



ToHa 2
Tel Aviv

 **DENYA**

Israel's Construction & Infrastructure Company

Build
the
Future

H1 - 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

Supply of warehouses and office containers

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

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

The company assists in the restoration of buildings who got damaged as a result of Operation "Am Kalavi"

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

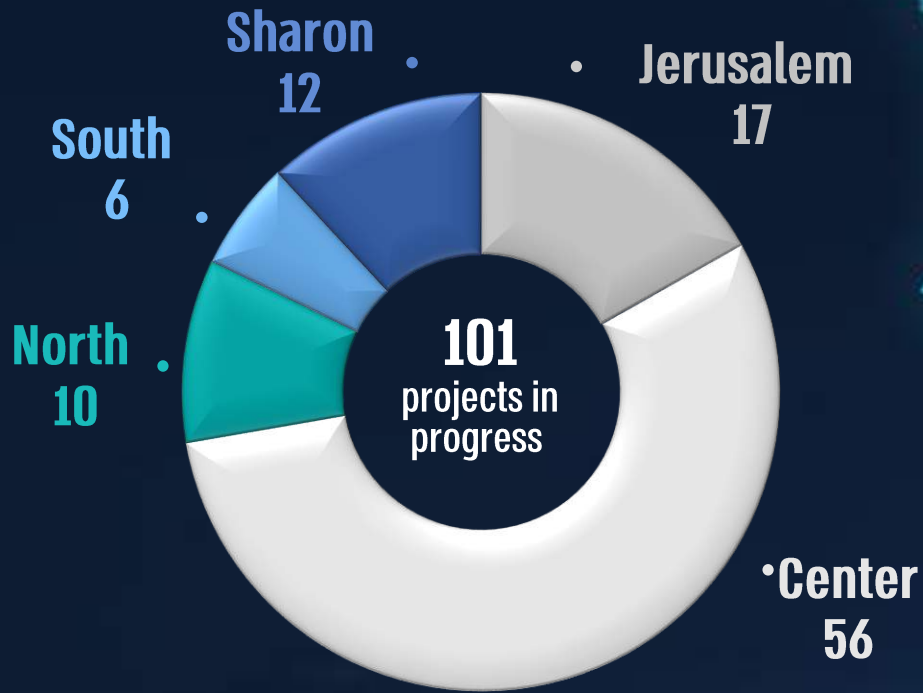


Electro-mechanics & air conditioning systems



International activity in 3 countries

Building Israel



101 Active projects in progress

40 Cities

18.6 Billion NIS
Order backlog

Financial Strength

as of June 30, 2025

18.6
Billion
NIS

Backlog
2.8 Billion NIS -
Entries
subsequent to
the reporting
date

3.3
Billion
NIS

**Periodic
turnover**

83
Million
NIS

**Net
profit**

13.5
Million
NIS

**Financing
income,
Net**

80
Million
NIS

**Dividends
announced
during the
period 1-6/25**

495
Million
NIS

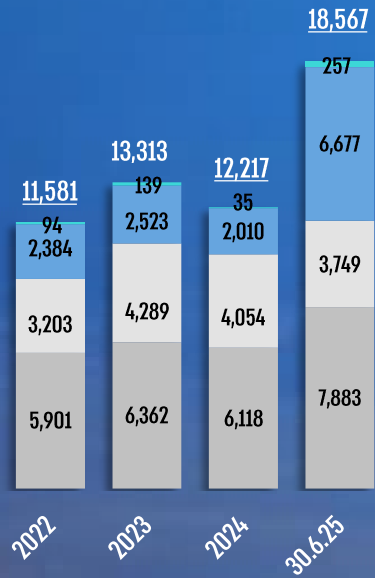
**Cash,
restricted
deposits and
marketable
securities**

3.9
Billion
NIS

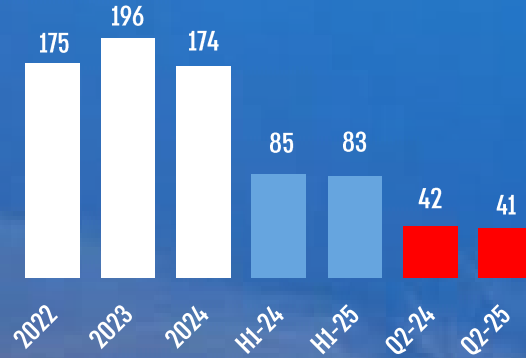
**Market
cap
as of the
reporting
date**

Financial Growth (Million NIS)

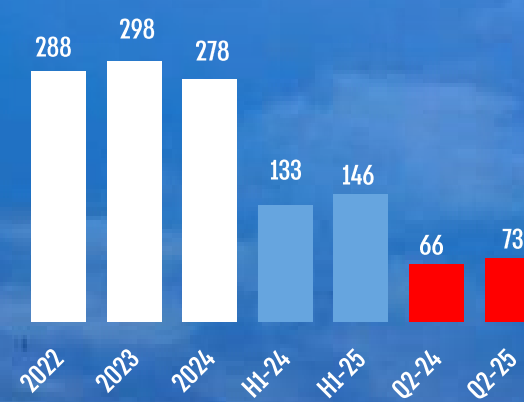
Backlog



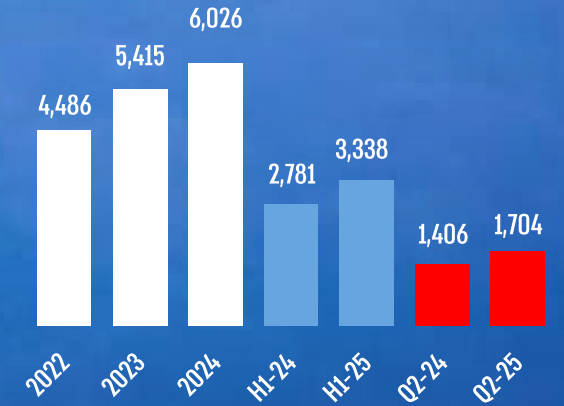
Net Profit



EBITDA



Turnover



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

BIG
Glilot

Consolidated Orders Backlog by Activities segments (Million NIS)

	Backlog			
	30.6.25	2024	2023	2022
Residential Construction	7,883	6,118	6,362	5,901
Non-Residential Construction	3,749	4,054	4,289	3,203
Infrastructure and Concessions	6,677	2,010	2,523	2,384
Residential Development & Construction	257	35	139	94
Total Backlog as per the Financial Statements	18,567	12,217	13,313	11,581

For the first time, the balance of the backlog includes the company's share in the construction contractor for the **Blue Line** project of the Jerusalem light rail, amounting to approximately NIS 5 billion.



**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

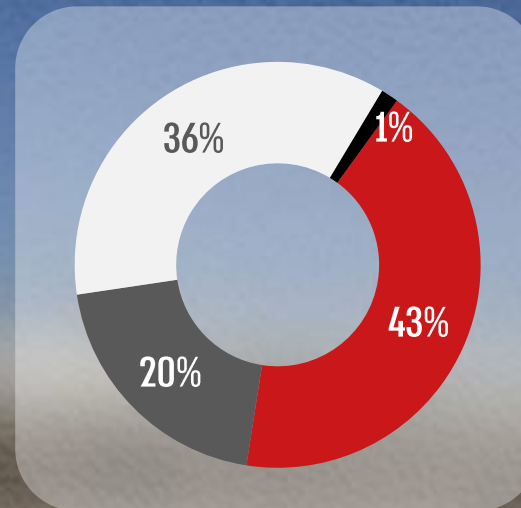


Non-
Residential
Construction

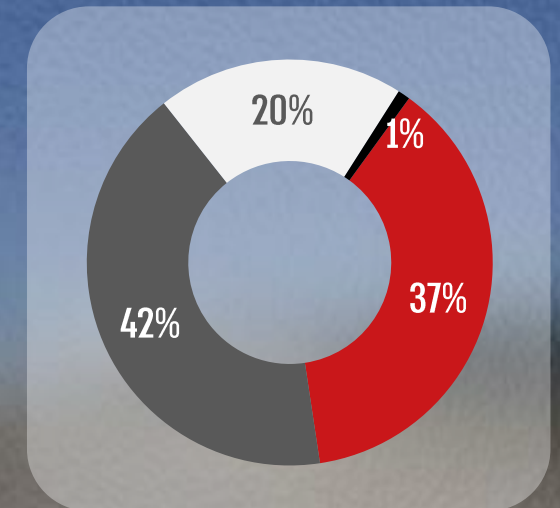


Residential
Construction

Backlog as of 30.6.25
NIS 18.6 Billion



Turnover in H1-2025
approx. NIS 3.3 Billion



Residential
Construction



Non-Residential
Construction



Infrastructure and
Concessions

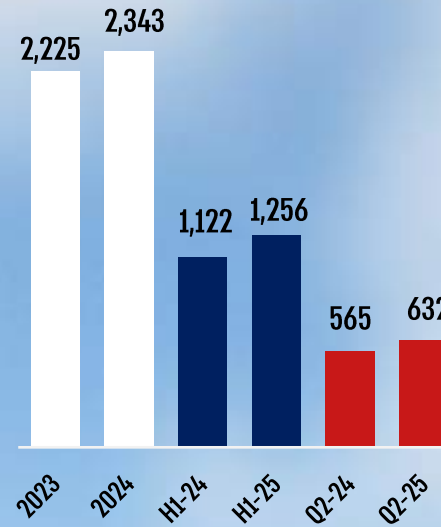


Residential Development
& Construction

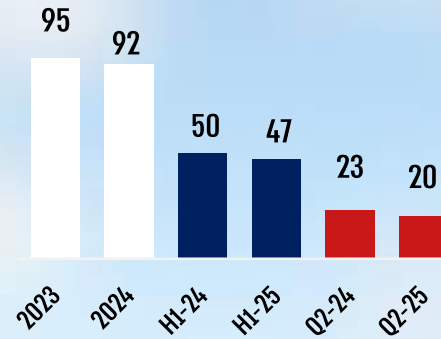
**Unity Tower
Ramat Gan**



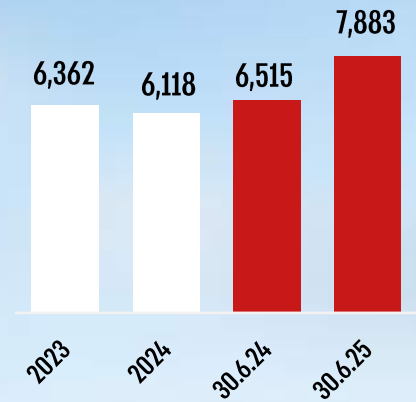
Turnover



Gross Profit



Backlog



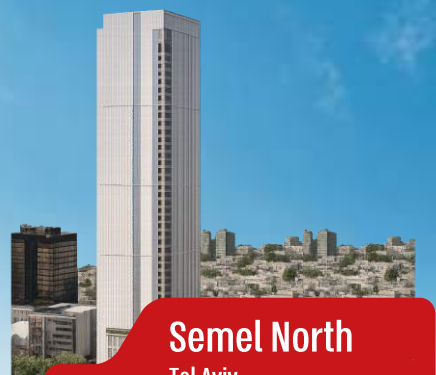
**Residential
Construction**

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



DUO
Semel south *

Estimated Financial Value	NIS 502 Million
Completion Rate	46%
Estimated Completion	Q4, 2027



Semel North
Tel Aviv

Estimated Financial Value	NIS 402 Million
Completion Rate	0%
Estimated Completion	Q4, 2029



Gindi Sde Dov
Tel Aviv

Estimated Financial Value	NIS 1,091 Million
Completion Rate	0%
Estimated Completion	Q4, 2029



Aura – The Strip
Netanya

Project with Aura that was agreed upon after the balance sheet date.
The scope of the project is NIS 1.7 billion, for a duration of approximately 5 years.

* Denya's Share



Aura
Ramat Chen

Estimated Financial Value	NIS 631 Million
Completion Rate	45%
Estimated Completion	Q4, 2026



The South Gate
Jerusalem

Estimated Financial Value	NIS 467 Million
Completion Rate	9%
Estimated Completion	Q2, 2028



Carasso Jerusalem Demolition & Reconstruction

Estimated Financial Value	NIS 470 Million
Completion Rate	1%
Estimated Completion	Q2, 2029

Significant Projects

Residential Construction



Azorim

Ben Shemen

Estimated Financial Value	NIS 415 Million
Completion Rate	0%
Estimated Completion	Q3, 2028



Aura

Ramat Ha'Sharon - Phase B

Estimated Financial Value	NIS 446 Million
Completion Rate	24%
Estimated Completion	Q2, 2027



Ha'Savyon

Beit Shemesh

Estimated Financial Value	NIS 547 Million
Completion Rate	0%
Estimated Completion	Q3, 2029



Bat-Yam Moment

Ha'Shvatim

Estimated Financial Value	NIS 813 Million
Completion Rate	77%
Estimated Completion	Q1, 2026



Gindi Ramat Efal

Estimated Financial Value	NIS 600 Million
Completion Rate	14%
Estimated Completion	Q1, 2027



Carmey Hanadiv

Phases A+B

Estimated Financial Value	NIS 536 Million
Completion Rate	93%
Estimated Completion	Q3, 2025

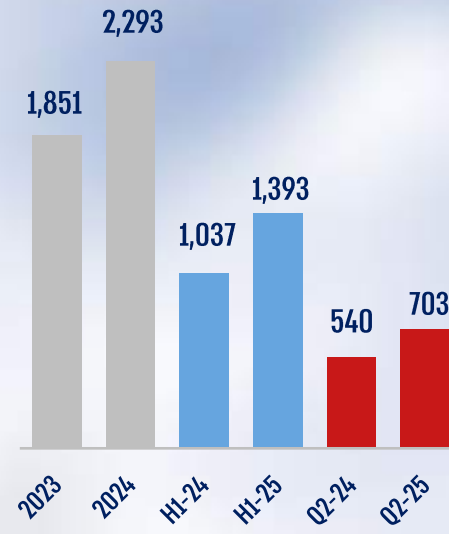
Significant Projects (Cont.)

Residential Construction

**Assuta
Beer Sheva**



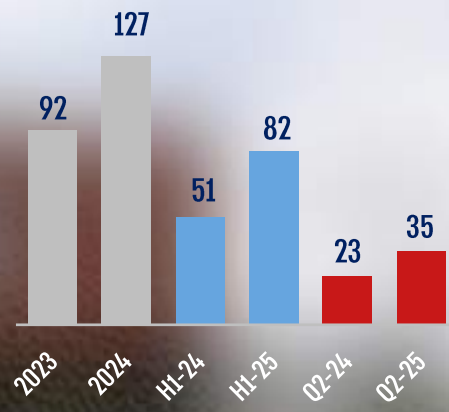
Turnover



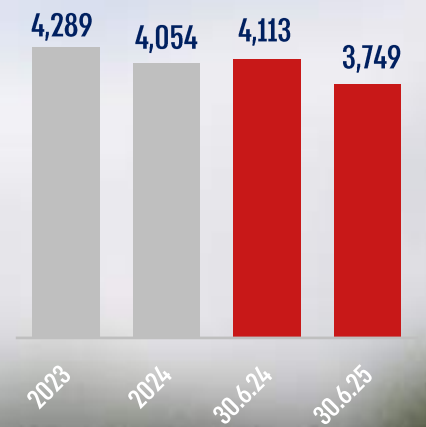
Non-Residential Construction

Backlog, Turnover & Profitability
(Million NIS)

Gross Profit



Backlog





Ministry of Justice

Estimated Financial Value	NIS 607 Million
Completion Rate	99%
Estimated Completion	Q3, 2025



TOHA 2

Estimated Financial Value	NIS 605 Million
Completion Rate	82%
Estimated Completion	Q4, 2026



Government Headquarters

Jerusalem

Estimated Financial Value	NIS 595 Million
Completion Rate	88%
Estimated Completion	Q4, 2025



AD 120

| Kiryat Motzkin

Estimated Financial Value	NIS 470 Million
Completion Rate	4%
Estimated Completion	Q2, 2028



Complex 1000

| Rishon Lezion

Estimated Financial Value	NIS 498 Million
Completion Rate	40%
Estimated Completion	Q3, 2026



LandMark*

Estimated Financial Value	NIS 423 Million
Completion Rate	84%
Estimated Completion	Q3, 2027

* Denya's Share

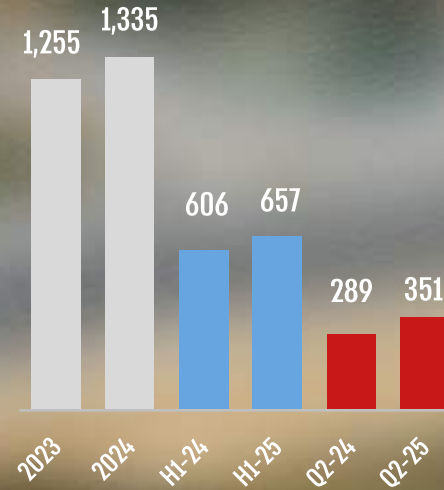
Significant Projects

Non-Residential Construction

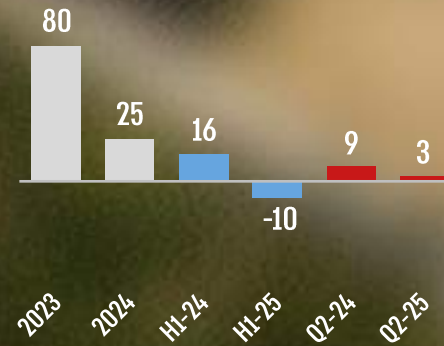


**Wingate Interchange
 Section 4A**

Turnover



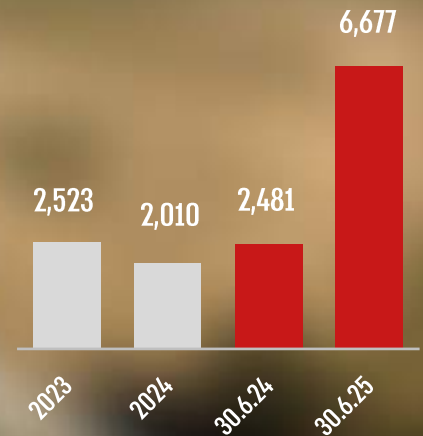
Gross Profit



Infrastructure & Concessions

Backlog, Turnover & Profitability (Million NIS)

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

Estimated Financial Value NIS 4,981 Million

Completion Rate 1%

Estimated Completion Q3, 2032

Share in the Concessionaire 50%

Share in the EPC 75%



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 1,110 Million

Completion Rate 90%

Estimated Completion Q4 2025

Share in the Concessionaire 25%

Share in the EPC 50%



Fourth Track Ayalon section

Estimated Financial Value NIS 501 Million

Completion Rate 28%

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	26	0
Denya Spring View C	Warsaw	Poland	100%	26	21	5
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	86	31
Denya Forest Bloc G	Timisoara	Romania	100%	117	0	117
Denya Forest Bloc E	Timisoara	Romania	100%	103	0	103
Denya Lake	Bucharest	Romania	100%	87	24	63
Total				572	177	395

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	114	2
Denya Forest Bloc H	Timisoara	Romania	100%	116	114	2
Total				707	698	9

Residential Development & Construction

Narkisim
Rishon Le'zion



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 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

Significant Projects

Residential Development & Construction

Denya Forest - Bloc E

Sixth building out of 6. 12 floors and 103 residential units. Construction commenced in 2025, scheduled for completion in 2027

Location: Timisoara | Land cost: NIS 3 Million
Project Scope: 103 Residential Units
Under Construction

Project Under Construction

Denya Forest - Bloc G

Fifth building out of 6. 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 6. 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

Developer's Strengths

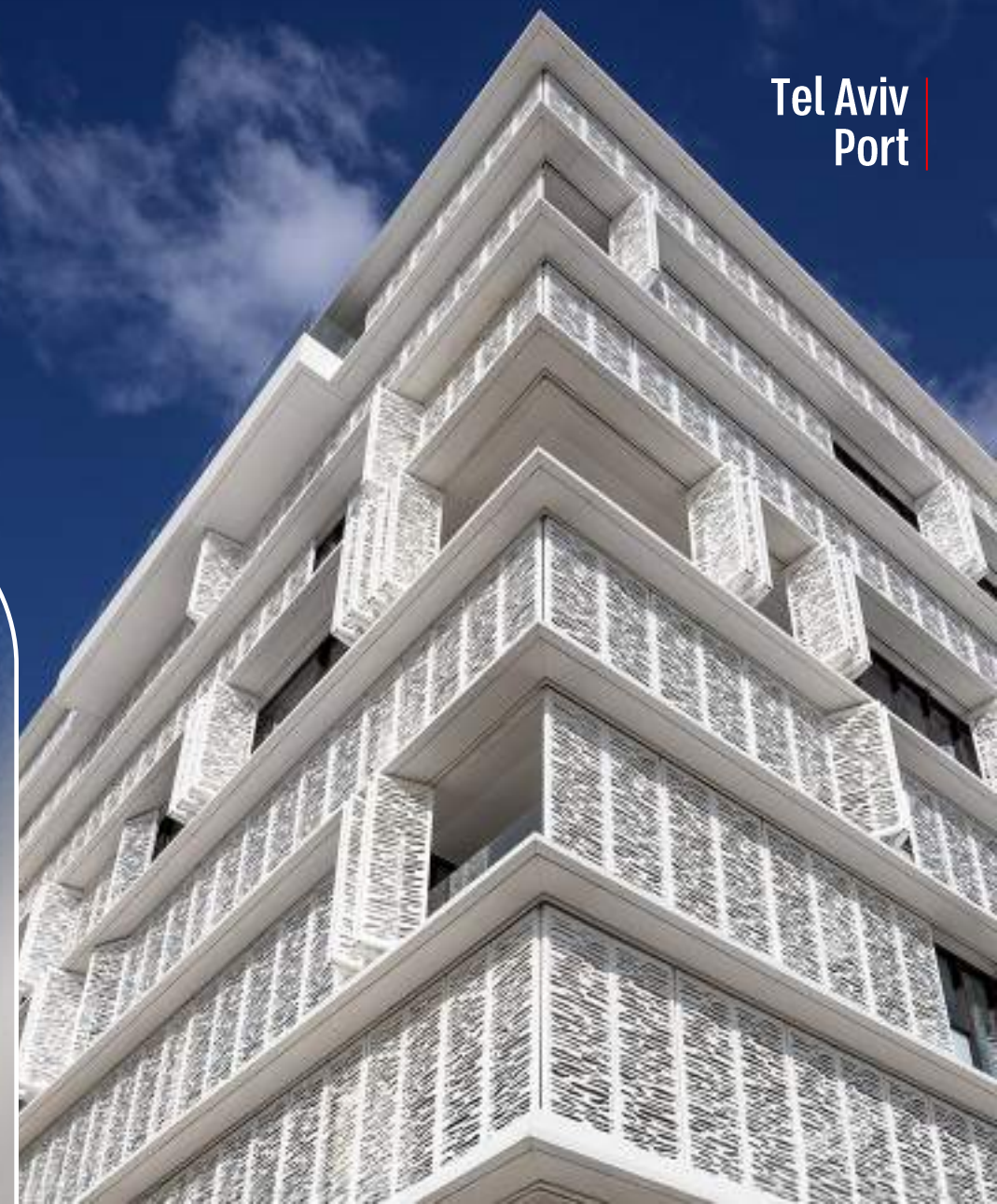
- Unleveraged land purchase
- Zero project debt
- Zero exposure to rising interest rates

Balance Sheet

Liabilities & Equity Capital

NIS Thousands, 30.6.2025

	30.6.2025	31.12.2024
Total Balance Sheet	2,679,580	2,739,106
Total Current Assets	2,258,320	2,331,623
Total Current Liabilities	1,820,847	1,880,375
Equity	772,029	766,986



Ha'Shvatim
Bat Yam



Thank You

W | DENYA
Israel's Construction & Infrastructure Company