



WIDENYA
Israel's Construction & Infrastructure Company

Build the Future

2022
Annual results



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Denya.

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

DUO
Tel Aviv

PPP
Franchising
projects

Hundreds of
Km of Roads
paved

Hundreds of
bridges built

Tens
Kilometers of
tunnels

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

Tens of
thousands of
residential
units delivered
in the past
decade

80
simultaneous
projects

International
activity in
3 countries

Electro-
mechanics
& air
conditioning
systems

Geotechnics
and ground
basing

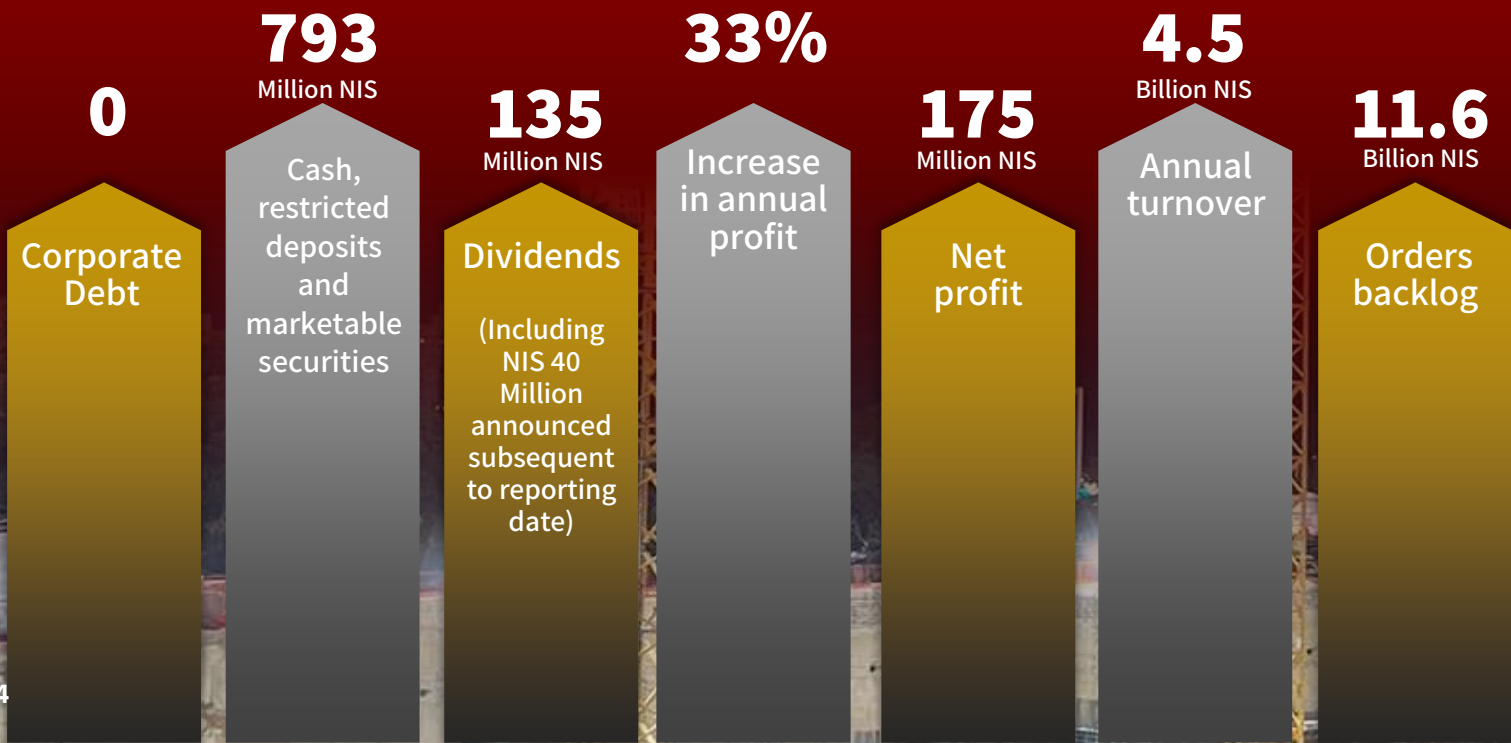
Industrial
factories

Thousands of
apartments
under
development
in the previous
years

2,046
employees



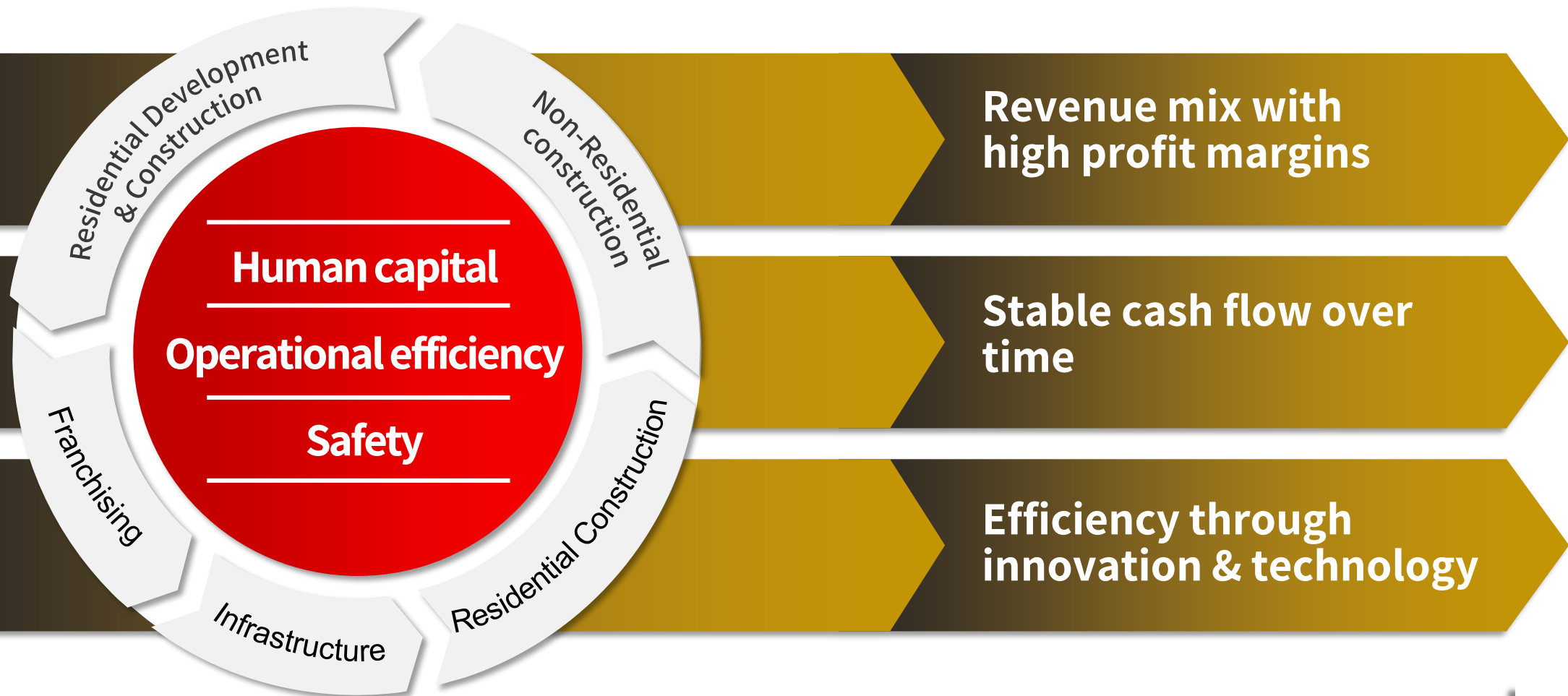
Proven Financial Fortitude



Bat-Yam Moment

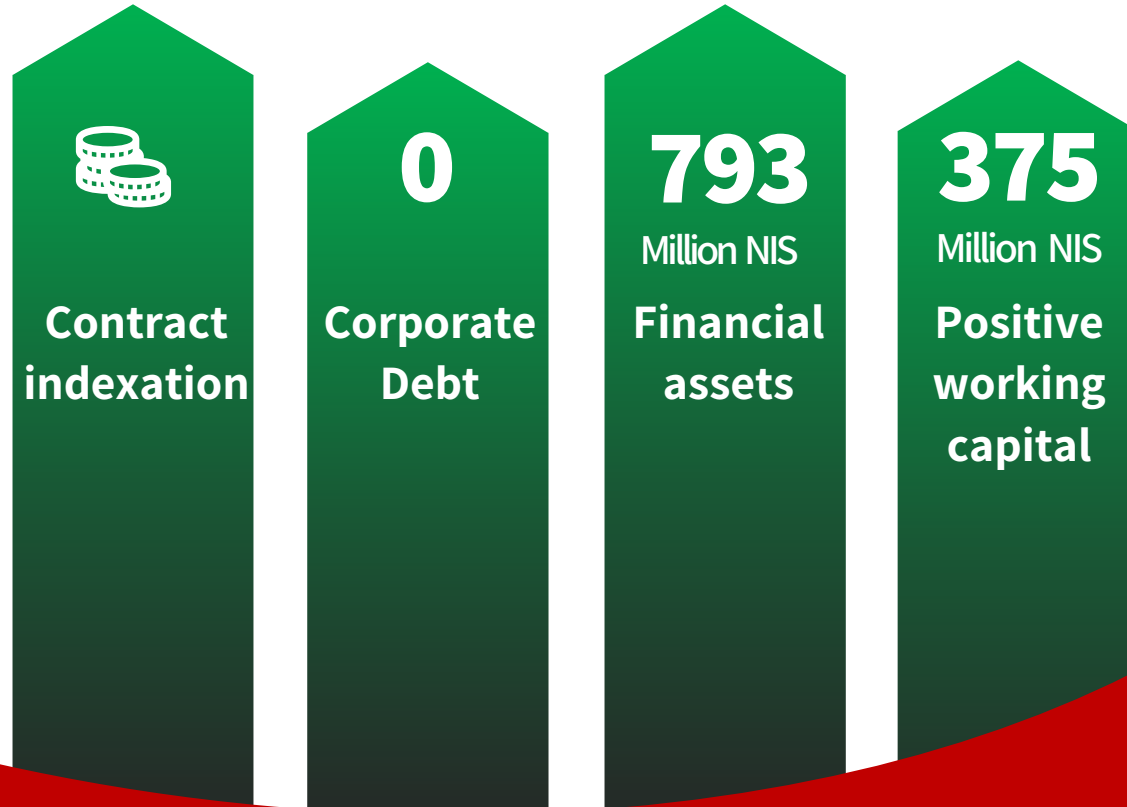


Business Strategy



Financial Stability

Balance sheet which enables growth ability even at an interest increase environment



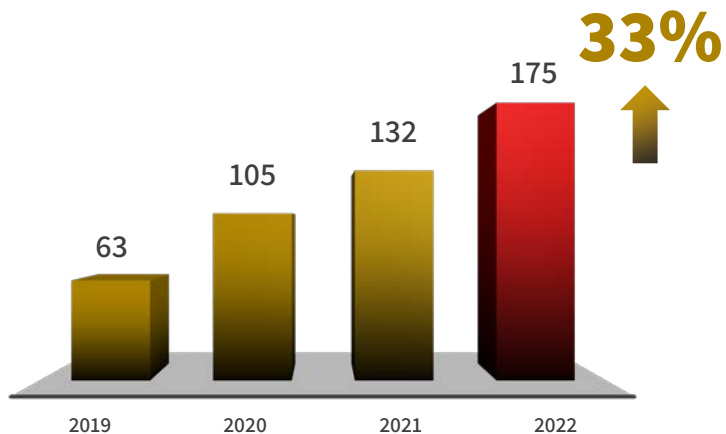
The market's interest increase



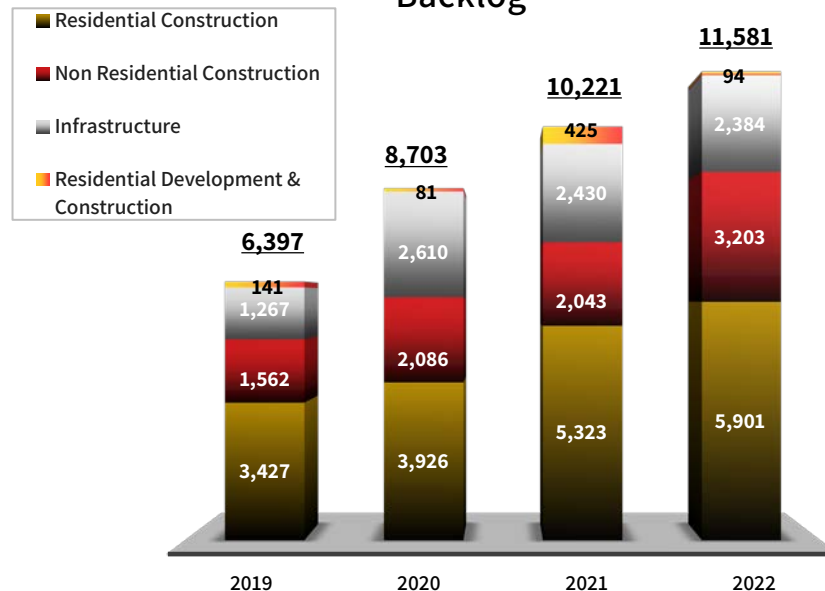
Financial Growth

(In NIS million)

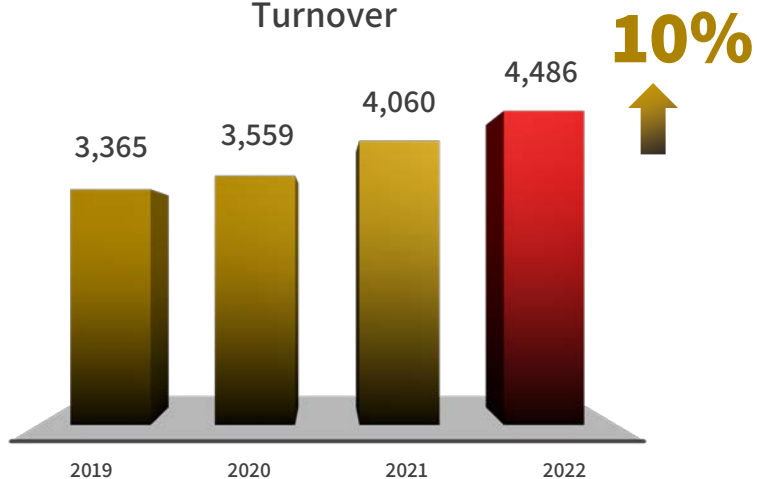
Profit from Ongoing Operations



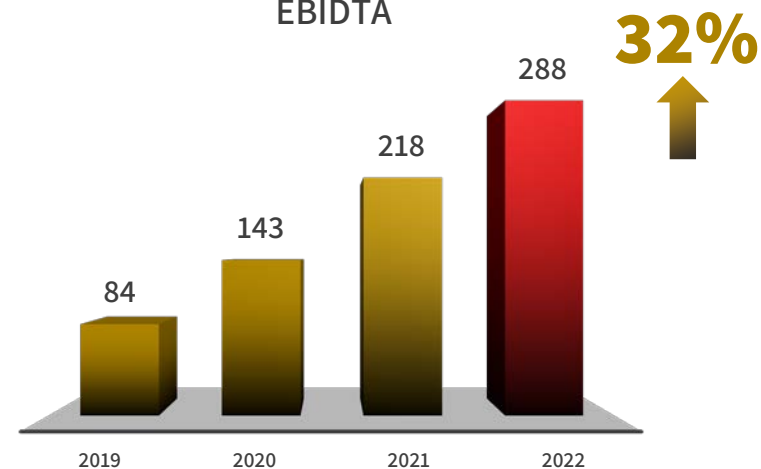
Backlog



Turnover



EBIDTA



The net profit of the company for the report period totaled approximately

NIS

175

Million

Balance Sheet 31.12.2022

Liabilities & Capital

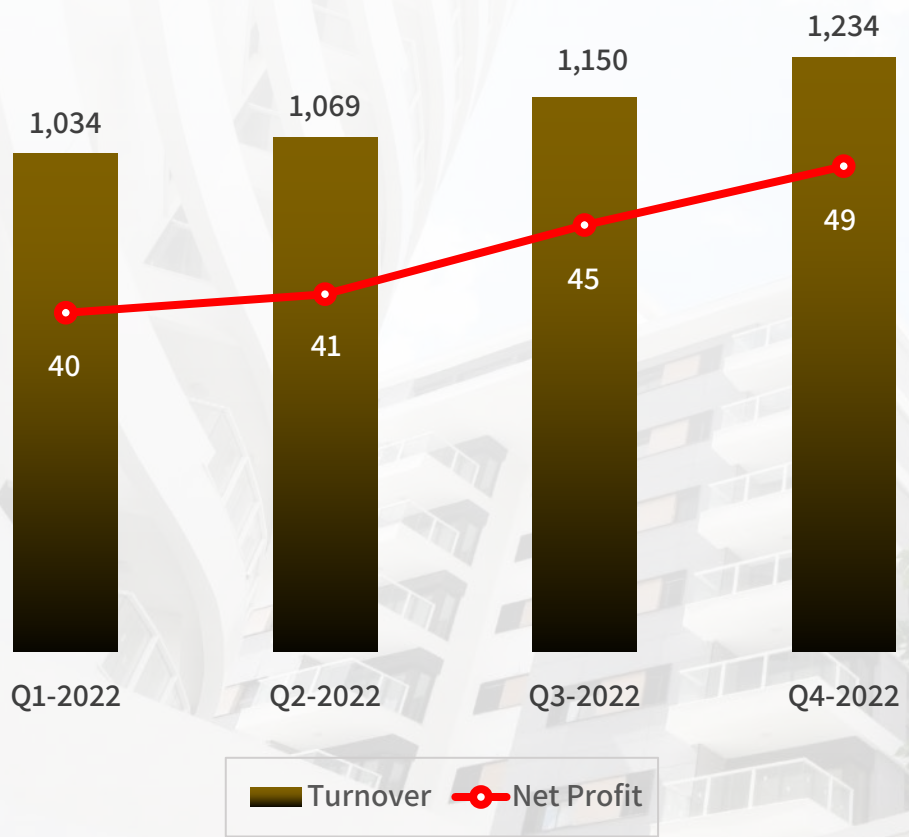
(NIS Thousands)

	31.12.2022	31.12.2021
Total Balance Sheet	2,297,570	2,255,342
Total Current Assets	1,904,307	1,882,933
Investments and Loans to investee Companies & related Parties	115,325	126,137
Inventory of lands	70,664	66,390
Fixed Assets and Other Non-Current Assets	207,274	179,882
Total Non-Current Assets	393,263	372,409
Total Current Liabilities	1,529,074	1,558,012
Total Non-Current Liabilities	63,597	67,880
Equity	704,899	629,450



Quarterly profit for 2022

(NIS Million)



Consolidated Order backlog By Operating segments

(NIS Million)

	Backlog Balance			
	2022	2021	2020	2019
Residential Construction	5,901	5,323	3,926	3,427
Non-Residential Construction	3,203	2,043	2,086	1,562
Infrastructure	2,384	2,430	2,610	1,267
Residential Development & Construction	94	425	81	141
Total Backlog in the Financial Statements	11,581	10,221	8,703	6,397

Updating

As of December 31, 2022, and to the financial statements date, projects at a total amount of **NIS 1 Billion** entered to the backlog

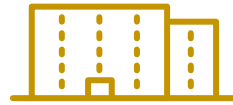
Assuta Beer Sheva



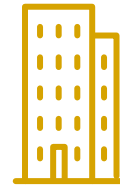
Four main activities segments



Infrastructure



Non-Residential
Construction



Residential
Construction



Residential
Development &
Construction



Synergetic Revenue Structure Enabling a **Distribution of Risks & Growth**

Aura - Ramat
Ha'Sharon



Residential
Construction



Non
Residential
Construction

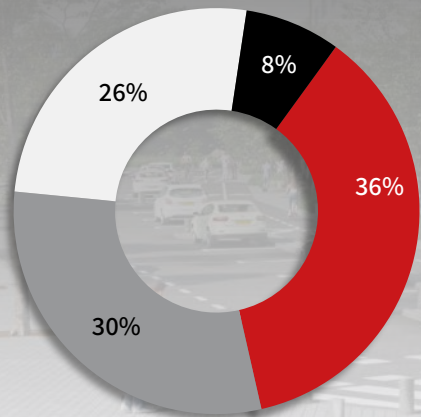


Infrastructure

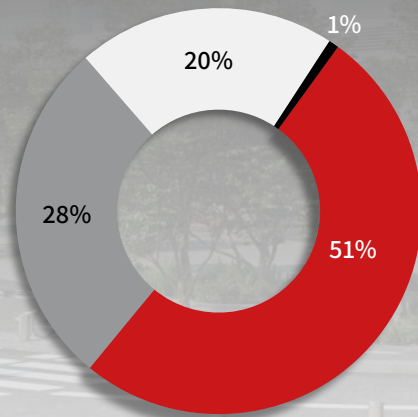


Residential
Development
& Construction

Turnover in 2022
approx. NIS 4.5 Billion



Backlog at 31.12.22
NIS 11.6 Billion

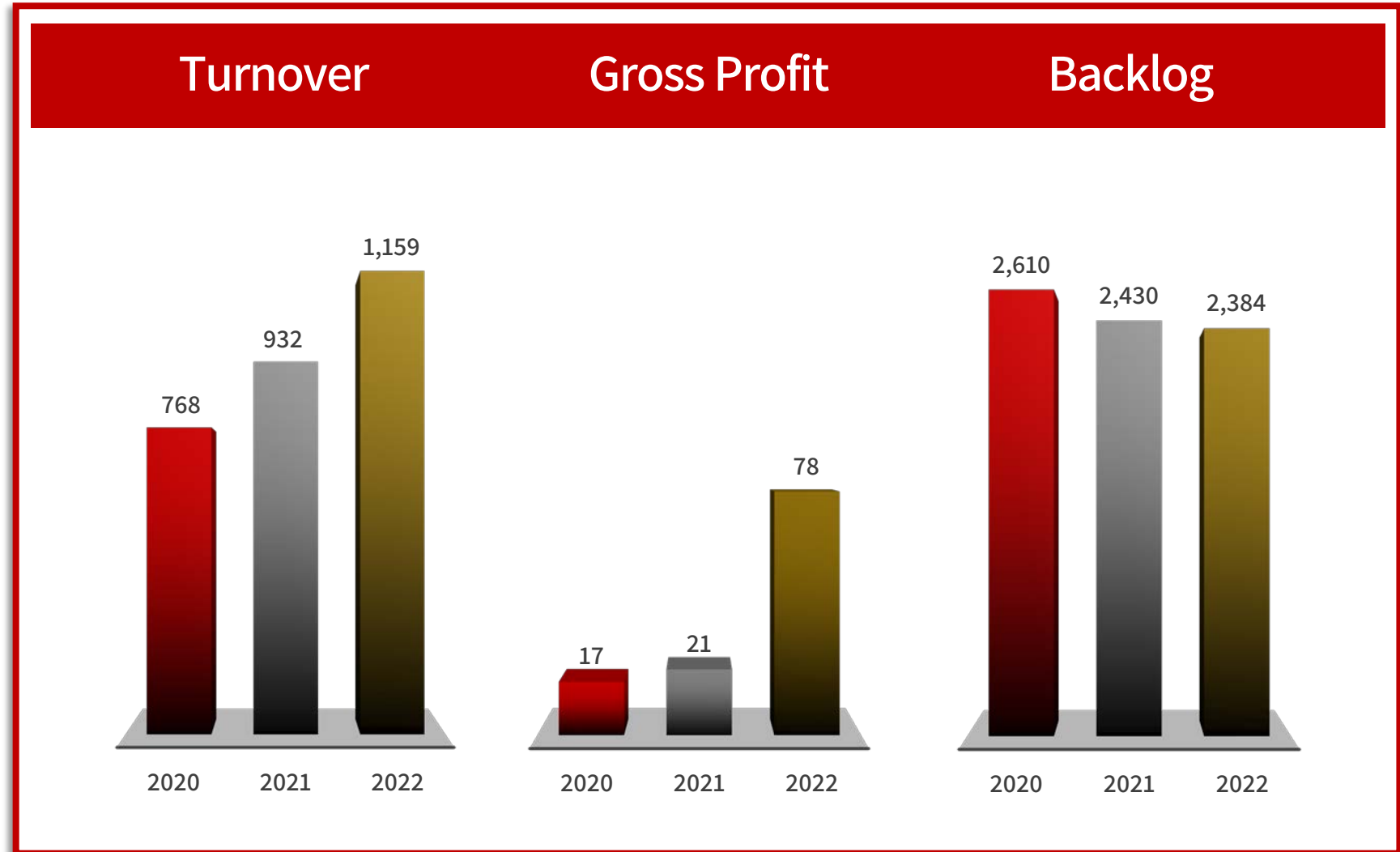




Infrastructure

Backlog, Turnover & Profits

(NIS Million)





Infrastructure

Prominent Projects



Fast Lanes Shefayim parking lot & 541 Road

Estimated Financial Scope	NIS 903 Million
Completion Rate	13%
Estimated Completion Date	Q4, 2025



Eastern Track Section B

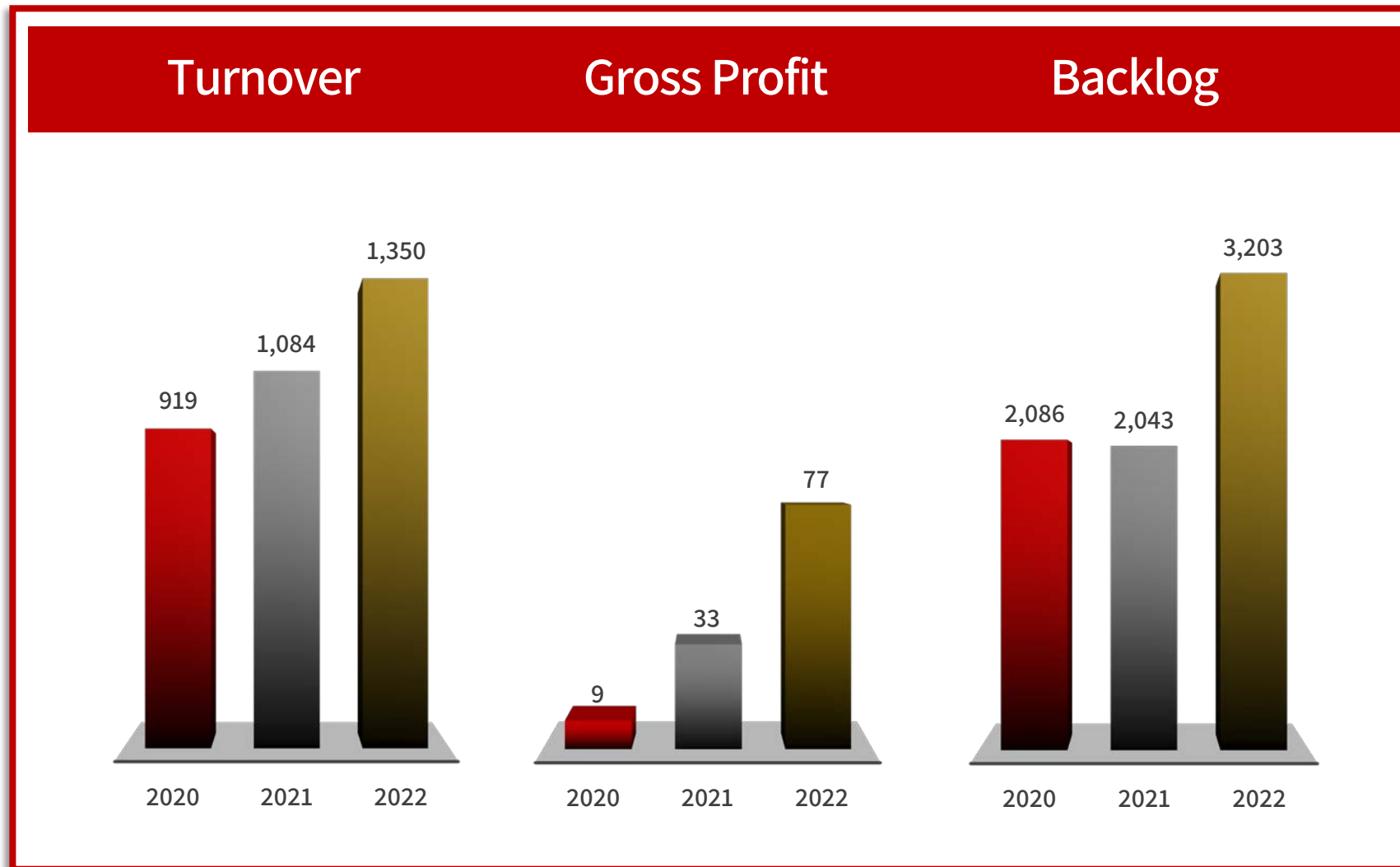
Estimated Financial Scope	NIS 741 Million
Completion Rate	91%
Estimated Completion Date	Q1, 2023



Non-Residential

Backlog, Turnover & Profits

(NIS Million)





Non-Residential Prominent Projects



TOHA 2

Estimated Financial Scope	NIS 530 Million
Completion Rate	5%
Estimated Completion Date	Q3, 2026



Ministry of Justice

Estimated Financial Scope	NIS 527 Million
Completion Rate	92%
Estimated Completion Date	Q4, 2023



District Government Campus, Jerusalem

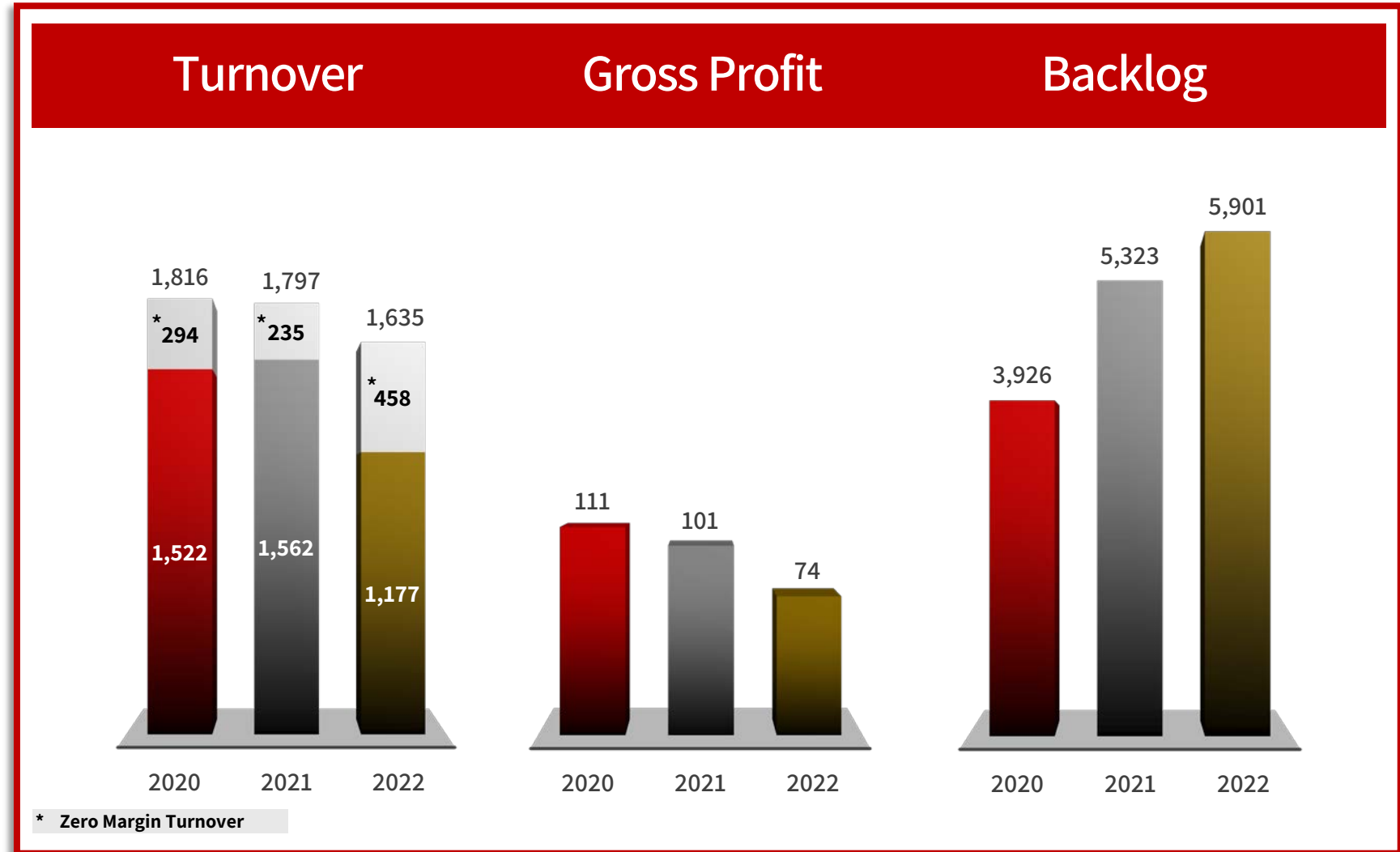
Estimated Financial Scope	NIS 482 Million
Completion Rate	46%
Estimated Completion Date	Q3, 2024



Residential

Backlog, Turnover & Profits

(NIS Million)



Increase at zero margin

Turnover from projects at zero margin increased in the previous years

Profit's rate

Profit's rate, without zero margin turnover, remains without a change in the previous year

Increase in the Backlog

Significant projects has entered into the backlog



Residential

Prominent Projects



Bat-Yam Moment Ha'Shvatim

Estimated Financial Scope	NIS 688 Million
Completion Rate	10%
Estimated Completion Date	Q1, 2025



Upper House Yad Eliyahu

Estimated Financial Scope	NIS 596 Million
Completion Rate	37%
Estimated Completion Date	Q2, 2025



Aura Ramat Chen

Estimated Financial Scope	NIS 556 Million
Completion Rate	3%
Estimated Completion Date	Q3, 2026



Carmay Hanadiv Phase A+B

Estimated Financial Scope	NIS 493 Million
Completion Rate	5%
Estimated Completion Date	Q3, 2024



Nofey Ben Shemen

Estimated Financial Scope	NIS 419 Million
Completion Rate	31%
Estimated Completion Date	Q3, 2024



Gindi Towers Tel Aviv - Tower 4

Estimated Financial Scope	NIS 499 Million
Completion Rate	32%
Estimated Completion Date	Q4, 2025



Gindi Towers Tel Aviv - Tower 3

Estimated Financial Scope	NIS 480 Million
Completion Rate	89%
Estimated Completion Date	Q4, 2023



Aura Ramat Ha'Sharon - Phase B

Estimated Financial Scope	NIS 446 Million
Completion Rate	0%
Estimated Completion Date	Q2, 2026



DUO Semel south *

Estimated Financial Scope	NIS 444 Million
Completion Rate	2%
Estimated Completion Date	Q2, 2027



Projects **under construction**

Name of the Project	Location	Share of the Company	No. of Residential Units (Total)	No. of Free Market Residential Units	Estimated Completion Date
Narkisim	Rishon Lezion	50%	554	160	2023
Savyonei Ir Hayayin	Ashkelon	100%	423	127	2023
Unique Urban	Be'er Ya'acov	50%	98	20	2023
Timisoara – bloc I	Romania	100%	116	116	2023
Timisoara – bloc H	Romania	100%	116	116	2024

Finished projects

Name of the Project	Location	Share of the Company	No. of Units in stock
Unique Top	Rishon Lezion	50%	11



Residential Development & Construction

Prominent Projects



DENYA LAKE

Plot of land at Piper neighborhood for building approx. 75 ground houses

- ❖ Location: Bucharest
- ❖ Project Scope: 77 Plots of land / Ground houses Units
- ❖ Land cost: NIS 18 Million
- ❖ Under TBA process



PRAGA

Saturated construction next to the American School at Pipera neighborhood. Consists out of four phases at a total scope of EUR 100 Millions

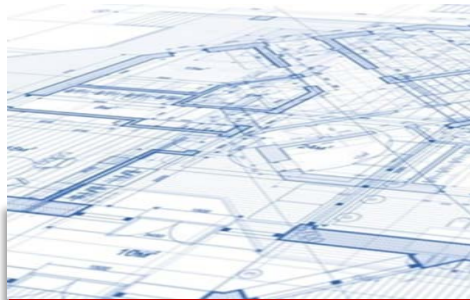
- ❖ Location: Bucharest
- ❖ Project Scope: 900 Residential Units
- ❖ Land cost: NIS 25 Million
- ❖ Under TBA process



SWOMIN

Plot of land at Swomin village, southern to Warsaw, for building 148 residential units at two phases

- ❖ Location: Warsaw
- ❖ Project Scope: 148 Residential Units
- ❖ Land cost: NIS 11 Million
- ❖ Has building permission



DENYA CORBEANCA

Plot of land at Corbeanca neighborhood at a total size of 223 thousand Sq. for building approx. 350 ground houses

- ❖ Location: Bucharest
- ❖ Project Scope: 350 Plots of land / Ground houses Units
- ❖ Land cost: NIS 14 Million
- ❖ Has TBA



DENYA FOREST - BLOC H

Building 3 out of 3 with 12 floors and 116 residential units at a sole development of Denya Romania. The construction started during 2022 and will be finalized at Q4.2024

- ❖ Location: Timisoara
- ❖ Project Scope: 116 Residential Units
- ❖ Land cost: NIS 3 Million
- ❖ Under Construction



DENYA FOREST - BLOC I

Building 2 out of 3 with 12 floors and 116 residential units at a sole development of Denya Romania. The construction started during 2021 and will be finalized at Q3.2023

- ❖ Location: Timisoara
- ❖ Project Scope: 116 Residential Units
- ❖ Land cost: NIS 3 Million
- ❖ Under Construction

Developing Strengths

Financing land purchasing out of own capital

No project debt

Non-disclosure of interest increase



Franchise

Franchising projects

An offer has been made to the Tenders

Construction



Generi 3

(Government's ministries)

Holdings at the Franchiser	100%
Holdings at the constructor	100%
An offer has been made	11/2022

Light rail



Light rail

(Jerusalem, Blue Line)

Holdings at the Franchiser	47.5%
Holdings at the constructor	75%
An offer has been made	08/2022

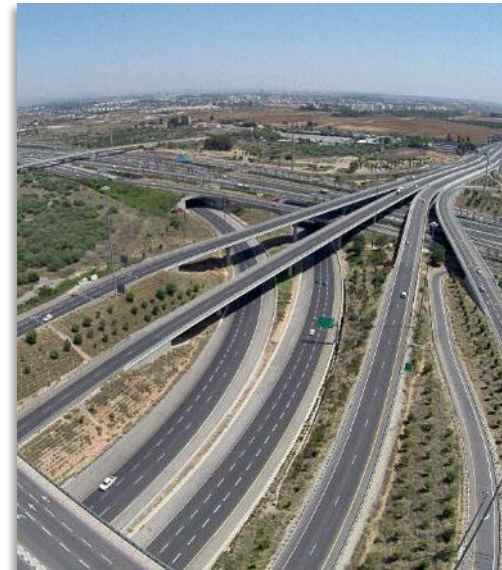
At Founding / Operation phase

Roads



Fast Lanes

Holdings at the Franchiser	25%
Holdings at the constructor	50%
Construction starts	11/2022



HaYovel lines

Efficient holdings at the Franchiser	15%
Holdings at the operator	100%
Franchise expiration	Until 2031

Thank
You

HaTziirim Towers,
Tel Aviv

