



TLV
Tel Aviv



W | DENYA
Israel's Construction & Infrastructure Company

**Build
the
Future**

Q3 - 2024

**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 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 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

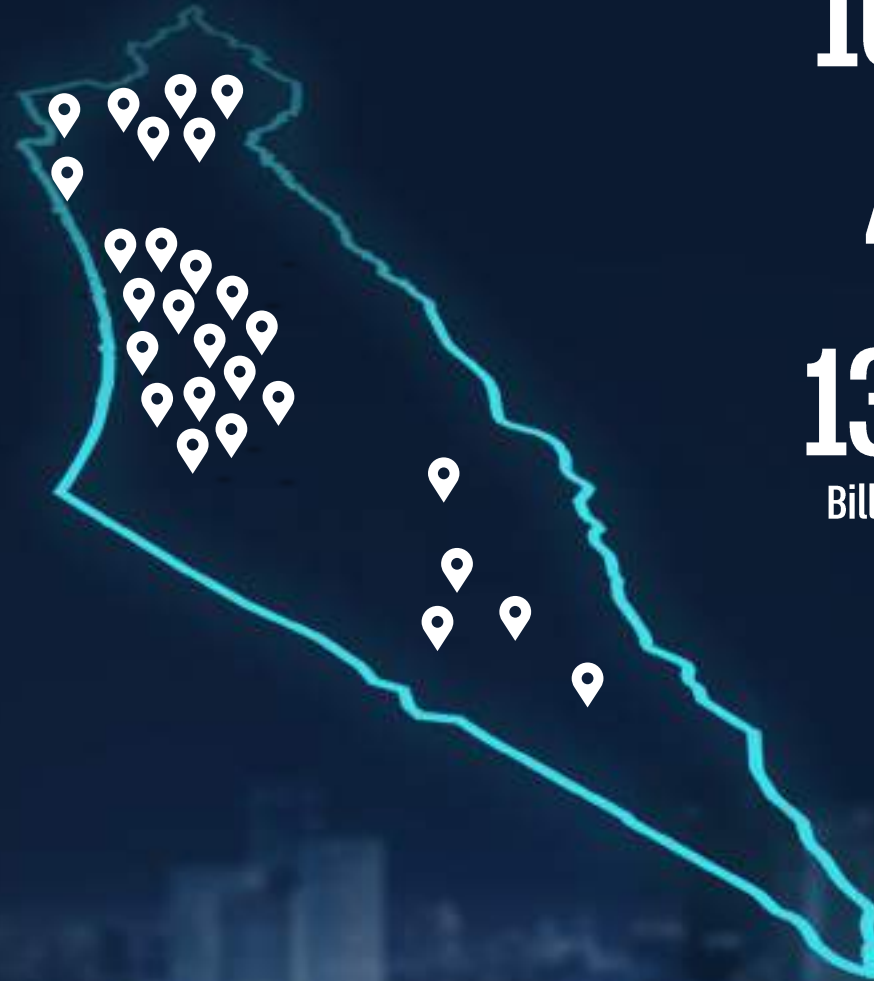
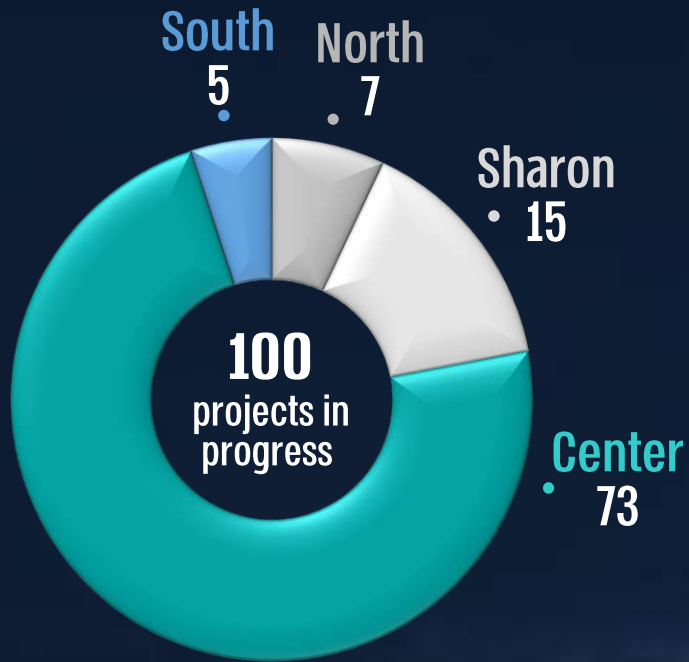


Electro-mechanics & air conditioning systems



International activity in 3 countries

Building Israel



100 Active projects in progress

40 Cities

13.2 backlog
Billion NIS

Financial Strength

as of September 30, 2024

13.2
Billion
NIS

backlog

4.4
Billion
NIS

Period
turnover

130
Million
NIS

Net
profit

22
Million
NIS

Financing
income,
Net

120
Million
NIS

Dividends
announced
during the
period
1-9/24

631
Million
NIS

Cash,
restricted
deposits and
marketable
securities

0

Corporate
Debt

3.1
Billion
NIS

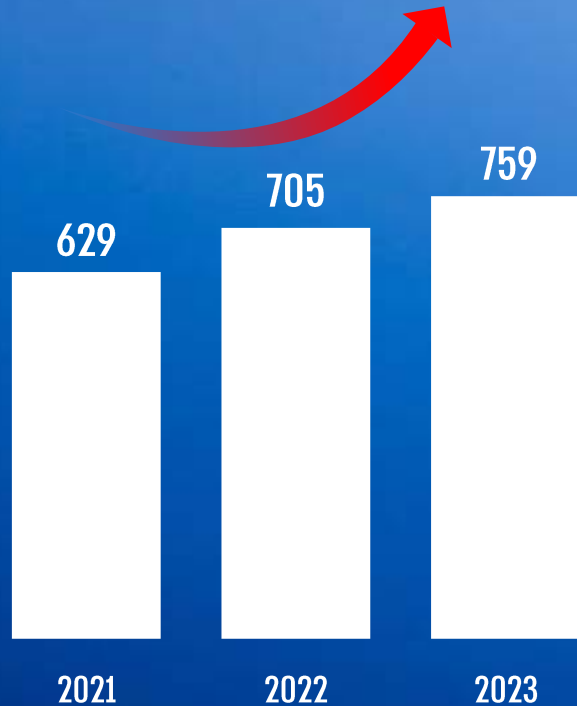
Market
cap
as of the
reporting
date

Haifa port
connections

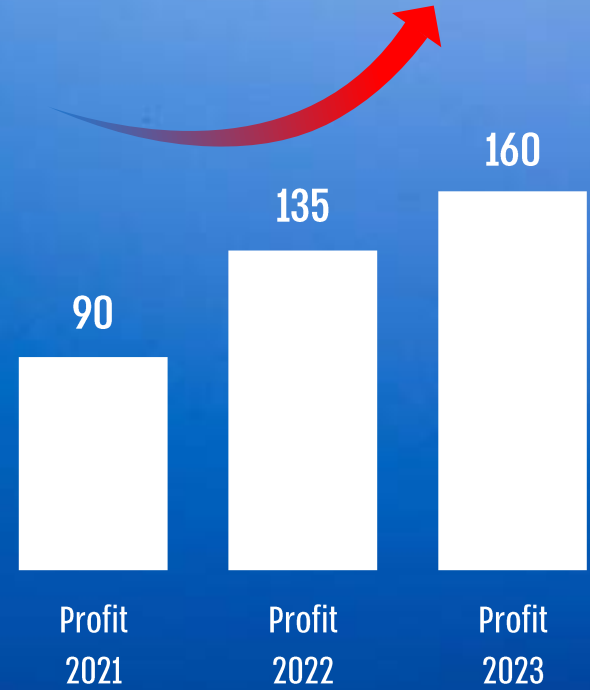


Million NIS

Equity



Group's Dividend



The total dividend distributed for 2021-2023

NIS 385 million

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

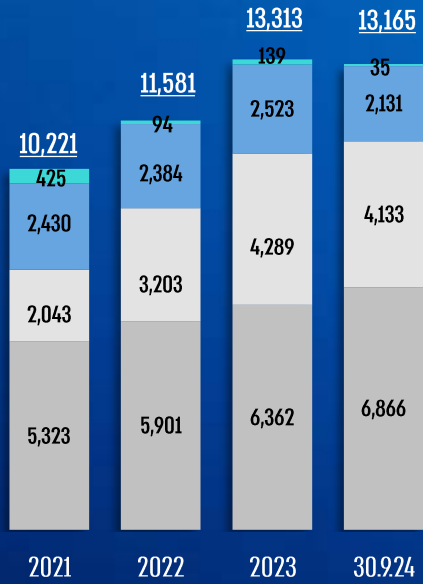
Ca. 65%

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

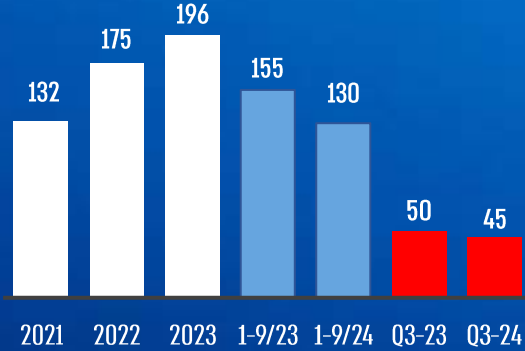
Year	2021	2022	2023	
Net profit	201	175	196	
Dividend yield	3%	5%	5%	

Financial Growth (In million NIS)

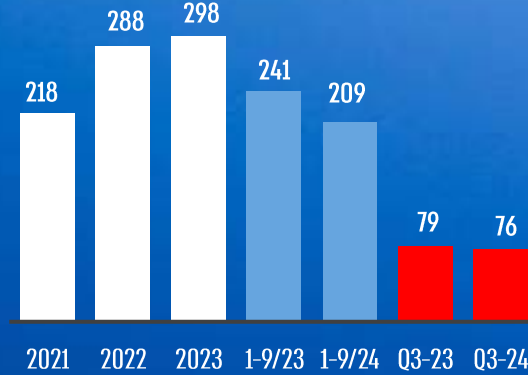
Backlog



Net Profit



EBITDA



Turnover



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

Consolidated Orders Backlog

by Activities segments (Million NIS)

	Backlog			
	30.9.24	2023	2022	2021
Residential Construction	6,866	6,362	5,901	5,323
Non-Residential Construction	4,133	4,289	3,203	2,043
Infrastructure and Concessions	2,131	2,523	2,384	2,430
Residential Development & Construction	35	139	94	425
Total Backlog as per the Financial Statements	13,165	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

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

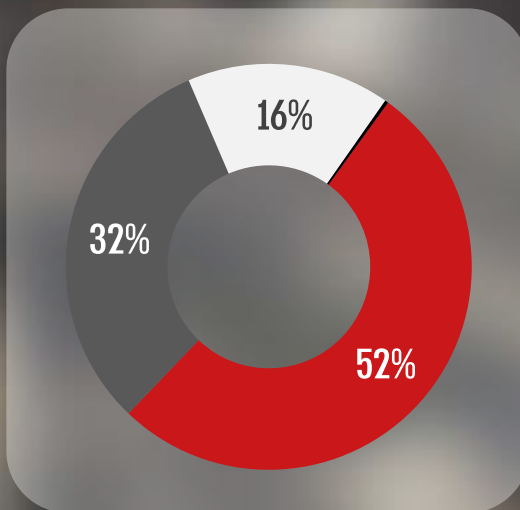


Non-
Residential
Construction

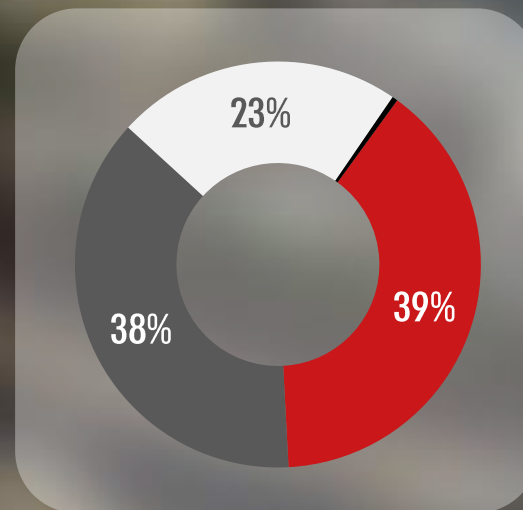


Residential
Construction

Backlog as of 30.9.24
NIS 13.2 Billion



Turnover in 1-9/2024
approx. NIS 4.4 Billion



● Residential
Construction

● Non-Residential
Construction

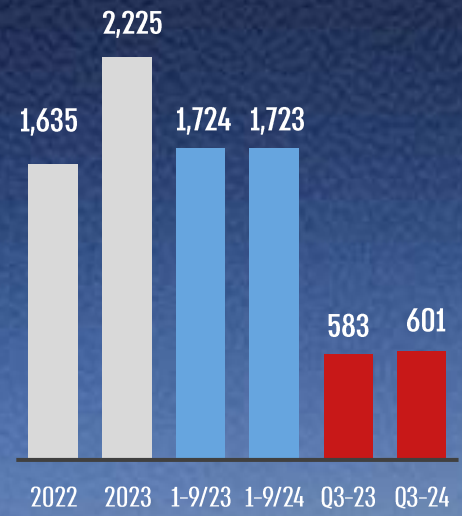
● Infrastructure and
Concessions

● Residential Development
& Construction

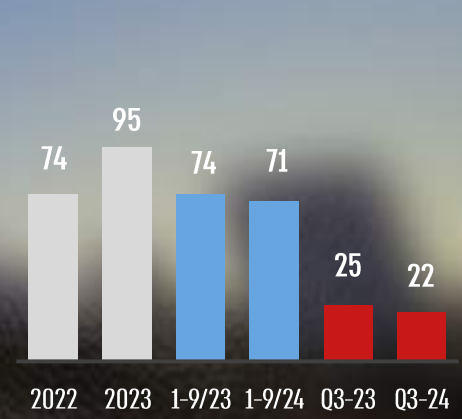


**DUO
Semel south**

Turnover



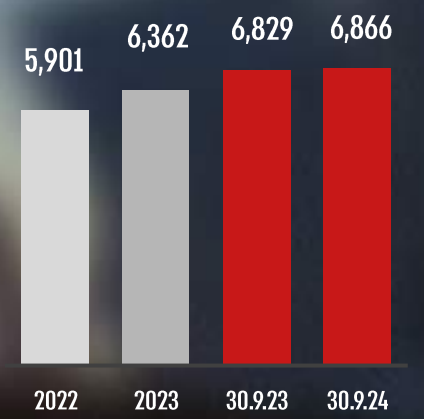
Gross Profit




**Residential
Construction**

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

Backlog





DUO
Semel south *

Estimated Financial Value	NIS 474 Million
Completion Rate	30%
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 523 Million
Completion Rate	62%
Estimated Completion	Q1, 2025



The South Gate
Jerusalem


Estimated Financial Value	NIS 465 Million
Completion Rate	1%
Estimated Completion	Q2, 2028

* Denya's Share




Bat-Yam Moment | Ha'Shvatim

Estimated Financial Value	NIS 787 Million
Completion Rate	51%
Estimated Completion	Q1, 2026



Aura
Ramat Chen

Estimated Financial Value	NIS 611 Million
Completion Rate	26%
Estimated Completion	Q4, 2026



UPPER HOUSE
Yad Eliyahu

Estimated Financial Value	NIS 669 Million
Completion Rate	83%
Estimated Completion	Q1, 2025

Significant Projects
Residential Construction

Residential Construction

Significant Projects (Cont.)

Gindi Ramat Efal

Estimated Financial Value **NIS 785 Million**

Completion Rate **1%**

Estimated Completion **Q1, 2027**

Nofey Ben Shemen

Estimated Financial Value **NIS 433 Million**

Completion Rate **93%**

Estimated Completion **Q4, 2024**

Gindi Towers Tel Aviv - Tower 4

Estimated Financial Value **NIS 534 Million**

Completion Rate **83%**

Estimated Completion **Q1, 2025**

Aura Ramat Ha'Sharon - Phase B

Estimated Financial Value **NIS 446 Million**

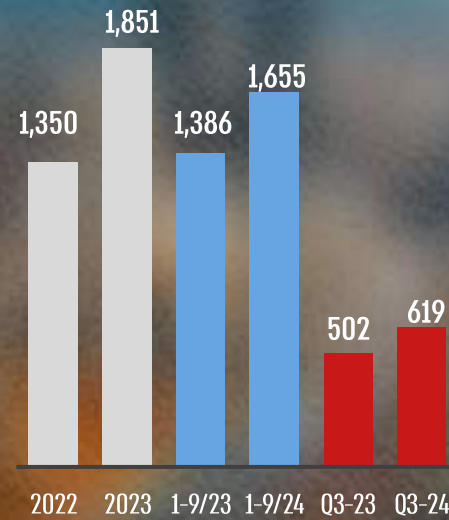
Completion Rate **7%**

Estimated Completion **Q2, 2027**

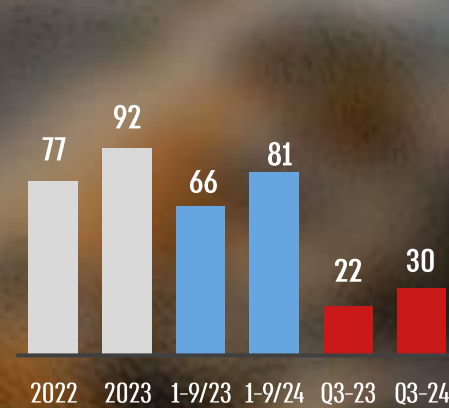
**Government
Headquarters**
Jerusalem



Turnover



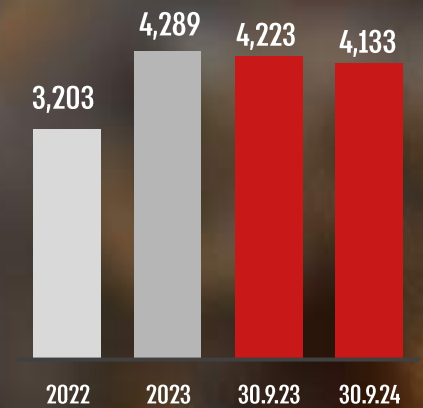
Gross Profit



**Non-Residential
Construction**

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

Backlog





Ministry of Justice

Estimated Financial Value	NIS 588 Million
Completion Rate	96%
Estimated Completion	Q1, 2025



TOHA 2

Estimated Financial Value	NIS 580 Million
Completion Rate	53%
Estimated Completion	Q4, 2026



Government Headquarters

| Jerusalem

Estimated Financial Value	NIS 587 Million
Completion Rate	77%
Estimated Completion	Q1, 2025



AD 120

| Kiryat Motzkin

Estimated Financial Value	NIS 470 Million
Completion Rate	0%
Estimated Completion	Q2, 2028



Complex 1000

| Rishon Lezion

Estimated Financial Value	NIS 488 Million
Completion Rate	16%
Estimated Completion	Q3, 2026



LandMark*

Estimated Financial Value	NIS 410 Million
Completion Rate	79%
Estimated Completion	Q4, 2026

* Denya's Share

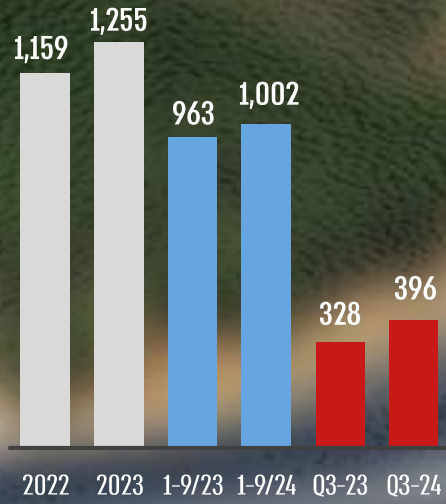
Significant Projects

Non-Residential Construction



444 Road

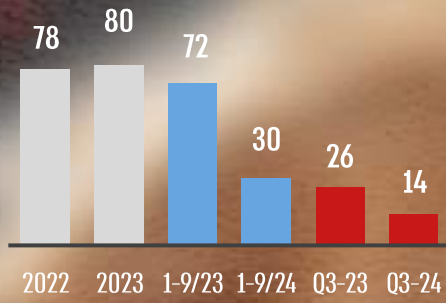
Turnover



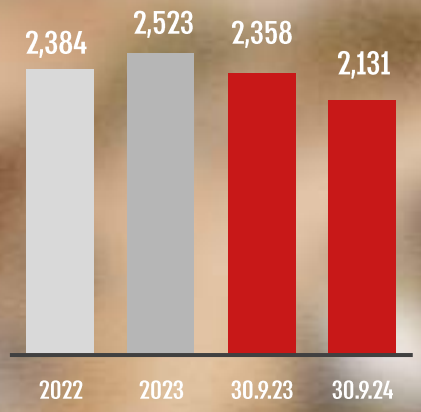
Infrastructure & Concessions

Backlog, Turnover & Profitability
 (Million NIS)

Gross Profit



Backlog

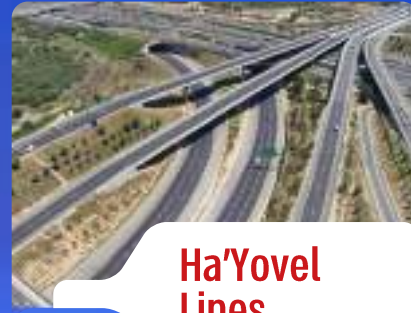


Infrastructure & Concessions



Light Rail
 Jerusalem | Blue Line

Share in the Concessionaire	50%
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



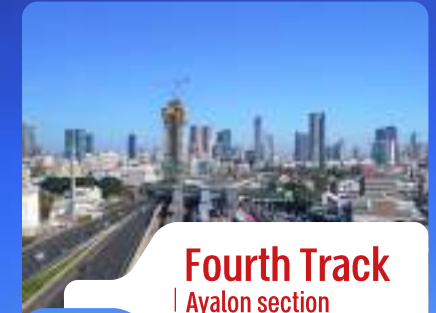
Fast Lanes
 | Shefayim parking lot & 541 Road

Estimated Financial Value	NIS 998 Million
Completion Rate	81%
Estimated Completion	Q2, 2025
Share in the Concessionaire	25%
Share in the EPC	50%



Eastern Track
 | Section B

Estimated Financial Value	NIS 814 Million
Completion Rate	99%
Estimated Completion	Q1, 2025



Fourth Track
 | Ayalon section

Estimated Financial Value	NIS 490 Million
Completion Rate	14%
Estimated Completion	Q2, 2029



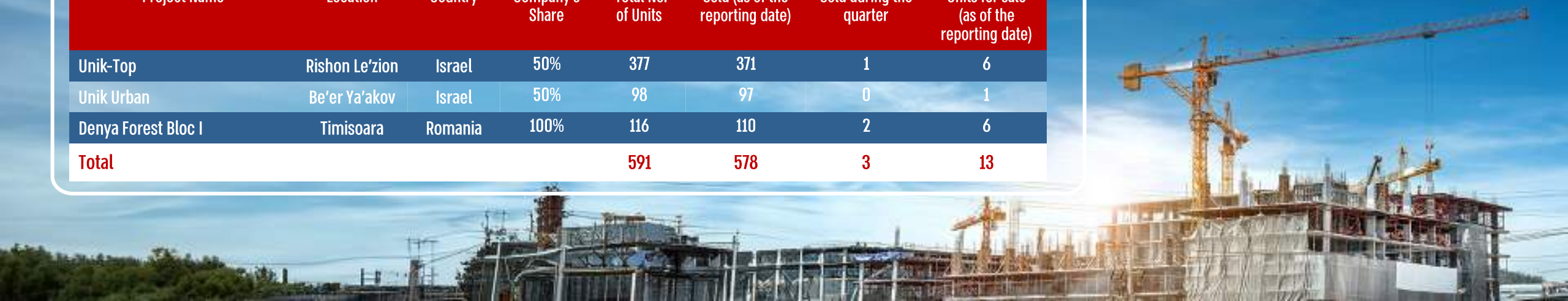
Projects Under Construction

Project Name	Location	Country	Company's Share	Total No. of Units	Sold (as of the reporting date)	Sold during the quarter	Units for sale (as of the reporting date)
Denya Spring View – phase A+B	Warsaw	Poland	100%	46	44	5	2
Denya Spring View – phase C	Warsaw	Poland	100%	26	9	9	17
Denya Spring View – phase D+E+F	Warsaw	Poland	100%	76	0	0	76
Denya Forest Bloc H	Timisoara	Romania	100%	116	110	17	6
Denya Forest Bloc D	Timisoara	Romania	100%	116	0	0	116
Denya Forest Bloc G	Timisoara	Romania	100%	116	0	0	116
Denya Lake	Bucharest	Romania	100%	87	14	9	73
Total				583	177	40	406

Completed projects

Project Name	Location	Country	Company's Share	Total No. of Units	Sold (as of the reporting date)	Sold during the quarter	Units for sale (as of the reporting date)
Unik-Top	Rishon Le'zion	Israel	50%	377	371	1	6
Unik Urban	Be'er Ya'akov	Israel	50%	98	97	0	1
Denya Forest Bloc I	Timisoara	Romania	100%	116	110	2	6
Total				591	578	3	13

Residential Development & 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 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

Location: Warsaw | Land cost: NIS 11 Million
Project Scope: 148 Residential Units
Under Construction

Project Under Construction

Denya Forest - Bloc G

Fifth building out of 5. 12 floors and 116 residential units. Construction commenced in 2024, scheduled for completion in 2026

Location: Timisoara | Land cost: NIS 4 Million
Project Scope: 116 Residential Units
Under Construction

Project Under Construction

Denya Forest - Bloc D

Fourth building out of 5. 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

Denya Forest - Bloc H

Third building out of 5. 12 floors and 116 residential units. Construction commenced in 2022, scheduled for completion in 2024

Location: Timisoara | Land cost: NIS 3 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

	30.9.2024	31.12.2023
Total Balance Sheet	2,757,949	2,487,007
Total Current Assets	2,367,466	2,130,832
Total Current Liabilities	1,888,936	1,655,456
Equity	780,888	759,210

Balance Sheet Liabilities & Equity Capital

NIS Thousands
30.9.2024



Zahav on the
Park

Thank You

 DENYA

Israel's Construction & Infrastructure Company