



TLV
Tel Aviv



W | DENYA
Israel's Construction & Infrastructure Company

Build
the
Future

Q1 - 2024



Ha'Shvatim Bat Yam

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Denya - a strong supporter on the home front!

The Swords of Iron War

Significant military mobilization of the company's employees under emergency call up order (tzav 8)

Support for the families of the mobilized employees

Contribution and supply of military equipment

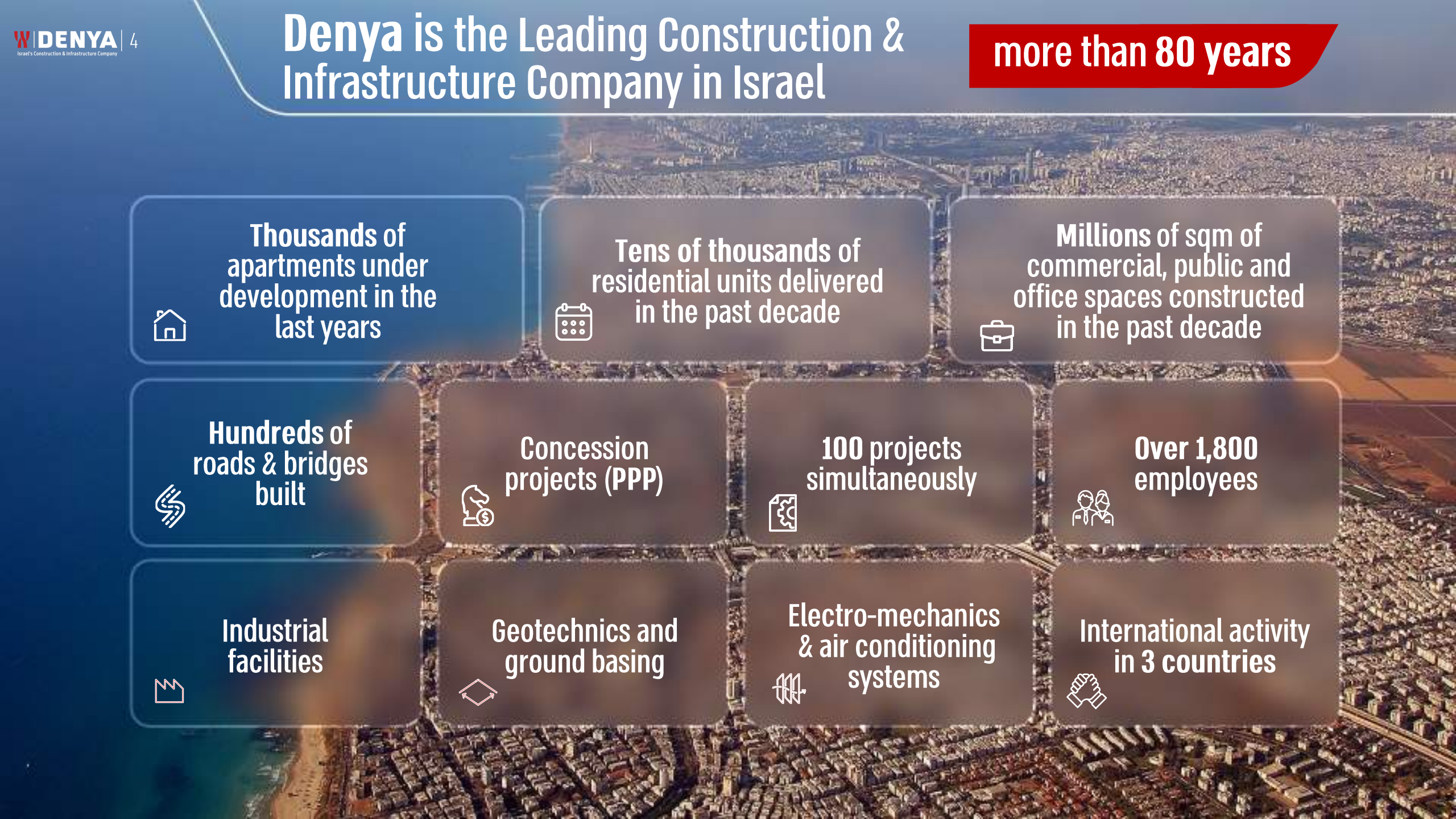
Training of combat units at the company's sites

Countless hours of volunteering by the company's employees in preparing sandwiches for front-line soldiers

Erecting shelters, protective walls, shooting positions and blocks by Cebus Rimon

Supply of warehouses and office containers

Adoption of an additional military unit and continued support for the Artillery Brigade which has been supported for the past four years



 **DENYA** | 4
Israel's Construction & Infrastructure Company

Denya is the Leading Construction & Infrastructure Company in Israel

more than 80 years



**Thousands of
apartments under
development in the
last years**



**Tens of thousands of
residential units delivered
in the past decade**



**Millions of sqm of
commercial, public and
office spaces constructed
in the past decade**



**Hundreds of
roads & bridges
built**



**Concession
projects (PPP)**



**100 projects
simultaneously**



**Over 1,800
employees**



**Industrial
facilities**



**Geotechnics and
ground basing**

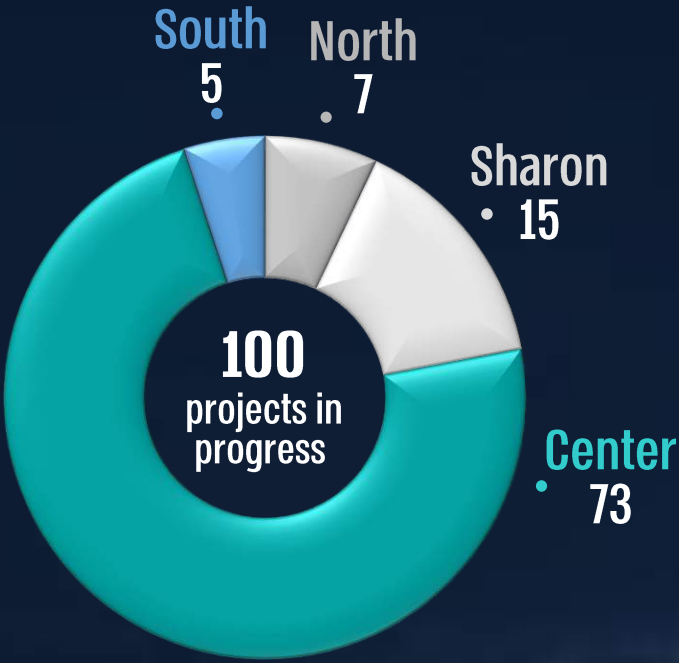


**Electro-mechanics
& air conditioning
systems**



**International activity
in 3 countries**

Building Israel



100 Active projects in progress

40 Cities

13.2 Billion NIS backlog

Financial Strength

31.3.24

13.2

Billion
NIS

backlog

1.4

Billion
NIS

Periodic
turnover

43

Million
NIS

Net
profit

8.7

Million
NIS

Financing
income,
Net

40

Million
NIS

Dividends
announced
during the
period

922

Million
NIS

Cash,
restricted
deposits and
liquid
securities

0

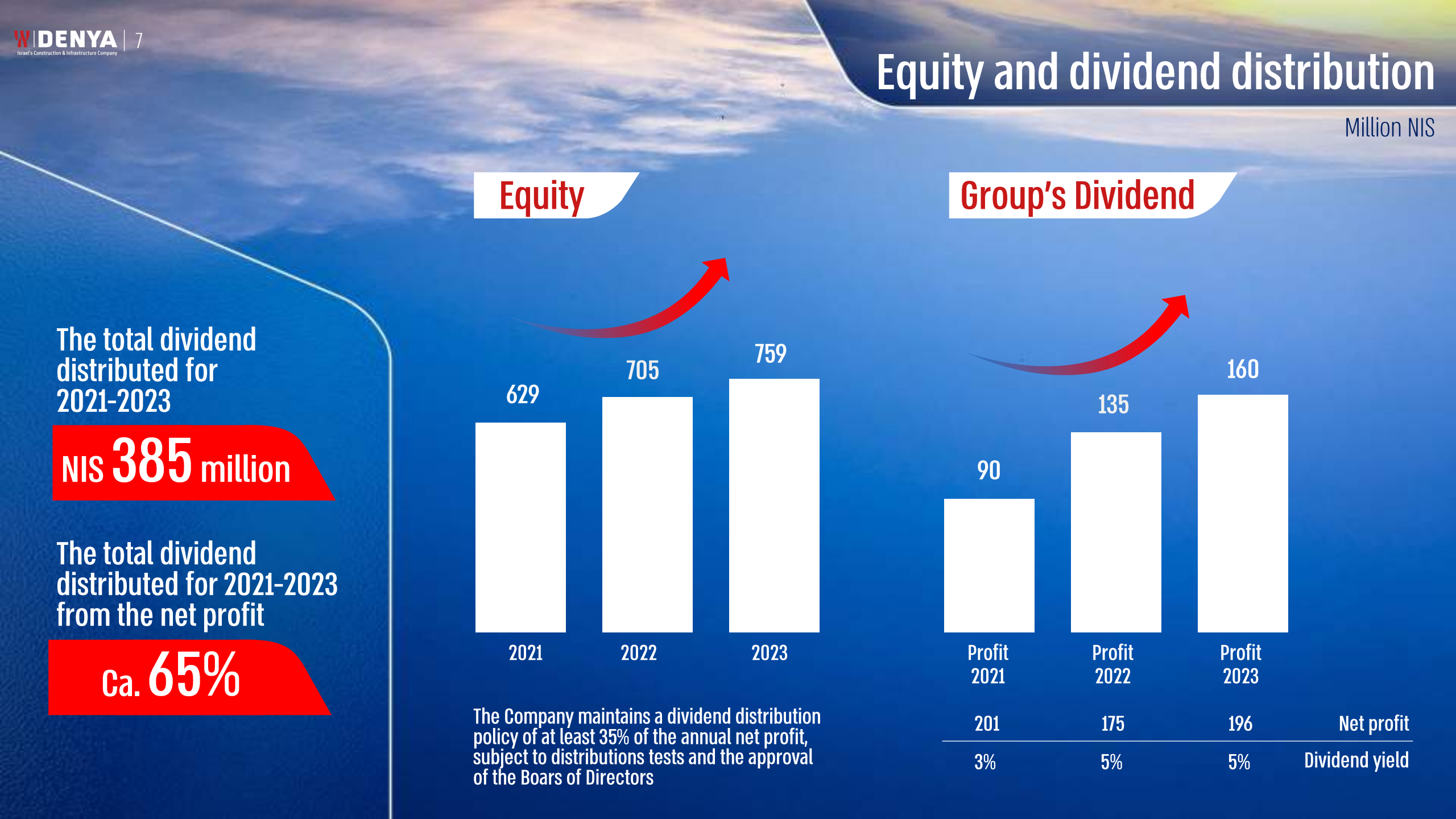
Corporate
Debt

2.7

Billion
NIS

Market
value
as of the
reporting
date

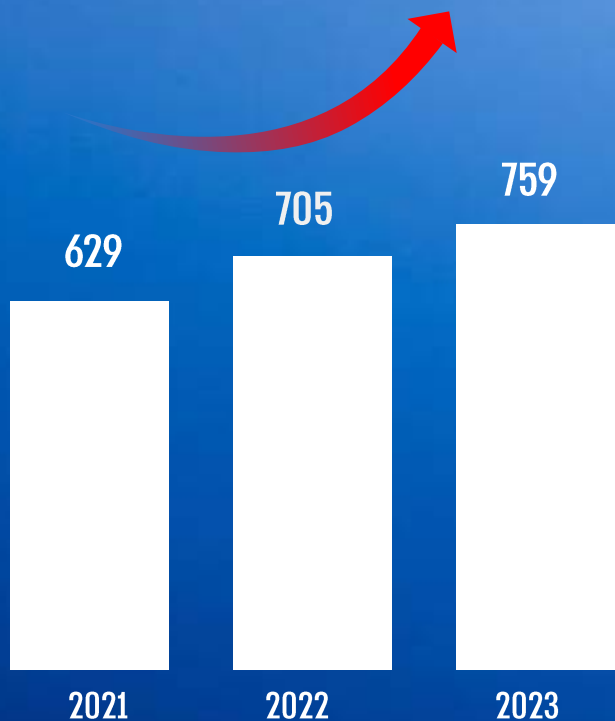
Haifa port
connections



Equity and dividend distribution

Million NIS

Equity



The Company maintains a dividend distribution policy of at least 35% of the annual net profit, subject to distributions tests and the approval of the Boars of Directors

Group's Dividend



201	175	196	Net profit
3%	5%	5%	Dividend yield

The total dividend distributed for 2021-2023

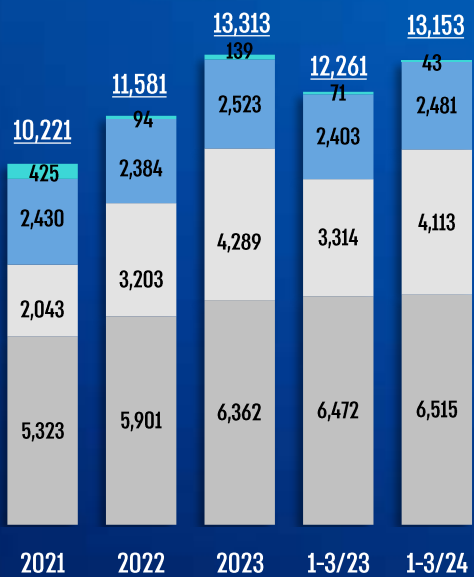
NIS 385 million

The total dividend distributed for 2021-2023 from the net profit

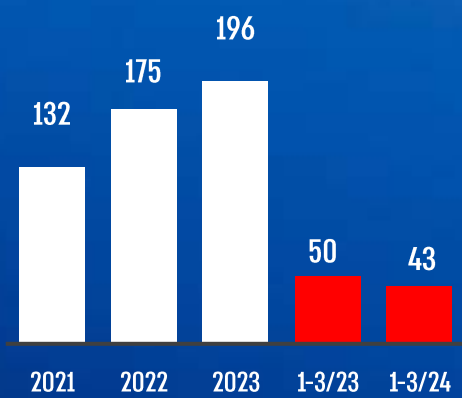
Ca. 65%

Financial Growth (In million NIS)

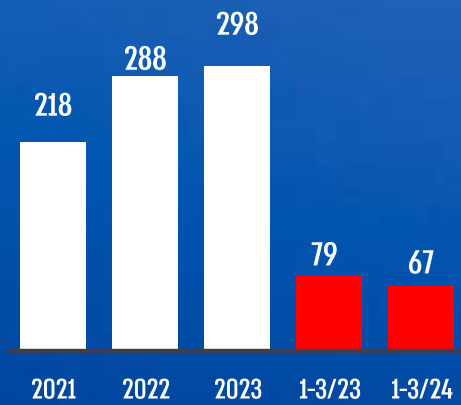
Backlog



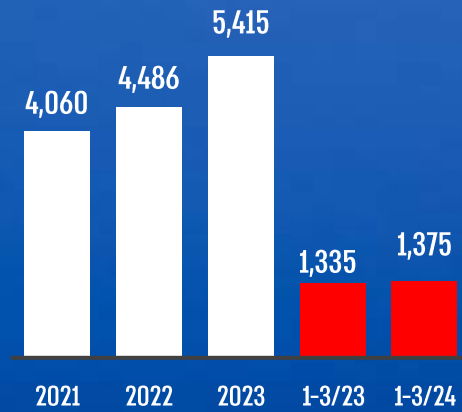
Net Profit



EBITDA



Turnover



- Residential Development & Construction
- Infrastructure and Concessions
- Non-Residential Construction
- Residential Construction

Consolidated Orders Backlog

by Activities segments (Million NIS)

	Backlog			
	31.3.24	2023	2022	2021
Residential Construction	6,515	6,362	5,901	5,323
Non-Residential Construction	4,113	4,289	3,203	2,043
Infrastructure and Concessions	2,481	2,523	2,384	2,430
Residential Development & Construction	43	139	94	425
Total Backlog as per the Financial Statements	13,153	13,313	11,581	10,221

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 March 31, 2024 until the date of publishing of the financial statements, new projects totaling **NIS 528 Million** were added to the backlog

Assuta
Beer Sheva





**Residential
Construction**



**Residential
Development
&
Construction**



**4 main
activities
segments**

W|DENYA
Israel's Construction & Infrastructure Company



**Infrastructure
and
Concessions**



**Non-
Residential
Construction**



Upper House
Yad Eliyahu

Synergistic Revenue Structure enabling Distribution of Risks & Growth

Residential
Development &
Construction



Infrastructure
and
Concessions

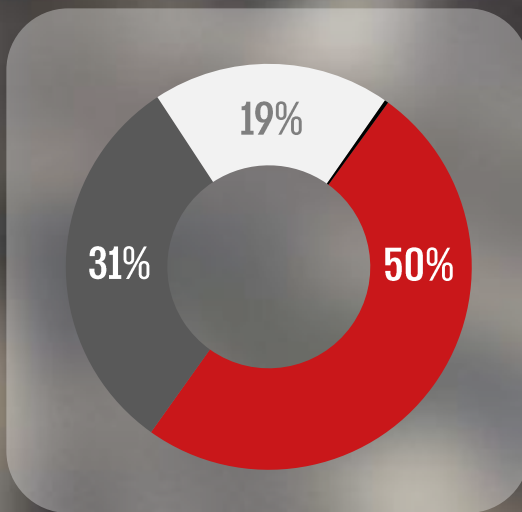


Non-
Residential
Construction

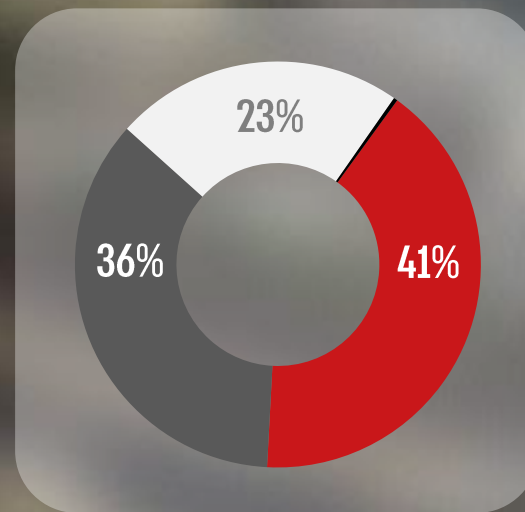


Residential
Construction

Backlog as per 31.3.24
NIS 13.2 Billion



Turnover in Q1-2024
approx. NIS 1.4 Billion



Residential
Construction

Non-Residential
Construction

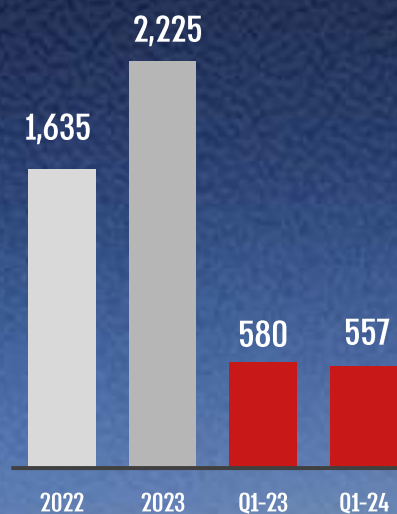
Infrastructure and
Concessions

Residential Development
& Construction

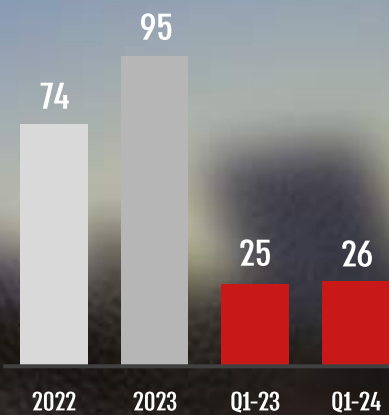


DUO
Semel south

Turnover



Gross Profit

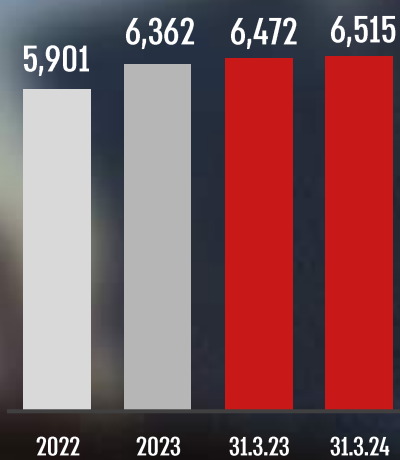


Residential Construction

Backlog, Turnover & Profitability

(Million NIS)

Backlog





DUO
Semel south *

Estimated Financial Value	NIS 467 Million
Completion Rate	20%
Estimated Completion	Q2, 2027



Carasso Jerusalem | Demolition & Reconstruction

Estimated Financial Value	NIS 438 Million
Completion Rate	0%
Estimated Completion	Q4, 2028



Carmey Hanadiv | Phases A+B

Estimated Financial Value	NIS 498 Million
Completion Rate	44%
Estimated Completion	Q1, 2025



The South Gate
Jerusalem

Estimated Financial Value	NIS 467 Million
Completion Rate	0%
Estimated Completion	Q2, 2028

* Denya's Share



Bat-Yam Moment | Ha'Shvatim

Estimated Financial Value	NIS 766 Million
Completion Rate	37%
Estimated Completion	Q1, 2026



Aura
Ramat Chen

Estimated Financial Value	NIS 605 Million
Completion Rate	15%
Estimated Completion	Q4, 2026



UPPER HOUSE
Yad Eliyahu

Estimated Financial Value	NIS 640 Million
Completion Rate	75%
Estimated Completion	Q1, 2025

Significant Projects

Residential Construction

Residential Construction

Significant Projects (Cont.)



Gindi Ramat Efal

Estimated Financial Value	NIS 600 Million
Completion Rate	1%
Estimated Completion	Q1, 2027



Nofey Ben Shemen

Estimated Financial Value	NIS 431 Million
Completion Rate	82%
Estimated Completion	Q3, 2024



Gindi Towers Tel Aviv - Tower 4

Estimated Financial Value	NIS 526 Million
Completion Rate	70%
Estimated Completion	Q1, 2025



Gindi Towers Tel Aviv - Tower 3

Estimated Financial Value	NIS 493 Million
Completion Rate	99%
Estimated Completion	Q2, 2024



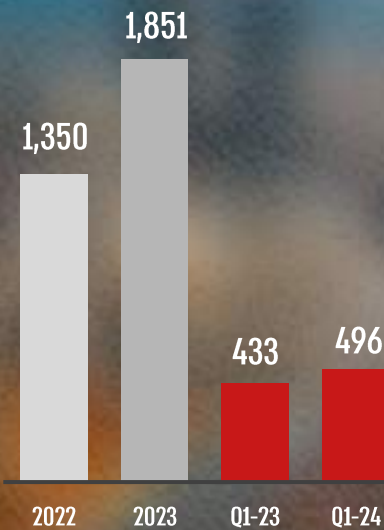
Aura Ramat Ha'Sharon - Phases B

Estimated Financial Value	NIS 446 Million
Completion Rate	2%
Estimated Completion	Q2, 2027

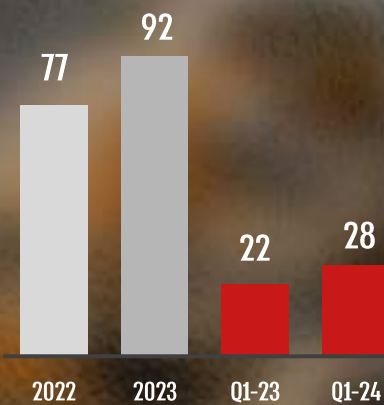


Government Headquarters Jerusalem

Turnover



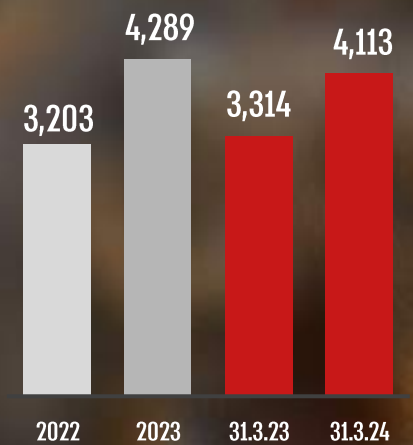
Gross Profit



Non-Residential Construction

Backlog, Turnover & Profitability (Million NIS)

Backlog



Non-Residential Construction

Significant Projects

Ministry of Justice

Estimated Financial Value **NIS 552 Million**

Completion Rate **99%**

Estimated Completion **Q3, 2024**

TOHA 2

Estimated Financial Value **NIS 542 Million**

Completion Rate **41%**

Estimated Completion **Q4, 2026**

Government Headquarters | Jerusalem

Estimated Financial Value **NIS 584 Million**

Completion Rate **71%**

Estimated Completion **Q1, 2025**

Complex 1000 | Rishon Lezion

Estimated Financial Value **NIS 471 Million**

Completion Rate **6%**

Estimated Completion **Q3, 2026**

LandMark *

Estimated Financial Value **NIS 409 Million**

Completion Rate **74%**

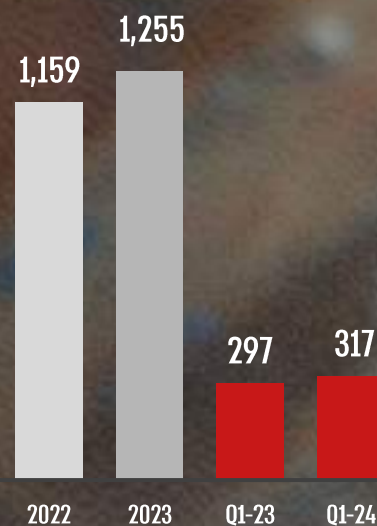
Estimated Completion **Q4, 2026**

* Denya's Share

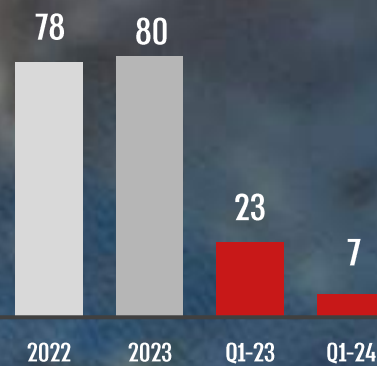


BIG
Petah Tikva

Turnover



Gross Profit

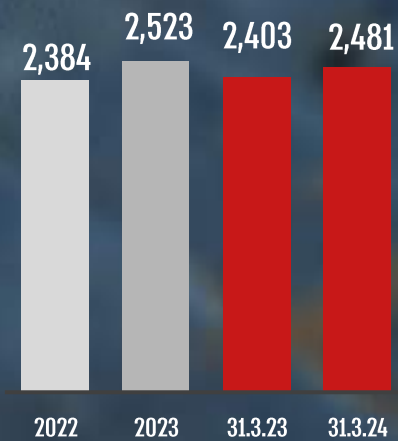


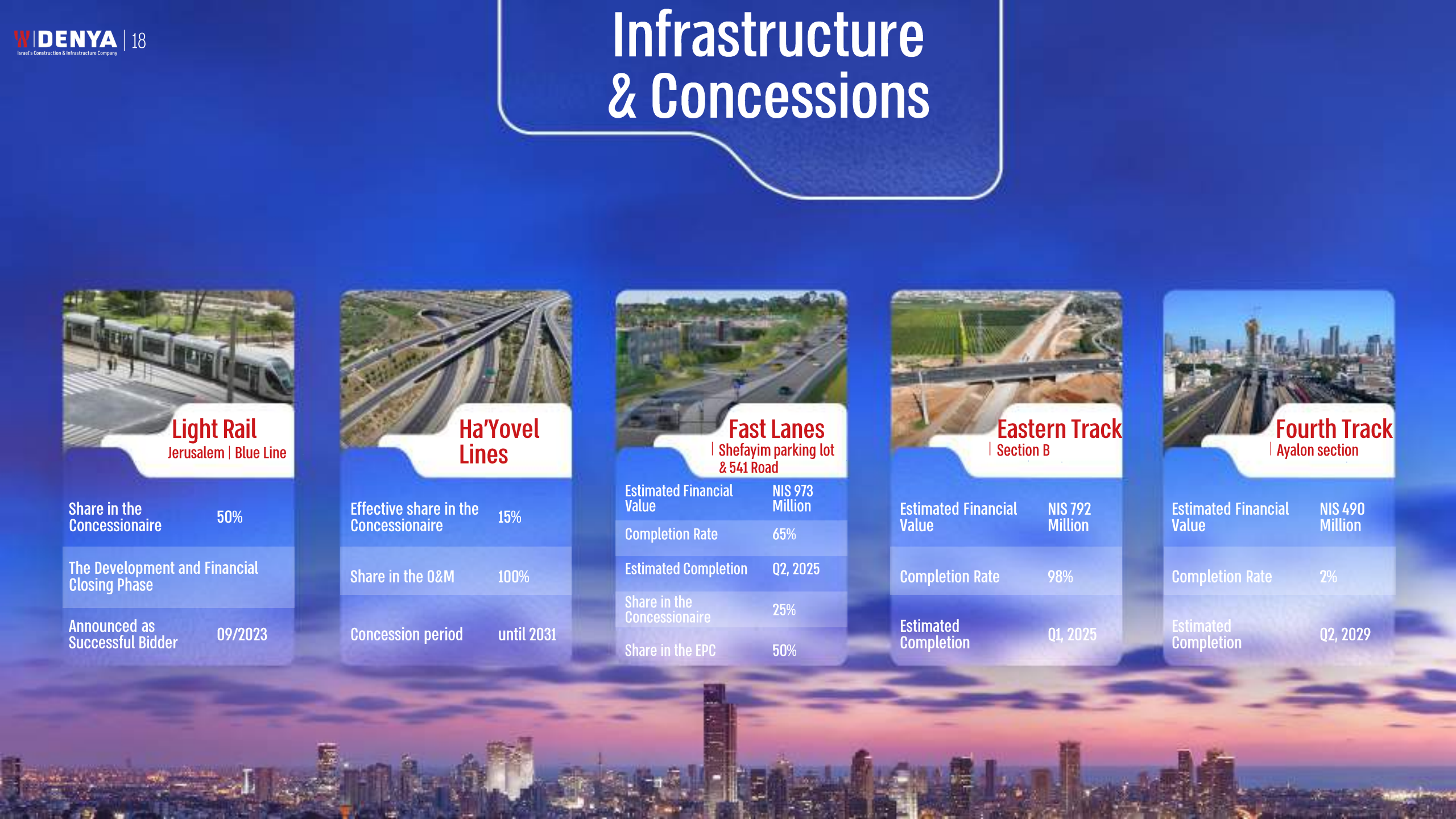
Infrastructure & Concessions

Backlog, Turnover & Profitability

(Million NIS)

Backlog





Infrastructure & Concessions



Light Rail
Jerusalem | Blue Line

Share in the Concessionaire	50%
The Development and Financial Closing Phase	
Announced as Successful Bidder	09/2023



Ha'Yovel Lines

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



Fast Lanes
| Shefayim parking lot & 541 Road

Estimated Financial Value	NIS 973 Million
Completion Rate	65%
Estimated Completion	Q2, 2025
Share in the Concessionaire	25%
Share in the EPC	50%



Eastern Track
| Section B

Estimated Financial Value	NIS 792 Million
Completion Rate	98%
Estimated Completion	Q1, 2025



Fourth Track
| Ayalon section

Estimated Financial Value	NIS 490 Million
Completion Rate	2%
Estimated Completion	Q2, 2029

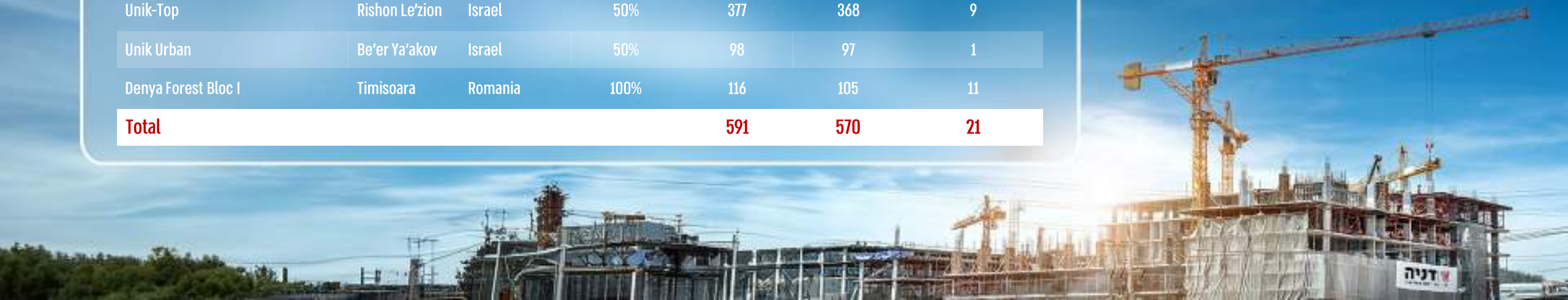
Projects Under Construction

Project Name	Location	Country	Company's Share	Total No. of Units	Sold (as of the reporting date)	Units for sale (as of the reporting date)
Denya Spring View – phases A+B	Warsaw	Poland	100%	46	38	8
Denya Spring View – phase C	Warsaw	Poland	100%	26	0	26
Denya Forest Bloc H	Timisoara	Romania	100%	116	64	52
Denya Forest Bloc D	Timisoara	Romania	100%	116	0	116
Denya Lake	Bucharest	Romania	100%	87	0	87
Total				391	102	289

Completed projects

Project Name	Location	Country	Company's Share	Total No. of Units	Sold (as of the reporting date)	Units for sale (as of the reporting date)
Unik-Top	Rishon Le'zion	Israel	50%	377	368	9
Unik Urban	Be'er Ya'akov	Israel	50%	98	97	1
Denya Forest Bloc I	Timisoara	Romania	100%	116	105	11
Total				591	570	21

Residential Development & Construction





Denya Pipera

Construction of 800 residential units in 48 buildings next to the American School in Pipera neighborhood

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

Land Inventory



Denya Lake

A plot of land in Pipera neighborhood for construction of approx. 87 townhouses

Location: Bucharest | Land cost: NIS 21 Million
Project Scope: 87 Residential Units
Building permit received

Project Under Construction



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, 24 units in phase C

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

Project Under Construction



Denya Corbeanca

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

Location: Bucharest | Land cost: NIS 14 Million
Project Scope: 350 Residential Units
Zoning approval received

Land Inventory



Denya Forest - Bloc H

Third building out of 4, 12 floors and 116 residential units. Construction commenced in 2022, scheduled for completion in Q4.2024

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

Project Under Construction



Denya Forest - Bloc D

Fourth building out of 4, 12 floors and 116 residential units. Construction commenced in 2024, scheduled for completion in 2025

Location: Timisoara | Land cost: NIS 4 Million
Project Scope: 116 Residential Units
Under Construction

Project Under Construction

Significant Projects

Residential Development & Construction

Developer's Strengths

- Unleveraged land purchase
- Zero project debt
- Zero exposure to rising interest rates

Fast Lanes
4A segment

	31.3.2024	31.12.2023
Total Balance Sheet	2,691,746	2,487,007
Total Current Assets	2,343,184	2,130,832
Total Current Liabilities	1,857,567	1,655,456
Equity	763,562	759,210

Balance Sheet Liabilities & Equity Capital

NIS Thousands
31.3.2024



Zahav on the
Park

Thank You

W | DENYA

Israel's Construction & Infrastructure Company