



ToHa 2  
Tel Aviv



 **DENYA**

Israel's Construction & Infrastructure Company

Build  
the  
Future

Q1 - 2026

**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

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

## Infrastructure and Concessions

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

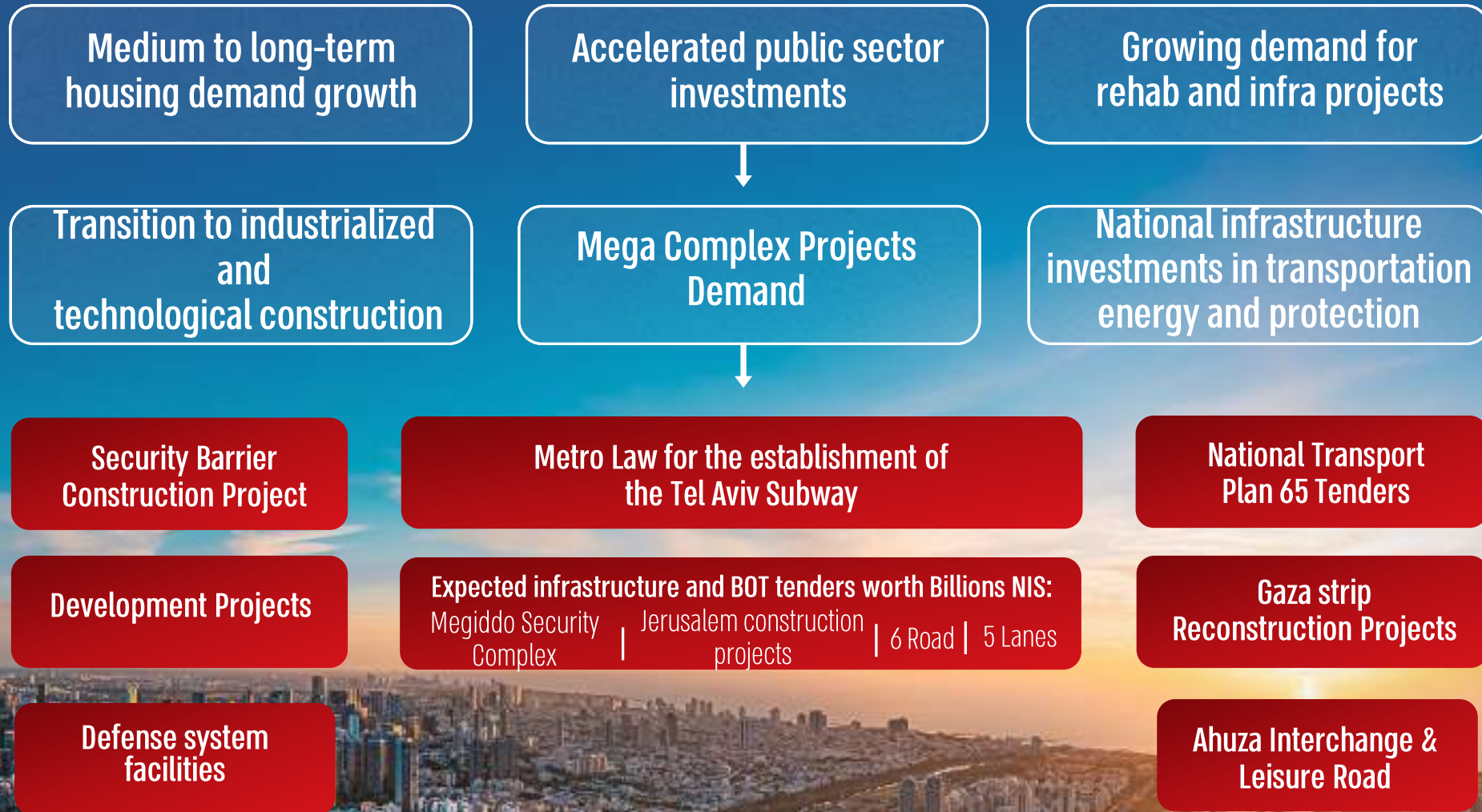
## Residential Development & Construction

Financial strength

Financial Trust in Company & Ownership

Resilience in dynamic Markets

# Post-War Growth Opportunities



# Financial Strength

as of March 31, 2026

**24.8**  
Billion  
NIS

Backlog

**1.6**  
Billion  
NIS

Periodic  
turnover

**40**  
Million  
NIS

Net Profit to  
Shareholders

**78.1**  
Million  
NIS

EBITDA

**40**  
Million  
NIS

Dividends  
Declared  
for Q1-2026

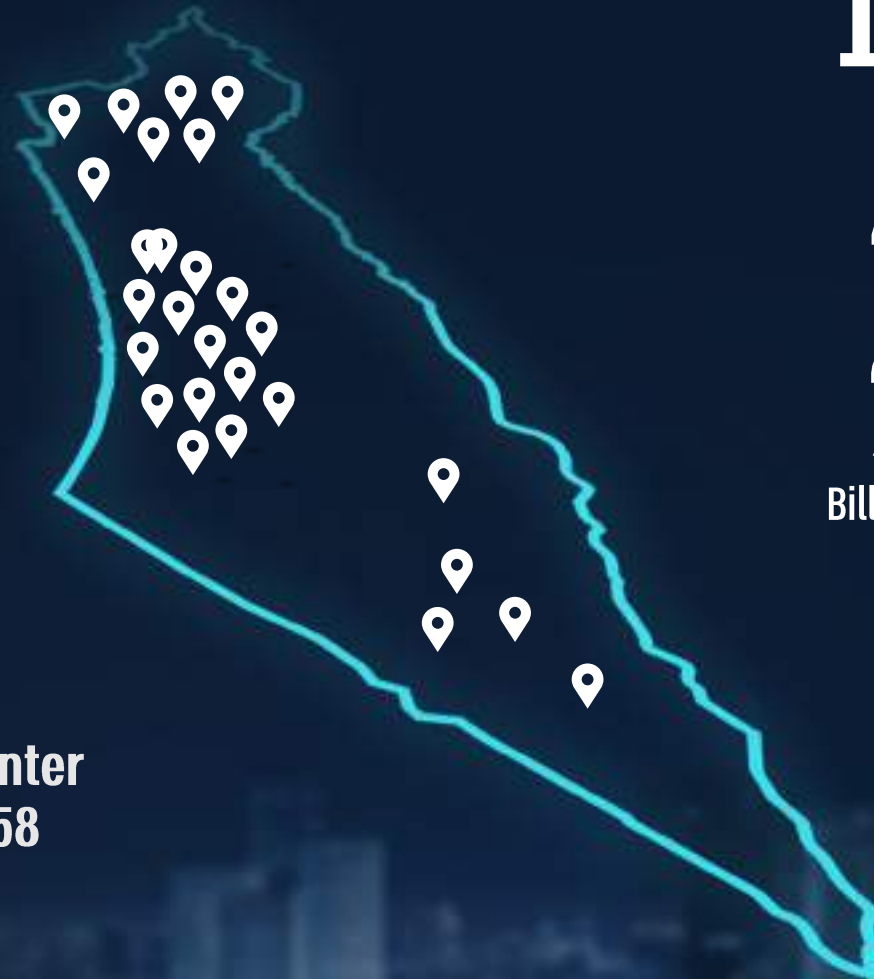
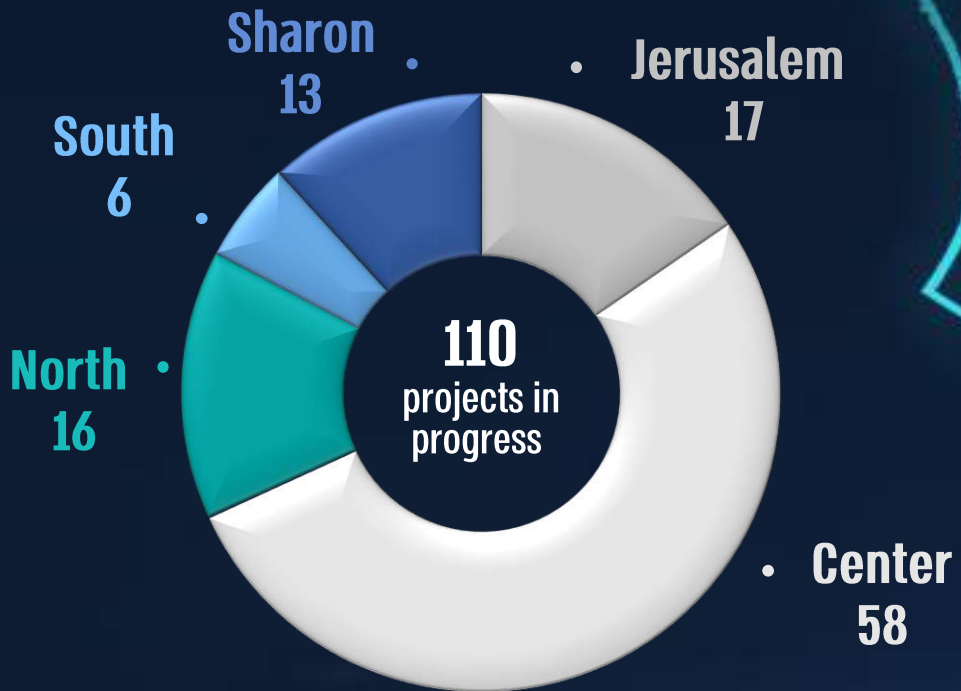
**526**  
Million  
NIS

Cash,  
restricted  
deposits and  
marketable  
securities

**4.9**  
Billion  
NIS

Market  
cap  
as of the  
reporting  
date

# Building Israel



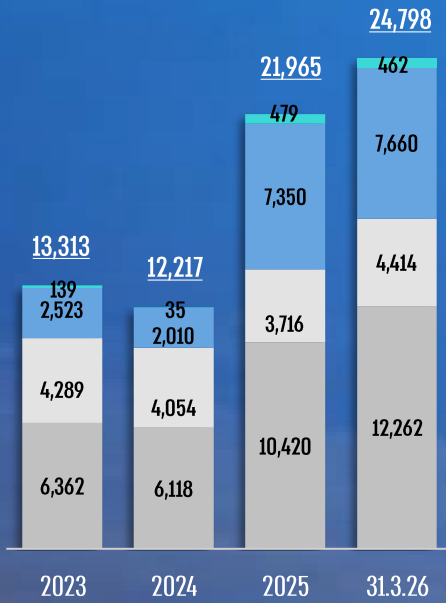
**110** Active projects in progress

**44** Cities

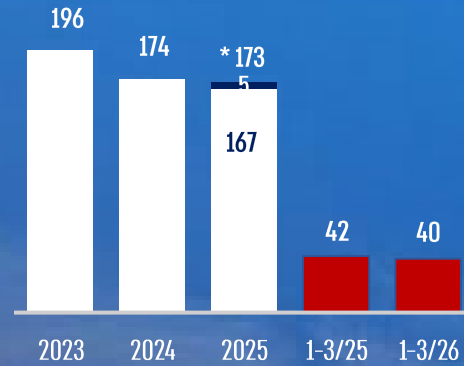
**25** Order backlog  
Billion NIS

# Financial Growth (Million NIS)

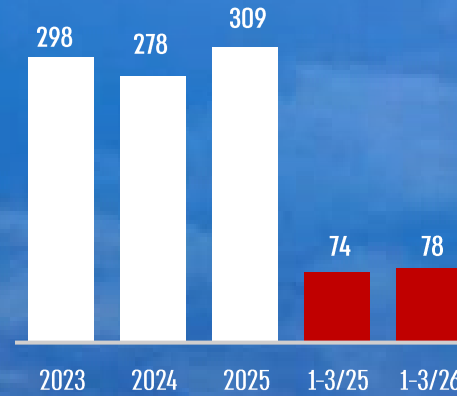
## Backlog



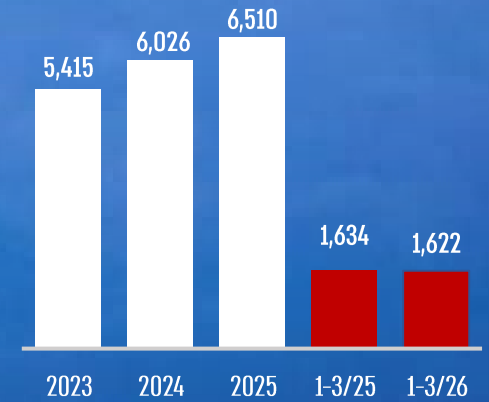
## Net Profit



## EBITDA



## Turnover



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

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

**BIG**  
**Glilot**

# Consolidated Orders Backlog by Activities segments (Million NIS)

	Backlog			
	31.3.26	2025	2024	2023
Residential Construction	12,262	10,420	6,118	6,362
Non-Residential Construction	4,414	3,716	4,054	4,289
Infrastructure and Concessions	7,660	7,350	2,010	2,523
Residential Development & Construction	462	479	35	139
<b>Total Backlog as per the Financial Statements</b>	<b>24,798</b>	<b>21,965</b>	<b>12,217</b>	<b>13,313</b>



**Residential  
Construction**



**Residential  
Development  
&  
Construction**



**4 main  
activities  
segments**

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



**Infrastructure  
and  
Concessions**

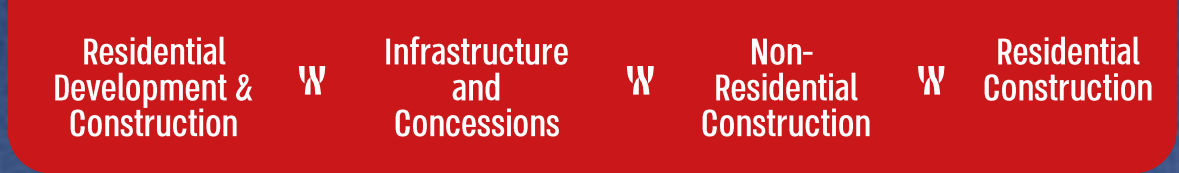


**Non-  
Residential  
Construction**

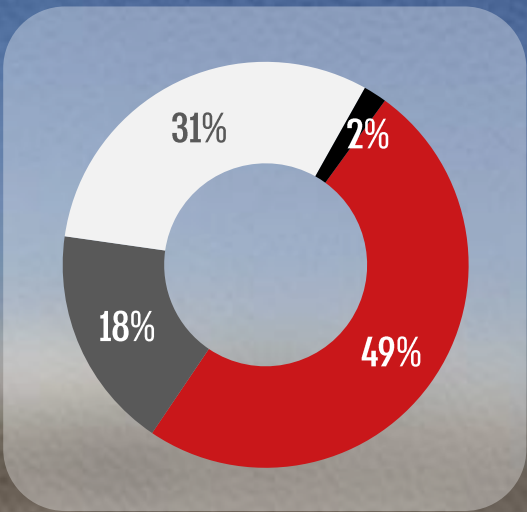


Upper House  
Yad Eliyahu

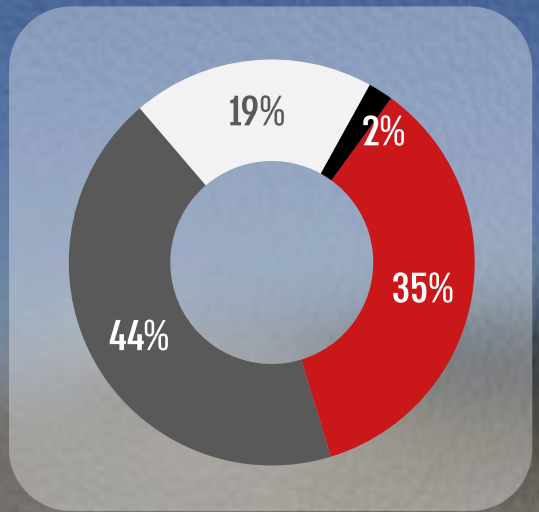
# Synergistic Revenue Structure enabling Distribution of Risks & Growth



Backlog as of 31.3.26  
NIS 24.8 Billion



Turnover in Q1-2026  
approx. NIS 1.6 Billion

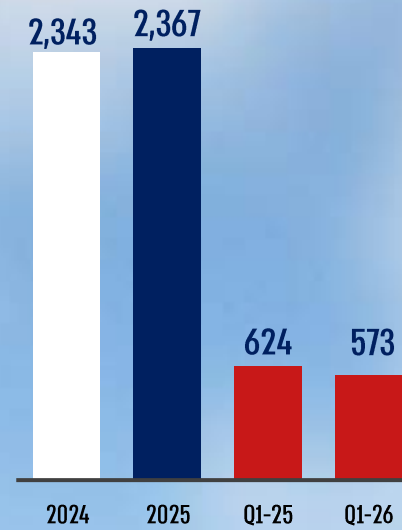


- Residential Construction
- Non-Residential Construction
- Infrastructure and Concessions
- Residential Development & Construction

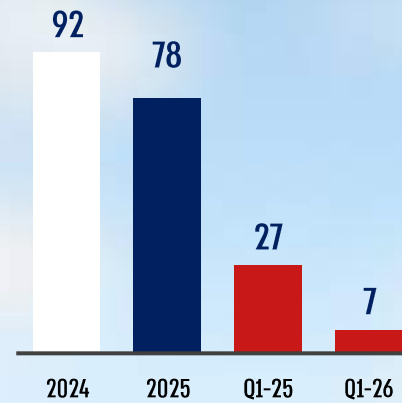
## Unity Tower Ramat Gan



### Turnover



### Gross Profit

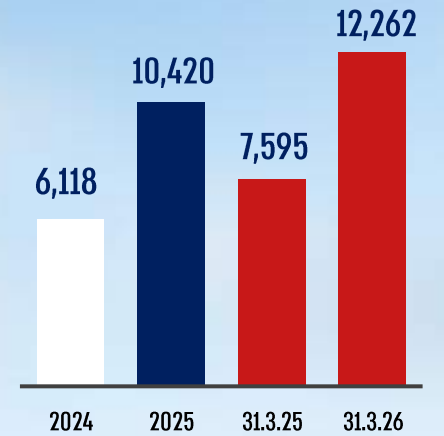


## Residential Construction

### Backlog, Turnover & Profitability

(Million NIS)

### Backlog





**DUO**

Semel south \*

Estimated Financial Value	<b>NIS 505 Million</b>
Completion Rate	<b>66%</b>
Estimated Completion	<b>Q3, 2027</b>



**Semel North**

Tel Aviv

Estimated Financial Value	<b>NIS 394 Million</b>
Completion Rate	<b>0%</b>
Estimated Completion	<b>Q3, 2030</b>



**Aura – The Strip**

Netanya

Estimated Financial Value	<b>NIS 1,707 Million</b>
Completion Rate	<b>0%</b>
Estimated Completion	<b>Q1, 2031</b>

\* Denya's Share



**Aura**

Ramat Chen

Estimated Financial Value	<b>NIS 639 Million</b>
Completion Rate	<b>69%</b>
Estimated Completion	<b>Q1, 2027</b>



**The South Gate**

Jerusalem

Estimated Financial Value	<b>NIS 498 Million</b>
Completion Rate	<b>20%</b>
Estimated Completion	<b>Q3, 2028</b>



**Gindi Sde Dov**

Tel Aviv

Estimated Financial Value	<b>NIS 1,091 Million</b>
Completion Rate	<b>0%</b>
Estimated Completion	<b>Q3, 2032</b>

# Significant Projects

**Residential Construction**



**Azorim**  
Ben Shemen

Estimated Financial Value	<b>NIS 415 Million</b>
Completion Rate	<b>7%</b>
Estimated Completion	<b>Q3, 2028</b>



**Aura**  
Ramat Ha'Sharon - Phase B

Estimated Financial Value	<b>NIS 510 Million</b>
Completion Rate	<b>38%</b>
Estimated Completion	<b>Q3, 2027</b>



**Ha'Savyon**  
Beit Shemesh

Estimated Financial Value	<b>NIS 547 Million</b>
Completion Rate	<b>0%</b>
Estimated Completion	<b>Q4, 2029</b>



**Bat-Yam Moment** | Ha'Shvatim

Estimated Financial Value	<b>NIS 825 Million</b>
Completion Rate	<b>95%</b>
Estimated Completion	<b>Q3, 2026</b>



**Gindi Ramat Efal**

Estimated Financial Value	<b>NIS 688 Million</b>
Completion Rate	<b>38%</b>
Estimated Completion	<b>Q1, 2028</b>



**Carasso Jerusalem** | Demolition & Reconstruction

Estimated Financial Value	<b>NIS 477 Million</b>
Completion Rate	<b>5%</b>
Estimated Completion	<b>Q2, 2029</b>

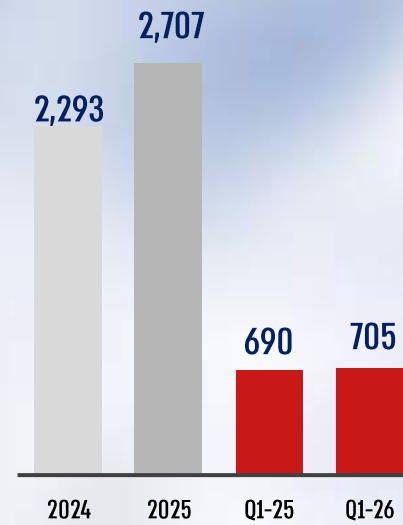
**Significant Projects** (Cont.)

**Residential Construction**

**Assuta**  
**Beer Sheva**



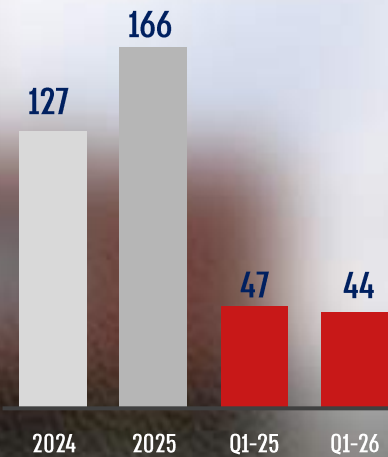
**Turnover**



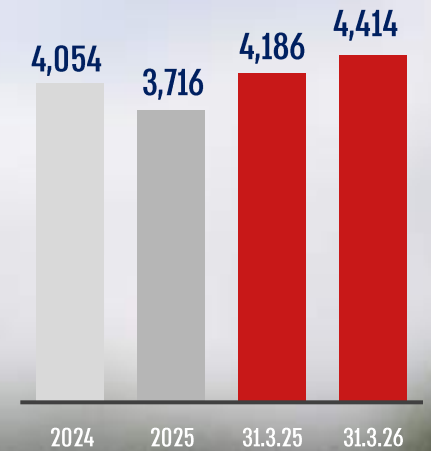
**Non-Residential Construction**

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

**Gross Profit**



**Backlog**





### Ministry of Justice

Estimated Financial Value	<b>NIS 660 Million</b>
Completion Rate	<b>97%</b>
Estimated Completion	<b>Q2, 2026</b>



### ToHa 2

Estimated Financial Value	<b>NIS 675 Million</b>
Completion Rate	<b>94%</b>
Estimated Completion	<b>Q4, 2026</b>



### Government Headquarters

Jerusalem

Estimated Financial Value	<b>NIS 600 Million</b>
Completion Rate	<b>95%</b>
Estimated Completion	<b>Q2, 2026</b>



### Mediterranean towers

Or Yehuda

Estimated Financial Value	<b>NIS 551 Million</b>
Completion Rate	<b>2%</b>
Estimated Completion	<b>Q4, 2028</b>



### Kiryat Magen David Adom

Ramla

Estimated Financial Value	<b>NIS 455 Million</b>
Completion Rate	<b>0%</b>
Estimated Completion	<b>Q2, 2029</b>



### AD 120

| Kiryat Motzkin

Estimated Financial Value	<b>NIS 499 Million</b>
Completion Rate	<b>15%</b>
Estimated Completion	<b>Q3, 2028</b>



### Complex 1000

| Rishon Lezion

Estimated Financial Value	<b>NIS 501 Million</b>
Completion Rate	<b>62%</b>
Estimated Completion	<b>Q1, 2027</b>



### LandMark\*

Estimated Financial Value	<b>NIS 421 Million</b>
Completion Rate	<b>89%</b>
Estimated Completion	<b>Q3, 2027</b>

\* Denya's Share

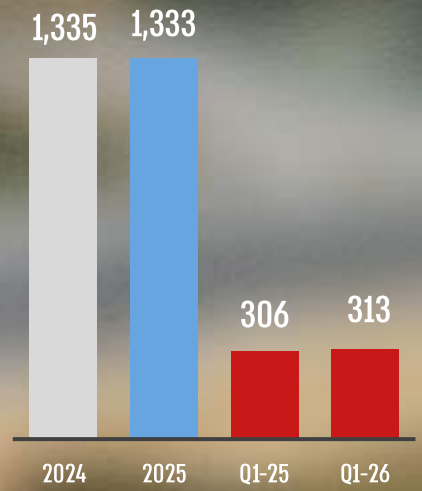
# Significant Projects

## Non-Residential Construction



**Wingate Interchange  
Section 4A**

**Turnover**



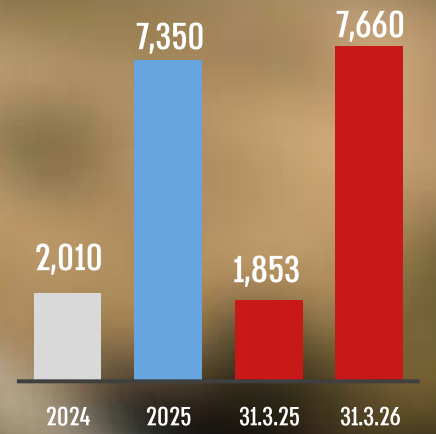
**Infrastructure  
& Concessions**

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

**Gross Profit**



**Backlog**



# Infrastructure & Concessions



## Government headquarters & court of law | Afula

Share in the Concessionaire & constructor 100%

Estimated Completion Q2, 2028

Concession period until 2050



## Light Rail Jerusalem | Blue Line

Estimated Financial Value NIS 5,002 Million

Completion Rate 3%

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 908 Million

Completion Rate 26%

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	25	1
Denya Spring View D	Warsaw	Poland	100%	25	4	21
Denya Spring View E *	Warsaw	Poland	100%	26	0	26
Denya Spring View F *	Warsaw	Poland	100%	25	0	25
Denya Forest Bloc G	Timisoara	Romania	100%	117	19	98
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	33	54
<b>Total</b>				<b>1,450</b>	<b>81</b>	<b>1,369</b>

\* Marketing of the project has not yet begun.

## 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
Denya Forest Bloc D	Timisoara	Romania	100%	117	116	1
<b>Total</b>				<b>824</b>	<b>816</b>	<b>8</b>



### 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



### 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

# Significant Projects

## Residential Development & Construction

## Developer's Strengths

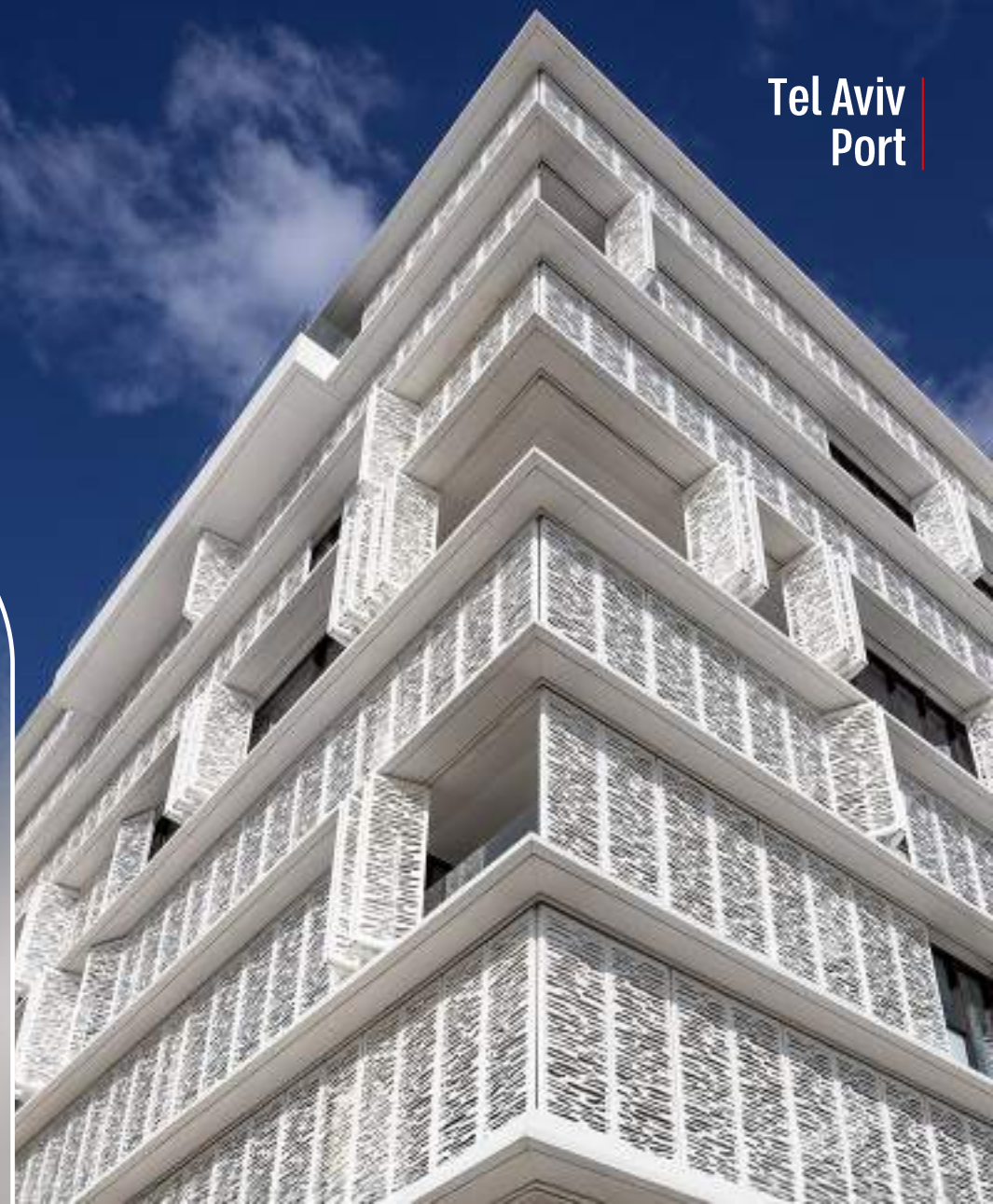
- Unleveraged land purchase
- Zero project debt
- Zero exposure to rising interest rates

# Balance Sheet

## Liabilities & Equity Capital

NIS Thousands, 31.3.2026

	31.3.2026	31.12.2025
Total Balance Sheet	3,453,330	3,270,935
Total Current Assets	2,529,173	2,490,625
Total Current Liabilities	2,188,718	2,007,825
Equity	902,936	907,175



**Ha'Shvatim**  
Bat Yam



**Thank You**

**W DENYA**  
Israel's Construction & Infrastructure Company