



TLV
Tel Aviv



W | DENYA
Israel's Construction & Infrastructure Company

Build
the
Future

Q1 - 2025

**Ha'Shvatim
Bat Yam**

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Denya - a strong supporter on the home front!

The Swords of Iron War

At pick – 250 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 making sandwiches for front-line soldiers

Erecting shelters, protective walls, shooting positions and blocks by the subsidiary 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 five years

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 2,300 employees



Industrial facilities



Geotechnics and ground basing

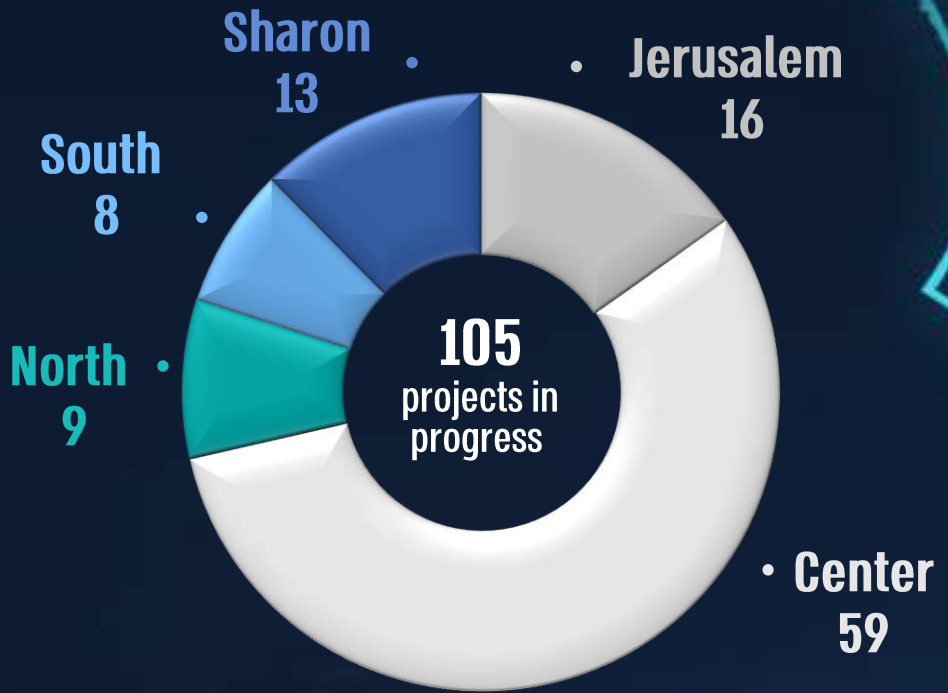


Electro-mechanics & air conditioning systems



International activity in 3 countries

Building Israel



105 Active projects in progress

41 Cities

13.7 Billion NIS
Order backlog

Financial Strength

as of March 31, 2025

13.7
Billion
NIS

Backlog
1.3 Billion NIS -
Entries
subsequent to
the reporting
date

1.6
Billion
NIS

**Periodic
turnover**

42
Million
NIS

**Net
profit**

7.2
Million
NIS

**Financing
income,
Net**

40
Million
NIS

**Dividends
announced
during the
period**

647
Million
NIS

**Cash,
restricted
deposits and
marketable
securities**

0

**Corporate
Debt**

3.4
Billion
NIS

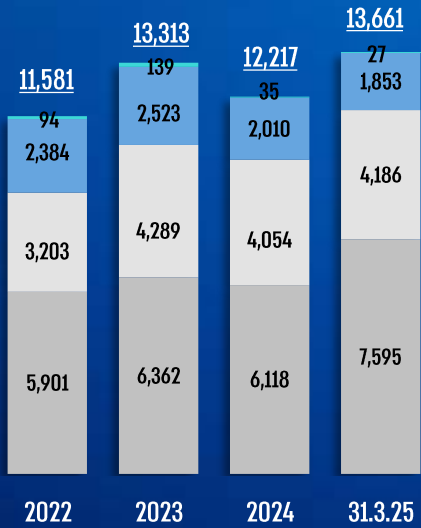
**Market
cap
as of the
reporting
date**

Haifa port
connections

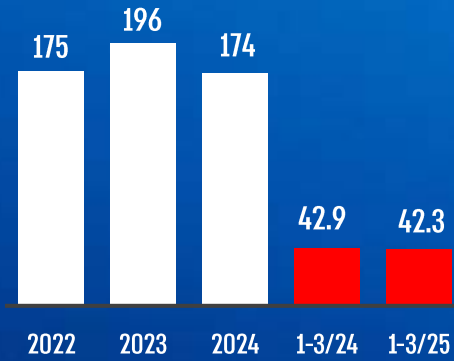


Financial Growth (Million NIS)

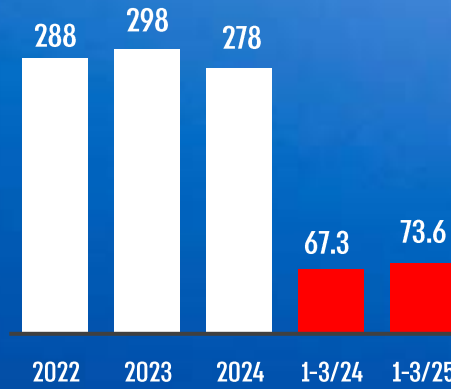
Backlog



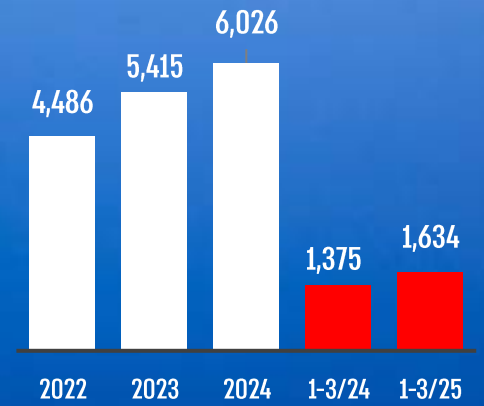
Net Profit



EBITDA



Turnover



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

Consolidated Orders Backlog by Activities segments (Million NIS)

	31.3.25	2024	2023	2022
Residential Construction	7,595	6,118	6,362	5,901
Non-Residential Construction	4,186	4,054	4,289	3,203
Infrastructure and Concessions	1,853	2,010	2,523	2,384
Residential Development & Construction	27	35	139	94
Total Backlog as per the Financial Statements	13,661	12,217	13,313	11,581

The backlog for the reporting period does not include the Company's share in the EPC Contractor in the Jerusalem Light Rail **Blue Line** project, nor in the Government headquarters and court of law in Afula.



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

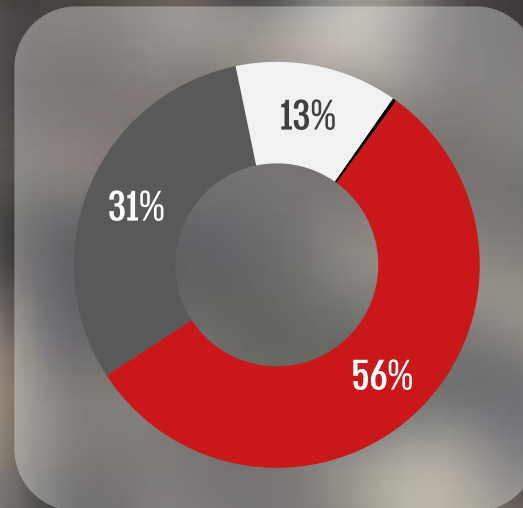


Non-
Residential
Construction

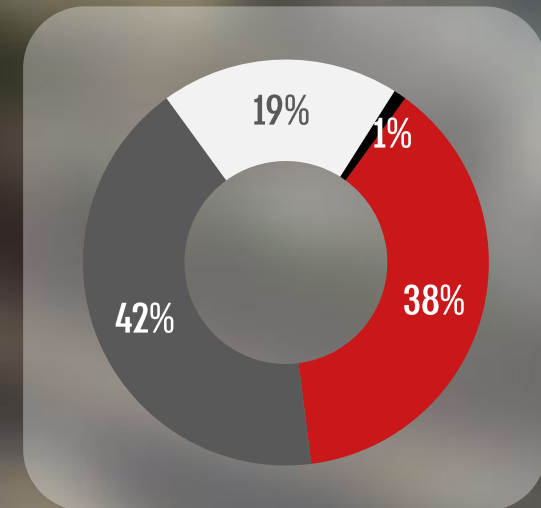


Residential
Construction

Backlog as of 31.3.25
NIS 13.7 Billion



Turnover in Q1-2025
approx. NIS 1.6 Billion



● Residential
Construction

● Non-Residential
Construction

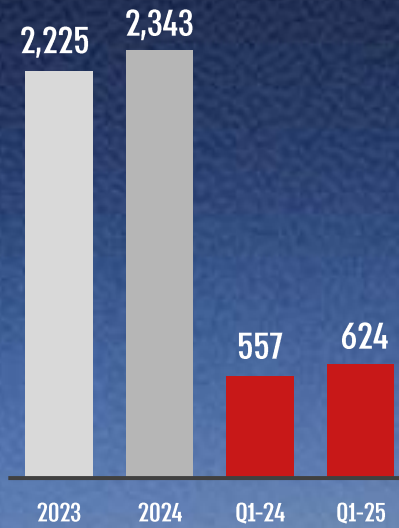
● Infrastructure and
Concessions

● Residential Development
& Construction

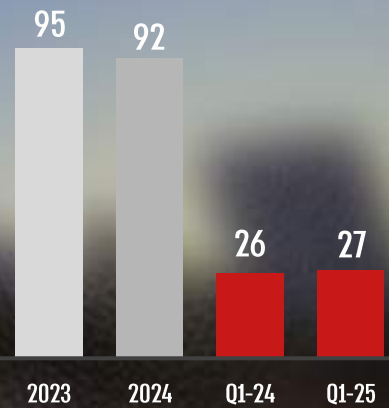


**DUO
 Semel south**

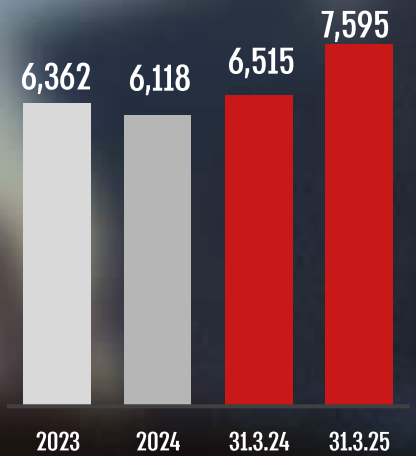
Turnover



Gross Profit



Backlog



**Residential
 Construction**

**Backlog, Turnover
 & Profitability**
 (Million NIS)



DUO
Semel south *

Estimated Financial Value	NIS 490 Million
Completion Rate	40%
Estimated Completion	Q2, 2027



Carasso Jerusalem
Demolition & Reconstruction

Estimated Financial Value	NIS 466 Million
Completion Rate	0%
Estimated Completion	Q1, 2029



The South Gate
Jerusalem

Estimated Financial Value	NIS 465 Million
Completion Rate	6%
Estimated Completion	Q2, 2028



Gindi Sde Dov
Tel Aviv

Estimated Financial Value	NIS 1,091 Million
Completion Rate	0%
Estimated Completion	Q4, 2030

* Denya's Share



Bat-Yam Moment | HaShvatim

Estimated Financial Value	NIS 802 Million
Completion Rate	69%
Estimated Completion	Q1, 2026



Aura
Ramat Chen

Estimated Financial Value	NIS 628 Million
Completion Rate	36%
Estimated Completion	Q4, 2026



UPPER HOUSE
Yad Eliyahu

Estimated Financial Value	NIS 678 Million
Completion Rate	92%
Estimated Completion	Q2, 2025

Significant Projects

Residential Construction

Residential Construction

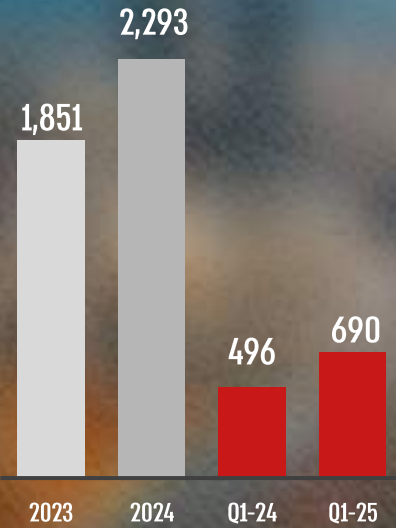
Significant Projects (Cont.)



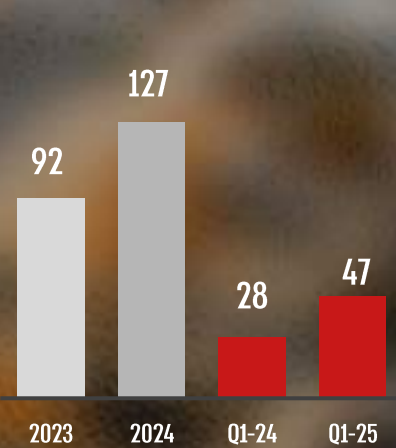


**Government
 Headquarters**
 Jerusalem

Turnover



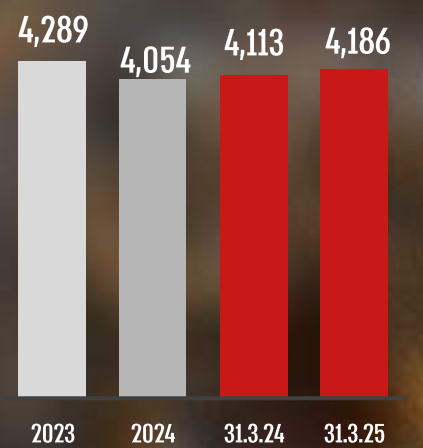
Gross Profit



**Non-Residential
 Construction**

**Backlog, Turnover
 & Profitability**
 (Million NIS)

Backlog





Ministry of Justice

Estimated Financial Value	NIS 601 Million
Completion Rate	98%
Estimated Completion	Q3, 2025



TOHA 2

Estimated Financial Value	NIS 598 Million
Completion Rate	76%
Estimated Completion	Q4, 2026



Government Headquarters

Jerusalem

Estimated Financial Value	NIS 588 Million
Completion Rate	84%
Estimated Completion	Q4, 2025



AD 120

| Kiryat Motzkin

Estimated Financial Value	NIS 470 Million
Completion Rate	1%
Estimated Completion	Q2, 2028



Complex 1000

| Rishon Lezion

Estimated Financial Value	NIS 497 Million
Completion Rate	29%
Estimated Completion	Q4, 2026



LandMark*

Estimated Financial Value	NIS 423 Million
Completion Rate	82%
Estimated Completion	Q3, 2027

* Denya's Share

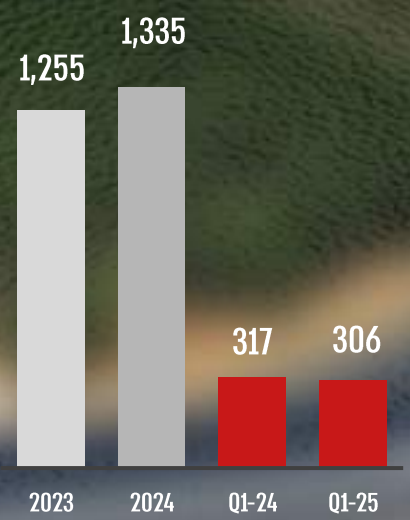
Significant Projects

Non-Residential Construction



444 Road

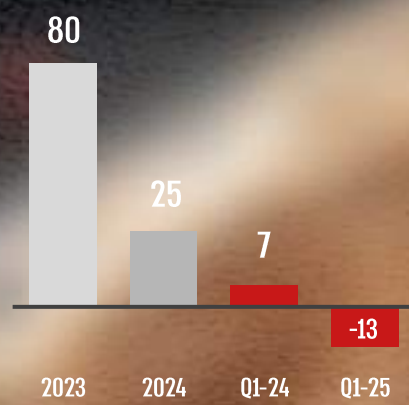
Turnover



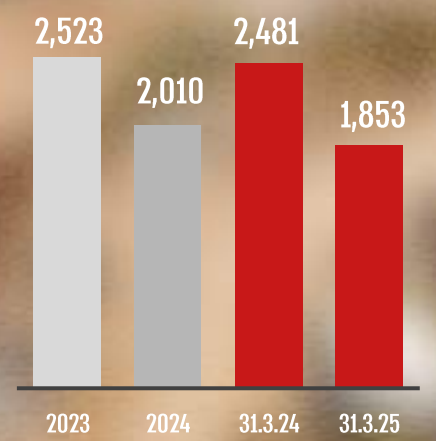
Infrastructure & Concessions

Backlog, Turnover & Profitability
 (Million NIS)

Gross Profit



Backlog



Infrastructure & Concessions



Government headquarters & court of law | Afula

Share in the Concessionaire & constructor	100%
Announced as Successful Bidder	30/3/25
Work Commencement Order	6/5/25




Light Rail
Jerusalem | Blue Line

Share in the Concessionaire	50%
Financial Closing	4/2025
Work Commencement Order	has not yet been received




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 1,063 Million
Completion Rate	89%
Estimated Completion	Q3, 2025
Share in the Concessionaire	25%
Share in the EPC	50%



Fourth Track
Ayalon section

Estimated Financial Value	NIS 505 Million
Completion Rate	20%
Estimated Completion	Q2, 2029



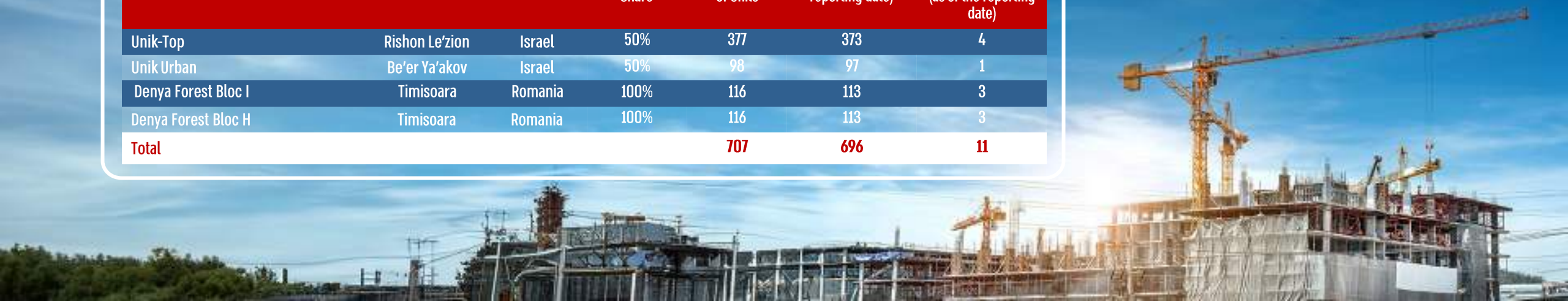
Projects Under Construction

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 A	Warsaw	Poland	100%	20	20	0
Denya Spring View B	Warsaw	Poland	100%	26	25	1
Denya Spring View C	Warsaw	Poland	100%	26	18	8
Denya Spring View D	Warsaw	Poland	100%	25	0	25
Denya Spring View E	Warsaw	Poland	100%	26	0	26
Denya Spring View F	Warsaw	Poland	100%	25	0	25
Denya Forest Bloc D	Timisoara	Romania	100%	117	49	68
Denya Forest Bloc G	Timisoara	Romania	100%	117	0	117
Denya Lake	Bucharest	Romania	100%	87	23	64
Total				469	135	334

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	373	4
Unik Urban	Be'er Ya'akov	Israel	50%	98	97	1
Denya Forest Bloc I	Timisoara	Romania	100%	116	113	3
Denya Forest Bloc H	Timisoara	Romania	100%	116	113	3
Total				707	696	11

Residential Development & Construction



Significant Projects

Residential Development & Construction

Developer's Strengths

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



Denya Pipera

Construction of 930 residential units in 49 buildings next to the American School in Pipera neighborhood

Location: Bucharest | Land cost: NIS 25 Million
Project Scope: 930 Residential Units
Zoning approval received

Land Inventory



Denya Lake

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

Location: Bucharest | Land cost: NIS 21 Million
Project Scope: 87 Residential Units
Under Construction

Project Under Construction



Denya Spring View

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

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 G

Fifth building out of 5, 12 floors and 117 residential units. Construction commenced in 2024, scheduled for completion in 2026

Location: Timisoara | Land cost: NIS 4 Million
Project Scope: 117 Residential Units
Under Construction

Project Under Construction



Denya Forest - Bloc D

Fourth building out of 5, 12 floors and 117 residential units. Construction commenced in 2024, scheduled for completion in 2025

Location: Timisoara | Land cost: NIS 4 Million
Project Scope: 117 Residential Units
Under Construction

Project Under Construction

Fast Lanes
 4A segment

	31.12.2024	31.3.2025
Total Balance Sheet	2,739,106	2,716,125
Total Current Assets	2,331,623	2,289,707
Total Current Liabilities	1,880,375	1,846,213
Equity	766,986	782,308

Balance Sheet Liabilities & Equity Capital

NIS Thousands
 31.3.2025



Zahav on the
Park

Thank You

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Israel's Construction & Infrastructure Company