



W | DENYA
Israel's Construction & Infrastructure Company

Build the Future

Q1 - 2023



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Denya.

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

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

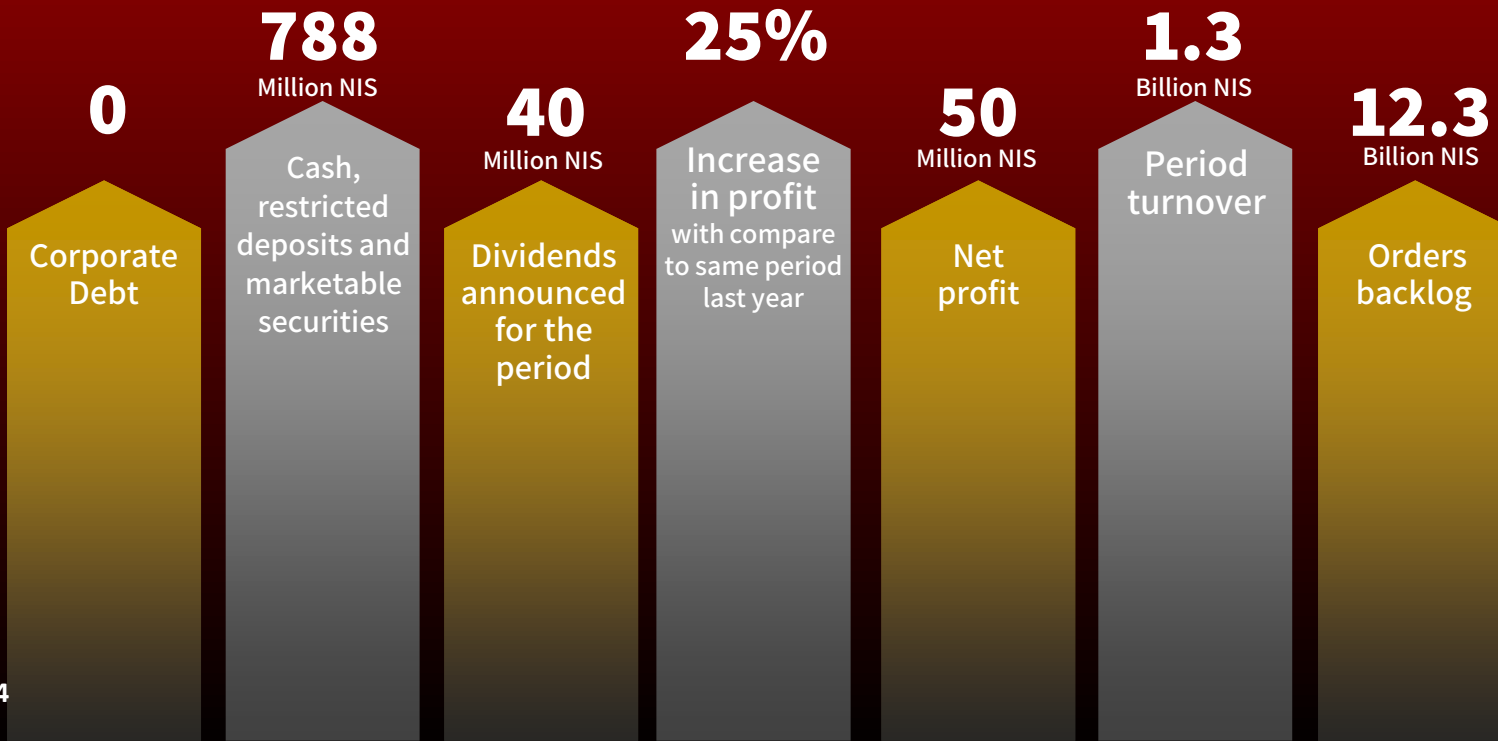
Thousands of apartments under development in the previous years

2,046 employees

DUO
Tel Aviv



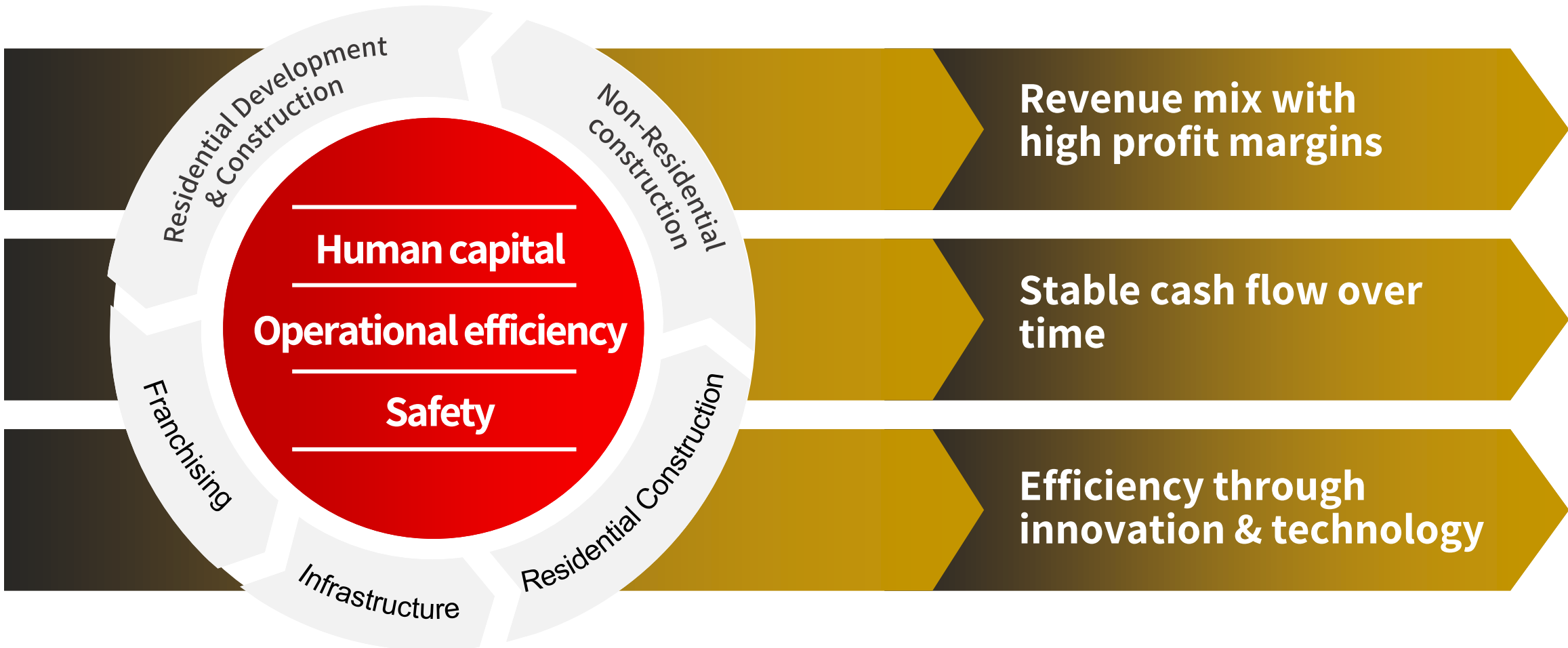
Proven Financial Fortitude



Bat-Yam
Moment

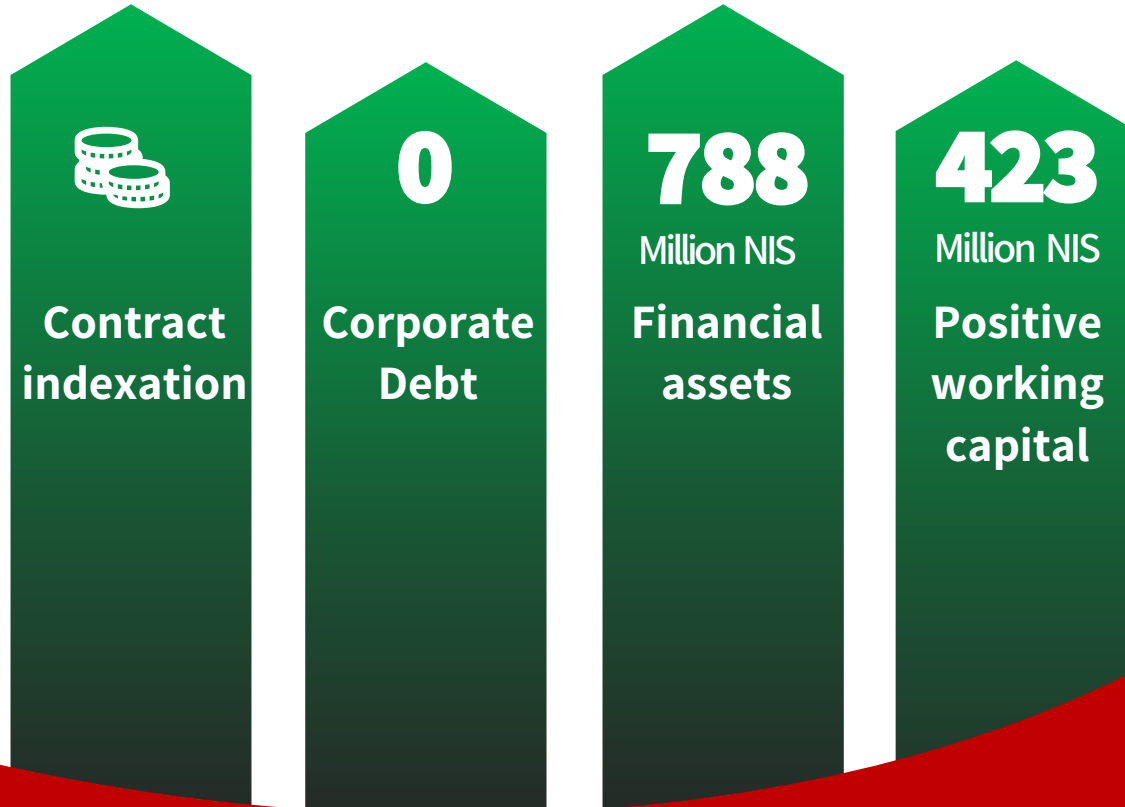


Business Strategy



Financial Stability

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



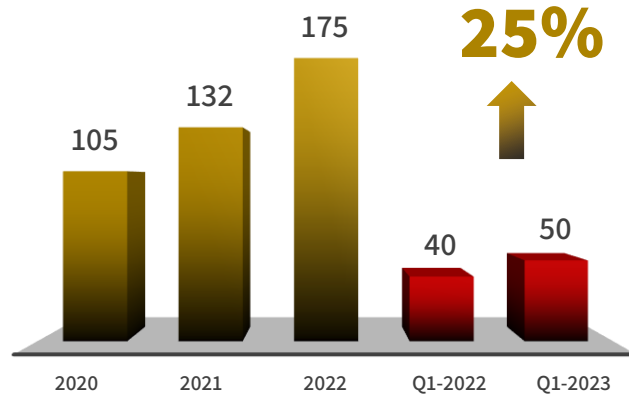
The market's interest increase



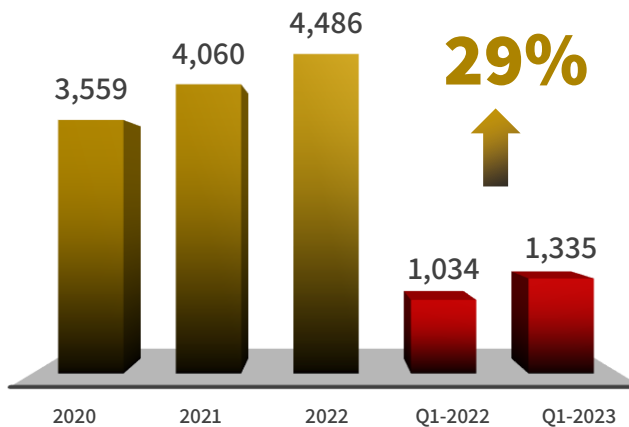
Financial Growth

(In NIS million)

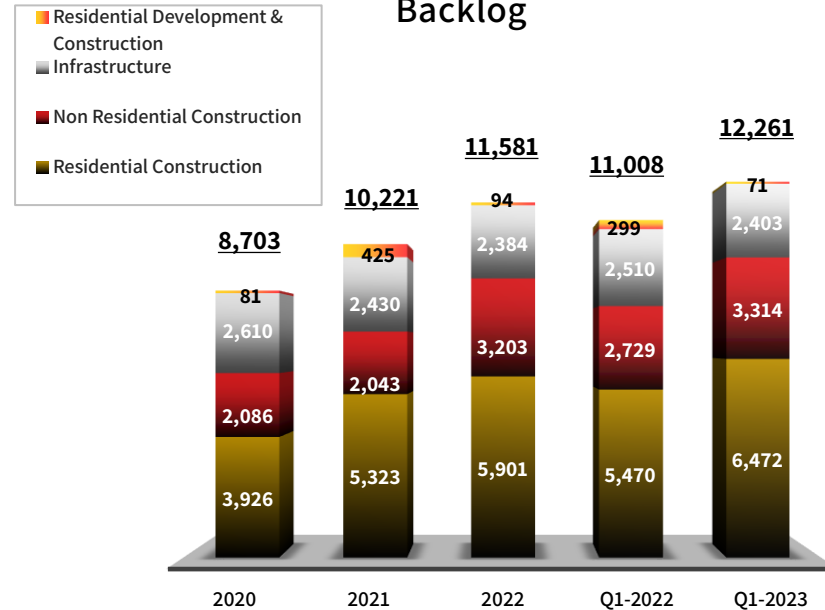
Net Profit



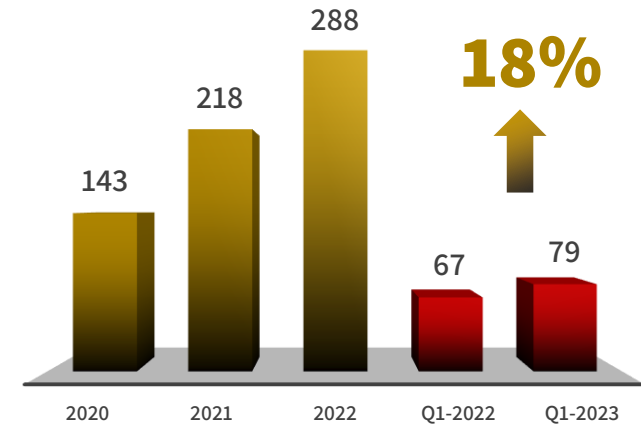
Turnover



Backlog



EBIDTA



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

50
Million

Balance Sheet 31.3.2023

Liabilities & Capital

(NIS Thousands)

	31.3.2023	31.12.2022
Total Balance Sheet	2,431,925	2,297,570
Total Current Assets	2,064,577	1,904,307
Investments and Loans to investee Companies & related Parties	86,103	115,325
Inventory of lands	74,159	70,664
Fixed Assets and Other Non-Current Assets	207,086	207,274
Total Non-Current Assets	367,348	393,263
Total Current Liabilities	1,641,628	1,529,074
Total Non-Current Liabilities	64,241	63,597
Equity	726,056	704,899



Consolidated Order backlog By Operating segments

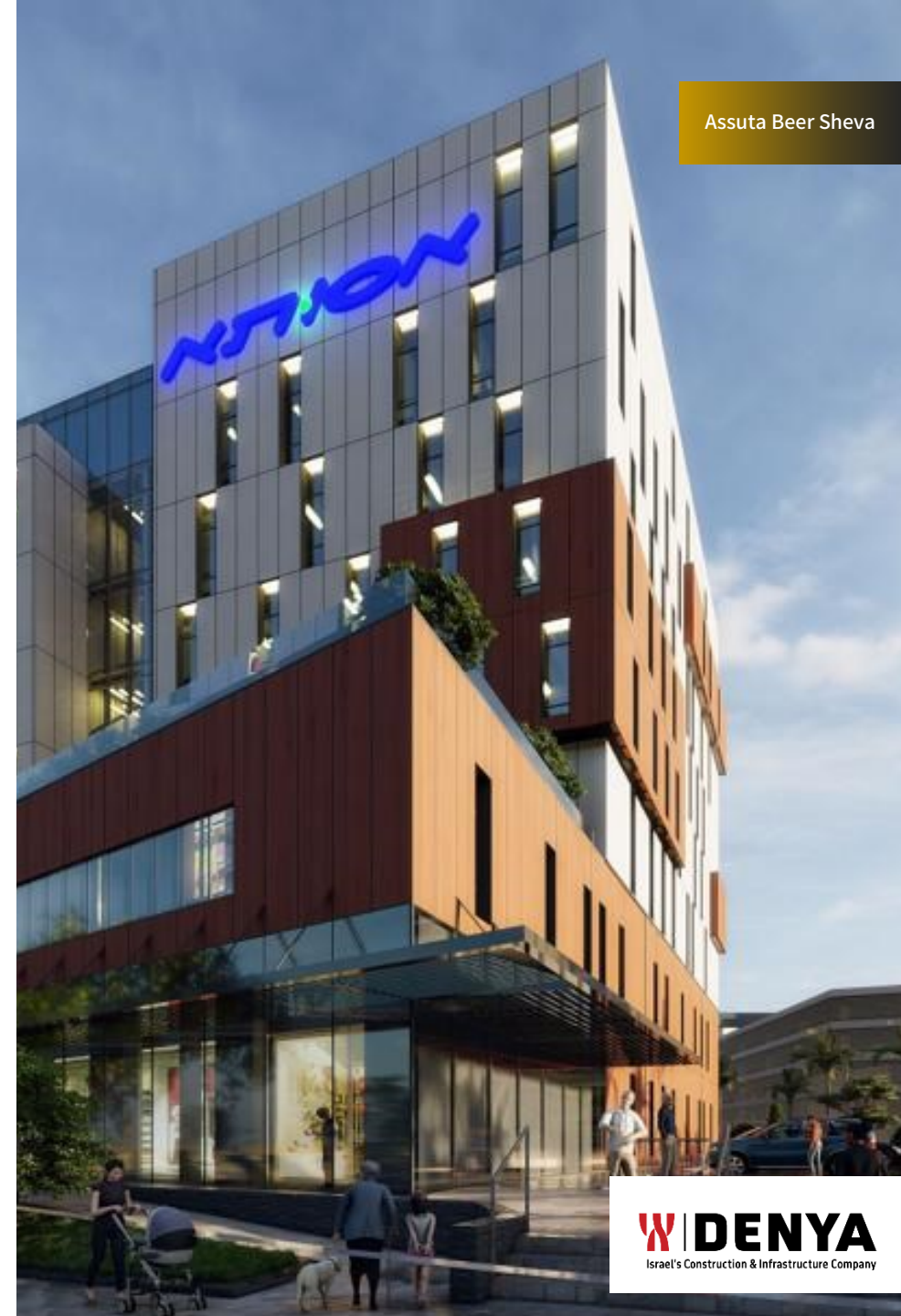
(NIS Million)

Backlog Balance				
	31/3/2023	2022	2021	2020
Residential Construction	6,472	5,901	5,323	3,926
Non-Residential Construction	3,314	3,203	2,043	2,086
Infrastructure	2,403	2,384	2,430	2,610
Residential Development & Construction	71	94	425	81
Total Backlog in the Financial Statements	12,261	11,581	10,221	8,703

Updating

As of March 31, 2023, and to the financial statements date, projects at a total amount of **NIS 600 Million** entered to the backlog

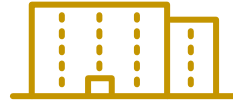
Assuta Beer Sheva



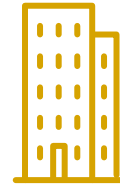
Four main activities segments



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

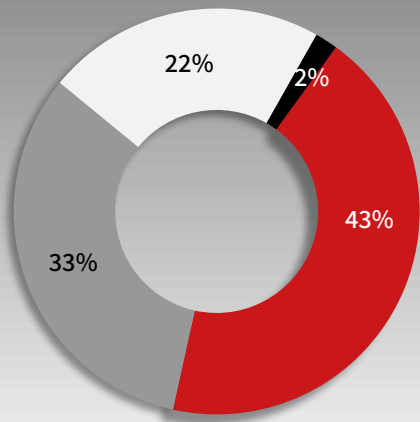


Infrastructure

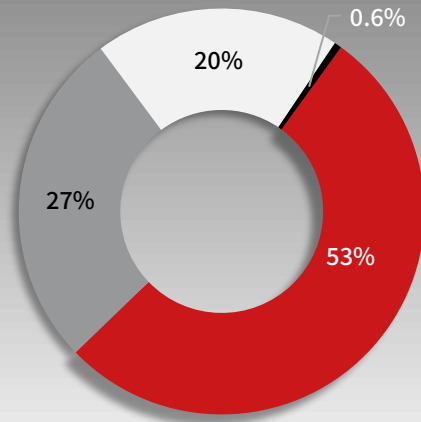






Residential Development & Construction

Turnover in Q1-2023
approx. NIS 1.3 Billion



Backlog at 31.3.23
NIS 12.3 Billion



-  Residential Development & Construction
-  Infrastructure
-  Non Residential Construction
-  Residential Construction



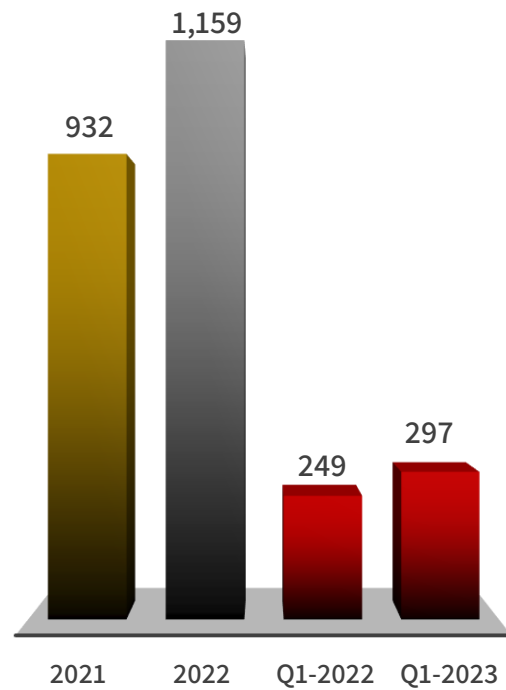


Infrastructure

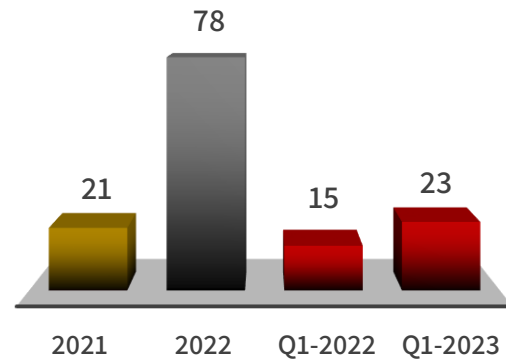
Backlog, Turnover & Profits

(NIS Million)

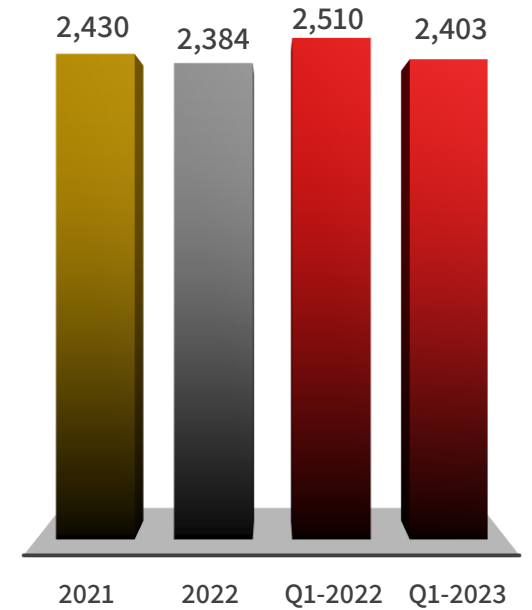
Turnover



Gross Profit



Backlog





Infrastructure

Prominent Projects



Fast Lanes

Shefayim parking lot & 541 Road

Estimated Financial Scope	NIS 886 Million
Completion Rate	21%
Estimated Completion Date	Q4, 2025



Eastern Track

Section B

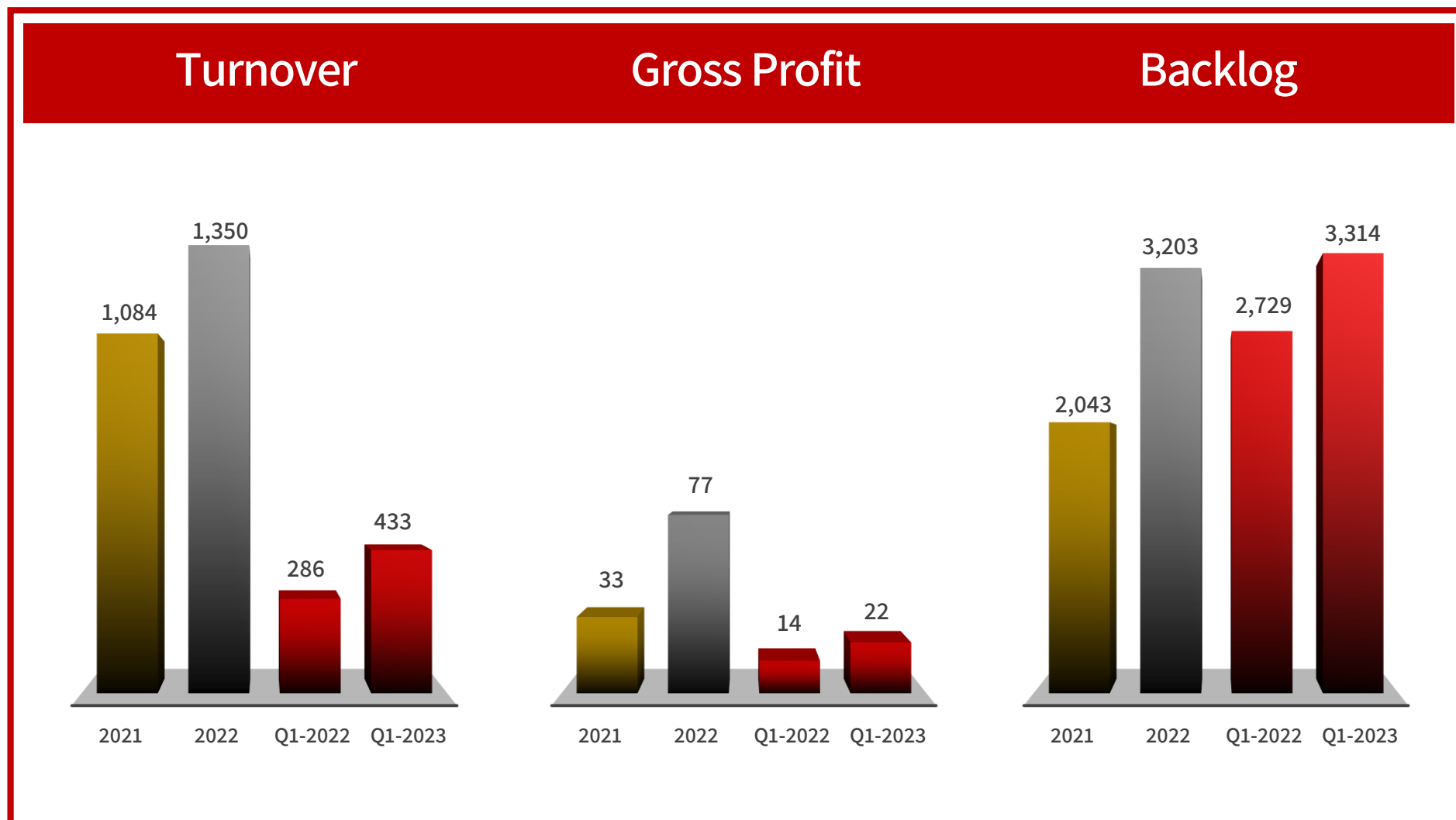
Estimated Financial Scope	NIS 743 Million
Completion Rate	97%
Estimated Completion Date	Q2, 2023



Non-Residential

Backlog, Turnover & Profits

(NIS Million)





Non-Residential Prominent Projects



TOHA 2

Estimated Financial Scope	NIS 531 Million
Completion Rate	9%
Estimated Completion Date	Q3, 2026



Ministry of Justice

Estimated Financial Scope	NIS 527 Million
Completion Rate	96%
Estimated Completion Date	Q4, 2023



District Government Campus, Jerusalem

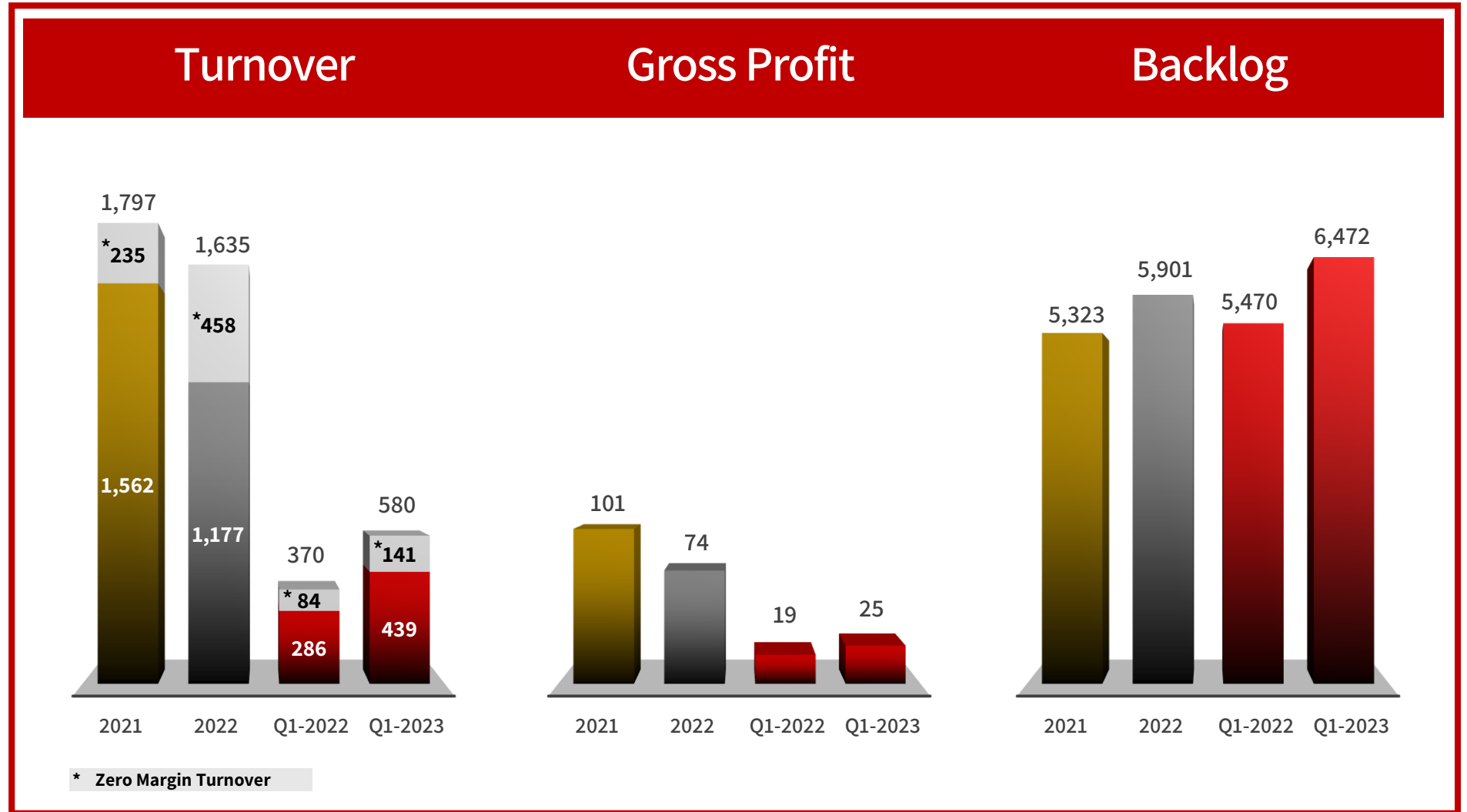
Estimated Financial Scope	NIS 524 Million
Completion Rate	53%
Estimated Completion Date	Q3, 2024



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

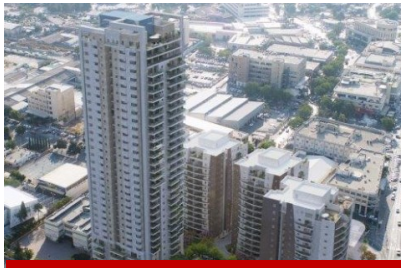
Increase in the Backlog

Significant projects has entered into the backlog



Residential

Prominent Projects



Carasso Jerusalem

Estimated Financial Scope	NIS 438 Million
Completion Rate	0%
Estimated Completion Date	Q4, 2027



Bat-Yam Moment Ha'Shvatim

Estimated Financial Scope	NIS 719 Million
Completion Rate	15%
Estimated Completion Date	Q1, 2025



Upper House Yad Eliyahu

Estimated Financial Scope	NIS 599 Million
Completion Rate	45%
Estimated Completion Date	Q2, 2025



Aura Ramat Chen

Estimated Financial Scope	NIS 600 Million
Completion Rate	5%
Estimated Completion Date	Q3, 2026



Carmay Hanadiv Phase A+B

Estimated Financial Scope	NIS 493 Million
Completion Rate	8%
Estimated Completion Date	Q3, 2024



Nofey Ben Shemen

Estimated Financial Scope	NIS 425 Million
Completion Rate	40%
Estimated Completion Date	Q3, 2024



Gindi Towers Tel Aviv - Tower 4

Estimated Financial Scope	NIS 512 Million
Completion Rate	40%
Estimated Completion Date	Q4, 2025



Gindi Towers Tel Aviv - Tower 3

Estimated Financial Scope	NIS 482 Million
Completion Rate	94%
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 452 Million
Completion Rate	5%
Estimated Completion Date	Q2, 2027



Residential Development Projects

Name of the Project	Location	Share of the Company	No. of Residential Units (Total)	No. of Residential Units sold	Estimated Completion Date
Narkisim – bloc 71	Rishon Lezion	50%	76	76	2023
Savyonei Ir Hayayin	Ashkelon	100%	423	423	2023
Unique Urban	Be'er Ya'acov	50%	98	96	2023
Timisoara – bloc I	Romania	100%	116	70	2023
Timisoara – bloc H	Romania	100%	116	7	2024
Unique Top	Rishon Lezion	50%	377	366	Finished



Residential Development & Construction

Prominent Projects



DENYA LAKE

Plot of land at Piper neighborhood for building approx. 77 ground houses

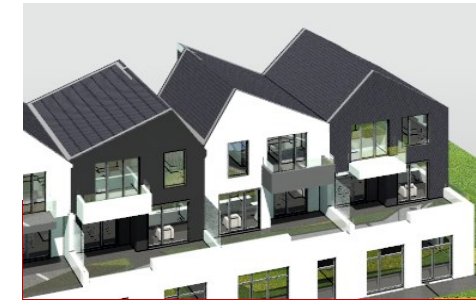
- ❖ Location: Bucharest
- ❖ Project Scope: 77 Plots of land / Ground houses Units
- ❖ Land cost: NIS 18 Million
- ❖ Under TBA process



PRAGA

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

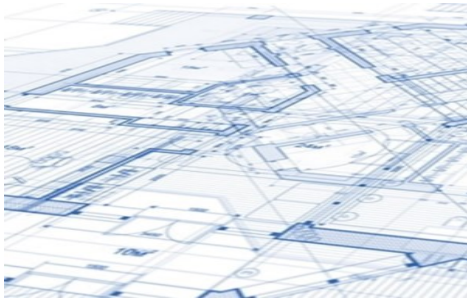
- ❖ Location: Bucharest
- ❖ Project Scope: 900 Residential Units
- ❖ Land cost: NIS 25 Million
- ❖ TBA is about to be received soon



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

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

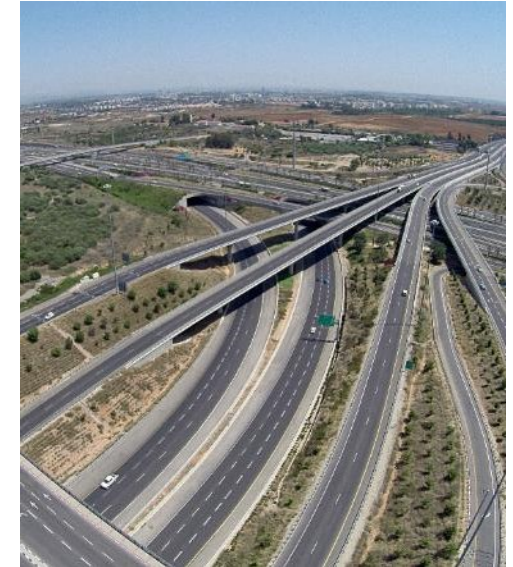


Fast Lanes

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