



Israel's Construction & Infrastructure Company

Q2 - 2022

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The Leading Construction & Infrastructure Company in Israel for more than 80 years

Hundreds
of Km
of Roads
paved

20 km
of tunnels

80
simultaneous
projects

Hundreds
of bridges
built

4 Million
square meters
of commercial,
public, and office
spaces built in the
past decade

22,000
residential
units delivered
in the past
decade

4
countries

1,820
employees

80
cranes and
pumps owned

3
factories

12
subsidiaries

2,000
apartments
under
development



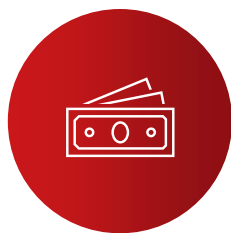


Proven Financial Fortitude



0

Debt



723

Million NIS
Cash, restricted
deposits and
marketable
securities



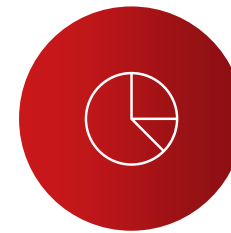
11.3

Billion NIS
Orders
backlog



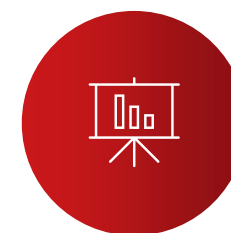
60

Million NIS dividend
distributed for the year
2022, summed up to 60
Million NIS.
(Including dividend that
announced subsequent to
the reporting date)



81

Million NIS profit
from ongoing
operations / net
profit in H1-2022



2.1

Billion NIS
turnover in
H1-2022

45%

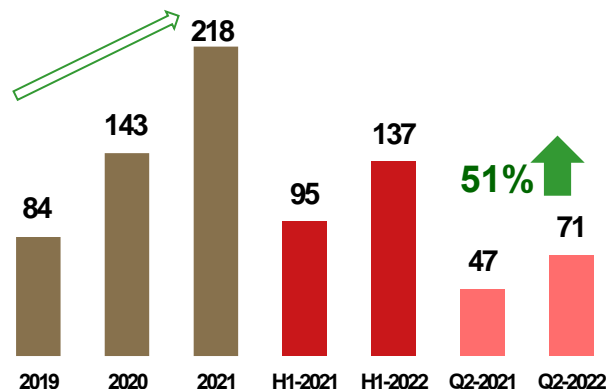
Increase in profit
with compare to
same period last
year

Financial Growth

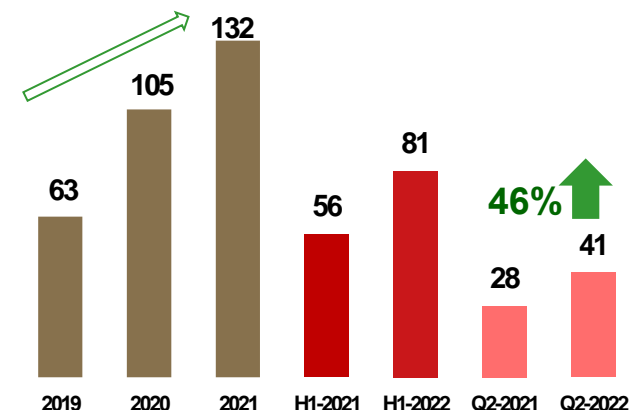
In NIS millions

The net profit of the company for the report period totaled approximately NIS **81** million

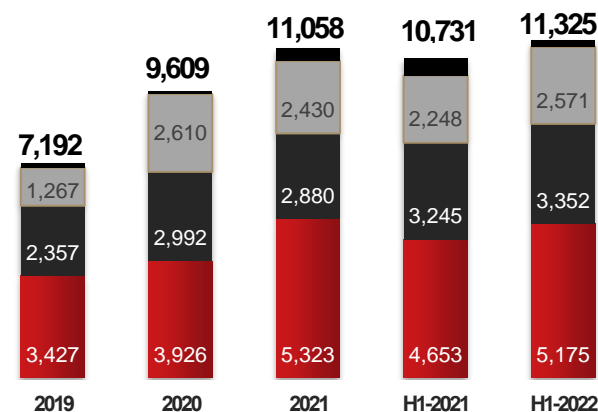
EBITDA



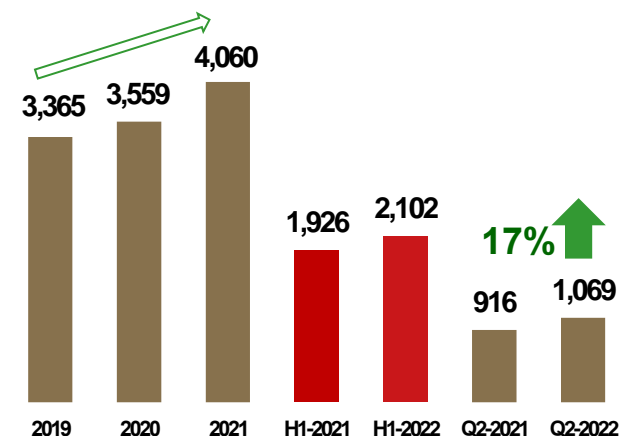
Profit from Ongoing Operations



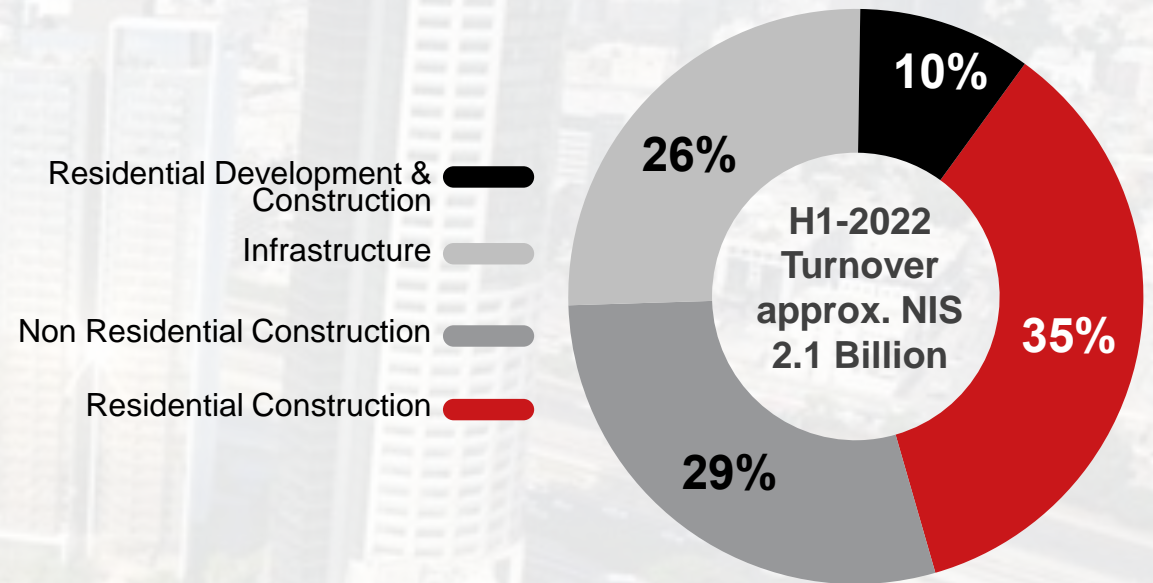
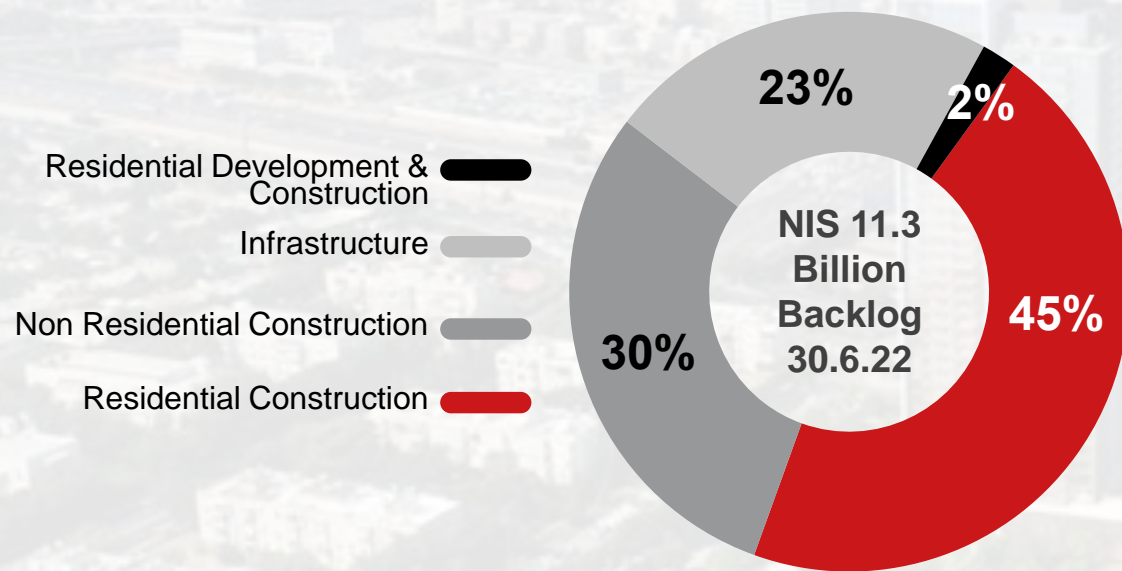
Backlog by Operation Sectors



Turnover



Synergic Revenue Structure Enabling the Distribution of Risks and Growth



Residential
ConstructionNon Residential
Construction

Infrastructure

Residential
Development &
Construction

Backlog, Turnover & Profits

	2022 H1	2021 H1	2021 Annual
	NIS M		
Turnover	747	936	1,797
Gross Profit	35	52	101
Backlog	5,175	4,653	5,323
Revenue rate out of the total turnover of the company	36%	49%	44%

Prominent Projects

Name of the Project	Estimated Financial Scope	Completion Rate as at June 30, 2022	Expected Completion Date
	NIS M	%	
Bat-Yam Moment (Ha'Shvatim)	700	3%	Q2, 2025
Upper House - Yad Eliyahu	587	25%	Q3, 2024
Aura Ramat Chen	555	1%	Q3, 2026
TLV Towers Tel Aviv – Tower 4	479	24%	Q1, 2025
TLV Towers Tel Aviv – Tower 3	467	79%	Q1, 2023
Aura Ramat Ha'Sharon – Stage B	446	0%	Q1, 2026
Nofey Ben Shemen	406	12%	Q3, 2024

Residential
ConstructionNon Residential
Construction

Infrastructure

Residential
Development &
Construction

Backlog, Turnover & Profits

	2022 H1	2021 H1	2021 Annual
	NIS M		
Turnover	609	518	1,084
Gross Profit	31	20	33
Backlog	3,352	3,245	2,880
Revenue rate out of the total turnover of the company	29%	27%	27%

Prominent Projects

Name of the Project	Estimated Financial Scope	Completion Rate as at June 30, 2022	Expected Completion Date
	NIS M	%	
TOHA 2	530	0%	Q3, 2026
Ministry of Justice	517	88%	Q4, 2022
District Government Campus, Jerusalem	471	34%	Q2, 2024
Computerization Project *	947	22%	Q3, 2024

* Execution of the project in partnership with Solel Boneh, which is presented according to the equity method



Backlog, Turnover & Profits

	2022 H1	2021 H1	2021 Annual
	NIS M		
Turnover	541	409	932
Gross Profit	39	11	21
Backlog	2,571	2,248	2,430
Revenue rate out of the total turnover of the company	26%	21%	23%

Prominent Projects

Name of the Project	Estimated Financial Scope	Completion Rate as at June 30, 2022	Expected Completion Date
	NIS M	%	
The Red Line – Eastern Section *	837	99%	Q3, 2022
Eastern Track – Section B	695	79%	Q1, 2023

* Share of the Company



Residential
ConstructionNon Residential
Construction

Infrastructure

Residential
Development &
Construction

Developing Projects

Inventory of lands

Projects in Romania	Land's original price as at 30.6.22	Share of the Company	Constructing franchise - Current planning status	Constructing franchise - Requested planning status
Praga	28,159	100%	At master plan's procedure	About 1,000 residential units
Timisoara	3,098	100%	Building authorization received	116 residential units
Corebeanca	14,211	100%	The master plan was approved by the local committee. Waiting for written approval	About 350 fields / ground floors residential units
Voluntari	17,645	100%	At building authorization procedure	75 ground floors residential units
Brasov	7,488	100%		-
Saftica	3,221	100%		

The information above, is within future projection, which based, among other things, on information held by the company to this date and past experience of the company, and includes estimations and plans of the company which might not occur, or occur differently, essentially, as expected by the company, from various reasons, among them, in case will occur one or more of the followings: (1) Adverse changes in the state of the economy and / or in the state of the real estate market in general and in the area where the project is located in particular will be adverse; (2) Changes will occur in the construction costs and / or in the prices of the raw materials (and / or their availability) and / or in the prices of the construction inputs and / or in the availability of a person there; (3) External factors not depend on the company, such as the authorities of design; And / or (4) One or more of the risk factors that the company is also exposed to, will occur.

Projects under construction

Name of the Project	Location	Share of the Company	No. of Residential Units (Total)	No. of Free Market Residential Units	Expected Completion Date
Narkisim	Rishon Lezion	50%	554	160	2022-2023
Savyonei Ir Hayayin	Ashkelon	100%	423	127	2023
Unique Urban	Be'er Ya'acov	50%	98	20	2023
Timisoara	Romania	100%	233	233	2022-2023

Finished projects

Name of the Project	Location	Share of the Company	No. of Units in stock
Unique Top	Rishon Lezion	50%	17

Balance Sheet Liabilities and Capital – 30.6.2022

	30.6.2022	31.12.2021
	NIS Thousands	
Total Balance Sheet	2,278,405	2,255,342
Total Current Assets	1,881,398	1,882,933
Investments and Loans to investee Companies and related Parties	142,096	126,137
Inventory of lands	68,585	66,390
Fixed Assets and Other Non Current Assets	186,326	179,882
Total Non Current Assets	397,007	372,409
Total Current Liabilities	1,546,904	1,558,012
Total Non Current Liabilities	65,362	67,880
Equity	666,139	629,450

Profit & Loss

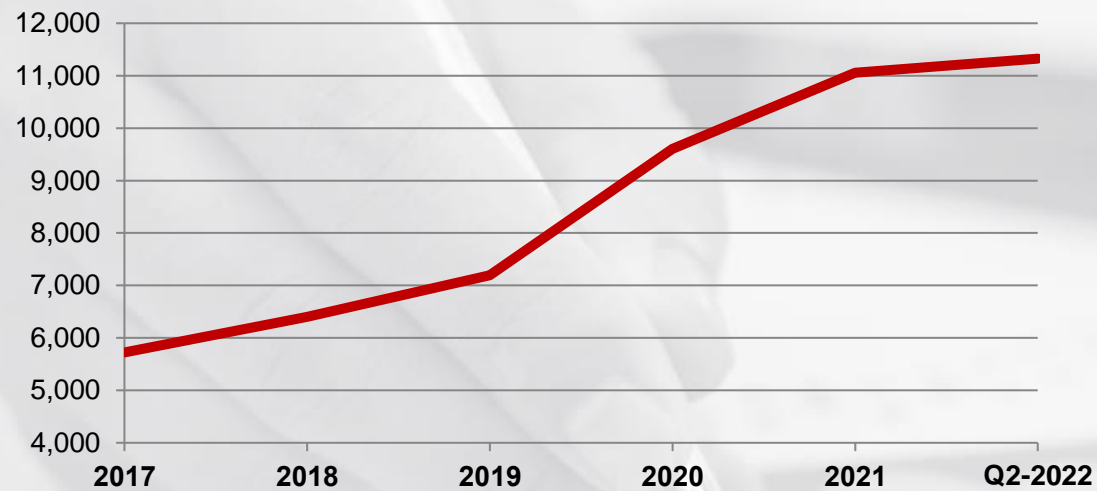
(NIS M)

	Q2-2022	Q2-2021	H1-2022	H1-2021	2021	2020 Proforma
	NIS M					
Turnover	1,069	916	2,102	1,926	4,060	3,559
Gross Profit	69	48	135	91	198	138
Profit from Ongoing Operations	41	28	81	56	132	105
Net Profit	41	28	81	137	213	105

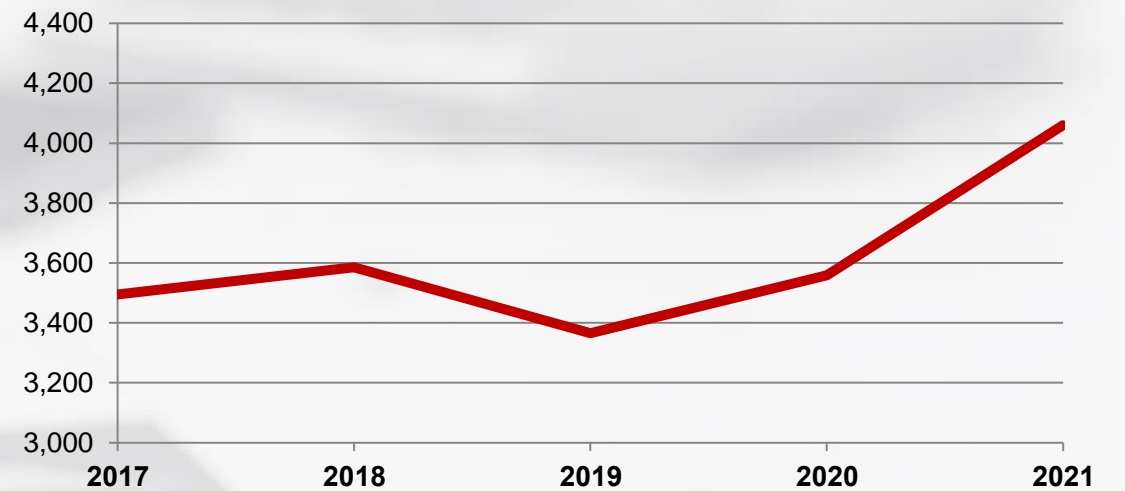
Development of Revenues and Backlogs

(NIS M)

Backlog



Turnover



Consolidated Order backlog – By Operation segments

	Backlog Balance			
	30.6.2022	2021	2020	2019
	NIS M			
Residential Construction	5,175	5,323	3,926	3,427
Non Residential Construction	2,598	2,043	2,086	1,562
Infrastructure	2,571	2,430	2,610	1,267
Residential Development and Construction	227	425	81	141
Total Backlog in the Financial Statements	10,571	10,221	8,703	6,397
Associated companies *	754	837	905	795
Total	11,325	11,058	9,608	7,192

* The Computerization Project is included in the financial statements of an associated company, and therefore not added to the accounting backlog. The updated scope of implementation is 1.9 billion NIS (Denya's share - 950 million NIS).

Since June 30, 2022, and up until the financial statements' date, projects at a total amount of
NIS 1,803 Millions entered to the backlog



ThankYou



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