and project management services in all of Finland. In the Greater Helsinki area, the division also provides services

for projects and business premises as well as business facility construction and renovation services. The demand for commercial and office buildings remained good in the Greater Helsinki area. In 2001, numerous significant property development projects were started up and sold to investors. Many project management projects were also initiated. Renovation grew profitably. The growth in the demand for property maintenance and operation services remained strong.

Infraservices' net sales were EUR 115.5 million (EUR 128.1 million), down 10 per cent on the previous year. Its operating profit of EUR 4.3 million was a significant improvement on the previous year (EUR 2.6 million). At year's end, the order backlog was EUR 51.3 million (EUR 54.0 million).

Infraservices offers infrastructure construction and maintenance services. In 2001, it assumed the mantle of the leading private player in the maintenance of public roads by winning four three-year maintenance contracts when the National Road Administration invited competitive tenders on these contracts.

International Operations' net sales were up 22 per cent to EUR 120.3 million (EUR 98.7 million). Operating profit increased substantially and was EUR 7.1 million (EUR 4.5 million). At the end of the year, the order backlog was EUR 79.0 million (EUR 50.8 million), or 56 per cent higher than in the previous year. FKSM accounts for EUR 18.0 million of the order backlog.

International operations focus on the Baltic rim. The volumes of Baltic construction services, Makroflex product sales and water and environmental services grew buoyantly. Operations in Russia contracted temporarily due to the pushing back of projects. A letter of intent was signed in 2001 concerning the construction of St Petersburg's southwestern wastewater treatment plant. It is planned that the construction works will begin during the first half of the present year.

YIT Installation becomes a significant Nordic player

The net sales of the YIT Installation subgroup were up 66 per cent to EUR 627.7 million (EUR 377.4 million). The growth of net sales was primarily attributable to maintenance and capital investment services for industry as well as the business operations of Calor, which was acquired in Sweden in January. In 2001, the Calor Group had net sales of EUR 193.5 million. The net sales of the other companies acquired in 2001 amounted to a total of about EUR 35 million. The share of YIT Installation's net sales accounted for by its maintenance and servicing business totalled to 53 per cent.

The value of international operations was EUR 218.5 million (EUR 91.6 million), with their share of net sales rising from 24 to 35 per cent. The bulk of net sales in international operations were generated in Sweden and Norway. YIT Installation is one of the field's largest companies in the Nordic countries in both capital investment and maintenance services for industry and HEPACE.

Operating profit grew by 15 per cent compared with the previous year and hit EUR 24.8 million (EUR 21.5 million). Earnings include EUR 6 million in capital gains on the sale of the surface-treatment business. The operating profit for the comparison year includes about EUR 6 million in capital gains

on the sale of Huber Testing Oy. Operating profit was reduced by the amortization of EUR 3.9 million in goodwill on consolidation due to the acquisition of Calor. The acquisition resulted in goodwill on consolidation amounting to EUR 39 million, which will be amortized in 10 years. The operating profit of the Calor Group amounted to EUR 5.6 million without the amortization in goodwill on consolidation.

At the end of the year, YIT Installation's order backlog was 62 per cent larger than a year earlier, or EUR 226.0 million (EUR 139.1 million). Calor's share of the order backlog was EUR 89.8 million.

Technical Building Services division increased its net sales during the financial year, but its operational result fell short of the previous year's level. The division had net sales of about EUR 158 million (EUR 139 million). In order to increase operational efficiency, the HEPACE and automation system business functions were brought under one company during the report year, YIT Huber Ltd, and security technology business functions were centralized in YIT Safetytec Oy. An operating model organized in terms of customers was set up in the Greater Helsinki area. This model facilitates the provision of customized technical building services for the entire life cycle of properties. The division operated in thirty localities in Finland.

Industrial Maintenance increased its net sales both in Finland and the rest of the Nordic countries. The volume of the division rose to about EUR 91 million (EUR 65 million). The operational result improved on the previous year's figure. The outsourcing trend continued in maintenance services and in 2001 YIT made numerous new partnership agreements for the maintenance of production plants and the development of maintenance in different fields of industry.

Capital Investment Services for Industry saw buoyant growth in net sales, hitting about EUR 409 million (EUR 100 million). This figure includes also net sales which are generated from technical building services and industrial maintenance operations outside Finland. The operational result also improved compared with the previous year. Investments by the forest industry were riding high, and the demand in the power and marine industries was also good.

In January 2002, **Scandinavia** was separated out as a division unto itself, comprising HEPACE contracting and servicing and maintenance and capital investment services for industry in Sweden and Norway. Following the acquisition of Calor, YIT's business operations in these countries saw strong growth. In 2001, the Calor Group had net sales of EUR 193.5 million and an operating profit of EUR 5.6 million.

The construction of residences and business premises was brisk in Sweden, and renovation also grew, keeping the demand for technical building services at a good level. Seventy per cent of Calor's net sales come from technical building services. Investments by industry remained at a low level, but are expected to pick up during the latter half of the present year. During the report year, Calor started up numerous co-operative projects for combining its expertise and performance capability with YIT's Finnish units, enabling YIT to offer a service chain encompassing the full implementation of industrial investments and energy projects.

The YIT Group now employs over 10,000 people

In 2001, the Group employed 10,118 (8,189) people on average. At the end of the year, the number of personnel was 10,264, whereas it was 8,605 at the beginning of the year. Of the employees, 42 per cent (50%) were employed by YIT Construction and 56 per cent (47%) by YIT Installation.

The number of foreign employees grew strongly due to acquisitions. A quarter of the Group's employees already worked at foreign units, or 2,654 (1,104) people, of whom 1,565 were employed by Calor.

The development of the personnel and of operation systems comprises a part of the Group's business operations. The Group's financial outlays on development operations amounted to about EUR 12 million (EUR 10 million) in 2001, representing 0.7 per cent (0.8%) of net sales.

Group management

In November, YIT Corporation's Board of Directors and Group CEO Reino Hanhinen agreed that Hanhinen will stay on in his present position until the end of 2005. According to his agreement, he could have chosen to retire upon turning 60 in October 2003.

Juhani Pitkääkoski, LL.M., was appointed as president of YIT Installation Ltd and as a member of the Group's Management Board effective November 1, 2001. The other members of the Management Board are Group CEO Reino Hanhinen, Executive Vice President Esko Mäkelä, Ilpo Jalasjoki, the president of YIT Construction Ltd, Veikko Myllyperkiö, vice president, corporate communications, and Sakari Toikkanen, director, corporate planning. The secretary is Antero Saarilahti, vice president, personnel.

Capital expenditures and the largest acquisitions

During the financial year, gross capital expenditures on non-current assets included in the balance sheet totalled EUR 75.1 million (EUR 34.3 million), representing 4.6 per cent (2.8%) of net sales. Investments in construction equipment amounted to EUR 9.0 million (EUR 8.5 million) and investments in information technology to EUR 4.5 million (EUR 7.1 million). Due to the change in the depreciation policy, personal computers have been recorded directly as expenses since the beginning of 2001. During the review period, personal computers were acquired to the tune of EUR 2.3 million. Production investments amounted to EUR 1.3 million (EUR 1.5 million). Other investments in non-current assets rose to EUR 60.3 million (EUR 17.2 million). The sum includes the consolidated goodwill of acquired companies.

The most significant acquisition was the purchase of the shares outstanding in Calor AB in their entirety in January. The purchase price was EUR 57.2 million. In September, YIT purchased 54 per cent of the shares in the Estonian construction company AS FKSM at a purchase price of EUR 3.2 million. The selling shareholders still retained 24 per cent of the shares, which they have undertaken to sell to YIT in three years at a price to be determined at that time. Minority shareholders owned 22 per cent of the shares. In October, YIT made a purchase offer to the minority shareholders, as a result of which

YIT's holding rose by 21.5 per cent to a total of 75.5 per cent. AS FKSM was consolidated on October 1, 2001.

In June, YIT Installation Ltd's subsidiary YIT Service Ltd sold its surface-treatment business to FSP Finnish Steel Painting Oy. The surface-treatment unit had net sales of about EUR 14 million in 2000.

In November, YIT sold its 49 per cent stake in Sonera Living Oy to Sonera. YIT and Sonera will continue to develop broadband network-enabled services under a cooperation agreement.

Changes in the corporate structure

A decision was made in February to merge YIT Installation Ltd's subsidiaries Huber Servitek Oy and Huber Talotekniikka Oy to form a new company named YIT Huber Ltd. Later in 2001, LVI-Forum Oy, Virkkalan LVI Oy and LVIS-Malm Oy (into which Liitosputki Oy and Putkirakentajat Oy had been merged) were merged into YIT Huber Ltd.

Kalevan Kiinteistöhuolto Oy was merged into YIT Rapido Property Management Services Ltd in March, followed by Kiinteistöhuolto Kalle Erkkilä Oy in October.

SMS Hydrolin AB was merged into Scandinavian Mill Service AB in June and SPT-automaatio Oy into YIT Installation Ltd in September. Porin Karhuputki Oy and Oy Kalmeri Ab were merged into YIT Industry Ltd in September and November, correspondingly. Vappulan Tekniikka Oy, Savonlinnan Sähkö Express Oy and Savonlinnan Huolto Express Oy were merged into YIT Service Ltd in October. FP Aseennus Oy was merged into YIT Safetytec Ltd in December.

The Group's Swedish subsidiaries YIT Bygg AB and YIT Projektör AB were merged into Calor AB in December.

The winding up of Länsiteknö Oy was seen to completion in December. The winding up of AS YIT Huber was ongoing at the turn of the year.

Decisions taken by the Annual General Meeting

YIT Corporation's Annual General Meeting was held on March 8, 2001. The Annual General Meeting adopted the 2000 financial statements and discharged the accountable parties from liability. The dividend for 2000 was confirmed at EUR 0.75 per share (1999: EUR 0.60), to a total of EUR 22.0 million (EUR 17.3 million). The dividend represented 39.5 per cent (37.7%) of earnings per share. The dividends were paid on March 20, 2001.

The Annual General Meeting confirmed that the number of Board members shall be set at seven. The following persons were elected to seats on the company's Board of Directors: Ilkka Brotherus, managing director of Sinituote Oy, Group CEO Reino Hanhinen, Asmo Kalpala, chairman and CEO of the Tapiola Group, Mikko Kivimäki, president and CEO of Rautaruukki Corporation, Teuvo Salminen, executive vice president and deputy CEO of Jaakko Pöyry Group Oyj, and Antti Tanskanen, CEO of the OKO Bank Group. Of the electees, Teuvo Salminen is a new Board member. At its organization meeting on March 14, 2001, the Board of Directors again elected Antti Tanskanen as its chairman and Asmo Kalpala as vice chairman.

SVH Pricewaterhouse Coopers Oy, Authorized Public Accountants, were elected as the company's auditor; this firm

appointed Pekka Nikula, Authorized Public Accountant, as chief auditor.

In addition, the Annual General Meeting took a decision on amending Article 8 of the Articles of Association. The amendment pertained to the timeframe during which notification of attendance at general meetings of shareholders must be given and was based on the change in the Companies Act which came into force at the beginning of 2001.

YIT continued to buy its own shares

At the beginning of 2001, YIT held a total of 757,300 of its own shares, representing 2.6% of the shares outstanding and the votes conferred by them. The shares had been acquired on Helsinki Exchanges on the basis of decisions taken by general meetings of shareholders in previous years.

On February 26, 2001, in connection with the acquisition of Calor AB, the company transferred 660,000 of its own shares to the three Swedish private individuals who were the vendors in the deal. The transfer price of the shares was EUR 13.01 per share. The transfer was based on an authorization granted by the general meeting of shareholders in spring 2000. After the transfer, the company held 97,300 of its own shares.

The Annual General Meeting held in spring 2001 decided to purchase a minimum of 200 to a maximum of 700,000 of the company's own shares with distributable shareholders' equity. The Annual General Meeting also took a decision to authorize the Board of Directors to decide on the transfer of a maximum of 797,300 YIT shares.

On the basis of the decision, the company acquired a total of 417,979 shares during the period from April 4 to December 31, 2001, at an average price of EUR 12.59. At the end of the year, the company held a total of 515,279 of its own shares, representing 1.8 per cent of the company's share capital and the voting rights conferred by the shares.

Shares and share capital

YIT Corporation's share capital was EUR 58,767,370 at the beginning of 2001 and the number of shares outstanding was 29,383,685. The nominal value of the share is 2 euros. The share capital was not increased in 2001.

The average share price during the financial year was EUR 12.66 (2000: EUR 12.73), with a high of EUR 13.95 (EUR 14.20) and a low of EUR 10.42 (EUR 10.40). At the end of the financial year, the share price was EUR 13.50 (EUR 13.60). Full-year share turnover amounted to EUR 56.3 million (EUR 137.8 million), with 4,447,612 shares being traded (10,824,610).

YIT Corporation's market capitalization at the beginning of 2001 was EUR 389.3 million (EUR 315.0 million) and EUR 389.7 million at the end.

Authorizations to increase the share capital

At the end of 2001, the Board of Directors did not have valid share issue authorizations or authorizations to issue convertible bonds or bonds with warrants.

Changes in the ownership structure

The number of registered shareholders was 3,093 (3,322) at the beginning of 2001 and 2,969 at the end.

According to the nominee registers, 11.6 per cent of the shares (7.1%) were owned by foreigners at the beginning of the year and 15.0 per cent at the end. Other foreign ownership at the end of the review period amounted to 1.9 per cent (0.6%); foreign ownership thus rose to 16.9 per cent (12.1%) in all.

On March 1, 2001, Pohjola Group Insurance Corporation announced that the Pohjola Group's holding in YIT declined to 9.3 per cent when Suomi Mutual Life Assurance Company acquired the shares outstanding in Pohjola Life Assurance Company Ltd in their entirety. After the deal, Suomi's stake in YIT rose to 8.0 per cent.

In accordance with the decision taken by the general meeting of shareholders in spring 2000, those 1,740 YIT shares which had not been converted to book-entries were sold in May 2001 on behalf of their owners, and the monies from the sale were deposited with the Provincial Administration of Southern Finland. The former owners of these shares are entitled to receive their share of the monies by handing their share certificates or possible proofs of title to Nordea Bank.

1998 share options

Under the terms of the 1998 share options, about 140 persons belonging to Group management and among the key employees have the right to subscribe for a maximum total of 1.2 million YIT shares, on the basis of which the share capital can be increased by a maximum of EUR 2.4 million. If the subscription rights are exercised in full, the shares that could have been subscribed for on the basis of these share options would have corresponded to 4.1 per cent of the total number of the company's shares outstanding on December 31, 2001.

According to the option terms, the A share options can be transferred as from March 20, 2001, and the B share options as from October 15, 2002. The A share options were placed for trading on the Main List of Helsinki Exchanges on March 21, 2001. By the end of the year, 146,200 of the share options had been traded at an average price of EUR 1.70. No shares were subscribed for on the basis of the share options during the report year.

Events since the end of 2001

In January 2002, a new business division, Scandinavia, was set up under YIT Installation. The division comprises technical building services and capital investment and maintenance services for industry in Sweden and Norway. The reorganized structure boosts the effectiveness of the implementation of the Group's growth strategy in Scandinavia. YIT Installation's other divisions are Technical Building Services, Industrial Maintenance and Capital Investment Services for Industry.

Outlook for 2002

In our estimation, the trend in YIT's net sales and earnings will be stable in 2002.

The Board of Directors

Income statement (EUR thousands)

	Note	Consolidated		Parent Company	
		2001	2000	2001	2000
Net sales	1)	1,623,142	1,235,379	5,116	10,396
Change in inventories of finished goods and work in progress		-9,313	3,708		
Production for own use		647	2,135		
Share of results in associated companies		-592	-129		
Other operating income	2)	17,745	12,836	4,209	6,568
Materials and services	3)	946,597	717,491		32
Personnel expenses	4)	374,257	272,723	3,792	4,470
Depreciation and write-downs	5)	26,200	18,892	408	5,450
Other operating expenses		184,829	155,160	10,846	9,894
		1,531,883	1,164,266	15,046	19,846
Operating profit	6)	99,746	89,663	-5,721	-2,882
Financial income and expenses	7)	-10,975	-10,213	-112	-1,081
Profit before extraordinary items		88,771	79,450	-5,833	-3,963
Extraordinary items	8)		-35	51,000	53,144
Profit before taxes		88,771	79,415	45,167	49,181
Appropriations	9)			875	618
Income taxes	10)	-26,775	-24,372	-13,481	-13,648
Minority interests		-435	-340		
Profit for the financial period		61,561	54,703	32,561	36,151

Balance sheet (EUR thousands)

	Note	Consolidated		Parent Company	
		2001	2000	2001	2000
ASSETS					
Non-current assets					
Intangible assets					
Intangible rights		218	250	113	142
Goodwill		513	581		
Other long-term expenditure		6,924	9,256	14	4,752
		7,655	10,087	127	4,894
Goodwill on consolidation		46,916	13,716		
Tangible assets					
Land and water areas		3,482	14,162	682	682
Buildings and structures		16,054	31,478	934	1,022
Machinery and equipment		39,757	38,448	934	7,579
Other tangible assets		1,533	896	144	164
Advance payments		8,884	176		
		69,710	85,160	2,694	9,447
Investments					
Shares in Group companies				289,219	238,065
Shares in associated companies		2,918	2,643		918
Other shares and holdings		3,413	3,563	1,057	1,300
Own shares		6,461	7,773	6,461	7,773
Other investments			4,857		29,275
		12,792	18,836	296,737	277,331
Total non-current assets		137,073	127,799	299,558	291,672
Current assets					
Inventories					
Materials and supplies		13,296	10,157		
Work in progress	21)	46,022	42,250		
Other inventories	14)	197,975	193,329		
Advance payments		1,976	3,630		
		259,269	249,366		
Receivables					
Deferred tax asset		4,552	3,721		
Accounts receivable		211,749	176,488	489	2,762
Loan receivables		159,431	165,507	167,288	155,055
Other receivables		22,503	3,714	68,369	55,040
Prepaid expenses and accrued income		84,801	61,557	2,207	3,811
		483,036	410,987	238,353	216,668
Marketable securities	16)	18,618	1,442	14,077	927
Cash and cash equivalents		18,398	11,250	1,789	3,193
Total current assets		779,321	673,045	254,219	220,788
Total assets		916,394	800,844	553,777	512,460



Balance sheet (EUR thousands)

	Note	Consolidated		Parent Company	
		2001	2000	2001	2000
SHAREHOLDERS' EQUITY AND					
LIABILITIES					
Shareholders' equity	17)				
Share capital		58,767	58,767	58,767	58,767
Share premium account		54,920	53,492	54,920	53,492
Fund for own shares		6,461	7,773	6,461	7,773
Reserve fund		618	486		
Retained earnings		168,103	133,823	142,165	126,666
Profit for the financial period		61,561	54,703	32,561	36,151
		350,430	309,044	294,874	282,849
Minority interests		3,199	1,568		
Accumulated appropriations	18)				875
Provisions for liabilities and charges	19)	10,097	6,868		
Liabilities					
Deferred tax liabilities	20)	5,353	2,229		
Long-term liabilities	20)				
Bonds		73,638	33,638	73,638	33,638
Loans from credit institutions		29,763	20,785	112,167	111,795
Pension loans		30,013	35,274	29,050	34,727
Accounts payable		112	15		
Other long-term liabilities		2,265	586	48	119
		135,791	90,298	214,903	180,279
Current liabilities	21)				
Bonds			25,228		25,228
Loans from credit institutions		5,058	7,220	3,217	4,630
Pension loans		8,444	5,676	5,676	5,676
Advances received	22)	54,510	47,108		
Debts to construction fund		108,581	116,833		
Accounts payable		65,603	45,756	503	237
Other current liabilities		40,451	41,247	28,964	7,877
Accrued expenses and deferred income		128,877	101,769	5,640	4,809
		411,524	390,837	44,000	48,457
Total liabilities		552,668	483,364	258,903	228,736
Total shareholders' equity and liabilities		916,394	800,844	553,777	512,460

Cash flow statement (EUR thousands)

	Consolidated		Parent Company	
	2001	2000	2001	2000
Cash flow from operating activities				
Profit before extraordinary items	88,771	79,450	-5,833	-3,963
Adjustments:				
Depreciation according to plan	26,200	18,892	408	5,450
Other non-cash flow income and expenses	3,821	336		
Gains on sale of tangible and intangible assets	-15,578	-6,424	-1,984	-33
Financial income and expenses	10,975	10,213	112	1,081
Cash flow before change in working capital	114,189	102,467	-7,297	2,535
Change in working capital				
Change in short-term interest-free receivables	-70,763	-21,744	-7,325	-3,275
Change in inventories	-9,903	-73,969		32
Change in short-term interest-free liabilities	39,642	74,147	1,424	-1,744
Cash flow from operations before financial items and taxes	73,165	80,901	-13,198	-2,452
Interest and other financial expenses paid	-11,044	-11,249	-8,837	-9,419
Dividends received	237	366	72	61
Interest and other financial income received	2,141	734	9,679	7,534
Taxes paid	-24,197	-23,437	-14,178	-14,677
Net cash from operating activities	40,302	47,315	-26,462	-18,953
Cash flow from investing activities				
Capital expenditure on tangible and intangible assets	-66,319	-32,422	-308	-4,214
Proceeds from sale of tangible and intangible assets	42,533	4,071	9,983	1,467
Portfolio investments	-158	-1,764	-49,234	-6,804
Proceeds from sale of investments	13,553	7,747	40,483	2,898
Cash flow from investing activities	-10,391	-22,368	924	-6,653
Cash flow from financing activities				
Purchase of own shares	-5,261	-3,554	-5,261	-3,554
Change in loan receivables	770	235	-12,232	-11,850
Withdrawals of short-term loans		574	20,164	4,625
Payments of short-term loans	-2,162	-1,466	-4,625	-1,671
Withdrawals of long-term loans	58,721	848	50,000	62,367
Payments of long-term loans	-35,691	-14,637	-41,976	-15,202
Dividends paid	-21,964	-17,824	-21,965	-17,338
Group contributions received			53,179	
Cash flow from financing activities	-5,587	-35,824	37,284	17,377
Change in liquid assets	24,324	-10,877	11,746	-8,229
Liquid assets at January 1	12,692	23,569	4,120	16,593
Transfer of business operations				4,244
Liquid assets at December 31	37,016	12,692	15,866	4,120

Accounting policy

YIT Corporation (Business ID 0112650-2) is the parent company of the YIT Group. The company is domiciled in Helsinki. Copies of the consolidated financial statements are available at the address YIT Corporation, Panuntie 11, FIN-00620 Helsinki, Finland.

Consolidation

Extent of the consolidated financial statements

The consolidated financial statements include the parent company YIT Corporation and all principal Group and associated companies included in long-term investments.

Intra-Group transactions and margins

The revenue and expenses between Group companies have been eliminated in the consolidation, along with internal margins and the distribution of profit, intercompany receivables and liabilities as well as intercompany share ownership.

Intercompany share ownership

The acquisition cost method has been used in eliminating cross-ownership of shares. In practice this means that the purchase price of the shares in subsidiaries has been eliminated against their balance sheet equity at the moment of acquisition. In carrying out the elimination, the difference between subsidiaries' acquisition value and the balance sheet values has been entered in the consolidated balance sheet as goodwill on consolidation. The goodwill items arising before 1995 have been amortized according to a 10 per cent straight-line schedule. The goodwill on consolidation arising after 1995 has been amortized on a straight-line basis over 5 and 7 year periods. Goodwill on consolidation arising due to additional purchase prices paid after the year of acquisition has been amortized at once.

Minority interests

The shares of minority interest shareholders in the equity, depreciation difference and net profit of subsidiaries is shown as a separate item on the liabilities side of the consolidated balance sheet and in the consolidated income statement.

Associated companies

The financial statement data of associated companies has been consolidated using the equity method. The Group's shares of the aggregate results of associated companies, calculated in accordance with the Group's holdings in them, are shown as a separate item in the income statement.

Fixed assets and depreciation

The balance sheet values of fixed assets are based on the original acquisition costs less depreciation according to plan.

In the income statement, depreciation is calculated as planned depreciation - i.e., based on the economic life of the assets. The depreciation periods are as follows:

Buildings	5 - 40 years
Machinery and equipment	3 - 15 years
Other fixed assets	4 - 40 years

In the 2001 financial year, the depreciation policies were changed such that personal computers and their printers are recorded directly as expenses.

Revaluations

Revaluations of land and water and buildings are due to the companies acquired for the Group during the financial year. Revaluations have been made on the basis of the probable sales prices of the sites in question.

Inventories

Inventories have been valued at the direct purchase cost or the probable market cost, whichever is lower. In valuing real estate properties held in inventories, the available market information and the level of the yield on the properties have been taken into account.

The use of substances and supplies has been booked according to the FIFO principle.

Change in inventories

The change in the Group's inventories cannot be derived from the balance sheets due to changes that have taken place in the Group structure.

Recording of income from projects

Income from construction projects has been recorded according to the degree of completion. The degree of completion is calculated on the basis of the costs realized according to the physical degree of completion and the total cost estimate. Projects that are partially credited to earnings are spread over two financial periods. The margin on so-called developer contracting projects has been recognized as income on the basis of the degree of completion or the degree of sale of the shares in a condominium or property, whichever is lower. The forecast loss on loss-making projects included in the backlog of orders has been booked to expenses in its entirety.

The Calor Group's partial credits to earnings on December 31, 2001, were recorded using the net principle, whereby only receivables or liabilities are included in the balance sheet. During the 2002 financial year, the Calor Group will adopt the YIT Group's accounting policy.

Items denominated in foreign currency

Receivables and liabilities in foreign currency have been valued at the exchange rates quoted by the European Central Bank on December 28, 2001. The part of loan receivables and liabilities covered by forward exchange contracts has been valued according to the exchange rates of the contracts.

In carrying out consolidation, the financial statements of foreign subsidiaries have been translated into euros using the exchange rates quoted by the European Central Bank on December 28, 2001. The translation difference arising therefrom has been charged to non-restricted shareholders' equity.

Investments in the shareholders' equities of foreign subsidiaries have been hedged with loans denominated in foreign currency, forward exchange contracts and currency swaps. In the consolidated financial statements, the exchange rate differences arising from hedging have been booked to shareholders' equity against the translation difference of shareholders' equity amounts denominated in foreign currency.

Agreements denominated in foreign currencies are hedged with forex derivatives. Exchange differences in hedging have been recorded as revenue in accordance with the degree of completion of projects.

Pension arrangements

Pension security for the employees of Group companies has mainly been covered through policies with external pen-

Accounting policy

sion insurance companies. Pensions liabilities that are directly recorded as expenses are shown in the balance sheet under long-term liabilities.

Leasing payments

Leasing payments are recorded as annual expenses and rents for future years are presented in the notes to the financial statements.

Guarantee liabilities

10-year liabilities in the construction industry are recorded as expenses when they are incurred.

Appropriations

In the financial statements of individual companies, depreciation in excess of or under plan is stated as part of the net profit for the financial year less the deferred tax liability.

In the consolidated financial statements, the accumulated difference between planned and total depreciation is divided between the deferred tax liability and non-restricted equity. The deferred tax liability has been calculated according to local tax bases.

Income taxes

The taxes estimated on the results of Group companies for the year are entered in the consolidated income statement, as are adjustments to taxes for previous financial years and imputed deferred taxes. Imputed deferred taxes and tax assets are calculated on the periodization differences between the taxation calculations and the financial statements, applying the local tax base.

Definitions of financial indicators

Return on investment (%)	=	$\frac{\text{Profit before extraordinary items and taxes} + \text{interest expenses and other financial expenses}}{\text{Balance sheet total} - \text{interest-free liabilities (average for the period)}} \times 100$
Return on equity (%)	=	$\frac{\text{Profit before extraordinary items} - \text{taxes}}{\text{Shareholders' equity} - \text{own shares} + \text{minority interest (average for the period)}} \times 100$
Equity ratio (%)	=	$\frac{\text{Shareholders' equity} - \text{own shares} + \text{minority interest}}{\text{Balance sheet total} - \text{advances received}} \times 100$
Quick ratio	=	$\frac{\text{Financial assets}}{\text{Current liabilities} - \text{advances received}}$
Gearing ratio (%)	=	$\frac{\text{Interest-bearing liabilities} - \text{liquid financial assets}}{\text{Shareholders' equity} - \text{own shares} + \text{minority interest}} \times 100$
Share issue-adjusted earnings per share (EUR)	=	$\frac{\text{Profit before extraordinary items} - \text{taxes} \pm \text{minority interest from profit/loss for the period}}{\text{Share issue-adjusted average number of outstanding shares during the period}}$
Equity per share (EUR)	=	$\frac{\text{Shareholders' equity} - \text{own shares}}{\text{Share issue-adjusted number of outstanding shares as of December 31}}$
Share issue-adjusted dividend per share (EUR)	=	$\frac{\text{Dividend for the period per share}}{\text{Adjustment ratios of share issues during the period and afterwards}}$
Dividend per earnings (%)	=	$\frac{\text{Dividend per share}}{\text{Earnings per share}} \times 100$
Effective dividend yield (%)	=	$\frac{\text{Share issue-adjusted dividend per share}}{\text{Share issue-adjusted share price as of December 31}} \times 100$
P/E ratio	=	$\frac{\text{Share issue-adjusted share price as of December 31}}{\text{Share issue-adjusted earnings per share}}$
Market capitalization	=	(Number of shares - own shares) x share price as of December 31
Share turnover (%)	=	$\frac{\text{Shares traded (number of shares)}}{\text{Total number of outstanding shares (average during the period)}} \times 100$

Management of financial risks

The financial risks connected with the YIT Group's business operations consist of foreign exchange, interest rate and liquidity risks.

Foreign exchange risk

The objective of managing foreign exchange risk across YIT's units is to hedge earnings generated by operations and shareholders' equity against foreign exchange risks.

Shareholders' equity items of significant international subsidiaries are hedged by means of loans taken out in foreign currency and through derivative instruments.

The Group's net exposure is hedged against foreign exchange risks by means of loans, deposits and derivative instruments. The position to be hedged includes contractual accounts receivable and accounts payable as well as assets and liabilities denominated in foreign currency.

Subsidiaries' contractual currency flows are hedged on a company-specific basis against the base currency of the company in question. Hedging is performed by the parent company's Finance Department, either as intra-Group or external transactions.

The derivative instruments used are forward exchange contracts, swaps and options.

Interest rate risk

The management of interest rate risk across YIT's units is centralized within the parent company's Finance Department.

Interest rate risks are examined from the perspective of both the financial balance sheet and the entire balance sheet. The main focus in 2001 was on managing interest rate risks having an effect on earnings in the financial balance sheet.

The loan portfolio comprises the bulk of the company's financial balance sheet. The interest rate risk connected with interest-bearing liabilities is regulated by changing the composition of the loan portfolio either by undertaking actual loan operations or through derivatives. The derivative instruments used are swaps and forward rate agreements (futures).

Liquidity risk

The parent company's Finance Department handles the YIT Group's funding and management of funds on a centralized basis. YIT's internal debt relationships exist directly between the Group's parent company and the subsidiaries.

The Group's liquidity management is based on the financial budget as well as on short-term, up-to-date cash funds planning.

The tools used in liquidity management are Group bank accounts with an overdraft, financing credit facilities and commercial paper programmes. Deposits will not be used as a liquidity buffer until the Group's equity ratio exceeds the strategic target limit (45%).

Key financial indicators 1997 - 2001

	2001	2000	1999	1998	1997
INCOME STATEMENT (EUR million)					
Net sales	1,623.1	1,235.4	1,222.1	1,167.7	941.4
Change, %	31.4	1.1	4.7	24.1	7.4
Share of international operations	330.5	146.4	165.3	200.0	171.1
Operating income and expenses	-1,497.2	-1,126.8	-1,141.2	-1,095.7	-871.4
Depreciation and write-downs	26.2	18.9	18.6	17.5	16.0
Operating profit	99.7	89.7	62.3	54.5	54.0
% of net sales	6.1	7.3	5.1	4.7	5.7
Financial income and expenses, net	-10.9	-10.2	-7.1	-8.5	-10.8
Profit before extraordinary items	88.8	79.5	55.2	46.0	43.2
% of net sales	5.5	6.4	4.5	3.9	4.6
Extraordinary income	0	0	18.5	0.1	10.8
Extraordinary expenses	0	0.1	0	0.3	1.2
Profit before taxes	88.8	79.4	73.7	45.8	52.8
% of net sales	5.5	6.4	6.0	3.9	5.6
Profit for the financial period	61.6	54.7	60.7	28.4	40.9
BALANCE SHEET (EUR million)					
ASSETS					
Intangible assets	54.6	23.8	20.6	17.5	15.7
Tangible assets	69.7	85.2	78.3	88.1	78.6
Investments					
Own shares	6.5	7.8	4.2		
Other investments	6.3	11.0	11.4	13.8	10.5
Inventories	259.3	249.4	175.4	222.2	217.5
Receivables	483.0	411.0	389.2	320.1	300.9
Marketable securities	18.6	1.4	13.4	5.1	3.7
Cash and cash equivalents	18.4	11.2	10.2	10.5	16.4
Total assets	916.4	800.8	702.7	677.3	643.3
SHAREHOLDERS' EQUITY AND LIABILITIES					
Share capital	58.8	58.8	58.8	49.3	49.3
Other shareholders' equity	291.6	250.2	212.7	176.3	157.6
Minority interests	3.2	1.6	6.7	11.1	10.1
Provisions for liabilities and charges	10.1	6.9	6.7	3.2	4.4
Long-term liabilities					
Interest-bearing	133.5	89.2	125.2	128.4	120.9
Interest-free	7.7	3.3	4.8	9.3	7.1
Current liabilities					
Interest-bearing	14.2	38.9	15.5	44.7	69.1
Advances received	54.5	47.1	43.7	42.4	41.2
Other interest-free	342.8	304.8	228.6	212.6	183.6
Total shareholders' equity and liabilities	916.4	800.8	702.7	677.3	643.3



	2001	2000	1999	1998	1997
KEY FIGURES					
Return on investment, %	21.6	21.2	15.5	13.7	14.5
Return on equity, %	19.1	19.1	18.3	13.9	21.7
Equity ratio, %	40.3	40.2	41.6	37.3	36.0
Net interest-bearing debt, EUR million	110.7	115.4	117.1	157.5	170.2
Quick ratio	1.5	1.2	1.7	1.3	1.3
Gearing ratio, %	31.9	38.1	42.8	66.6	78.4
Gross capital expenditures on non-current assets, EUR million	75.1	34.3	35.6	35.9	24.7
% of net sales	4.6	2.8	2.9	3.1	2.4
Backlog of orders at year-end, EUR million	735.8	574.7	479.1	477.5	411.7
Share of international orders	180.2	57.3	46.8	89.2	91.8
Average personnel	10,118	8,189	8,721	7,340	6,531
PER-SHARE KEY FIGURES					
Earnings/share (EPS), EUR	2.14	1.90	1.59	0.98	1.23
Equity/share, EUR	11.92	10.52	9.25	7.69	7.06
Dividend/share, EUR	0.85*)	0.75	0.60	0.42	0.34
Dividend/earnings, %	39.7*)	39.5	37.7	43.0	27.4
Effective dividend yield, %	6.3	5.5	5.5	5.7	3.3
Price/earnings ratio (P/E)	6.3	7.2	6.9	7.6	8.4
Share price trend					
Average price, EUR	12.66	12.73	8.77	10.76	11.06
Low, EUR	10.42	10.40	6.50	6.56	9.25
High, EUR	13.95	14.20	11.00	16.15	12.19
Price at December 31, EUR	13.50	13.60	10.90	7.40	10.34
Market capitalization at December 31, EUR million	389.7	389.3	315.0	217.1	303.1
Share turnover trend					
Share turnover, thousands	4,448	10,825	9,066	11,831	16,006
Share turnover as % of shares outstanding	15.4	37.8	31.4	40.4	57.1
Weighted average share-issue adjusted number of shares outstanding, thousands	29,077	28,762	28,871	29,308	28,042
Share-issue adjusted number of shares outstanding at December 31, thousands	28,868	28,626	28,897	29,338	29,303

*) Proposal of the Board of Directors

The figures for 1997 are based on the earlier Accounting Act.

Definitions of financial indicators are presented on the page 66.



Notes to the income statement (EUR thousands)

	Consolidated		Parent Company	
	2001	2000	2001	2000
1. Net sales				
Net sales by division				
YIT Construction				
Building Construction	592,137	516,095		
Property Services	187,183	125,875		
Infraservices	115,515	128,121		
International Operations	120,304	98,670		
YIT Installation	627,753	377,398		
Other items	-19,750	-10,780	5,116	10,396
Total	1,623,142	1,235,379	5,116	10,396
Net sales include:				
Sale of company-built condominium shares	127,972	117,250		
Net sales by geographical area				
Finland	1,296,467	1,091,567	5,116	10,395
Nordic Countries	208,545	40,479		1
Russia	33,510	44,508		
Baltic countries	59,199	32,730		
Other Europe	18,528	23,527		
Asia	6,476	1,697		
Africa	417	871		
Total	1,623,142	1,235,379	5,116	10,396
2. Other operating income				
Gains on sale of fixed assets	9,544	6,497	3,426	33
Others	8,201	6,339	783	6,535
Total	17,745	12,836	4,209	6,568
3. Materials and services				
Materials, supplies and goods				
Purchases during the period	524,837	465,849		
Change in inventories	-6,147	-62,247		32
	518,690	403,602		32
External services	427,907	313,889		
Total	946,597	717,491		32
4. Data concerning the personnel and members of administrative bodies				
Personnel expenses				
Wages, salaries and remunerations	282,115	215,162	2,729	4,689
Pension expenses	47,492	33,567	861	-177
Other indirect personnel expenses	44,650	23,994	202	-42
Total	374,257	272,723	3,792	4,470
Managements' salaries and remunerations				
Presidents and Executive Vice Presidents	4,265	4,131	599	514
Members of Board of Directors	108	85	106	79
Total	4,373	4,216	705	593
Average number of personnel by division				
YIT Construction				
Building Construction	1,761	1,569		
Property Services	624	538		
Infraservices	744	787		
International Operations	1,023	1,081		
YIT Installation	5,671	3,864		
Others	295	350		
Total	10,118	8,189		
Total personnel at December 31	10,264	8,605		



	Consolidated		Parent Company	
	2001	2000	2001	2000
Pension commitments to members of Board of Directors and Presidents				
<p>It has been agreed that the President and Executive Vice President of the parent company will retire at the age of 62 and that one of Presidents of Group companies will retire at the age of 60. The Presidents of other Group companies will retire at the statutory age.</p>				
5. Depreciation and write-downs				
Depreciation on intangible assets	3,361	2,427	9	1,749
Depreciation on buildings and structures	1,021	1,648	113	110
Depreciation on machinery and equipment	12,016	9,565	257	3,529
Depreciation on other tangible assets	432	235	29	62
Amortization on goodwill	9,370	5,017		
Total	26,200	18,892	408	5,450
6. Operating profit by division				
YIT Construction				
Building Construction	49,140	47,731		
Property Services	22,743	13,067		
Infraservices	4,251	2,648		
International Operations	7,069	4,467		
YIT Installation	24,865	21,499		
Other items	-8,322	251		
Total	99,746	89,663		
7. Financial income and expenses				
Dividend income				
From others	149	231	102	85
Total	149	231	102	85
Interest income on non-current investments				
From Group companies			7,937	7,066
From associated companies			292	
From others	452	429	149	326
Total	452	429	8,378	7,392
Interest income on non-current investments				
From Group companies			772	712
From others	1,374	876	468	257
Total	1,374	876	1,240	969
Write-downs on investments				
Write-downs on non-current investments	53			
Total	53			
Interest expenses and other financial expenses				
To Group companies			-3,093	-2,688
To others	-12,897	-11,749	-6,739	-6,839
Total	-12,897	-11,749	-9,832	-9,527
Total financial income and expenses	-10,975	-10,213	-112	-1,081
Exchange rate differences (net) included in financial income and expenses	-143	231		105

NOTES TO THE FINANCIAL STATEMENTS

	Consolidated		Parent Company	
	2001	2000	2001	2000
8. Extraordinary income				
Extraordinary income				
Group contribution			51,000	53,179
Total			51,000	53,179
Extraordinary expenses				
Losses on merger and winding up		-35		-35
Total		-35		-35
Total extraordinary items		-35	51,000	53,144
9. Appropriations				
Difference between depreciation according to plan and depreciation in taxation			875	618
10. Income taxes				
Income taxes on regular business operations	-28,157	-22,872	-13,435	-13,751
Income taxes on previous years		74	-46	103
Change in deferred tax liabilities	1,382	-1,574		
Total	-26,775	-24,372	-13,481	-13,648



Notes to the balance sheets (EUR thousands)

	Consolidated		Parent Company	
	2001	2000	2001	2000
11. Changes in fixed assets				
Intangible assets				
Intangible rights				
Acquisition cost at January 1	344	1,795	142	178
Increases	33	39		
Decreases	36	254	29	
Transfer of business operations				36
Transfers to another asset group		1,236		
Acquisition cost at December 31	341	344	113	142
Accumulated depreciation and write-downs at January 1	94	80		36
Transfer of business operations				36
Depreciation for the period	29	14		
Accumulated depreciation at December 31	123	94		
Book value at December 31	218	250	113	142
Goodwill				
Acquisition cost at January 1	3,217	3,032		1,062
Increases	584	190		
Decreases		5		
Transfer of business operations				1,062
Acquisition cost at December 31	3,801	3,217		
Accumulated depreciation and write-downs at January 1	2,636	2,341		686
Transfer of business operations				686
Depreciation for the period	652	295		
Accumulated depreciation and write-downs at December 31	3,288	2,636		
Book value at December 31	513	581		
Other long-term expenditure				
Acquisition cost at January 1	15,476	9,972	10,078	9,001
Increases	2,306	4,469		1,505
Transfers from another asset group		1,215		
Decreases	1,958	180	4,729	46
Transfer of business operations				382
Acquisition cost at December 31	15,824	15,476	5,349	10,078
Accumulated depreciation and write-downs at January 1	6,220	4,136	5,326	3,785
Transfer of business operations				208
Accumulated depreciation of decreases and transfers		34		
Depreciation for the period	2,680	2,118	9	1,749
Accumulated depreciation and write-downs at December 31	8,900	6,220	5,335	5,326
Book value at December 31	6,924	9,256	14	4,752
Total intangible assets	7,655	10,087	127	4,894
Goodwill on consolidation				
Acquisition cost at January 1	42,550	36,140		
Increases	42,570	6,410		
Acquisition cost at December 31	85,120	42,550		
Accumulated depreciation and write-downs at December 31	38,204	28,834		
Book value at December 31	46,916	13,716		

NOTES TO THE FINANCIAL STATEMENTS

	Consolidated		Parent Company	
	2001	2000	2001	2000
Tangible assets				
Land and water areas				
Acquisition cost at January 1	14,162	14,116	682	1,394
Increases	842	54		
Decreases	11,522	8		
Transfer of business operations				712
Acquisition cost at December 31	3,482	14,162	682	682
Book value at December 31	3,482	14,162	682	682
Buildings and structures				
Acquisition cost at January 1	49,778	46,563	3,527	5,503
Increases	2,462	3,343	25	82
Decreases	24,071	128		
Transfer of business operations				2,058
Acquisition cost at December 31	28,169	49,778	3,552	3,527
Accumulated depreciation and write-downs at January 1	18,300	16,652	2,505	4,106
Transfer of business operations				1,711
Accumulated depreciation of decreases and transfers	7,206			
Depreciation for the period	1,021	1,648	113	110
Accumulated depreciation and write-downs at December 31	12,115	18,300	2,618	2,505
Book value at December 31	16,054	31,478	934	1,022
Machinery and equipment				
Construction equipment bought after Jan. 1, 1995, acquisition cost over EUR 8,400				
Acquisition cost at January 1	33,932	25,602	3,639	3,804
Increases	11,858	10,476		
Decreases	760	1,986		
Transfer of business operations				165
Transfers to another asset group		160		
Acquisition cost at December 31	45,030	33,932	3,639	3,639
Accumulated depreciation and write-downs at January 1	14,099	10,585	3,639	3,804
Transfer of business operations				165
Accumulated depreciation of decreases and transfers		808		
Depreciation for the period	6,071	4,322		
Accumulated depreciation and write-downs at December 31	20,170	14,099	3,639	3,639
Book value at December 31	24,860	19,833		
Other equipment and construction equipment bought before Jan. 1, 1995 *)				
Book value at January 1	18,615	17,739	7,579	9,592
Increases	3,569	7,341	263	2,242
Decreases	1,342	1,222	6,651	564
Transfer of business operations				162
Book value at Dec. 31, before depreciation	20,842	23,858	1,191	11,108
Depreciation for the period	5,945	5,243	257	3,529
Book value at December 31	14,897	18,615	934	7,579
Total book value of equipment at December 31	39,757	38,448	934	7,579

*) All construction equipment and other equipment bought before Jan. 1, 1995 and subsequently purchased construction equipment having an acquisition cost under EUR 8,400, and other equipment.



	Consolidated		Parent Company	
	2001	2000	2001	2000
Other tangible assets				
Acquisition cost at January 1	1,927	1,442	604	924
Increases	1,149	516	20	11
Transfers from another asset group		160		
Decreases	80	127	11	115
Transfer of business operations				216
Transfers to another asset group		64		
Acquisition cost at December 31	2,996	1,927	613	604
Accumulated depreciation and write-downs				
at January 1	1,031	796	440	562
Transfer of business operations				184
Depreciation for the period	432	235	29	62
Accumulated depreciation and write-downs at December 31	1,463	1,031	469	440
Book value at December 31	1,533	896	144	164
Advance payments and construction in progress				
Acquisition cost at January 1	176	892		368
Increases	9,603	553		341
Decreases	895	1,269		709
Book value at December 31	8,884	176		
Total balance sheet value of construction machinery and equipment at December 31	28,854	28,814		
Total tangible assets	69,710	85,160	2,694	9,447
12. Investments				
Shares in Group companies				
Acquisition cost at January 1			238,065	47,704
Increases			57,821	226,187
Transfer of business operations				34,040
Decreases			6,667	1,786
Acquisition cost at December 31			289,219	238,065
Shares in associated companies				
Acquisition cost at January 1	2,643	1,788	918	2,039
Increases	1,067	1,171		
Transfer of business operations				1,121
Decreases	792	316	918	
Acquisition cost at December 31	2,918	2,643		918
Other shares and holdings				
Acquisition cost at January 1	3,563	4,547	1,300	3,112
Increases	1,521	410	1	
Transfer of business operations				1,742
Decreases	1,671	1,394	244	70
Acquisition cost at December 31	3,413	3,563	1,057	1,300
Own shares				
Acquisition cost at January 1	7,773	4,219	7,773	4,219
Increases	5,262	3,554	5,262	3,554
Decreases	6,574		6,574	
Acquisition cost at December 31	6,461	7,773	6,461	7,773
Receivables from Group companies				
Acquisition cost at January 1			24,524	25,246
Decreases			24,524	
Transfers to another asset group				722
Acquisition cost at December 31				24,524

NOTES TO THE FINANCIAL STATEMENTS

	Consolidated		Parent Company	
	2001	2000	2001	2000
Receivables from associated companies				
Acquisition cost at January 1	4,751	5,071	4,751	5,071
Decreases	4,751	320	4,751	320
Acquisition cost at December 31		4,751		4,751
Other investments				
Acquisition cost at January 1	106	15		
Increases		91		
Decreases	106			
Acquisition cost at December 31		106		
Total other investments		4,857		29,275
Total investments	12,792	18,836	296,737	277,331
13. Revaluations				
Land areas				
Value at January 1				
Increases	337			
Value at December 31	337			
Buildings				
Value at January 1				
Increases	336			
Value at December 31	336			
14. Inventories				
Other inventories				
Land and plot-owning companies	105,697	105,391		
Shares in housing and real estate corporations under construction	56,524	58,159		
Shares in completed housing corporations	17,370	13,709		
Shares in completed real estate corporations	15,835	13,599		
Others	2,549	2,471		
Total	197,975	193,329		
15. Receivables				
Long-term receivables				
Accounts receivable	240			
Receivables from Group companies				
Loan receivables			34,274	139,597
Total			34,274	139,597
Loan receivables	3,579	2,809	2,573	2,809
Other receivables	470	140		
Prepaid expenses and accrued income	329	361	329	329
Total	4,378	3,310	2,902	3,138
Total long-term receivables	4,618	3,310	37,176	142,735
Deferred tax assets				
On appropriations	3,329	1,340		
On consolidation entries	1,223	2,381		
Total	4,552	3,721		



	Consolidated		Parent Company	
	2001	2000	2001	2000
Short-term receivables				
Accounts receivable	211,509	176,440	110	4
Receivables from Group companies				
Accounts receivable			379	2,758
Loan receivables			130,155	12,414
Other receivables			57,000	55,000
Prepaid expenses and accrued income			1,661	1,544
Total			189,195	71,716
Receivables from associated companies				
Accounts receivable		48		
Total		48		
Loan receivables	155,852	162,698	286	235
Other receivables	22,033	3,574	11,369	40
Prepaid expenses and accrued income	84,472	61,196	217	1,938
Total short-term receivables	473,866	403,956	201,177	73,933
Total receivables	483,036	410,987	238,353	216,668
Loan receivables from limited companies included in other inventories, total	154,707	162,314		
Prepaid expenses and accrued income				
Periodization difference caused by partial recognition of income	70,231	43,285		
Other items	14,570	18,272	2,207	3,811
Total	84,801	61,557	2,207	3,811
In accordance with the principle of conservatism, deferred tax assets do not account for tax assets arising from the confirmed losses of foreign subsidiaries.				
16. Marketable securities				
Repurchase price	18,618	1,561	14,077	1,026
Book value	18,618	1,442	14,077	927
Difference		119		99
17. Shareholders' equity				
Share capital at January 1	58,767	58,767	58,767	58,767
Share capital at December 31	58,767	58,767	58,767	58,767
Share premium account at January 1	53,492	53,492	53,492	53,492
Share premium of own shares	1,428		1,428	
Share premium account at December 31	54,920	53,492	54,920	53,492
Fund for own shares at January 1	7,773	4,219	7,773	4,219
Use of own shares in acquisition	-6,574		-6,574	
Transfer from retained earnings	5,262	3,554	5,262	3,554
Fund for own shares at December 31	6,461	7,773	6,461	7,773
Reserve fund at January 1	486	496		
Transfer from retained earnings	137			
Translation difference	-5	-10		
Reserve fund at December 31	618	486		



NOTES TO THE FINANCIAL STATEMENTS

	Consolidated		Parent Company	
	2001	2000	2001	2000
Retained earnings at January 1	188,526	154,512	162,817	147,559
Dividend payout	-21,964	-17,339	-21,964	-17,339
Transfer to reserve fund	-137			
Change in translation differences	280	212		
Other changes	86	-8		
Transfer from fund for own shares	6,574		6,574	
Transfer to fund for own shares	-5,262	-3,554	-5,262	-3,554
Retained earnings at December 31	168,103	133,823	142,165	126,666
Profit for the financial period	61,561	54,703	32,562	36,151
Total shareholders' equity	350,430	309,044	294,875	282,849
Distributable funds at December 31				
Retained earnings	168,103	133,823	142,165	126,666
Profit for the financial period	61,561	54,703	32,562	36,151
Increases in share capital	-109	-109		
Portion of accumulated depreciation difference and voluntary reserves entered in shareholders' equity	-5,416	-4,272		
Distributable funds from shareholders' equity	224,139	184,145	174,727	162,817
18. Accumulated appropriations				
Depreciation difference at January 1			875	1,508
Transfer of business operations				-15
Decrease			-875	-618
Depreciation difference at December 31				875
19. Provisions for liabilities and charges				
Provisions for pensions		13		
Obligatory provisions for long-term projects				
Provisions for guarantees	1,225	1,422		
Provisions for loss-making work	4,559	4,586		
Other obligatory provisions				
Provisions for rental guarantees	678	789		
Provision for bad debts	1,000			
Provision for reorganization	1,628			
Mother provisions	1,007	58		
Total	10,097	6,868		
Change in provisions for liabilities and charges				
Change in obligatory provisions for long-term projects	-224	657		-4,529
Provision for reorganization	1,628			
Provision for bad debts	1,000			
Change in other obligatory provisions	825	-450		-996
Total	3,229	207		-5,525
20. Long-term liabilities				
Deferred tax liabilities				
On appropriations	5,353	2,229		
Total	5,353	2,229		
Liabilities falling due after five years				
Loans from credit institutions	14,705	6,550	14,682	6,523
Pension loans	7,290	12,324	6,883	12,299
Total	21,995	18,874	21,565	18,822
Loans from credit institutions include a debt to subsidiaries on the Group bank account			87,059	95,261

	Consolidated		Parent Company	
	2001	2000	2001	2000
21. Current liabilities				
Liabilities to Group companies				
Accounts payable			353	97
Other liabilities			28,487	6,913
Accrued expenses and deferred income			233	324
Total			29,073	7,334
Accrued expenses and deferred income				
Periodization differences caused by partial recognition of income	58,586	45,282		
Periodization differences in recognition of personnel expenses	55,954	39,330	796	1,001
Other items	14,337	17,157	4,844	3,808
Total	128,877	101,769	5,640	4,809
22. Effect of partial recognition of projects on balance sheet items				
Inventories/Work in progress	408,130	347,094		
./ Partial recognition of income	362,108	304,844		
Work in progress entered in the balance sheet	46,022	42,250		
Liabilities/Advances received	478,279	407,733		
./ Partial recognition of income	423,769	360,625		
Advances received entered in the balance sheet	54,510	47,108		
23. Contingent liabilities				
Mortgages given as security for loans, total	33,456	65,604	29,265	52,180
Mortgages given for own commitments are mainly given as security of pension loans.				
Shares pledged as security for loans, total	7,286	7,322		7,322
Other collateral given for own commitments				
Mortgages on real estate		925		
Others	336	185		
Collateral given for others				
Securities pledged	753			
Pension liabilities are entered in the balance sheet under long-term pension loans.				
Leasing commitments				
Payable during the current financial year	4,753	3,320	225	214
Payable in subsequent years	8,667	6,186	351	415
Total	13,420	9,506	576	629
Other commitments				
Repurchase commitments for contract receivables sold to credit companies	86,211	73,049	148	444
Other contingent liabilities	559	402	442	402
Total	86,770	73,451	590	846
Guarantees				
On behalf of Group companies			293,660	254,992
On behalf of associated companies	557	527	557	527
On behalf of others	6,708	1,505	1,360	1,505
Total	7,265	2,032	295,577	257,024
Derivative contracts				
Foreign currency forward contracts				
Going value	12,574	12,333	11,737	12,690
Value of underlying assets	12,762	11,443	11,912	13,497



NOTES TO THE FINANCIAL STATEMENTS

24. Shares and holdings							Group's	Profit/
Name	Group's holding,%	Number of shares		Nominal value	Book value EUR 1,000	share of equity EUR 1,000	loss EUR 1,000	
Shares in Group companies, owned by the parent company								
YIT Construction Ltd, Helsinki	100.00	5,000,000	EUR	50,000	193,140	218,798	13,668	
YIT Installation Ltd, Helsinki	100.00	1,000,000	EUR	10,000	26,259	38,547	4,869	
YIT Kalusto Oy, Urjala	100.00	25,000	EUR	5,000	5,170	10,402	2,152	
YIT Tietotekniikka Oy, Helsinki	100.00	2,500,000	EUR	5,000	5,018	5,051	31	
YIT-Yhtymän Lomakeskus Oy, Helsinki	100.00	2,300	FIM	2,300	1,811	1,865	27	
Calor AB, Solna (Group)	100.00	30,000	SEK	3,000	57,821	22,868	4,321	
H.Bergström Rör & Svets i Falmark AB,Solna	100,00	1,000	SEK	100	13*)			
BR Energi AB, Solna	100.00	1,000	SEK	100	11*)			
Brunnanders Rör AB, Solna	100.00	1,000	SEK	100	10*)			
Calnova Ingenjörer AB, Solna	100.00	2,000	SEK	200	21*)			
Calor Fastigheter AB, Solna	100.00	1,000	SEK	100	12*)			
Calvan Maskin AB, Solna	100.00	3,500	SEK	350	57*)			
Elofssons Rör AB, Solna	100.00	1,000	SEK	100	45*)			
A.E. Erikssons Rörlednings AB, Solna	100.00	1,100	SEK	110	14*)			
Calor Tank AB, Solna	100.00	10,000	SEK	1,000	108*)			
Carlsson & Myrberg AB, Solna	100.00	1,500	SEK	150	116*)			
Ing. Morten Juel AS, Baerum	100.00	150	NOK	150	164*)			
Lindéns Rörlednings AB, Solna	100.00	20,000	SEK	2,000	210*)			
Majornas Rörläggari AB, Solna	100.00	1,000	SEK	100	13*)			
Nässjö Värmebolag AB, Solna	100.00	1,000	SEK	100	54*)			
Rörlednings AB Montör, Solna	100.00	5,000	SEK	100	54*)			
More AB, Solna	100.00	1,000	SEK	100	12*)			
Nordrör i Umeå AB, Solna	100.00	1,600	SEK	160	21*)			
Runes Rör AB, Solna	100.00	1,000	SEK	100	367*)			
Rättviks Rör AB, Solna	100.00	1,000	SEK	100	7*)			
Rörgillet i Göteborg AB, Solna	100.00	1,000	SEK	100	158*)			
Sandviken - Gimo Rör AB, Solna	100.00	3,000	SEK	300	679*)			
AB Joh. Sjöström, Solna	100.00	1,000	SEK	100	11*)			
Strömbergs Rostfria & Industrimontage AB, Solna	100.00	1,000	SEK	100	13*)			
Stålnackes Rör AB, Solna	100.00	1,000	SEK	100	13*)			
Sören Nilssons Industrirör AB, Solna	100.00	1,000	SEK	100	13*)			
Värmebolaget i Västerås AB, Solna	100.00	1,000	SEK	100	2,477*)			
Västsprinkler AB, Solna	100.00	1,000	SEK	100	12*)			
Total					289,219			

*) The figures of the subgroup are not included in the sum total.

Shares in subsidiaries, owned by YIT Construction Ltd

Rakennustoimisto Tolonen Oy, Hämeenlinna	100.00	800	EUR	720	6,365	744	1
YIT Rapido Property Management Servicea Ltd, Helsinki	100.00	14,000	EUR	140	4,582	113	-634
YIT Concept Project Management Services Ltd, Helsinki	100.00	40	EUR	8	8	154	-11
AS FKSM, Tallinn (Group)	75.46	2,242,968	EEK	22,243	4,604	5,812	468
AS Keskkonnaehitus, Tallinn	100.00	80	EEK	800	148 *)		
OÜ Raudalu Väikemaja, Tallinn	100.00	1	EEK	100	6 *)		
AS Koidu Kinnisvara, Tallinn	100.00	265	EEK	2,650	169 *)		

Name	Group's holding,%	Number of shares	Nominal value	Book value EUR 1,000	Group's share of equity EUR 1,000	Profit/loss EUR 1,000
AS Pihlamma, Tallinn	100.00	10,000	EEK 10,000	639 *)		
AS Epona, Pärnu	100.00	1,200	EEK 600	70 *)		
OÜ Niidupapi, Pärnu	100.00	1	EEK 40	3 *)		
UAB FKSM, Vilnius	100.00	10	LTL 10	3 *)		
SIA FKSM, Riga	100.00	20	LVL 2	3 *)		
OÜ SKT Kinnisvaraarendus, Tallinn	52.50	1	EEK 21	1 *)		
Tortum Oy, Helsinki	100.00	150	EEK 39	2 *)		
OÜ Koger ja Sumberg Kinnisvara, Tallinn	100.00	1	EEK 100	6 *)		
YIT Vatten & Miljöteknik AB, Landskrona	100.00	5,000	SEK 500	68	679	259
AS Makroflex, Tallinn	100.00	480	EEK 14,064	847	6,535	1,823
YIT Universaalehituse AS, Tallinn	100.00	700	EEK 700	49	636	298
YIT Latvija SIA, Riga	100.00	259	LVL 26	37	366	12
YIT UAB, Vilnius	100.00	2,000	LTL 200	36	55	-14
ZAO YIT-Genstroj, Moscow	100.00	2,500	RUB 87,500	127	33	0
YIT Invest Export Oy, Helsinki	100.00	2,000	FIM 300	52	50	0
YIT Environment Oy	100.00	500,000	EUR 1,000	1,001	1,019	8
YIT Project Invest Oy, Helsinki	100.00	60,000	FIM 6,000	1,009	1,010	1
ZAO Lentek, St. Petersburg	88.00	880	RUB 10	1,009 *)	1,511	520
Makroflex Oy, Oitti	100.00	2,700	EUR 230	1,578	1,288	-7
ZAO Makroflex, Moscow	100.00	1,000	RUB 100	0 *)		
YIT Saumaeriste Oy, Helsinki	100.00	3,000	FIM 300	51	50	0
YIT Polska Sp zo.o, Cracow	100.00	100	PLN 100	27	50	-174
AB Kausta, Kaunas	71.26	7,126,335	LTL 8,743	1,913	3,616	924
UAB Kausta Guder, Lithuania	51.00	16,830	LTL 168	48 *)		
UAB Alkausta, Vilnius	100.00	100	LTL 10	28 *)		
UAB Kausta Guder, Lithuania	20.00	6,600	LTL 66	72		
YIT Salym Development Oy, Helsinki	100.00	500	FIM 50	8	8	0
SWTP Construction Oy, Helsinki	33.33	30	EUR 3	3	3	0
Total				22,437		

*) The figures of the subgroup are not included in the sum total.

Shares in subsidiaries, owned by YIT Installation Ltd

YIT Safetytec Oy, Helsinki	100.00	700	EUR 119	1,273	1,933	15
YIT Huber Ltd, Helsinki	100.00	3,000	EUR 510	4,996	4,313	40
Järvenpään Putki- ja Metallityö Group Järvenpää	100.00	2,027	FIM 20	1,687 *)	1,482	19
Nykyilmastointi Oy, Järvenpää	100.00	3,200	FIM 16	87 *)		
Kruunuhaan Putki Oy, Helsinki	100.00	60	EUR 15	1,219 *)	421	5
YIT Industry Ltd, Helsinki	100.00	5,000	EUR 850	4,656	5,304	32
Scandinavian Mill Service Oy, Helsinki	51.00	90,000	FIM 900	459	628	-157
Scandinavian Mill Service AB, Sundsvall	100.00	1,700	SEK 1,700	203 *)	-440	-52
Scandinavian Mill Service AS, Asker	100.00	1,000	NOK 1,000	126 *)	86	-37
AS YIT Huber, Tallinn	100.00	4,000	EEK 400	26	14	14
YIT Service Ltd, Helsinki	100.00	10,000	EUR 850	1,357	1,774	45
YIT Power Ltd, Ylivieska	100.00	145,000	EUR 2,465	7,222	6,800	8
AsOy Nurmipetäjä, Helsinki	100.00	467	FIM 23	291	232	-1
YIT-Huber East Oy, Helsinki	100.00	500	FIM 50	8		
YIT-Huber Invest Oy, Helsinki	100.00	2,000	FIM 200	34		
ZAO YIT-Peter, St. Petersburg	100.00	1,000	RUB 1,000	0 *)	282	186
YIT Industrier A/S, Mongstad	100.00	2,601	NOK 2,601	381	755	42
Total				20,703		

*) The figures of the subgroup are not included in the sum total.

NOTES TO THE FINANCIAL STATEMENTS

Name	Group's holding,%	Number of shares		Nominal value	Book value EUR 1,000	Group's share of equity EUR 1,000	Profit/loss EUR 1,000
Shares in associated companies, owned by the parent company							
Finn-Stroi Oy, Helsinki	31.56	1,010	FIM	10	0	5	0
Shares in associated companies, owned by subsidiaries							
Kiinteistö Oy Juronaki, Rovaniemi	27.76	349	FIM	35	146	165	-1
Arabian Finnish Contracting and Maintenance Co Ltd, Saudi Arabia	49.00	2,450	SAR	2,450	571	672	-153
Kiinteistö Oy Leppävirta	40.00	20	EUR	841	336	356	32
Oy Botnia Mill Service Ab	49.83	6,000	EUR	1,020	553	975	572
AS Normanni Linnagrupp, Tallinn	50.00	500	EEK	500	28		4
AS Tartu Maja Betoontooted, Dorpat	25.00	10,000	EEK	100	245		28
OÜ Voorepuu, Tallinn	50.00	1	EEK	20	1		
OÜ Hovard, Tallinn	50.00	1	EEK	50	0		
OÜ Hermastu Kinnisvara, Tallinn	50.00	1	EEK	20	1		
Total					1,881		
Shares and holdings in other companies, owned by the parent company							
Helsinki Exchanges Group Ltd Oy, Helsinki		24,400			25		
OKR-Liikkeeseenlaskijat Osuuskunta, Helsinki		6	EUR	20	20		
PPTH Steelmanagement Oy, Peräseinäjoki	19.00	10,070	EUR	50	8		
Rautaruukki Corporation, Oulu		198,160	EUR	337	747		
Shares in housing and real estate corporations					21		
Shares and holdings in telephone companies					145		
Other shares and holdings, total					91		
Total					1,057		
Shares and holdings in other companies, owned by subsidiaries							
E. Hiltunen Oy, Helsinki	4.70	4,765	FIM	95	96		
Oy Datacity Center, Turku	3.29	1,000	FIM	100	17		
Jyväskylän Teknoliikeskeskus Oy		6	FIM	60	25		
Shares in housing and real estate corporations					1,299		
Shares and holdings in telephone companies					82		
Other shares and holdings, total					440		
Total					1,959		

Board of Directors' proposal for distribution of profit

According to the Consolidated Balance Sheet as at 31 December 2001, the Group's distributable equity is EUR 224,139,000. The distributable equity of the parent company, YIT Corporation, shown in the balance sheet as at 31 December 2001 is EUR 174,726,753.71 which is made up as follows:

- retained earnings	142,165,329.33
- profit for the financial period	32,561,424.38
	174,726,753.71

The Board of Directors proposes that the profit be disposed of as follows:

- Payment of a dividend of 42.5% of the nominal value or EUR 0.85 per share to shareholders	24,493,927.25
- Transfer to retained earnings	150,232,826.46
	174,726,753.71

Helsinki, February 13, 2002

Antti Tanskanen
Ilkka Brotherus
Mikko Kivimäki

Asmo Kalpala
Eino Halonen
Teuvo Salminen

Reino Hanhinen
President

Auditors' report

To the shareholders of YIT Corporation

We have audited the accounting, the financial statements and the corporate governance of YIT Corporation for the financial year ended 31 December 2001. The financial statements, which include the report of the Board of Directors, consolidated and parent company's income statements, balance sheets and notes to the financial statements, have been prepared by the Board of Directors and the President. Based on our audit, we express an opinion on these financial statements and on corporate governance.

We have conducted the audit in accordance with Finnish Standards on Auditing. Those standards require that we perform the audit to obtain reasonable assurance as to whether the financial statements are free of material misstatement. The purpose of our audit of corporate governance is to examine that the members of the Board of Directors and the President have legally complied with the rules of the Companies' Act.

In our opinion, the financial statements have been prepared in accordance with the Accounting Act and other rules and regulations governing the preparation of the financial statements. The financial statements give a true and fair view, as defined in the Accounting Act, of both the consolidated and parent company's result of operations as well as of the financial position.

The financial statements with the consolidated financial statements can be adopted and the members of the Board of Directors and the President of the parent company can be discharged from liability for the period audited by us. The proposal by the Board of Directors regarding the distributable funds is in compliance with the Companies' Act.

Helsinki, February 15, 2002

SVH Pricewaterhouse Coopers Oy
Authorized Public Accountants

Pekka Nikula
Authorized Public Accountant

Main stock exchange releases 2001

YIT - Subscription to press releases - Microsoft Internet Explorer

File Edit View Favorites Tools Help

http://www.yitgroup.com/yit/subscribe_eng.html

Press releases via e-mail

Subscribe here to receive press releases from YIT.
Please note that all the fields marked with an asterisk(*) need to be filled before submitting the order form.

First Name:

Last Name:

E-mail address*:

Company:

Country*:

Telephone:

Industry*:

Language* English Finnish

When you have completed the form, please email the request by clicking the "Submit" button below.

You can sign up for the release mailing list via YIT's site.

January 8 YIT signed an agreement to acquire the shares outstanding in the Swedish company Calor AB in their entirety at a purchase price of around EUR 57 million. The confirmation of the deal required the approval of the competition authorities of Finland and Sweden.

February 6 YIT Installation Ltd's subsidiaries Huber Servitek Oy and Huber Talotekniikka Oy were merged to form a new company named YIT Huber Ltd.

February 9 Konkurrensverket, the Swedish Competition Authority, approved the Calor deal as is.

February 16 The Finnish Competition Authority granted YIT an exemption under which it could implement its acquisition of Calor. The deal was consummated on February 26. The exemption did not pertain to Calor's Finnish subsidiary, Oy Kalmeri Ab, whose acquisition was approved by the Finnish Competition Authority on May 7.

March 1 YIT sold its head office property in Käpylä to Mutual Pension Insurance Company Ilmarinen. The deal added about EUR 40 million to the Group's available funds. Capital gains on the sale amounted to EUR 4.9 million.

March 8 The Annual General Meeting confirmed that the number of Board members shall be set at seven. Teuvo Salminen, executive vice president and deputy CEO of Jaakko Pöyry Group Oy, was elected as a new Board member. The Annual General Meeting also made a decision to continue purchasing the company's own shares and authorized the Board of Directors to decide on the transfer of the company's own shares.

March 14 YIT floated an EUR 40 million issue of bond loans.

March 14 The Board of Directors re-elected Antti Tanskanen, CEO of the OKO Bank Group, as chairman and Asmo Kalpala, CEO of the Tapiola Group, as vice chairman.

April 6 The consortium formed by YIT Construction Ltd, NCC AB and Skanska Eastern Europe Oy signed a letter of intent with the City of St Petersburg and Vodokanal concerning the construction of St Petersburg's southwestern wastewater treatment plant, with the project being carried out as a public private partnership. The cost of the first stage has been estimated at USD 110 million. YIT's share of the project is one third.

September 20 YIT acquired 54% of the shares in the Estonian construction company AS FKSM at a purchase price of EUR 3.2 million. In 2000, FKSM was Estonia's second-largest construction company, and it also operates in Latvia. Later on, YIT assumed ownership of 21.5% of the shares, which were owned by minority shareholders.

October 15 Juhani Pitkääkoski (43), LL.M., was appointed as president of YIT Installation Ltd and as a member of the Group's Management Board.

November 2 YIT's Board of Directors and Group CEO Reino Hanhinen (58) agreed that Hanhinen will stay on in his present position until the end of 2005.

November 19 YIT sold its 49% stake in Sonera Living Oy to Sonera. YIT and Sonera will continue to develop broadband network-enabled services under a cooperation agreement.

YIT also publishes its stock exchange and press releases on its site, www.yit.fi.

YIT Group's organization

YIT CORPORATION President and Group CEO <i>Reino Hanhinen</i>					
Corporate Communications and Investor Relations <i>Veikko Myllyperkiö</i> Corporate Planning <i>Sakari Toikkanen</i>	Corporate Services	Executive Vice President <i>Esko Mäkelä</i>			
		Personnel	Corporate Finance	YIT Information Technology Ltd	YIT Kalusto Oy
		<i>Antero Saarilahti</i>	<i>Jaakko Mäkyinen</i>	<i>Reino Myllymäki</i>	<i>Kimmo Karppanen</i>
		Legal Services	Corporate Operational Accounting	Office Services	
		<i>Jorma Liisanantti</i>	<i>Leila Vanhanen</i>	<i>Oiva Siltanen</i>	
YIT CONSTRUCTION LTD President <i>Ilpo Jalasjoki</i>					
Development and Marketing <i>Juha Kostiaainen</i> Financial Administration <i>Tenho Nissinen</i> Personnel and Office Services <i>Antero Saarilahti</i> <i>Oiva Siltanen</i> (YIT Corporation)	RESIDENTIAL CONSTRUCTION <i>Jouko Kempainen</i>				
	Financial Administration	Apartment Building Construction Southern Finland		Rakennustoimisto Tolonen Oy	Single-Family House Construction
		<i>Mauri Jormanainen</i>	<i>Jouko Kempainen</i>	<i>Ilkka Jahkonen</i>	<i>Jouni Forsman</i>
	BUILDING CONSTRUCTION <i>Timo Lehmus</i>				
	Business Development	Southwest Finland	Southeast Finland	Ostrobothnia	Oulu region
	<i>Petri Moksén</i>	<i>Pasi Suutari</i>	<i>Jukka Pohjola</i>	<i>Timo Ketola</i>	<i>Kari Kauniskangas</i>
	Financial Administration	Tampere region	Jyväskylä region	Eastern Finland	Lapland
	<i>Mauri Jormanainen</i>	<i>Antti Varpe</i>	<i>Mikko Rätty</i>	<i>Ilkka Kääriäinen</i>	<i>Juhani Ylitolonen</i>
	PROPERTY SERVICES <i>Saku Sipola</i>				
	Financial Administration	Property Business and Project Development	YIT Concept Project Management Services Ltd	Non-residential Construction	YIT Rapido Property Management Services Ltd
		<i>Seppo Martikainen</i>	<i>Kalle-Pekka Sävelkoski</i>	<i>Matti Schultz</i>	<i>Pekka Pöykkö</i>
				Renovation Services	
				<i>Matti Koskela</i>	
	INFRASTRUCTURE SERVICES <i>Juhani Kuusisto</i>				
	Financial Administration	Earthwork, Tunnelling and Network Construction	Regional Maintenance	Technical Construction Works, Project Development	
		<i>Seppo Mäkinen</i>	<i>Pekka Liisanantti</i>	<i>Heikki K Hannukkala</i>	
		<i>Jouko Munukka</i>			
	INTERNATIONAL OPERATIONS <i>Mikko Rekola</i>				
	Financial Administration	Marketing and Technical Services and Special Projects	Moscow Area and Central Russia area	Estonia and Latvia	Makroflex
		<i>Markku Ukkola</i>	<i>Hannu Ikävalko</i>	<i>Tiit Kuuli</i>	<i>Olavi Eloranta</i>
		St Petersburg Area and Northwest Russia	Lithuania	YIT Environment Ltd	
		<i>Juha Vättö</i>	<i>Antanas Butkus</i>	<i>Juha Varpula</i>	
YIT INSTALLATION LTD President <i>Juhani Pitkäkoski</i>					
Executive Vice President <i>Christer Nyström</i> Development <i>Marko Oinas</i> Financial Administration <i>Simo-Pekka Niemi</i>	TECHNICAL BUILDING SERVICES <i>Pekka Hämäläinen</i>				
		YIT Huber Oy	Kruunuhaan Putki Oy	YIT Safetytec Oy	
		<i>Pekka Hämäläinen</i>	<i>Hannu Andersson</i>	<i>Jyrki Isotalo</i>	
	INDUSTRIAL MAINTENANCE <i>Juha Moisisio</i>				
		YIT Service Ltd	Scandinavian Mill Service Oy	Botnia Mill Service Ltd	
		<i>Juha Moisisio</i>		<i>Osmo Halkola</i>	
	CAPITAL INVESTMENT SERVICES FOR INDUSTRY <i>Raimo Poutiainen</i>				
		YIT Power Ltd	YIT Industry Ltd		
		<i>Raimo Poutiainen</i>	<i>Jukka Pitkänen</i>		
	SCANDINAVIA <i>Kari Kallio</i>				
	Calor AB	YIT Industrier AS			
	<i>Kari Kallio</i>	<i>Tomi Niemi</i>			

Contact information

YIT CORPORATION

P.O. Box 36 (Panuntie 11), FIN-00621 HELSINKI
Tel. +358 20 433 111, Fax +358 20 433 3700
E-mail firstname.surname@yit.fi, Internet www.yit.fi, Business ID 0112650-2

YIT CONSTRUCTION LTD

P.O. Box 36 (Panuntie 11), FIN-00621 HELSINKI
Tel. +358 20 433 111, Fax +358 20 433 3736

International Operations

P.O. Box 36 (Panuntie 6)
FIN-00621 HELSINKI
Tel. +358 20 433 111
Fax +358 20 433 3710

AS FKSM

Pärnu mnt.105
11312 TALLINN, ESTONIA
Phone +372 665 2100
Fax +372 665 2101
Internet www.fksm.ee

AS Keskkonnaehitus

RAUA 36
10152 TALLINN, ESTONIA
Tel. +372 611 5180
Fax +372 6115181
Internet www.fksm.ee

SIA FKSM

Smerla 1-707
1006 RIGA, LATVIA
Tel./Fax +371 754 1655
Internet www.fksm.ee

YIT Latvia SIA

K. Ulmana gatve 5
LV-1004 RIGA, LATVIA
Tel. +371 7 066 166
Fax +371 7 066 167
E-mail yit@apollo.lv

AB Kausta

Naglio g. 4a,
LT-3014 KAUNAS, LITHUANIA
Tel. +370 7 452 348
Fax +370 7 452 212
E-mail firstname.surname@kausta.lt
Internet www.kausta.lt

UAB Aikausta

Savonoriu street 174a
2009 VILNIUS, LITHUANIA
Tel./Fax +370 2 65 3075
Internet www.kausta.lt

YIT UAB

Savonoriu street 174a
2009 VILNIUS, LITHUANIA
Tel./Fax +370 2 311 577

Moscow Office

Srednij Tishinskij pereulok, 28/1
123557 MOSCOW, RUSSIA
Tel. +7 095 777 37 08
Fax +7 095 777 37 10
Internet www.yit.ru

ZAO Lentek

Primorsky pr., 52
197374 ST PETERSBURG,
RUSSIA
Tel. +358 9 4242 261
Fax +358 9 4242 8263
Internet www.lentek.spb.ru

ZAO YIT Peter

Contact information as for
Lentek above

YIT Environment Ltd

P.O. Box 36 (Panuntie 6)
FIN-00621 HELSINKI
Tel. +358 20 433 111
Fax +358 20 433 2066

YIT Vatten & Miljöteknik AB

Box 709 (Rattgatan 11)
S-261 27 LANDSKRONA,
SWEDEN
Tel. +46 418 27575
Fax +46 418 18683
E-mail yitvmt@yit.se

Makroflex

P.O. Box 36 (Panuntie 6)
FIN-00621 HELSINKI
Tel. +358 20 433 111
Fax +358 20 433 3737
Internet www.makroflex.com

Makroflex Oy

P.O. Box 7
FIN-12101 OITTI
Tel. +358 20 433 5300
Fax +358 20 433 5301
Internet www.makroflex.com

AS Makroflex

Pärnu mnt. 139e
11317 TALLINN, ESTONIA
Tel. +372 6 999 70
Fax +372 6 999 71
E-mail mf@makroflex.ee
Internet www.makroflex.com

ZAO Makroflex

Srednij Tishinskij pereulok, 28/1
123557 MOSCOW, RUSSIA
Tel. +7 095 777 37 08
Fax +7 095 777 37 10
Internet www.makroflex.com

Building Construction

P.O. Box 36 (Panuntie 11)
FIN-00621 HELSINKI
Tel. +358 20 433 111
Fax +358 20 433 3730

Property Services

P.O. Box 36 (Panuntie 11)
FIN-00621 HELSINKI
Tel. +358 20 433 111
Fax +358 20 433 3732

Infraservices

P.O. Box 36 (Panuntie 11)
FIN-00621 HELSINKI
Tel. +358 20 433 111
Fax +358 20 433 3706

YIT INSTALLATION LTD

P.O. Box 54 (Robert Huberin tie 3), FIN-01511 VANTAA
Tel. +358 20 433 111, Fax +358 20 433 3502

Technical Building Services

YIT Huber Oy

P.O. Box 111
(Robert Huberin tie 3)
FIN-01511 VANTAA
Tel. +358 20 433 111
Fax +358 20 433 3853

YIT Safetytec Oy

P.O. Box 82
(Robert Huberin tie 3)
FIN-01511 VANTAA
Tel. +358 20 433 111
Fax +358 20 433 3824

Industrial Maintenance

YIT Service Ltd

P.O. Box 54
(Robert Huberin tie 3)
FIN-01511 VANTAA
Tel. +358 20 433 111
Fax +358 20 433 3876

Scandinavian Mill Service Oy

P.O. Box 54
(Robert Huberin tie 3)
FIN-01511 VANTAA
Tel. +358 20 433 111
Fax +358 20 433 3876

Scandinavian Mill Service AB

SE-851 94 SUNDSVALL,
SWEDEN
Tel. +46 60 16 50 00
Fax +46 60 56 72 17

Scandinavian Mill Service AS

P.O.Box 51
NO-1718 GREÅKER, NORWAY
Tel. +47 69 138 515
Fax +47 69 140 892

Oy Botnia Mill Service Ab

FIN-94200 KEMI
Tel. +358 10 466 3999
Fax +358 10 466 3620
E-mail firstname.surname@metsabotnia.com
Internet www.botniamillservice.fi

Capital Investment Services for Industry

YIT Power Ltd

P.O. Box 88 (Wärtsiläntie 4)
FIN-84101 YLIVIESKA
Tel. +358 20 433 4400
Fax +358 8 423 226

YIT Industry Ltd

P.O. Box 84 (Robert Huberin tie 3)
FIN-01511 VANTAA
Tel. +358 20 433 111
Fax +358 20 433 3842

Scandinavia

Calor AB

Box 1810 (Armégatan 40)
SE-171 22 SOLNA, SWEDEN
Tel. +46 8 705 32 00
Fax +46 8 735 69 07
E-mail firstname.surname@calor.se
Internet www.calor.se

YIT Industrier AS

Litlås industriområde
NO-5954 MONGSTAD, NORWAY
Tel. +47 56 16 74 00
Fax +47 56 16 99 30
E-mail firstname.surname@yit.no

YIT has more than 130 regional offices in Finland and over 20 offices abroad. In addition, Calor has 70 locations in Sweden. More contact information on the Internet at www.yit.fi.

Editors
YIT CORPORATION
Corporate Communications
Feb. 2002

Printed in
Erweko Painotuote Oy

The papers used in this Annual Report are
cover stock: Galerie Art Silk 300 g/m²
text stock 1: Galerie Art Silk 130 g/m²
text stock 2: Lenza-Top 90 g/m²



YIT CORPORATION

P.O. Box 38 (Punontie 11)

FIN-00621 Helsinki

Tel. +358 20 433 111

Fax +358 20 433 3700

E-mail: firstname.surname@yit.fi

Internet: www.yit.fi