



W | DENYA
Israel's Construction & Infrastructure Company

Build the Future

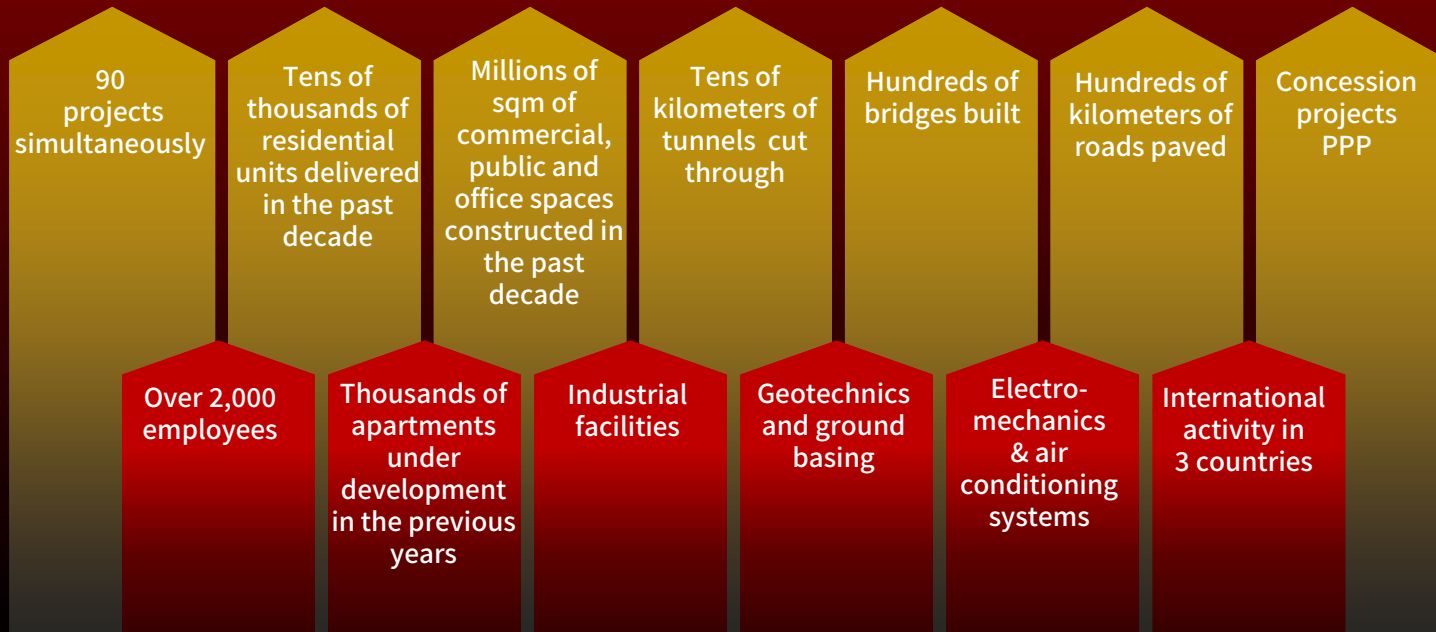
Q3 - 2023



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Denya.

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



DUO
Tel Aviv



Financial Fortitude

13.5
Billion NIS

Orders
backlog

4.1

Billion NIS

Period
turnover

155

Million NIS

Net
profit

23%

Increase
in profit
in comparison
to the same
period
last year

120

Million NIS

Dividends
announced
during the
period

714

Million NIS

Cash,
restricted
deposits and
marketable
securities

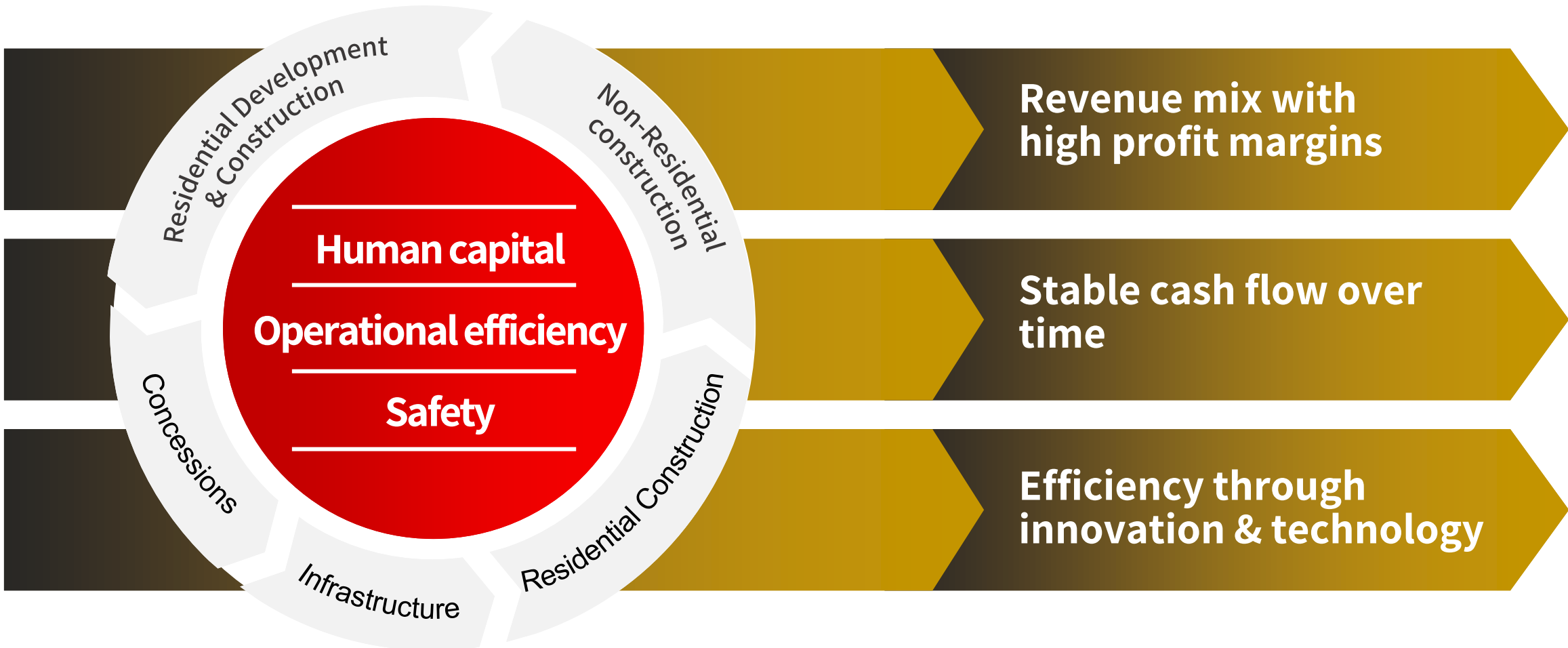
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Corporate
Debt

Bat-Yam
Moment



Business Strategy

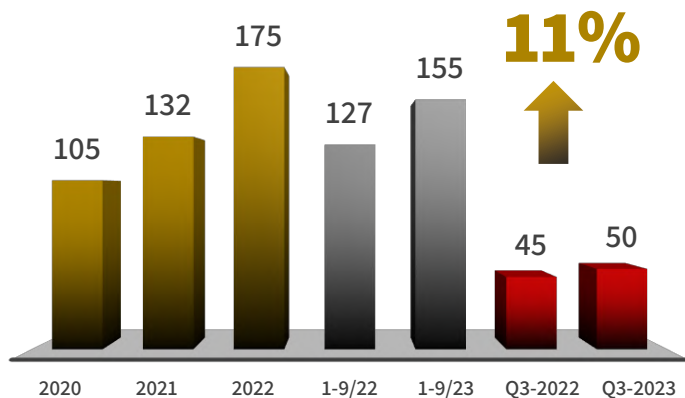




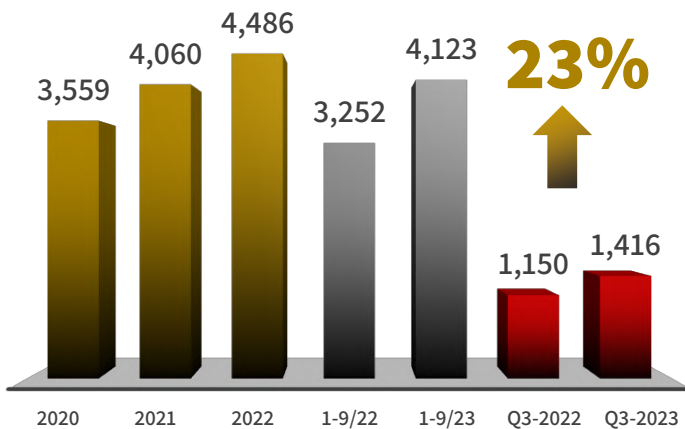
Financial Growth

(In million NIS)

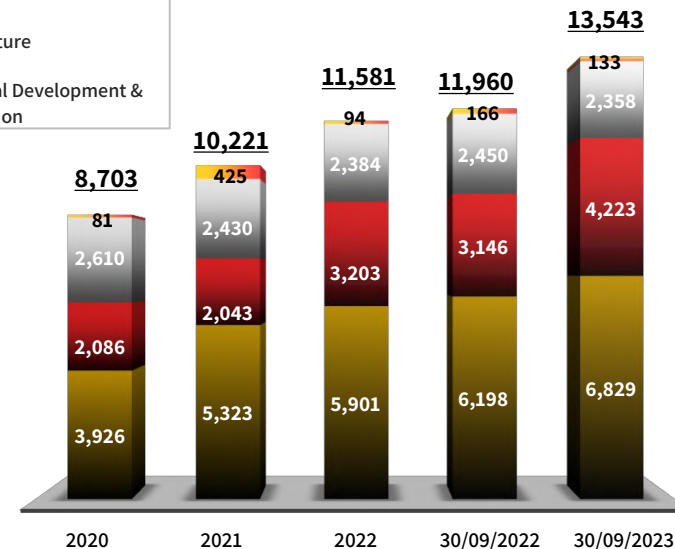
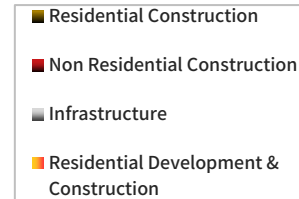
Net Profit



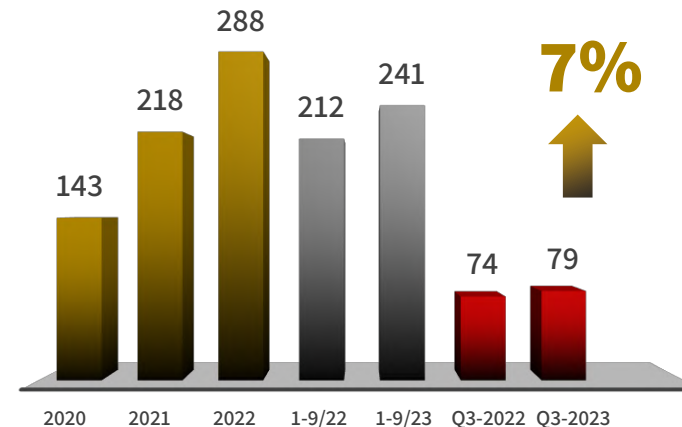
Turnover



Orders Backlog



EBITDA



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

155
Million NIS

Balance Sheet 30.9.2023

Liabilities & Capital

(Thousands NIS)

	30.9.2023	31.12.2022
Total Balance Sheet	2,569,281	2,297,570
Total Current Assets	2,233,054	1,904,307
Investments and Loans in investee Companies & related Parties	63,334	115,325
Inventory of lands	59,076	70,664
Fixed Assets and Other Non-Current Assets	213,817	207,274
Total Non-Current Assets	336,227	393,263
Total Current Liabilities	1,751,830	1,529,074
Total Non-Current Liabilities	55,509	63,597
Equity	761,942	704,899



Consolidated Orders Backlog

By operating segments

(Million NIS)

Backlog				
	30.9.2023	2022	2021	2020
Residential Construction	6,829	5,901	5,323	3,926
Non-Residential Construction	4,223	3,203	2,043	2,086
Infrastructure	2,358	2,384	2,430	2,610
Residential Development & Construction	133	94	425	81
Total Backlog as per Financial Statements	13,543	11,581	10,221	8,703

* The backlog during the reporting period does not include the company's share in the EPC Contractor in the Jerusalem Light Rail Blue Line project.

Update

From Sep. 30, 2023 until the date of publishing the financial statements, new projects totaling **NIS 568 Million** were added to the backlog

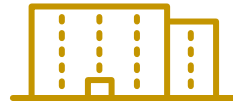
Assuta Hospital
Beer Sheva



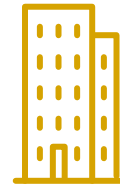
Four main activities segments



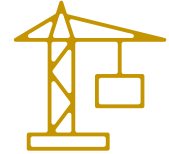
Infrastructure



Non-Residential
Construction



Residential
Construction

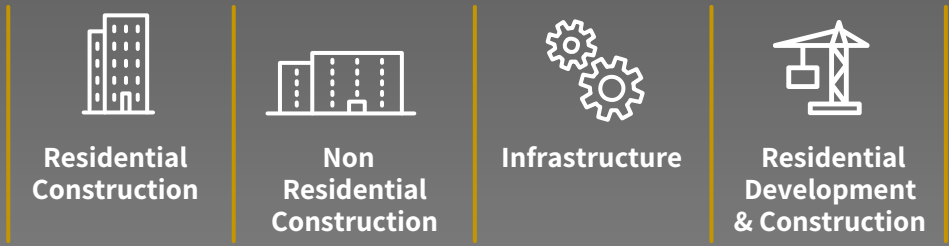


Residential
Development &
Construction

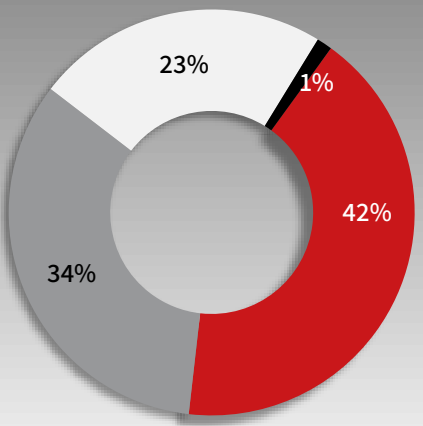


Synergetic Revenue Structure Enabling **Distribution of Risks & Growth**

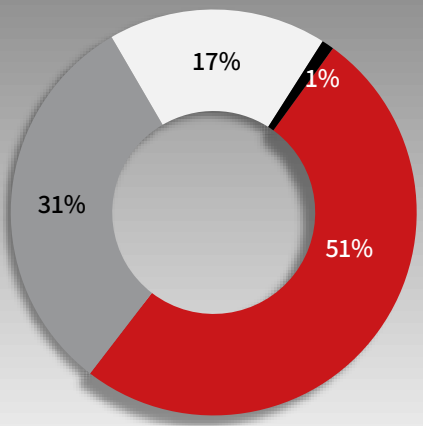
Aura - Ramat
Ha'Sharon



Turnover in 1-9/2023
approx. NIS 4.1 Billion



Backlog at 30.9.23
NIS 13.5 Billion



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

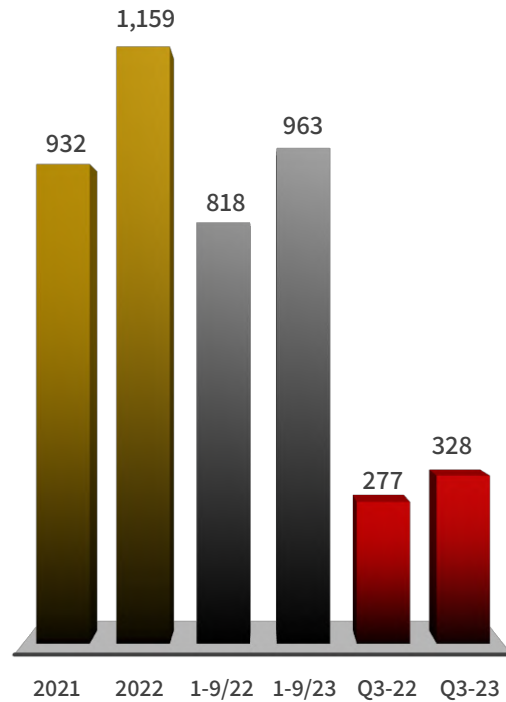


Infrastructure

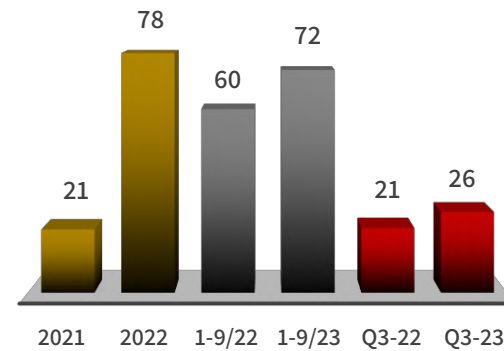
Backlog
Turnover
Profitability

(Million NIS)

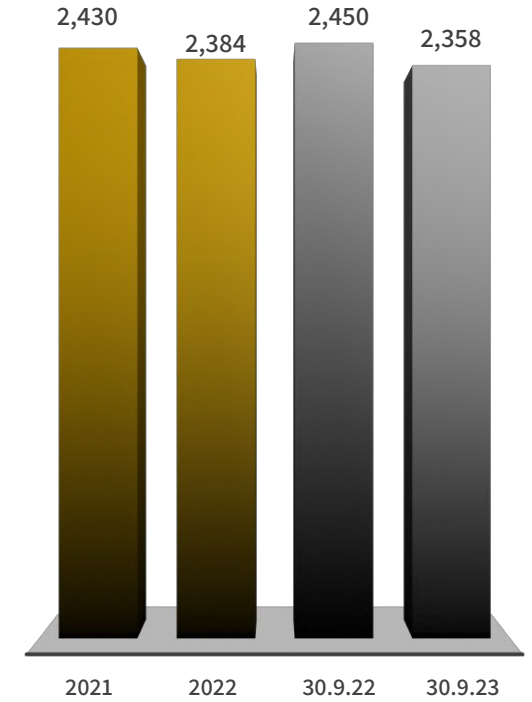
Turnover



Gross Profit



Backlog





Infrastructure
**Significant
Projects**



Fast Lanes
Shefayim parking lot & 541 Road

Estimated Financial Volume	NIS 916 Million
Completion Rate	43%
Estimated Completion	Q2, 2025



Fourth Rail
Ayalon section

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

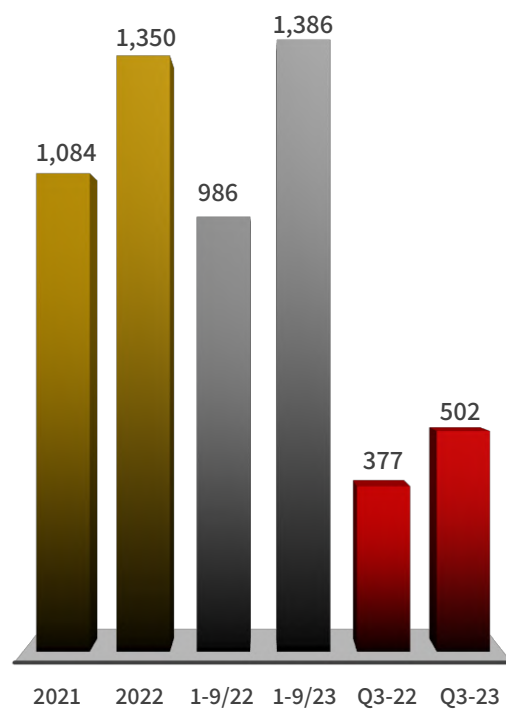


Non-Residential

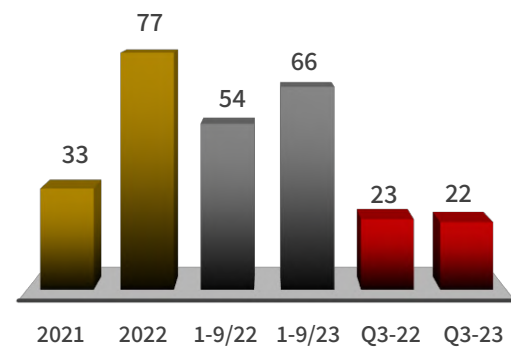
Backlog Turnover Profitability

(Million NIS)

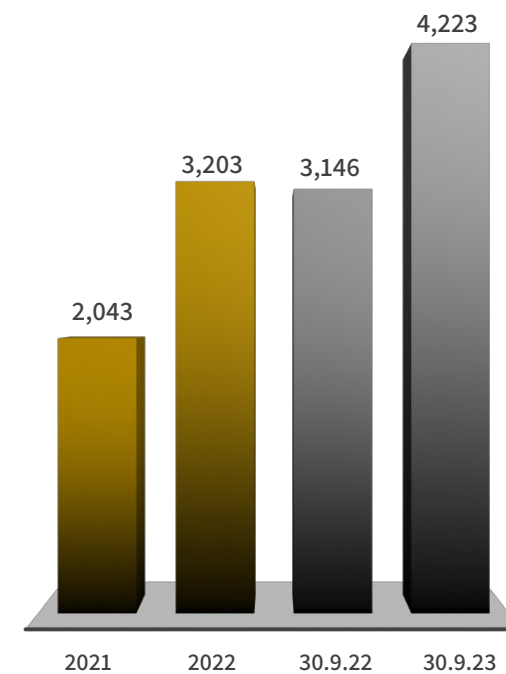
Turnover



Gross Profit



Backlog





Non-Residential Significant Projects

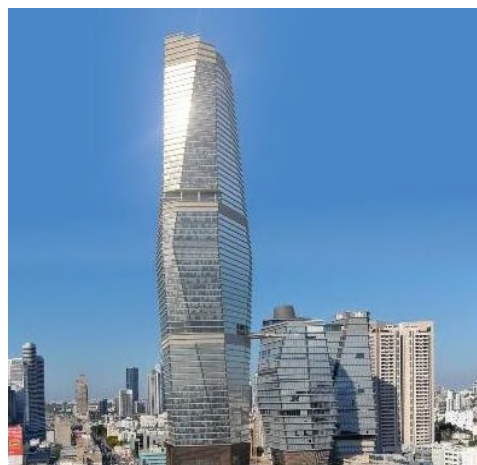


Complex 1000
Rishon LeZion

Estimated Financial Volume	NIS 475 Million
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Completion Rate	1%
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Estimated Completion	Q3, 2026
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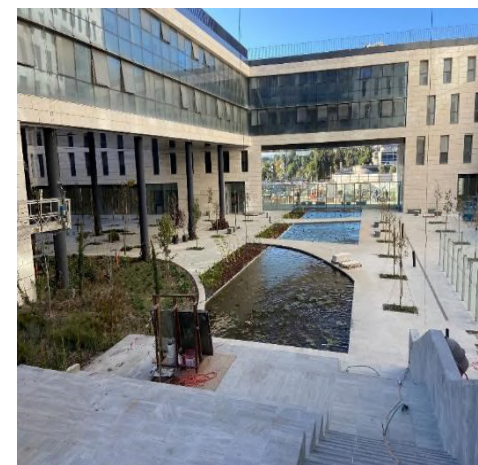


TOHA 2

Estimated Financial Volume	NIS 537 Million
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Completion Rate	24%
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Estimated Completion	Q3, 2026
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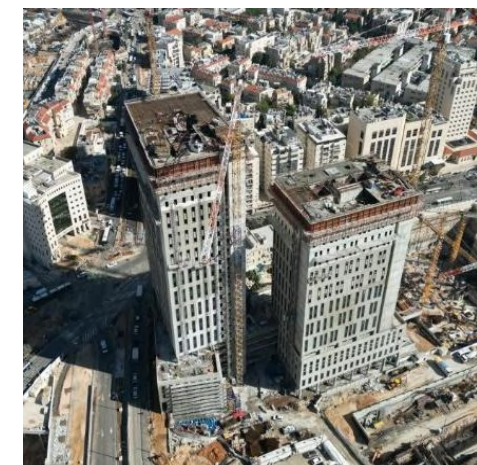


Ministry of Justice

Estimated Financial Volume	NIS 548 Million
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Completion Rate	99%
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Estimated Completion	Q2, 2024
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Regional Government Headquarters

Estimated Financial Volume	NIS 565 Million
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Completion Rate	66%
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Estimated Completion	Q3, 2024
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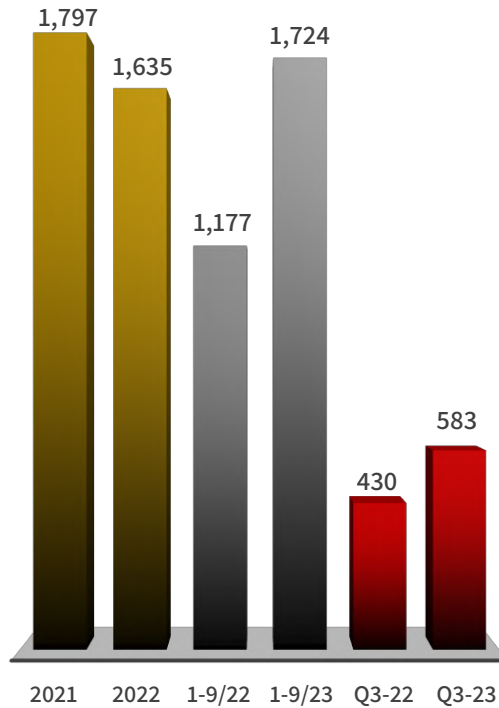


Residential

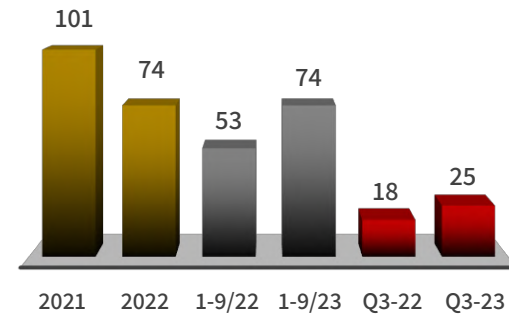
Backlog Turnover Profitability

(Million NIS)

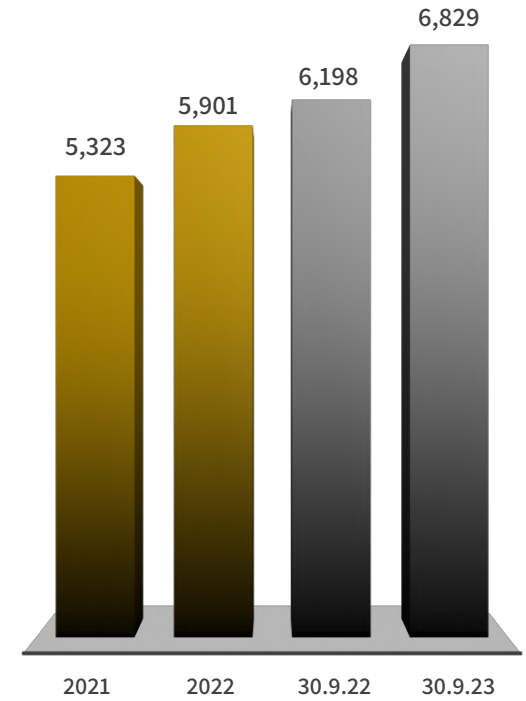
Turnover



Gross Profit



Backlog





Residential

Significant Projects



Upper House Yad Eliyahu

Estimated Financial Volume	NIS 638 Million
Completion Rate	60%
Estimated Completion	Q4, 2024



Aura Ramat Chen

Estimated Financial Volume	NIS 602 Million
Completion Rate	9%
Estimated Completion	Q4, 2026



Carmey Hanadiv Phases A+B

Estimated Financial Volume	NIS 498 Million
Completion Rate	24%
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 758 Million
Completion Rate	26%
Estimated Completion	Q4, 2025



DUO Semel south *

Estimated Financial Volume	NIS 461 Million
Completion Rate	12%
Estimated Completion	Q4, 2026

* Denya's Share



Residential

Significant Projects

(Cont.)



Gindi Towers Tel Aviv - Tower 4

Estimated Financial Volume	NIS 517 Million
Completion Rate	60%
Estimated Completion	Q1, 2025



Gindi Towers Tel Aviv - Tower 3

Estimated Financial Volume	NIS 479 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	Q1, 2027



Gindi Ramat Efal

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



Nofey Ben Shemen

Estimated Financial Volume	NIS 429 Million
Completion Rate	64%
Estimated Completion	Q2, 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
- ❖ Building permit has received



Denya Pipera

Multi-floor residential construction next to the American School in Pipera neighborhood.

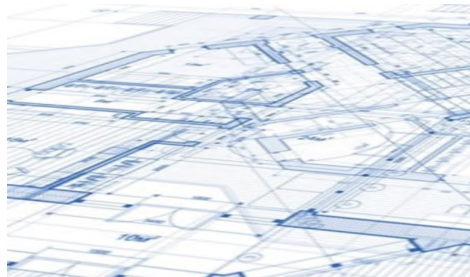
- ❖ Location: Bucharest
- ❖ Project Scope: 800 Residential Units
- ❖ Land cost: NIS 25 Million
- ❖ Zoning approval received



Denya Spring View

A plot of land located in Swomin village, south of Warsaw, for construction of 148 residential units, 46 units in phases A+B

- ❖ Location: Warsaw
- ❖ Project Scope: 148 Residential Units
- ❖ Land cost: NIS 11 Million
- ❖ Under Construction



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 Q4.2023

- ❖ 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 / Financial Closing

Light rail



Light Rail Nazareth – Haifa (Nofit)

Share in the Bidder	45%
Bid submission	05/2023

Light rail



Light Rail Jerusalem (Blue Line)

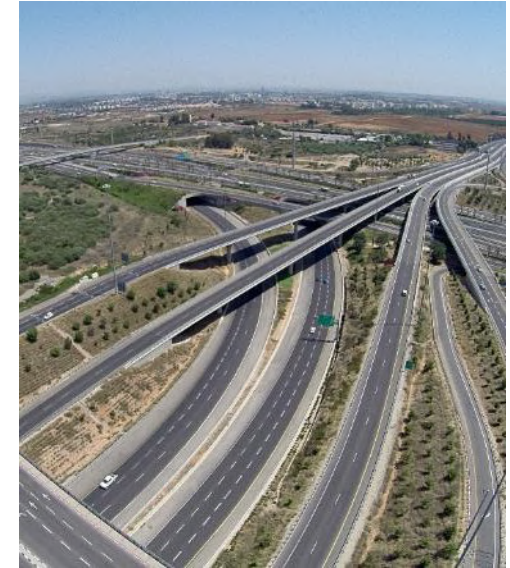
Share in the Bidder	47.5%
The process of signing Concession Agreement and Financial Closing	
Announced as successful bidder	09/2023

Roads



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

