



ToHa 2
Tel Aviv

 **DENYA**

Israel's Construction & Infrastructure Company

Build
the
Future

2025 Annual results

Ha'Shvatim Bat Yam

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One-stop Shop

Proven Execution & Fast-Track Delivery

Advanced Engineering & Operations

Israel Construction Market Leader

Residential Construction

Prefabricated modular buildings expertise
Mega projects in Israel

Infrastructure and Concessions

PPP Mega Projects in Infrastructure, Building & Transport
Geotechnology & Subsurface Expertise

M&E intensive buildings expertise
Data Center Projects Expertise
Industrial protection solutions for building

Non-Residential Construction

Real estate development activities in Israel and abroad

Residential Development & Construction

Financial strength

Financial Trust in Company & Ownership

Resilience in dynamic Markets

Financial Strength

as of December 31, 2025

22.0
Billion
NIS

Backlog
2.4 Billion NIS -
Entries
subsequent to
the reporting
date

6.5
Billion
NIS

**Periodic
turnover**

167
Million
NIS

**Net Profit to
Shareholders**
173 Million NIS
Profit, net
excluding
derivatives impact

309
Million
NIS

EBITDA

15.5
Million
NIS

**Financing
income,
Net**

150
Million
NIS

**Equity
issuance
In 2025**

160
Million
NIS

**Dividends
Declared
for 2025**

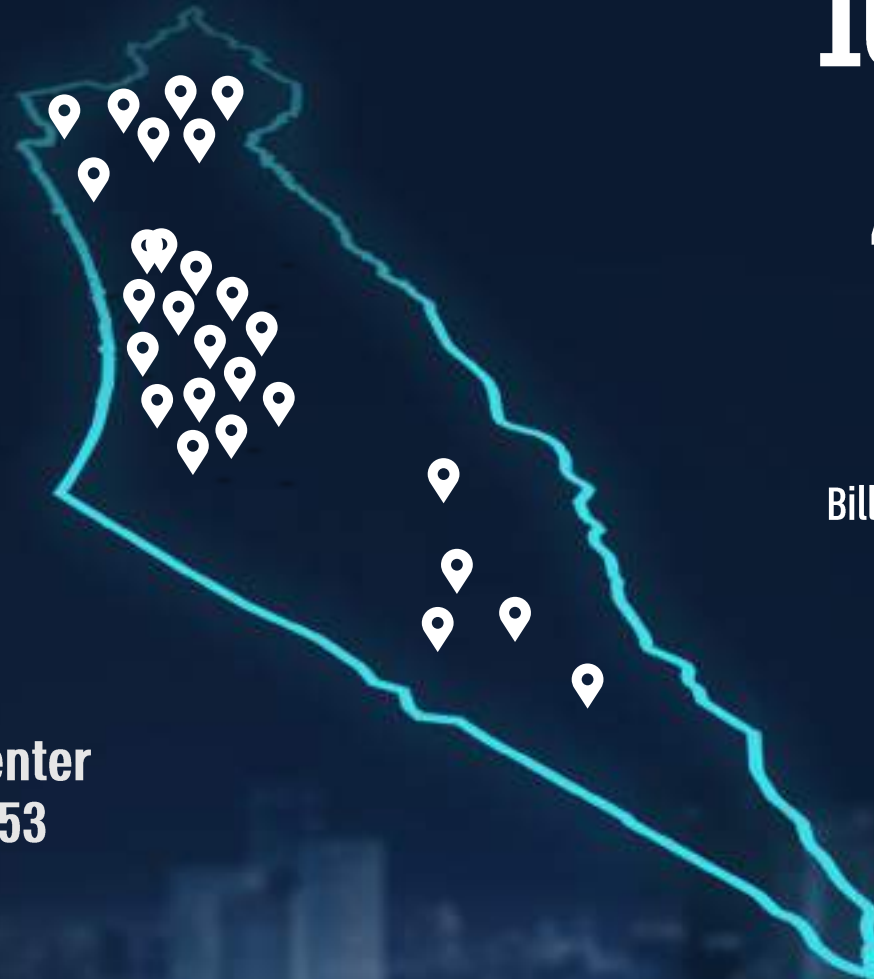
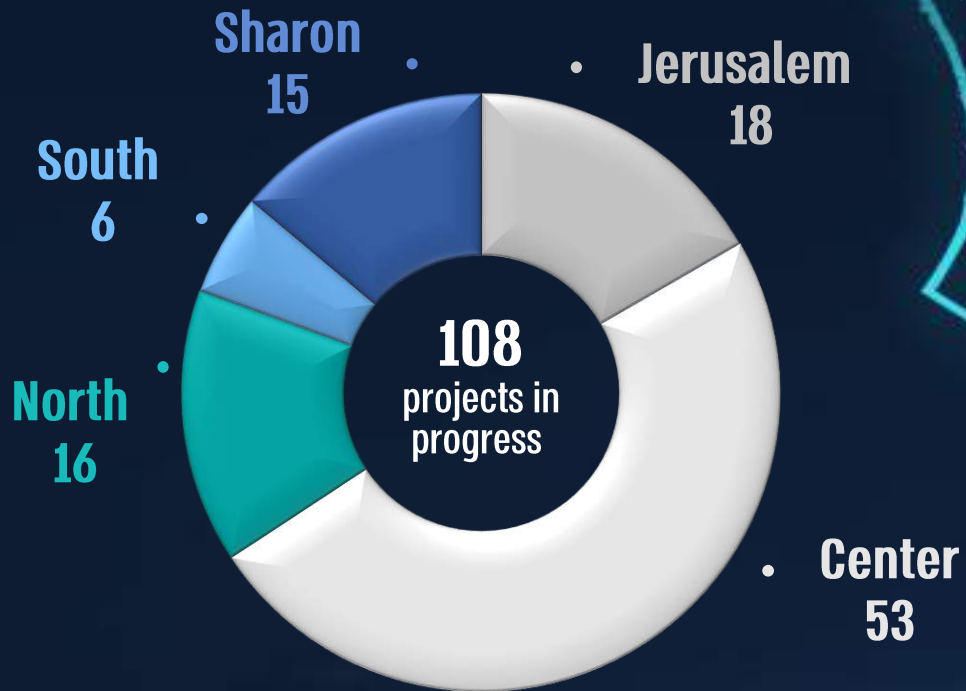
592
Million
NIS

**Cash,
restricted
deposits and
marketable
securities**

5.8
Billion
NIS

**Market
cap
as of the
reporting
date**

Building Israel



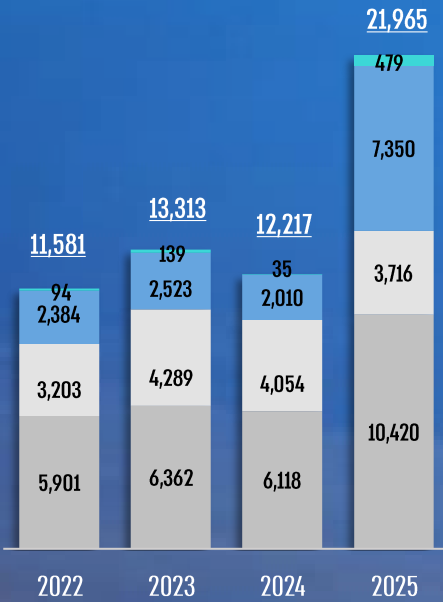
108 Active projects in progress

43 Cities

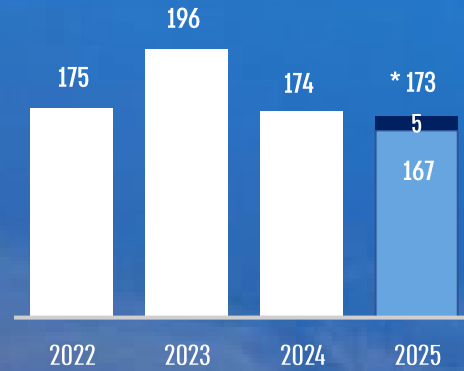
22 Order backlog
Billion NIS

Financial Growth (Million NIS)

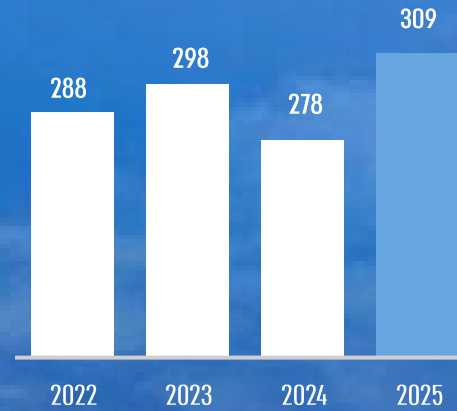
Backlog



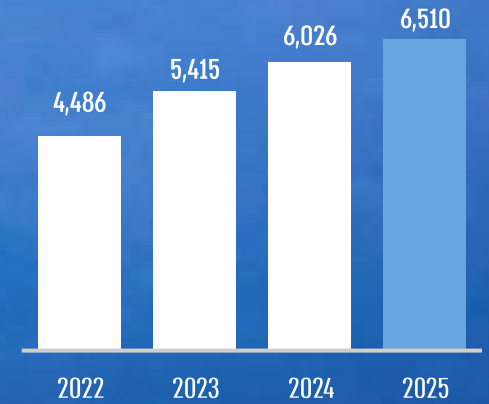
Net Profit



EBITDA



Turnover



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

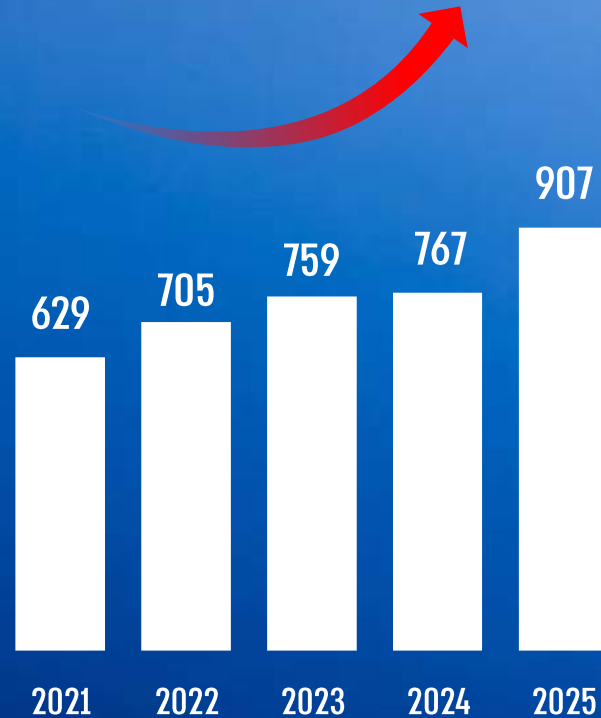
* Net profit attributable to shareholders, adjusted for derivatives impact
 Derivatives impact

Significant and consistent dividend distribution

Danya continues to distribute dividends to its shareholders at high rates

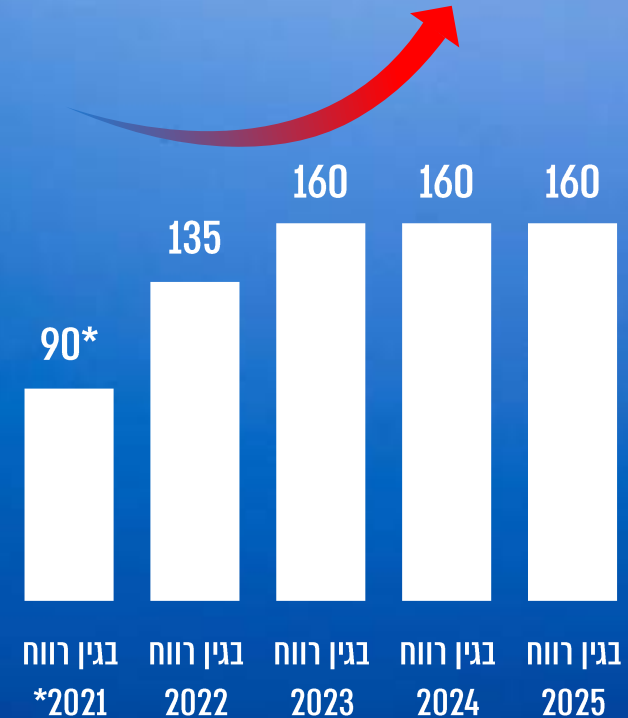
Equity

Million NIS



Group's Dividend

Million NIS



The total dividend distributed for
* 2021-2025

NIS 705 million

The total dividend distributed for 2021-2025 from the net profit

Ca. 85%

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

*132	175	196	174	167	Net profit
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* 2021 refers to profit from ongoing activity.
Dividend excludes the NIS 425 million dividend from the sale of Africa Residents

BIG
Glilot

Consolidated Orders Backlog by Activities segments (Million NIS)

	Backlog			
	2025	2024	2023	2022
Residential Construction	10,420	6,118	6,362	5,901
Non-Residential Construction	3,716	4,054	4,289	3,203
Infrastructure and Concessions	7,350	2,010	2,523	2,384
Residential Development & Construction	479	35	139	94
Total Backlog as per the Financial Statements	21,965	12,217	13,313	11,581

- Subsequent to the reporting date the company signed additional contracts of approx. NIS 2.4 Billion



**Residential
Construction**



**Residential
Development
&
Construction**



**4 main
activities
segments**

W|DENYA
Israel's Construction & Infrastructure Company



**Infrastructure
and
Concessions**



**Non-
Residential
Construction**

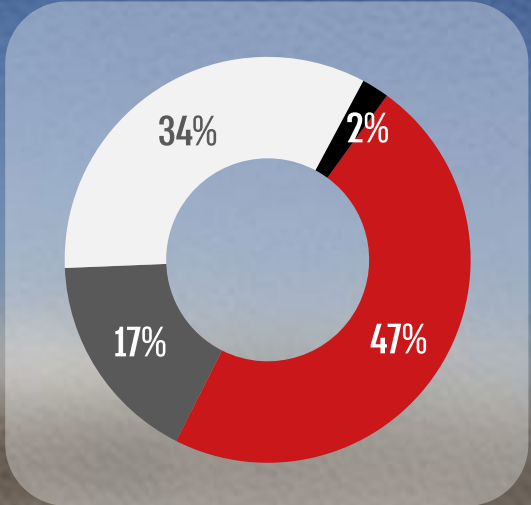


Upper House
Yad Eliyahu

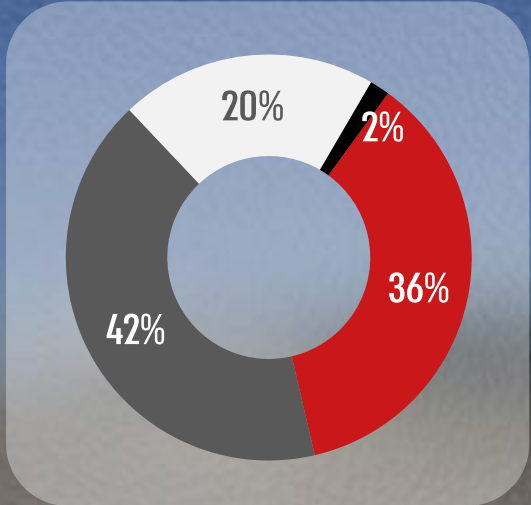
Synergistic Revenue Structure enabling Distribution of Risks & Growth



Backlog as of 31.12.25
NIS 22.0 Billion



Turnover in 2025
approx. NIS 6.5 Billion

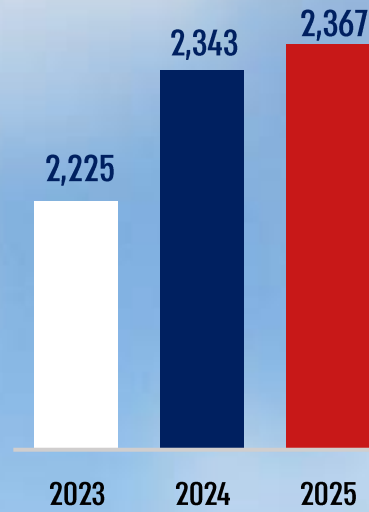


- Residential Construction
- Non-Residential Construction
- Infrastructure and Concessions
- Residential Development & Construction

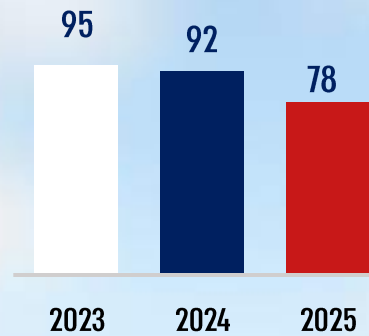
**Unity Tower
Ramat Gan**



Turnover



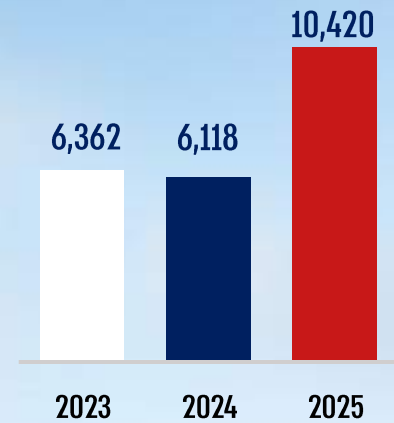
Gross Profit



**Residential
Construction**

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

Backlog

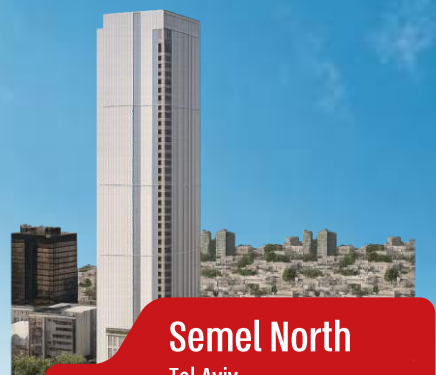




DUO

Semel south *

Estimated Financial Value	NIS 504 Million
Completion Rate	58%
Estimated Completion	Q3, 2027



Semel North

Tel Aviv

Estimated Financial Value	NIS 402 Million
Completion Rate	0%
Estimated Completion	Q3, 2030



Aura – The Strip

Netanya

Estimated Financial Value	NIS 1,707 Million
Completion Rate	0%
Estimated Completion	Q1, 2031

* Denya's Share



Aura

Ramat Chen

Estimated Financial Value	NIS 636 Million
Completion Rate	62%
Estimated Completion	Q1, 2027



The South Gate

Jerusalem

Estimated Financial Value	NIS 495 Million
Completion Rate	17%
Estimated Completion	Q3, 2028



Gindi Sde Dov

Tel Aviv

Estimated Financial Value	NIS 1,091 Million
Completion Rate	0%
Estimated Completion	Q3, 2032

Significant Projects

Residential Construction



Azorim

Ben Shemen

Estimated Financial Value	NIS 415 Million
Completion Rate	4%
Estimated Completion	Q3, 2028



Aura

Ramat Ha'Sharon - Phase B

Estimated Financial Value	NIS 507 Million
Completion Rate	33%
Estimated Completion	Q3, 2027



Ha'Savyon

Beit Shemesh

Estimated Financial Value	NIS 547 Million
Completion Rate	0%
Estimated Completion	Q4, 2029



Bat-Yam Moment

Ha'Shvatim

Estimated Financial Value	NIS 824 Million
Completion Rate	90%
Estimated Completion	Q3, 2026



Gindi Ramat Efal

Estimated Financial Value	NIS 600 Million
Completion Rate	32%
Estimated Completion	Q1, 2028



Carasso Jerusalem

Demolition & Reconstruction

Estimated Financial Value	NIS 474 Million
Completion Rate	3%
Estimated Completion	Q2, 2029

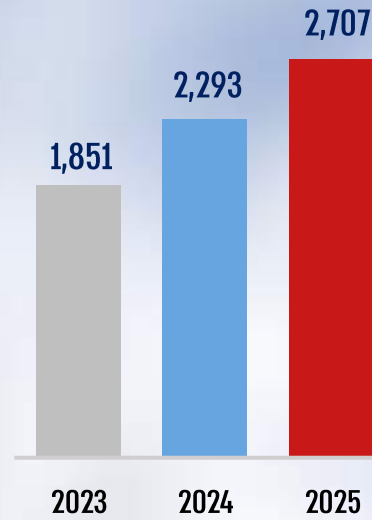
Significant Projects (Cont.)

Residential Construction

Assuta
Beer Sheva



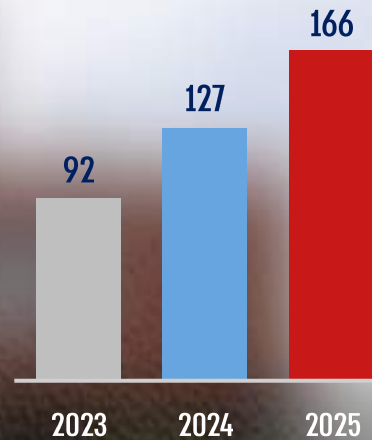
Turnover



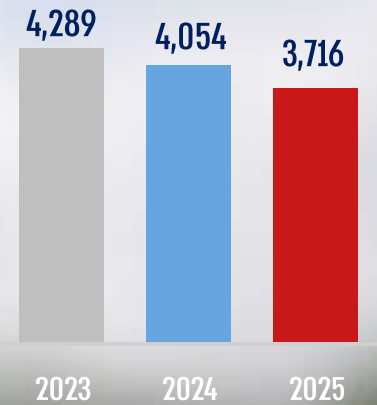
Non-Residential Construction

Backlog, Turnover & Profitability
(Million NIS)

Gross Profit



Backlog





Ministry of Justice

Estimated Financial Value	NIS 661 Million
Completion Rate	95%
Estimated Completion	Q2, 2026



ToHa 2

Estimated Financial Value	NIS 672 Million
Completion Rate	89%
Estimated Completion	Q4, 2026



Government Headquarters

Jerusalem

Estimated Financial Value	NIS 594 Million
Completion Rate	94%
Estimated Completion	Q2, 2026



Mediterranean towers

Or Yehuda

Estimated Financial Value	NIS 550 Million
Completion Rate	1%
Estimated Completion	Q4, 2028



AD 120

| Kiryat Motzkin

Estimated Financial Value	NIS 496 Million
Completion Rate	11%
Estimated Completion	Q3, 2028



Complex 1000

| Rishon Lezion

Estimated Financial Value	NIS 499 Million
Completion Rate	56%
Estimated Completion	Q1, 2027



LandMark*

Estimated Financial Value	NIS 421 Million
Completion Rate	87%
Estimated Completion	Q3, 2027

* Denya's Share

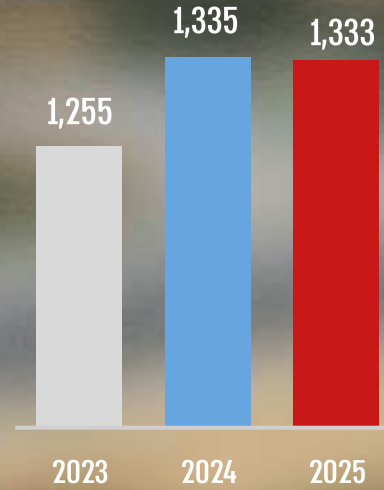
Significant Projects

Non-Residential Construction



**Wingate Interchange
Section 4A**

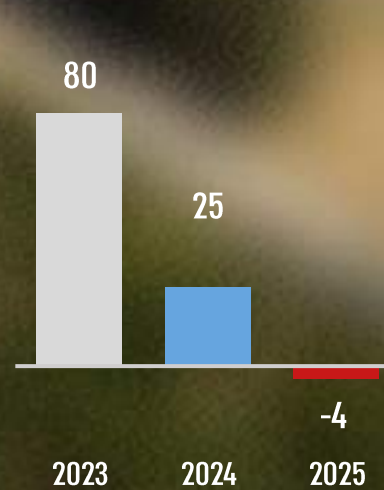
Turnover



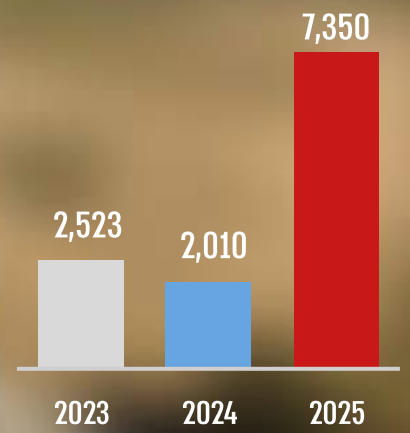
Infrastructure & Concessions

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

Estimated Financial Value NIS 4,981 Million

Completion Rate 2%

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 1,107 Million

Completion Rate 95%

Estimated Completion Q2 2026

Share in the Concessionaire 25%

Share in the EPC 50%



Fourth Track Ayalon section

Estimated Financial Value NIS 550 Million

Completion Rate 39%

Estimated Completion Q4, 2032





Timisoara
 Romania

Residential Development & Construction

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 C	Warsaw	Poland	100%	26	24	2
Denya Spring View D	Warsaw	Poland	100%	25	3	22
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	115	2
Denya Forest Bloc G	Timisoara	Romania	100%	117	11	106
Denya Forest Bloc E	Timisoara	Romania	100%	103	0	103
Denya Forest Bloc F	Timisoara	Romania	100%	113	0	113
Denya Home	Bucharest	Romania	100%	928	0	928
Denya Lake	Bucharest	Romania	100%	87	26	61
Total				1,567	179	1,388

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	374	3
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	115	1
Total				707	700	7



Denya Corbeanca

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

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

Land Inventory



Denya Home

Construction of 928 residential units in 49 buildings next to the American School in Pipera neighborhood

Location: Bucharest | Land cost: NIS 25 Million
Project Scope: 928 Residential Units
Under Construction

Project Under Construction



Denya Lake

A plot of land in Pipera neighborhood for construction of 87 Single-Family Homes

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 F

seventh building out of 7. 12 floors and 113 residential units. Construction commenced in 2025, scheduled for completion in 2028

Location: Timisoara | Land cost: NIS 3 Million
Project Scope: 113 Residential Units
Under Construction

Project Under Construction



Denya Forest - Bloc E

Sixth building out of 7. 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 7. 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 7. 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

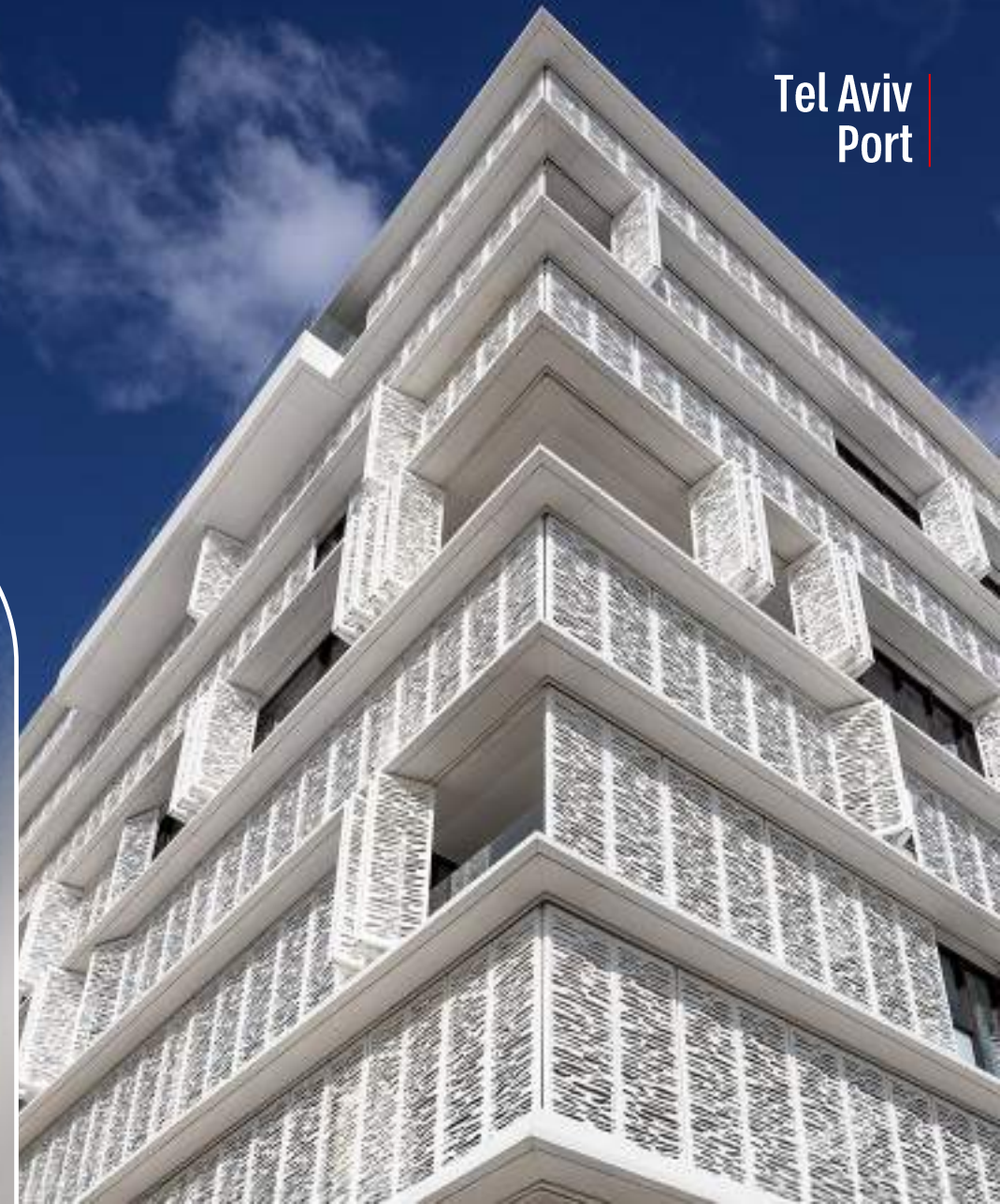
- Unleveraged land purchase
- Zero project debt
- Zero exposure to rising interest rates

Balance Sheet

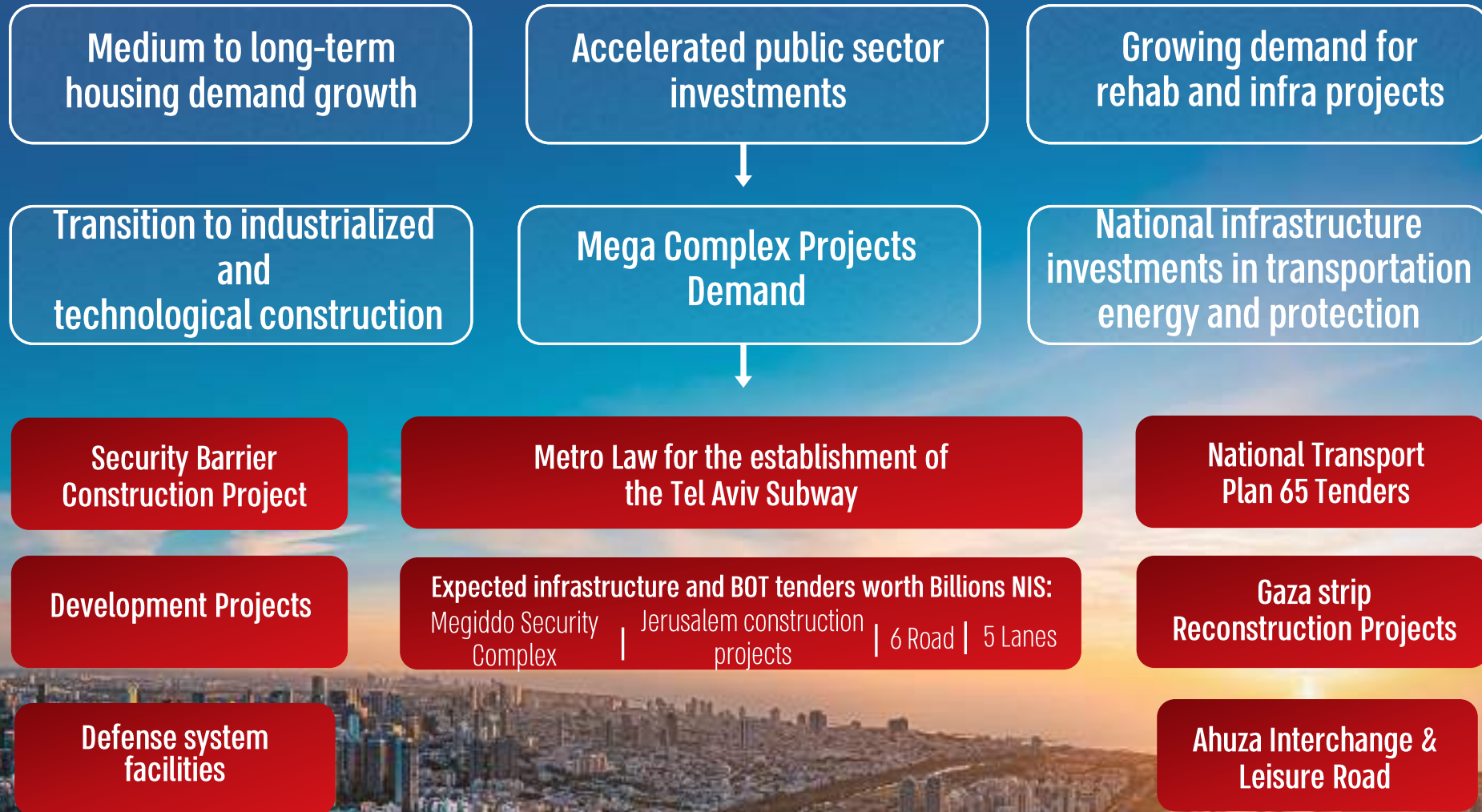
Liabilities & Equity Capital

NIS Thousands, 31.12.2025

	31.12.2025	31.12.2024
Total Balance Sheet	3,270,935	2,739,106
Total Current Assets	2,490,625	2,331,623
Total Current Liabilities	2,007,824	1,880,375
Equity	907,176	766,986



Post-War Growth Opportunities



Denya - Israel's largest construction contractor | preparing for accelerated growth



The Company's assessments regarding opportunities for growth in activity volume and improved profitability margins constitute forward-looking information as defined in the Securities Law, with no certainty of realization, as they depend on factors beyond the Company's control, including the materialization of risk factors as detailed in the annual report.

Safe Innovation

On of a kind safety system

Creates real-time safety overview

Combining AI technologies and advanced systems

Supplier Portal System

Real-time supplier info exchange & improved interfaces

Roadmap

Safety, analytics & investigation processes

Data & Cyber Security

AI in corporate's sites

Corporate data accessibility
Data Driven

ESG Corporate Governance

**Enforcement &
 Compliance**

Material Topics

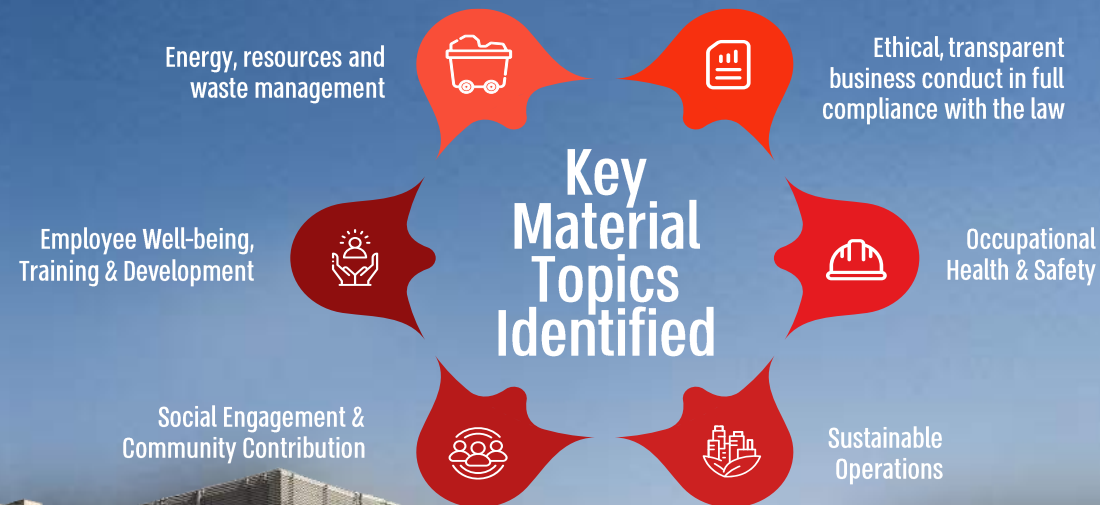
Materiality Assessment Process

Corporate Responsibility Approach

As part of its corporate responsibility approach, Denya published its first ESG report, identifying and discussing material topics of high importance to the company and its stakeholders, including workplace safety, employee welfare, environmental management, and sound governance. The report provides a transparent overview of measurement processes, targets, and progress in key ESG areas shaping the company's strategy.

At Denya Group, corporate responsibility is an integral part of the business strategy, with an emphasis on safety, corporate governance, sustainability values, community contribution, and human resource management as inseparable components of leading the construction and infrastructure industry.

The company is committed to continuous improvement of environmental, social, and governance performance, while maintaining values of integrity, transparency, and excellence throughout the entire value chain.



Ha'Shvatim
Bat Yam



Thank You

W DENYA
Israel's Construction & Infrastructure Company