



TLV
Tel Aviv



W | DENYA
Israel's Construction & Infrastructure Company

**Build
the
Future**

H1 - 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 the subsidiary Cebus

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 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

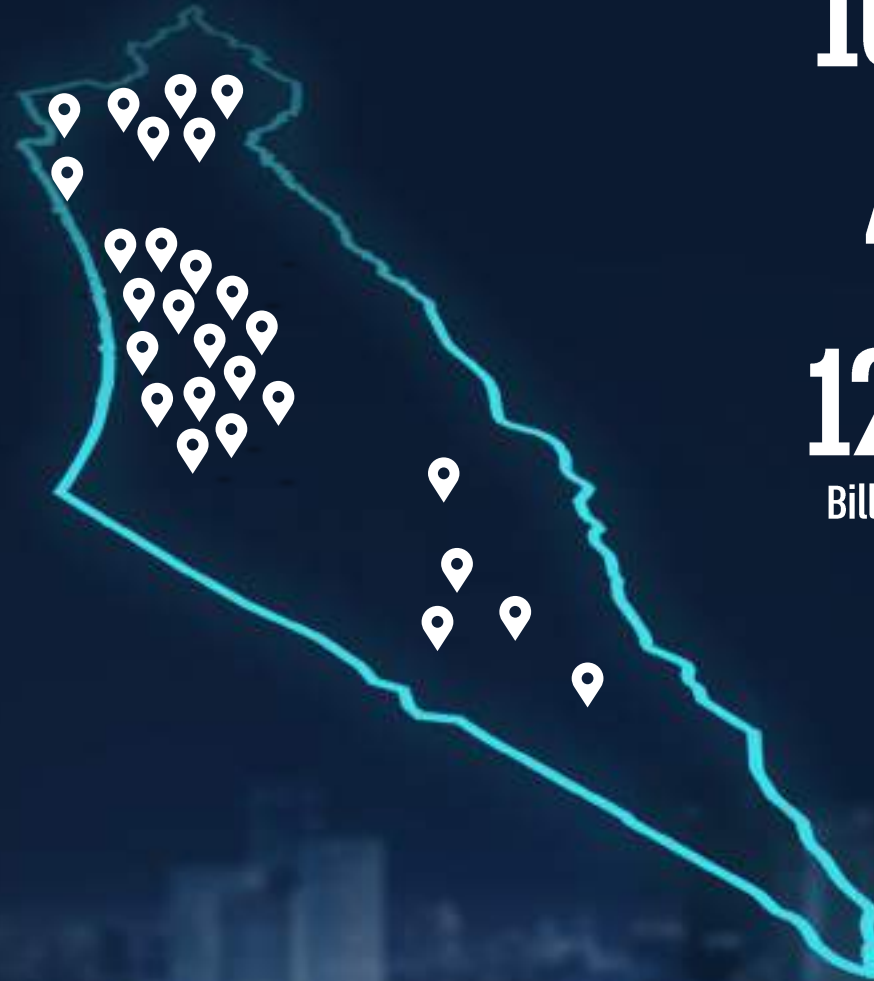
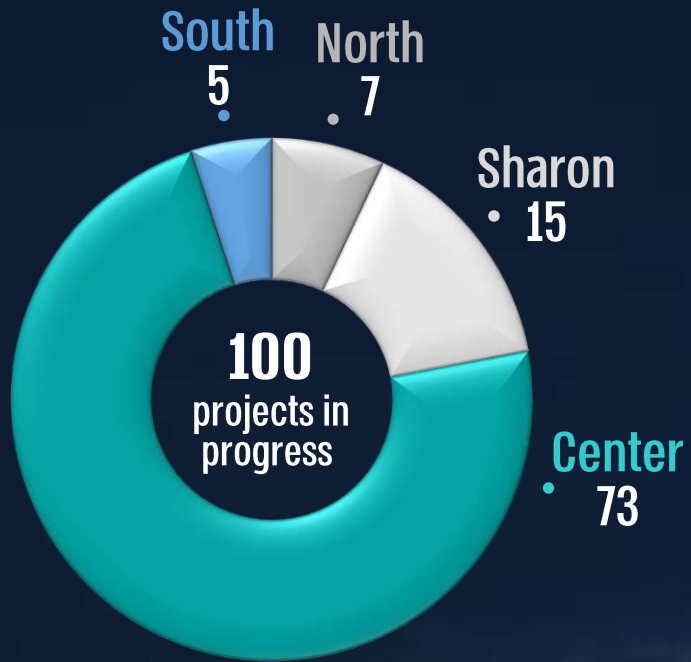


Electro-mechanics & air conditioning systems



International activity in 3 countries

Building Israel



100 Active projects in progress

40 Cities

12.9 backlog
Billion NIS

Financial Strength

12.9
Billion
NIS

backlog

2.8
Billion
NIS

Periodic
turnover

85
Million
NIS

Net
profit

17
Million
NIS

Financing
income,
Net

80
Million
NIS

Dividends
announced
during the
period

750
Million
NIS

Cash,
restricted
deposits and
liquid
securities

0

Corporate
Debt

2.7
Billion
NIS

Market
value
as of the
reporting
date

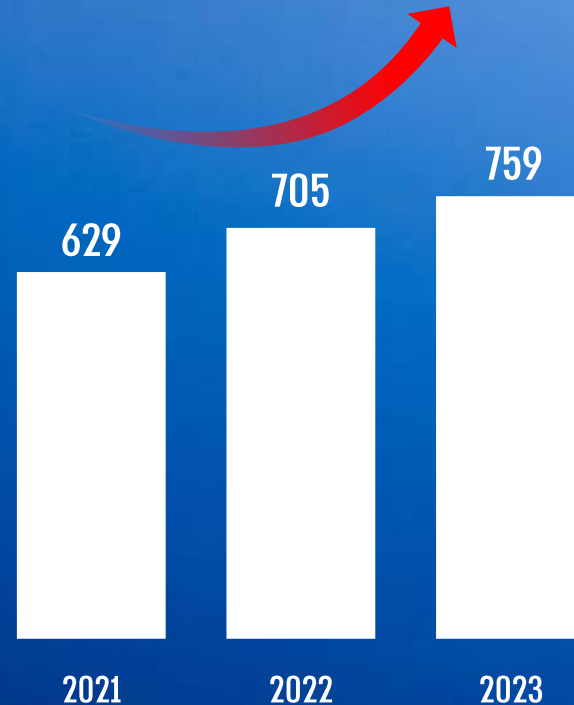
Haifa port
connections



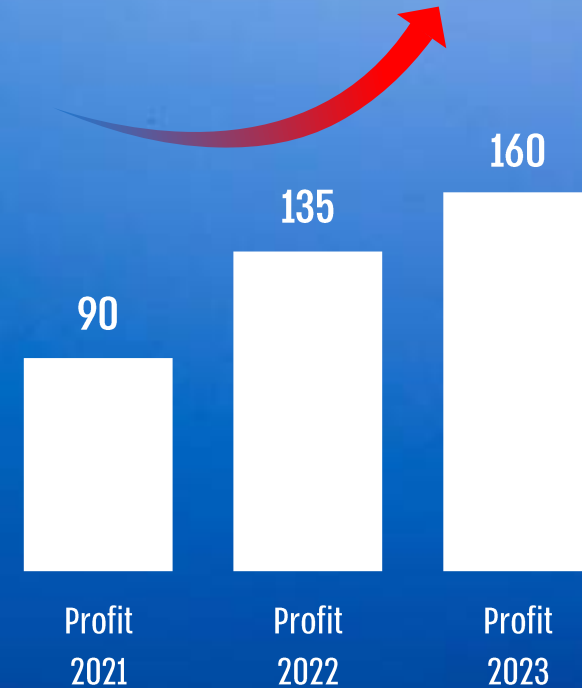
Equity and dividend distribution

Million NIS

Equity



Group's Dividend



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

Year	2021	2022	2023	
Net profit	201	175	196	
Dividend yield	3%	5%	5%	

The total dividend distributed for 2021-2023

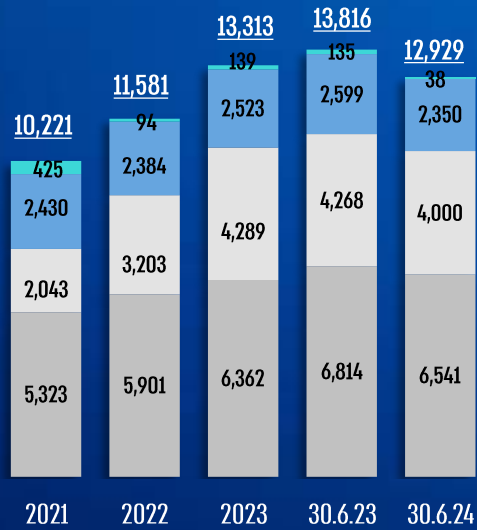
NIS 385 million

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

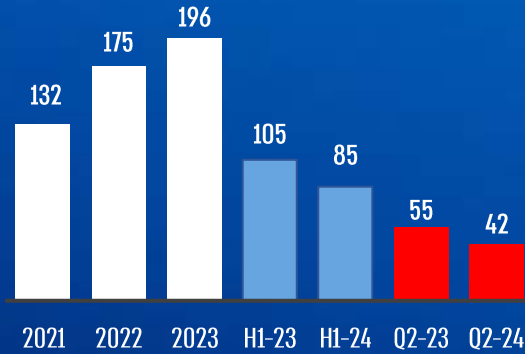
Ca. 65%

Financial Growth (In million NIS)

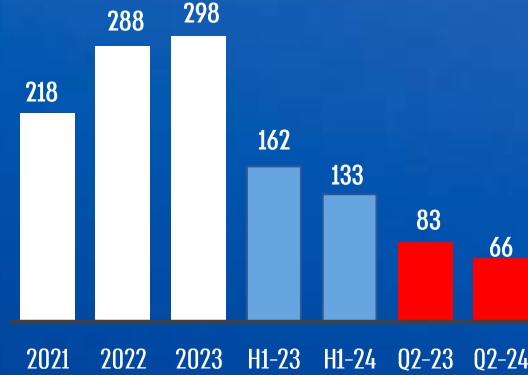
Backlog



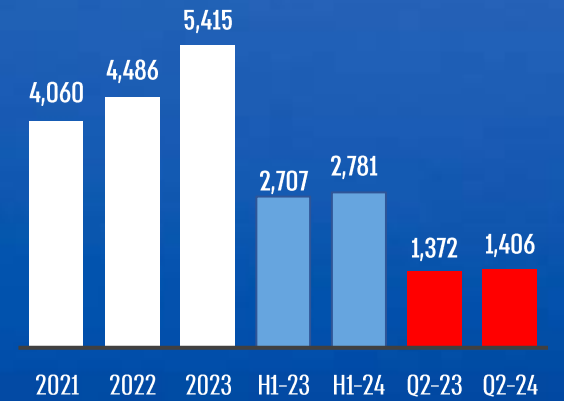
Net Profit



EBITDA



Turnover



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

Consolidated Orders Backlog by Activities segments (Million NIS)

	Backlog			
	30.6.24	2023	2022	2021
Residential Construction	6,541	6,362	5,901	5,323
Non-Residential Construction	4,000	4,289	3,203	2,043
Infrastructure and Concessions	2,350	2,523	2,384	2,430
Residential Development & Construction	38	139	94	425
Total Backlog as per the Financial Statements	12,929	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 June 30, 2024 until the date of publishing of the financial statements, new projects totaling **NIS 1.3 Billion** 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

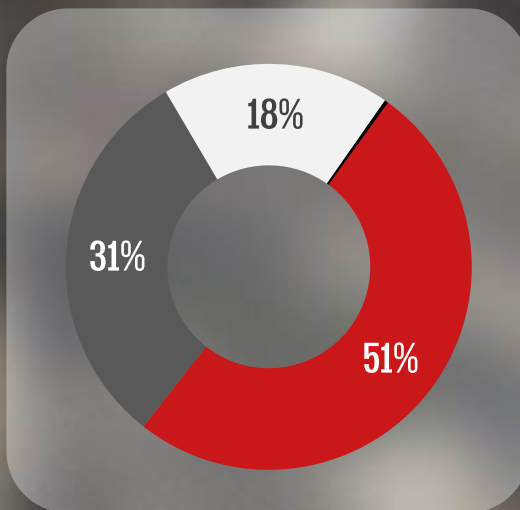


Non-
Residential
Construction

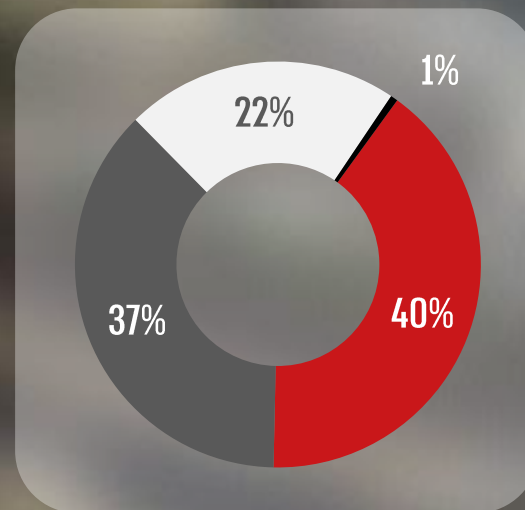


Residential
Construction

Backlog as per 30.6.24
NIS 12.9 Billion



Turnover in H1-2024
approx. NIS 2.8 Billion



● Residential
Construction

● Non-Residential
Construction

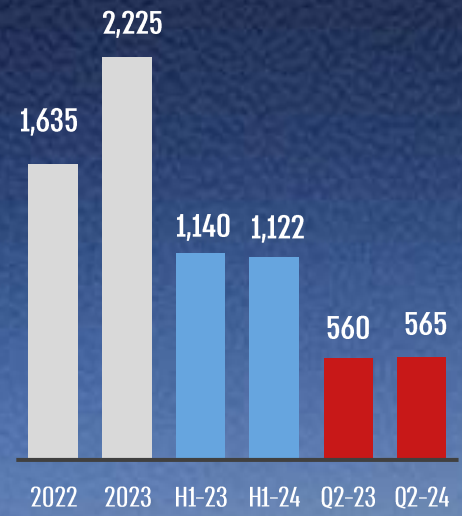
● Infrastructure and
Concessions

● Residential Development
& Construction

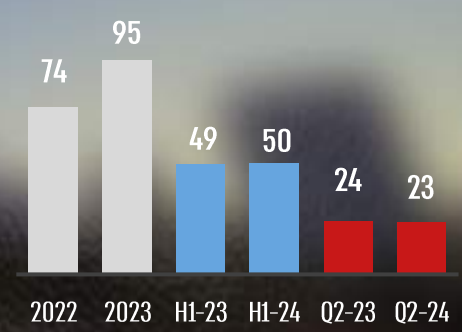


**DUO
Semel south**

Turnover



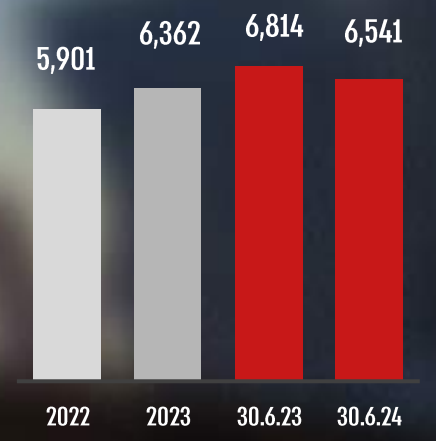
Gross Profit



**Residential
Construction**

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

Backlog





DUO
Semel south *

Estimated Financial Value	NIS 469 Million
Completion Rate	27%
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 520 Million
Completion Rate	53%
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	44%
Estimated Completion	Q1, 2026



Aura
Ramat Chen

Estimated Financial Value	NIS 605 Million
Completion Rate	19%
Estimated Completion	Q4, 2026



UPPER HOUSE
Yad Eliyahu

Estimated Financial Value	NIS 668 Million
Completion Rate	78%
Estimated Completion	Q1, 2025

Significant Projects

Residential Construction

Residential Construction

Significant Projects (Cont.)

Gindi Ramat Efal

Estimated Financial Value **NIS 785 Million**

Completion Rate **0%**

Estimated Completion **Q1, 2027**

Nofey Ben Shemen

Estimated Financial Value **NIS 433 Million**

Completion Rate **88%**

Estimated Completion **Q3, 2024**

Gindi Towers Tel Aviv - Tower 4

Estimated Financial Value **NIS 529 Million**

Completion Rate **79%**

Estimated Completion **Q1, 2025**

Aura

Ramat Ha'Sharon - Phase B

Estimated Financial Value **NIS 446 Million**

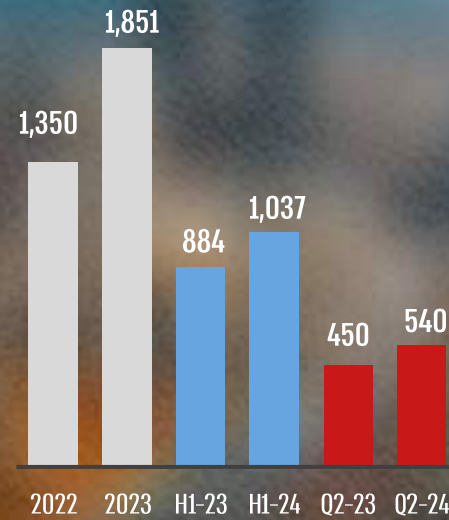
Completion Rate **4%**

Estimated Completion **Q2, 2027**

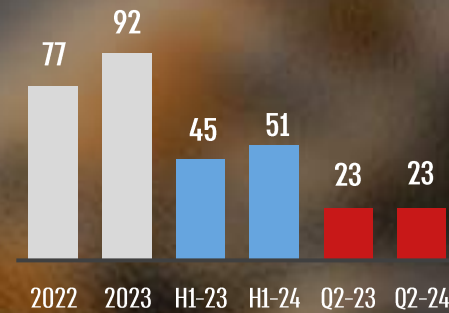
**Government
Headquarters**
Jerusalem



Turnover



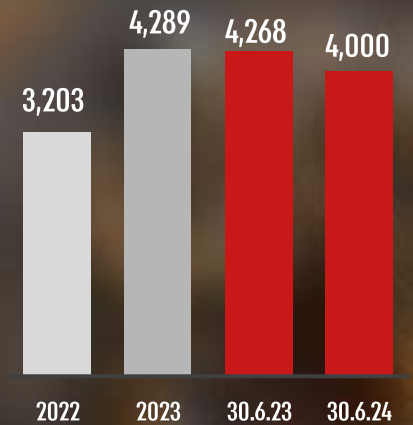
Gross Profit



**Non-Residential
Construction**

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

Backlog



Non-Residential Construction

Significant Projects

Ministry of Justice

Estimated Financial Value **NIS 588 Million**

Completion Rate **95%**

Estimated Completion **Q1, 2025**

TOHA 2

Estimated Financial Value **NIS 570 Million**

Completion Rate **45%**

Estimated Completion **Q4, 2026**

Government Headquarters | Jerusalem

Estimated Financial Value **NIS 585 Million**

Completion Rate **76%**

Estimated Completion **Q1, 2025**

Complex 1000 | Rishon Lezion

Estimated Financial Value **NIS 480 Million**

Completion Rate **11%**

Estimated Completion **Q3, 2026**

LandMark *

Estimated Financial Value **NIS 410 Million**

Completion Rate **76%**

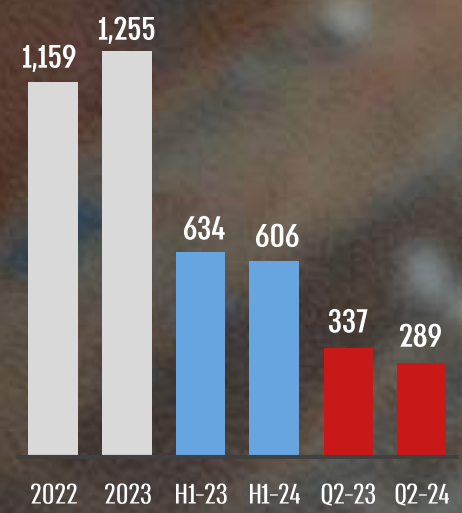
Estimated Completion **Q4, 2026**

* Denya's Share

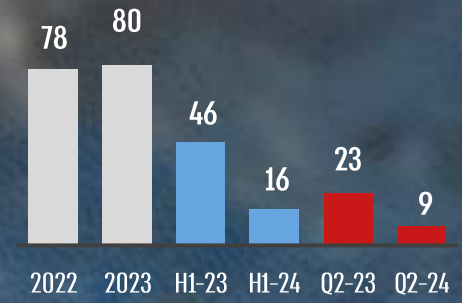


BIG
Petah Tikva

Turnover



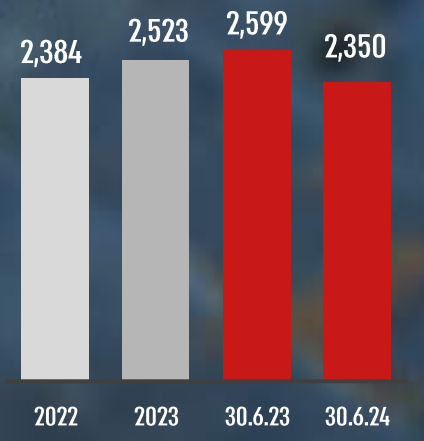
Gross Profit



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 974 Million

Completion Rate 73%

Estimated Completion Q2, 2025

Share in the Concessionaire 25%

Share in the EPC 50%



Eastern Track
| Section B

Estimated Financial Value NIS 807 Million

Completion Rate 99%

Estimated Completion Q1, 2025



Fourth Track
| Ayalon section

Estimated Financial Value NIS 490 Million

Completion Rate 6%

Estimated Completion Q2, 2029



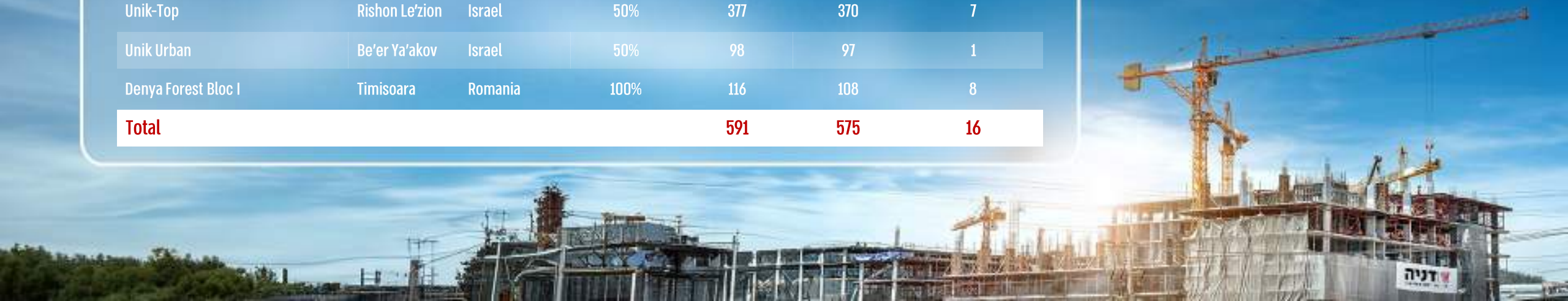
Projects Under Construction

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	39	7
Denya Spring View – phase C	Warsaw	Poland	100%	26	0	26
Denya Forest Bloc H	Timisoara	Romania	100%	116	93	23
Denya Forest Bloc D	Timisoara	Romania	100%	116	0	116
Denya Lake	Bucharest	Romania	100%	87	5	82
Total				391	137	254

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	370	7
Unik Urban	Be'er Ya'akov	Israel	50%	98	97	1
Denya Forest Bloc I	Timisoara	Romania	100%	116	108	8
Total				591	575	16

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
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, 46 units in phases A+B, 26 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

	30.6.2024	31.12.2023
Total Balance Sheet	2,584,418	2,487,007
Total Current Assets	2,240,562	2,130,832
Total Current Liabilities	1,746,429	1,655,456
Equity	768,723	759,210

Balance Sheet Liabilities & Equity Capital

NIS Thousands
 30.6.2024



Zahav on the
Park

Thank You

 DENYA

Israel's Construction & Infrastructure Company