



W | DENYA
Israel's Construction & Infrastructure Company

Build the Future

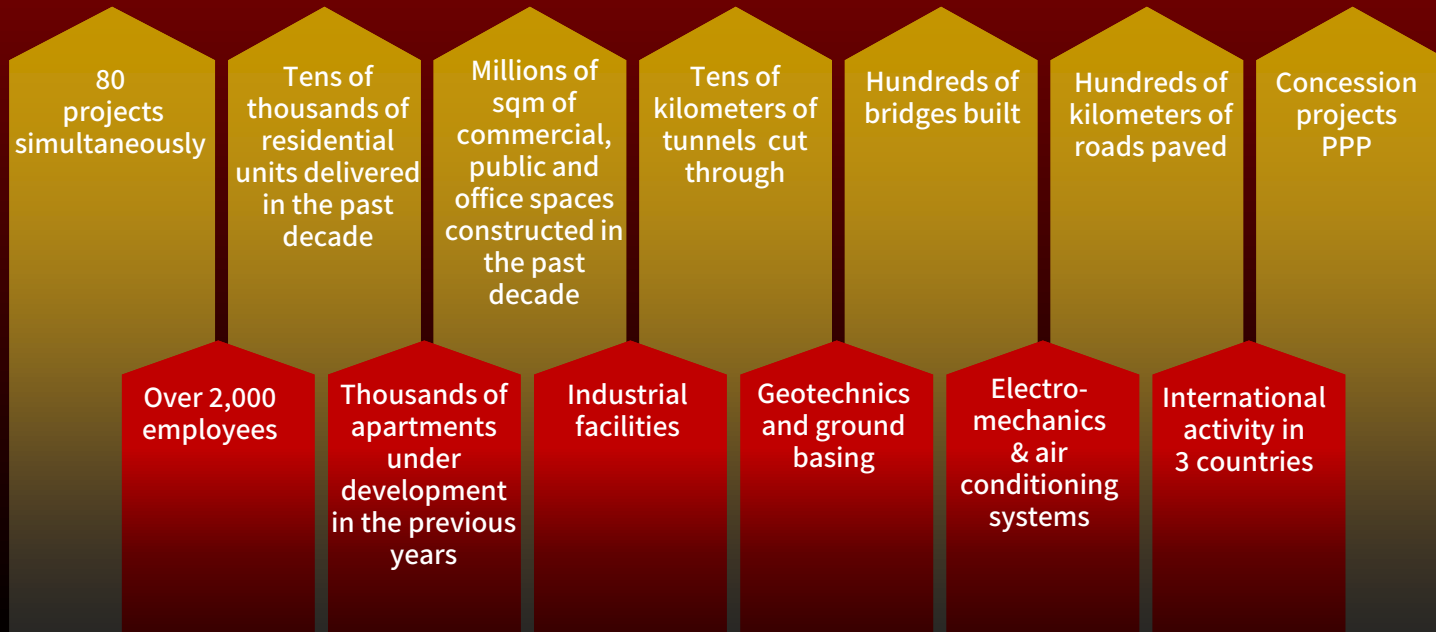
H1 - 2023



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Denya.

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



DUO
Tel Aviv



Financial Fortitude

13.8

Billion NIS

Orders backlog

2.7

Billion NIS

Period turnover

105

Million NIS

Net profit

29%

Increase in profit
in comparison
to the same
period
last year

80

Million NIS

Dividends announced
during the
period

786

Million NIS

Cash,
restricted
deposits and
marketable
securities

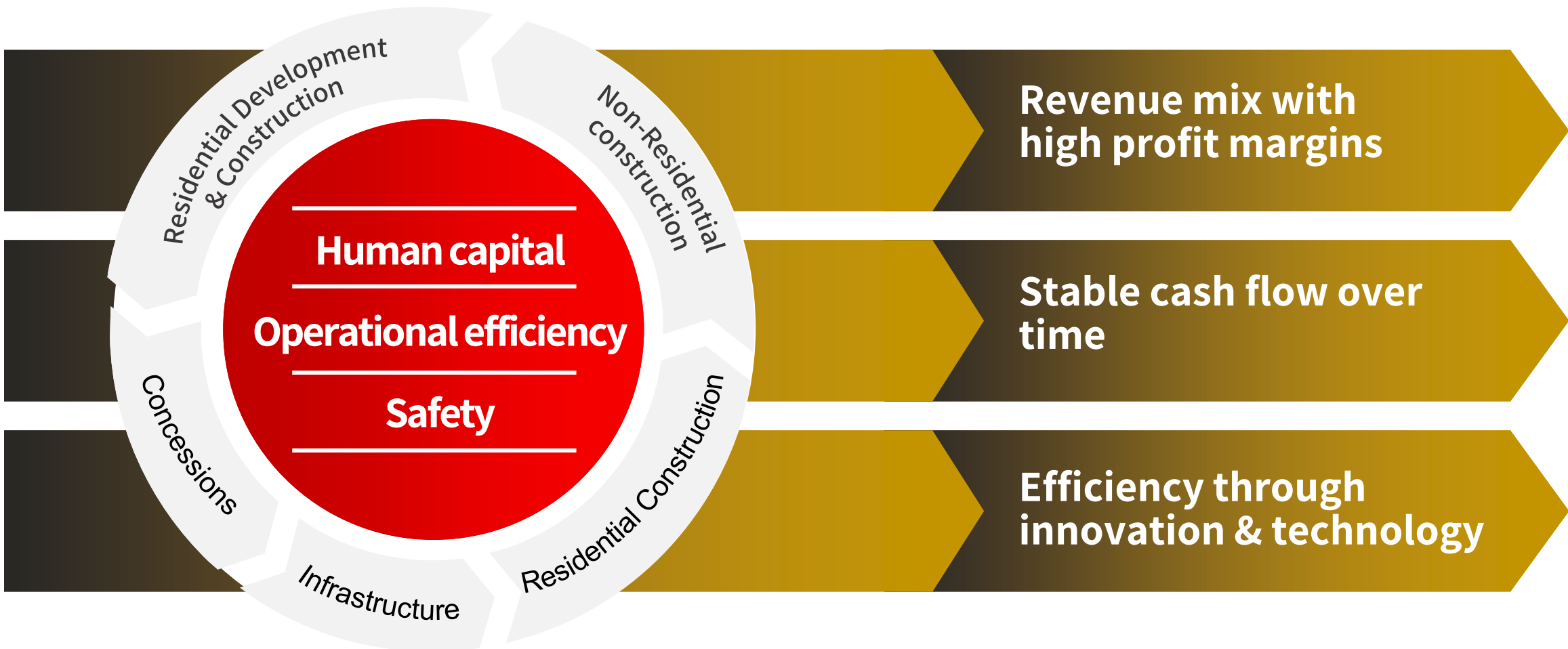
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Corporate
Debt

Bat-Yam
Moment

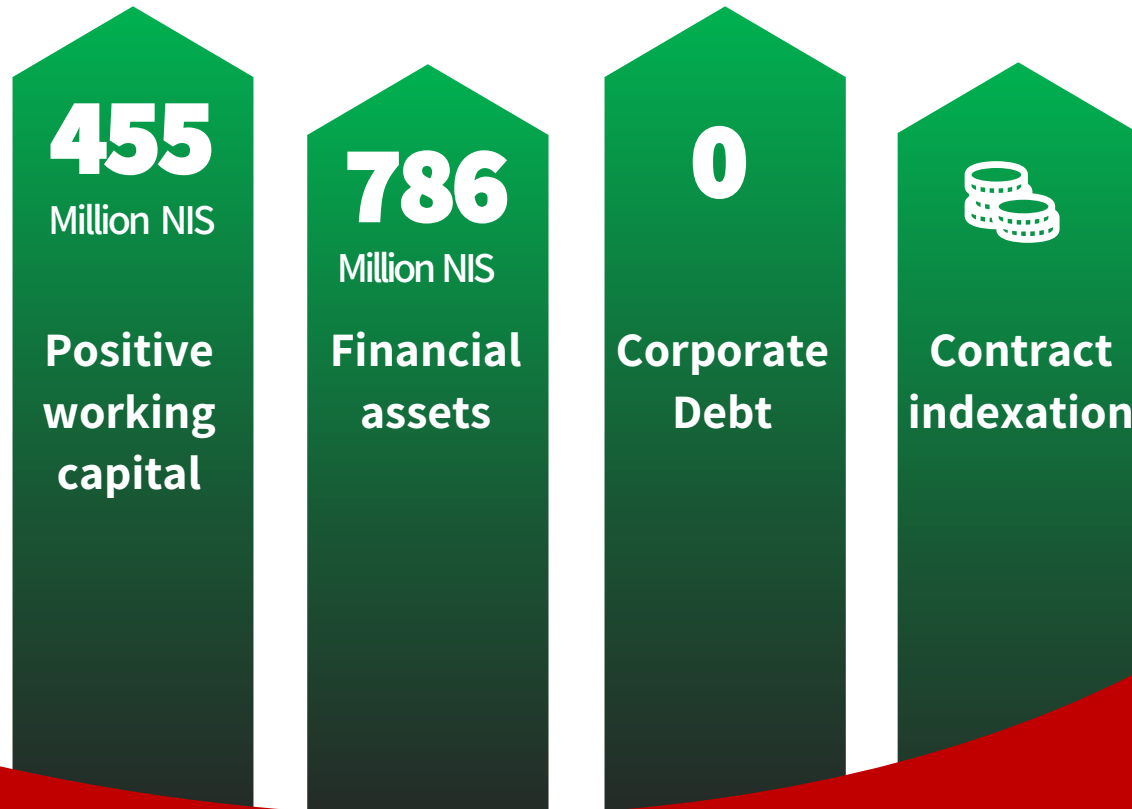


Business Strategy



Financial Stability

Balance sheet enabling growth potential even in the rising interest rates environment



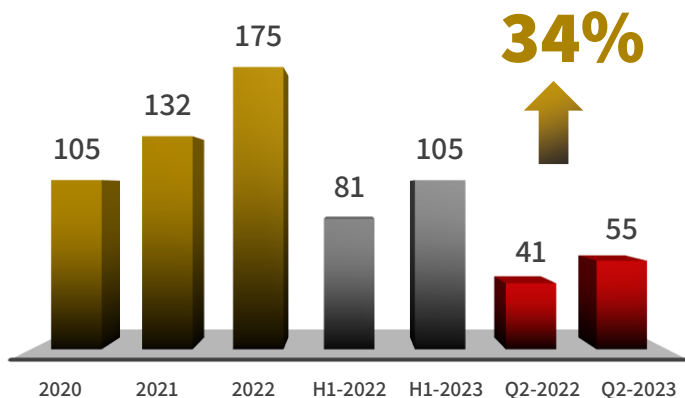
Inflation and interest rates



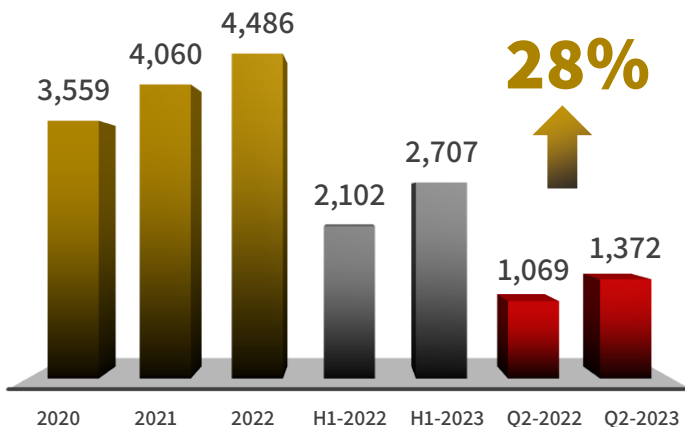
Financial Growth

(In million NIS)

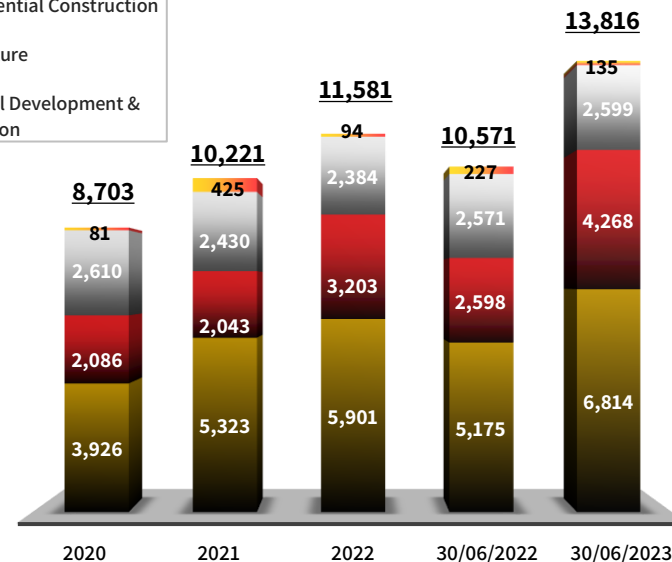
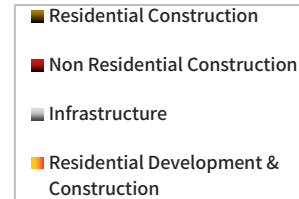
Net Profit



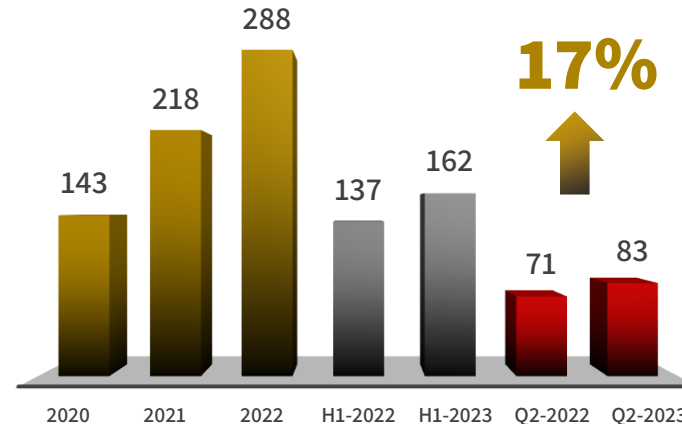
Turnover



Orders Backlog



EBITDA



The net profit of the company for the reported period amounted to approx.

105
Million NIS

Balance Sheet 30.6.2023

Liabilities & Capital

(Thousands NIS)

	30.6.2023	31.12.2022
Total Balance Sheet	2,555,624	2,297,570
Total Current Assets	2,196,679	1,904,307
Investments and Loans in investee Companies & related Parties	76,908	115,325
Inventory of lands	75,749	70,664
Fixed Assets and Other Non-Current Assets	206,288	207,274
Total Non-Current Assets	358,945	393,263
Total Current Liabilities	1,741,899	1,529,074
Total Non-Current Liabilities	64,807	63,597
Equity	748,918	704,899



Consolidated Orders Backlog

By operating segments

(Million NIS)

Backlog				
	30.6.2023	2022	2021	2020
Residential Construction	6,814	5,901	5,323	3,926
Non-Residential Construction	4,268	3,203	2,043	2,086
Infrastructure	2,599	2,384	2,430	2,610
Residential Development & Construction	135	94	425	81
Total Backlog as per Financial Statements	13,816	11,581	10,221	8,703

Update

From June 30, 2023 until the date of publishing the financial statements, new projects totaling **NIS 817 Million** were added to the backlog

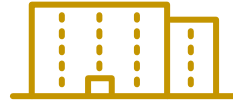
Assuta Hospital
Beer Sheva



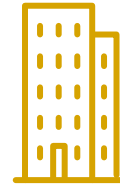
Four main activities segments



Infrastructure



Non-Residential
Construction



Residential
Construction

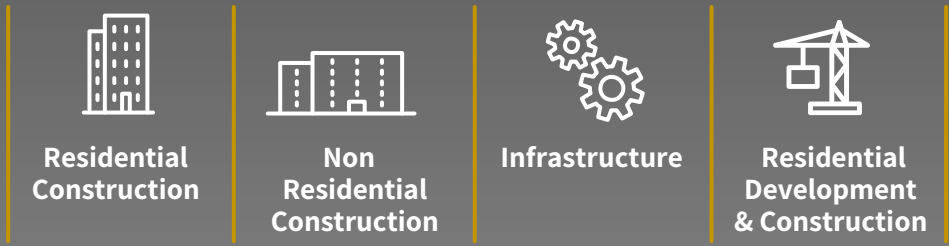


Residential
Development &
Construction

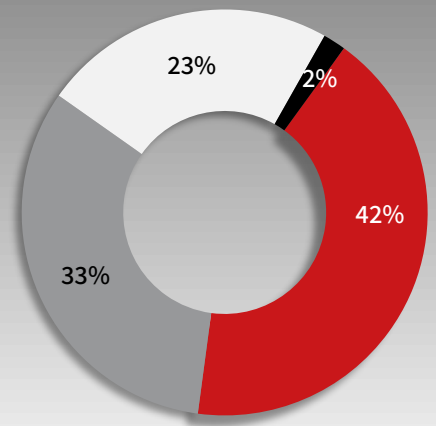


Synergetic Revenue Structure Enabling **Distribution of Risks & Growth**

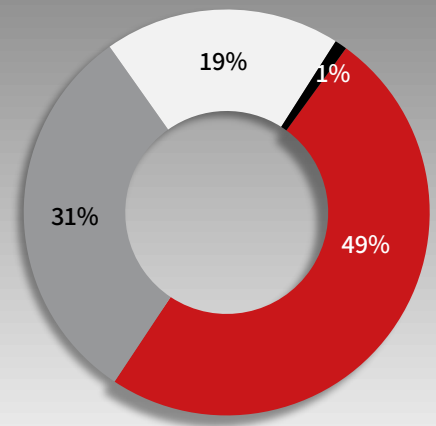
Aura - Ramat
Ha'Sharon



Turnover in H1-2023
approx. NIS 2.7 Billion



Backlog at 30.6.23
NIS 13.8 Billion



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

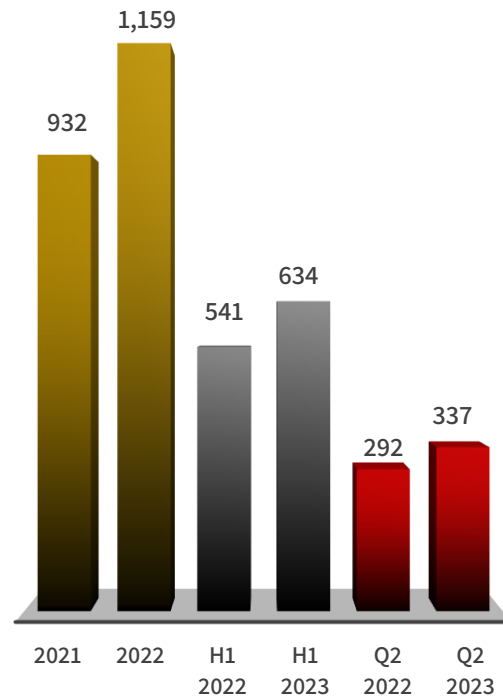


Infrastructure

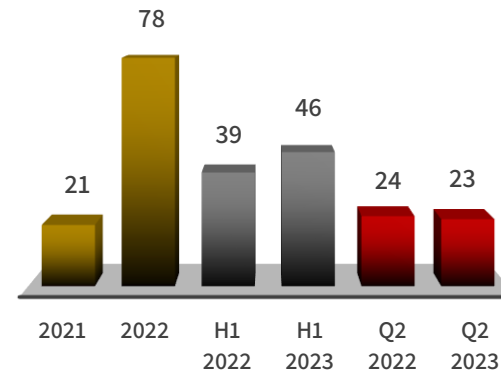
Backlog
Turnover
Profitability

(Million NIS)

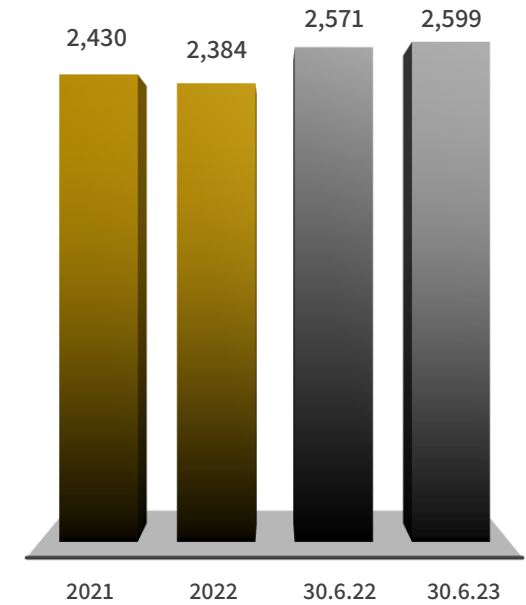
Turnover



Gross Profit



Backlog





Infrastructure
**Significant
Projects**



Fast Lanes

Shefayim parking lot & 541 Road

Estimated Financial Volume	NIS 886 Million
Completion Rate	33%
Estimated Completion	Q4, 2025



Fourth Rail

Ayalon section

Estimated Financial Volume	NIS 490 Million
Completion Rate	0%
Estimated Completion	Q2, 2029

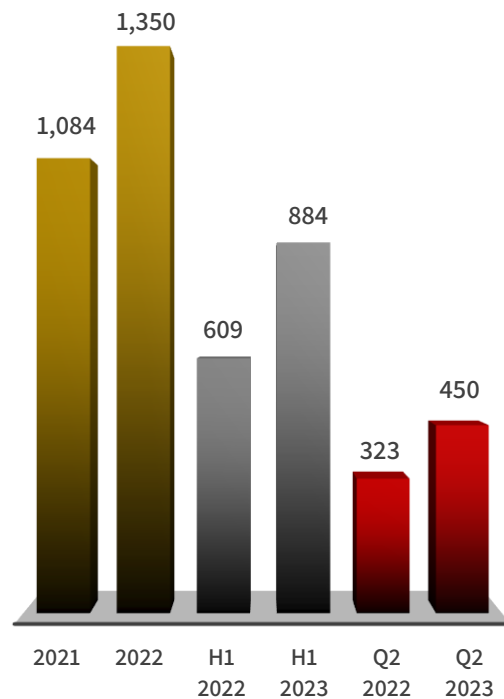


Non-Residential

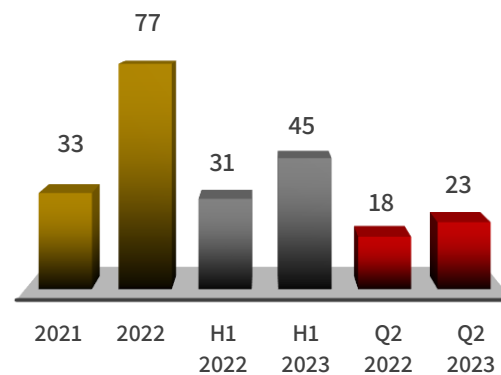
Backlog
Turnover
Profitability

(Million NIS)

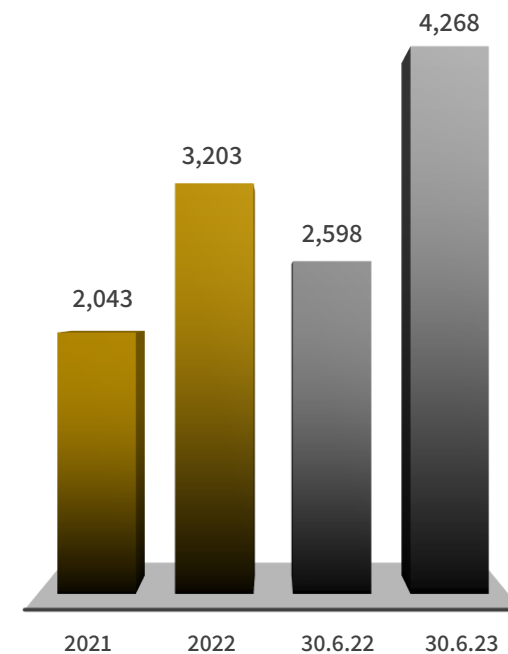
Turnover



Gross Profit



Backlog





Non-Residential Significant Projects



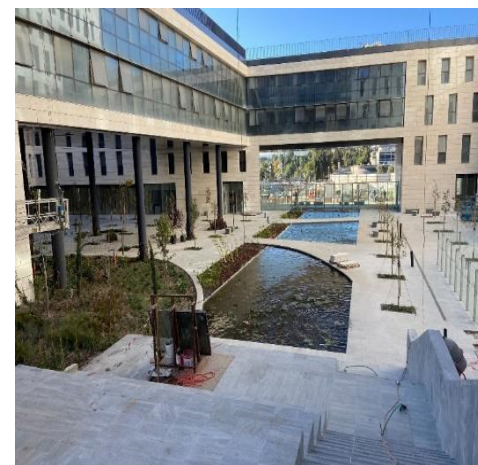
Complex 1000
Rishon LeZion

Estimated Financial Volume	NIS 475 Million
Completion Rate	0%
Estimated Completion	Q3, 2026



TOHA 2

Estimated Financial Volume	NIS 532 Million
Completion Rate	14%
Estimated Completion	Q3, 2026



Ministry of Justice

Estimated Financial Volume	NIS 548 Million
Completion Rate	98%
Estimated Completion	Q4, 2023



Regional Government Headquarters

Estimated Financial Volume	NIS 567 Million
Completion Rate	57%
Estimated Completion	Q3, 2024

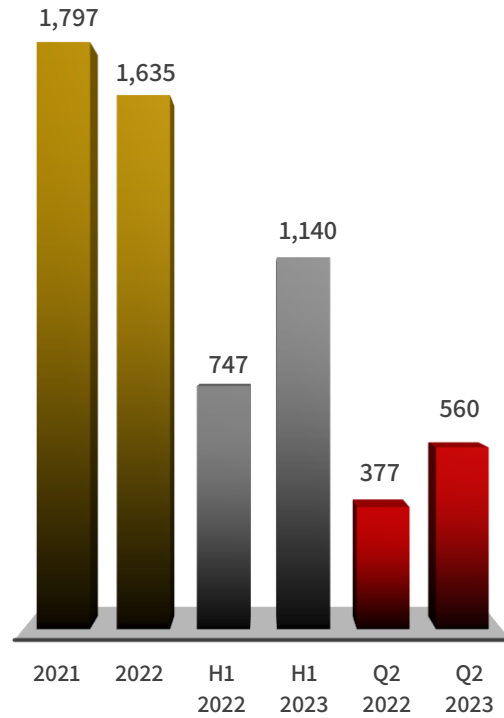


Residential

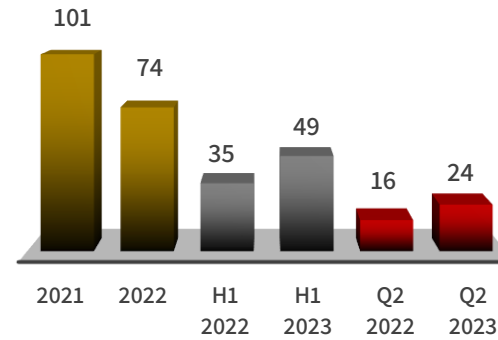
Backlog Turnover Profitability

(Million NIS)

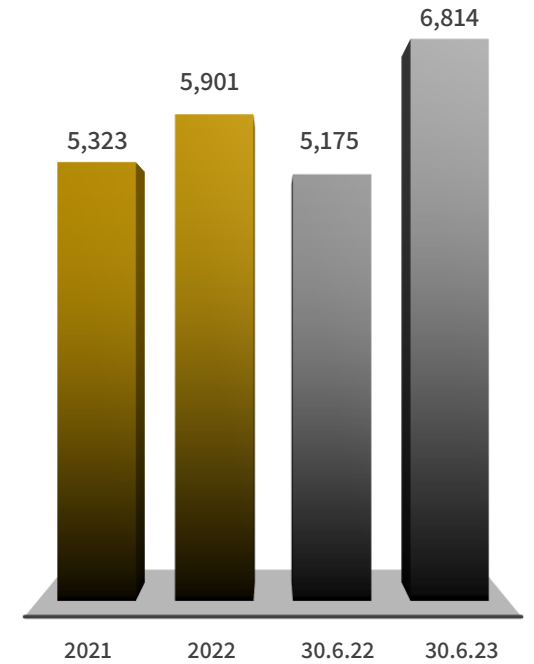
Turnover



Gross Profit



Backlog





Residential

Significant Projects



UPPER HOUSE Yad Eliyahu

Estimated Financial Volume	NIS 636 Million
Completion Rate	53%
Estimated Completion	Q2, 2025



Aura Ramat Chen

Estimated Financial Volume	NIS 602 Million
Completion Rate	5%
Estimated Completion	Q3, 2026



Carmey Hanadiv Phase A+B

Estimated Financial Volume	NIS 494 Million
Completion Rate	14%
Estimated Completion	Q4, 2025



Carasso Jerusalem Demolition and Reconstruction

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



Bat-Yam Moment Ha'Shvatim

Estimated Financial Volume	NIS 753 Million
Completion Rate	21%
Estimated Completion	Q1, 2025



DUO Semel south *

Estimated Financial Volume	NIS 461 Million
Completion Rate	9%
Estimated Completion	Q2, 2027

* Denya's Share



Residential

Significant Projects

(Cont.)



Gindi Towers

Tel Aviv - Tower 4

Estimated Financial Volume	NIS 515 Million
Completion Rate	48%
Estimated Completion	Q4, 2025



Gindi Towers

Tel Aviv - Tower 3

Estimated Financial Volume	NIS 480 Million
Completion Rate	98%
Estimated Completion	Q4, 2023



Aura

Ramat Ha'Sharon - Phase B

Estimated Financial Volume	NIS 446 Million
Completion Rate	0%
Estimated Completion	Q2, 2027



Gindi

Ramat Efal

Estimated Financial Volume	NIS 600 Million
Completion Rate	0%
Estimated Completion	Q4, 2026



Nofey

Ben Shemen

Estimated Financial Volume	NIS 427 Million
Completion Rate	51%
Estimated Completion	Q3, 2024



Residential Development Projects

Name of the Project	Location	Share of the Company	No. of Residential Units (Total)	No. of Residential Units sold	Estimated Completion
Savyonei Ir Hayayin	Ashkelon	100%	423	423	2023
Unique Urban	Be'er Ya'acov	50%	98	96	2023
Timisoara – bloc I	Romania	100%	116	77	2023
Timisoara – bloc H	Romania	100%	116	17	2024
Unique Top	Rishon Lezion	50%	377	367	Completed
Swomin – Stage A	Poland	100%	20	2	2024



Residential Development & Construction

Significant Projects



DENYA LAKE

A plot of land in the Pipera neighborhood for construction of approx. 77 townhouses

- ❖ Location: Bucharest
- ❖ Project Scope: 77 Units
- ❖ Land cost: NIS 18 Million
- ❖ Subsequent to the reporting date, building permit has received



PRAGA

Multi-floor residential construction next to the American School in Pipera neighborhood. Four phases project with a total value of EUR 100 Millions

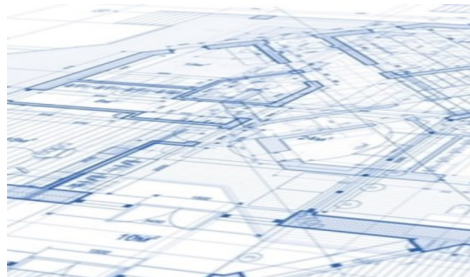
- ❖ Location: Bucharest
- ❖ Project Scope: 900 Residential Units
- ❖ Land cost: NIS 25 Million
- ❖ Zoning approval is about to be received soon



SWOMIN Denya Spring View

A plot of land located in Swomin village, south of Warsaw, for construction of 148 residential units, 20 units in Stage A

- ❖ Location: Warsaw
- ❖ Project Scope: 148 Residential Units
- ❖ Land cost: NIS 11 Million
- ❖ Building permit received



DENYA CORBEANCA

A plot of land located in the Corbeanca neighborhood with a total area of 223 thousand sqm., for construction of approx. 350 townhouses

- ❖ Location: Bucharest
- ❖ Project Scope: 350 Units
- ❖ Land cost: NIS 14 Million
- ❖ Zoning approval received



DENYA FOREST - BLOC H

Third building out of 3, 12 floors and 116 residential units - sole development of Denya Romania. Construction commenced in 2022, scheduled for completion in Q4.2024

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



DENYA FOREST - BLOC I

Second building out of 3, 12 floors and 116 residential units - sole development of Denya Romania. Construction commenced in 2021, scheduled for completion in Q3.2023

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

Developer's Strengths

Unleveraged land purchase

Net of project debt

Zero exposure to rising interest rates



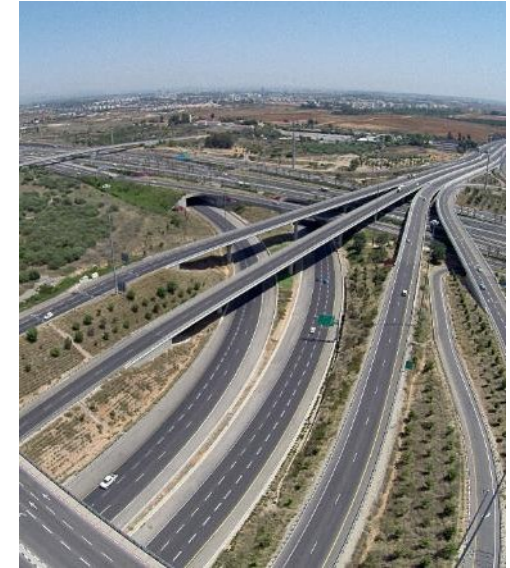
Concessions

A tender offer has been submitted

Construction/
Operation phase

Light rail

Roads



Light Rail Nazareth – Haifa (Nofit)

Share in the Bidder	45%
Bid submission	05/2023

Light Rail Jerusalem (Blue Line)

Share in the Bidder	47.5%
Bid submission	08/2022

Fast Lanes

Share in the Concessionaire	25%
Share in the EPC	50%
Construction commencement	11/2022

HaYovel Lines

Effective share in the Concessionaire	15%
Share in the O&M	100%
Concession period	until 2031

Thank
You

HaTziirim Towers,
Tel Aviv

