

# Danya Cebus

SMART CONSTRUCTION

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# Danya Cebus Ltd.

Danya Cebus Ltd., a subsidiary of Africa Israel Investments Ltd., has been traded in the Israeli stock exchange since the year 2000. The company operates in the field of construction including but not limited to infrastructure, civil engineering, public projects and so forth; it has exhibited outstanding capabilities in planning and executing complex projects, integrating exceptional management and engineering capabilities, advanced construction methods and uncompromising quality and service.

Since its establishment approximately eighty years ago, Danya Cebus has consistently strengthened its position as a leading company in the construction market, focusing on high-quality residential buildings - the core and pride of the company, while steadily establishing a growing network of excellent relationships with the leading entrepreneurial companies in the country, backed up by tens of thousands of satisfied customers.

The company has also executed dozens of impressive public buildings, office buildings, commercial and industrial projects, for public and private entrepreneurs.

Danya Cebus has specialized over the past decade in the execution of large-scale, complex infrastructure projects, including road construction, railway infrastructure, bridges, tunneling and development of the auxiliary supporting infrastructures.

The Cebus Rimon factory for industrialized construction, wholly owned by the company, delivers high-quality industrialized solutions for all kinds of construction and infrastructure.

The company has established itself as a "key player" in complex Design-Build projects as well as functioning as a contracting company in public-sector projects involving the private sector (PFI, PPP), thanks to its in-house engineering capability, which enables to design civil engineering works and to evaluate efficient alternatives to existing designs. Additionally, the company, through subsidiaries, has for years been exporting its management and engineering capabilities in support of successful overseas projects.

The company has been, past and present, highly successful in executing impressive projects in Europe and the United States - residential, commercial, offices and hotels for Africa Israel as well as on behalf of other entrepreneurs.

Recently, Danya-Cebus has established niche subsidiaries:

Forma, specializing in finishing works and restoration, and Geo Danya, specializing in geotechnical works.

In late 2009, Danya purchased the Africa Israel Residential company, which develops over 1,000 apartments per year and operates under the Savyonim brand name. The company was chosen by the Dun & Bradstreet Group to be among the 100 leading companies in Israel for 2013.



Geodanya: Galey Gil shaft Ramat Gan



labima. Tel Aviv Total of 14,000 sq.m.



orma: HaY<u>arkon 96 Tel Aviv</u> Apartments: 45



nfrastructure: Highway 431





oney Ramat Aviv, Tel Aviv Total of 112,255 sq. m., apartments: 391







Cotroceni Mall, Bucharest, Romania Total of 220,000 sq.m.



mon Bend rapeze beams

# Residential

Some of the most beautiful and luxurious residential neighborhoods built in recent years are just part of the tens of thousands of apartments that Danya Cebus has built since it was established. Some of the projects consist of villas, while others are high-rise residential towers. The projects are designed and executed to perfection down to the last detail, while implementing all of the latest technological innovations in the housing construction industry. This includes end-to-end landscape development, with community centers and commercial centers included for the benefit of the inhabitants. So far the company has built over 30,000 high quality apartments all over the country and has transformed the way residential neighborhoods are perceived in Israel, whether under the company's Savyonim brand name or on behalf of the largest and most important customers in Israel.

All of this has been done in an effort to bring full satisfaction to our clients - and to deliver many years of high quality residential experience for the project inhabitants along with a high standard of living and a warm welcoming atmosphere.





Opera al Hayam, Netanya Apartments: 196 Total of 43,471 sg.m.



huzat Hanassi building 310, Rehovot Apartments: 99 Total of 16,919 sq.m



Alonei Borochov, Ramat Gan Apartments: 144 Total of 32,508 sq.m.



co, Kfar Sava Apartments: 349 Total of 83,430 sq.m.



Apartments: 72 Total of 12,859 sq.m.



ndi One & Only, Petach Tikva Apartments: 523 Fotal of 91,003 sq.m.

### Em HaMoshavot neighborhood, Petach Tikva





indi Art, Hod HaSharon Apartments: 256 Fotal of 71,731 sq.m.



Apartments: 273 Fotal of 23,161 sq.m.



Gindi City Ramla Apartments: 364 Total of 54,582 sq.m.



Gindi Ramat Aviv, Tel Aviv Apartments: 92 Total of 22,372 sq.m.



Ganey Marom, Ramat Gan Apartments: 154 Total of <u>36,25</u>3 sq.m.



Ganey Zion, Jerusalem Apartments: 108 Total of 35,532 sq.m.





Ramot HaSharon Towers, Ramat HaSharon Apartments: 164 Total of 40,162 sq.m.



Gindi Towers, Ganey Tikva Apartments: 192 Total of 55,952 sq.m.



Dankner BaSharon, Netanya Apartments: 400 Total of 40,124 sg.m.



Apartments: 417 Total of 103,136 sq.m.



Hadar al Hayam, Ashdod Apartments: 158 Total of 35,019 sq.m.



Hatzlakhat Yehezkel, Rishon LeZion Apartments: 125 . Total of 21,387 sq.m.







Nahal Yavne, Yavne Apartments: 200 Total of 36,396 sq.m.

Savyoney Givatayim Apartments: 180 . Total of 48,664 sq.m.



Savyoney Netanya Apartments: 274 Total of 52,767 sq.m.



Savyoney Ramat Aviv, Tel Aviv Apartments: 391 Total of 102,905 sq.m.



Pesagot HaHalacha, Tel Aviv Apartments: 119 . Total of 35,251 sq.m.

Nobel Prize, Rishon LeZion Apartments: 450 Total of 67,243 sq.m.



Reviyat Florentin , Tel Aviv Apartments: 261 Total of 46,785 sq.m.

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NAM Tower, Tel Aviv

Apartments: 114 Total of 41,116 sq.m.



Apartments: 164 Total of 37,053 sq.m.

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SPACE OF LOSS

Apolonia Towers, Herzliya Apartments: 112

. Total of 28,938 sq.m.



YMCA Jerusalem Apartments: 101 Total of 19,192 sq.m.

THINNESS

Neeman Towers, Tel Aviv

Apartments: 93 Total of 28,805 sq.m.



Kfar Ganim Zeitouni and Gindi, Petach Tikva

















Marom Naveh - Ramat Gan Apartments: 238 Total of 66,989 sq.m.



Neve Savyon, Or Yehuda Apartments: 1,680 Total of 267,707 sq.m.



New Rehovot, Rehovot Apartments: 1,415 Total of 254,476 sq.m.



Savyoney Netzer Sereni, Ness Ziona Apartments: 765 Total of 123,370 sq.m.





Ir Yamim, Netanya Apartments: 240 Total of 61,494 sq.m.





Kardan BaMoshava, Petach Tikva Apartments: 695 Total of 141,583 sq.m.



Kiryat HaSavyonim, Yehud Apartments: 1,612 Total of 122,209 sq.m.

# **Commercial-public, office and industry**

The company has built some of the most well-known industrial buildings, office complexes and commercial centers in Israel:

The Tel Aviv Museum, the Israel Museum in Jerusalem, the Habima Theater in Tel Aviv, Ramat Aviv Mall, Jerusalem Arena, the Kirya Tower (Government building in Tel Aviv), Israel Police Headquarters in Tel Aviv, Israel Air Force general command in Tel Aviv, the Ziv Towers in Tel Aviv, the City Gates (Shaarey Ha'lr) project and government offices in Jerusalem, the Ness Ziona science industrial park, HaSavyonim mall in Yehud, Ir Yamim mall in Netanya, the Negev factory in Yeroham and the Intel fab in Kiryat Gat.

In order to grasp the technological power and logistical sophistication necessary for the construction of these projects, we must emphasize that they were all built while taking extra care to meet deadlines as well as upholding uncompromising standards of quality and safety.

It is no wonder then, that the leading economic entities of Israel, such as the Ministry of Finance, Bank Leumi, the Israel Airports Authority and the Israel Aerospace Industries chose Danya Cebus to manage and execute their flagship projects for them.





Petach Tikva Stadium Total of 14,148 sq.m.



Vitalgo Ziv Towers, Tel Aviv otal of 75.000 sq.m.



HaYovel Tower, Government borough, Tel Aviv Total of 111,950 sg.m.



Control Tower, Ben Gurion Airport Total of 8,000 sq.m.



Israel Museum, Jerusalem Total of 10.000 sg.m.

Ir Yamim Mall, Netanya fotal of 70.000 sg.m.





Arena Stadium, Jerusalem Total of 40,000 sg.m.



Kiryat Migdal, Petach Tikva Total of 33.000 sq.m.

# Infrastructure

Danya Cebus is proud to be a central player in the ongoing upgrading of the infrastructures necessary for the rapidly growing Israeli economy, including highways, interchanges, bridges, tunnels, railways and so forth. In all of these, Danya is a proud partner.

Danya Cebus has executed some of the most complex projects ever undertaken in Israel, for example the Cross-Israel Highway (Highway 6), Route 40 - the Beer Sheva Bypass, the Gilon tun-nels in the Akko-Carmiel railway line section and segments of the new railway line to Jerusalem and Modi'in. These projects are an expression of Danya Cebus' strengths and its outstanding tech-nological, logistical and management capabilities.





Motza Bridge, Jerusalem



ighway 4, Binyamina



722 Railway Overpass, Yokneam





Highway 431

Dov Hoz Interchange, Holon

## Gilon Tunnels, Akko





osefthal Interchange, Bat Yam



Railway to Modiin

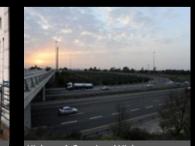
# Design-Build and P.P.P

Danya Cebus is the leading company in Israel in the Public Private Partnership sector.

It offers its customers comprehensive warranties for all project stages - from the preliminary design through to post-completion maintenance and operation. Under the P.P.P. system, customers benefit from private sector financing, reduced costs, more efficient quality control, comprehensive warranty, dependable deadlines, efficient project management and advanced technological solutions. One of the best examples of a P.P.P. project by Danya Cebus is the construction of Highway 431 - a lateral expressway enabling delay-free commuting between Rishon LeZion and Modi'in, delivering an advanced, safe driving experience. In this project, as in the Cross-Israel Highway (Highway 6), Danya Cebus is engaged both as a concessionaire and as the executing contractor, providing all of the design, construction and operation services all within a one-stop shop.



Generi, Jerusalem Total of 48,645 sq.m.



Highway 6, Cross-Israel Highway





lighway 431

100



REAL PROPERTY. 335.96



Beer Sheva Prison

tudents Dormitories, Jerusalem Total of 39,014 sq.m.









ighway 6, Cross-Israel Highway

# **International Business**

Danya Cebus currently operates outside Israel: in Romania, Russia and in the United States.

#### Romania- Danya Cebus Rom:

Danya Cebus Rom is a construction company which has been operating in Romania since 2007 as a part of the Danya Cebus Group's global growth strategy. Danya Cebus Rom has established itself in Romania as a high quality business leader. Its work is characterized by advanced management, putting to good use many years of past experience. Throughout its years of activity the company has dealt successfully with numerous challenges and has overcome them all uncompromisingly. Danya Cebus Rom started its activity in Romania by building the EVOCASA ARMONIA project for Adama Holdings.

The project consisted of two residential towers with a total of 262 apartments.

Since its establishment in Romania, the company has executed complex, challenging engineering projects building residential, commercial and office spaces. Danya Cebus built the AFI PALACE mall in the Cotroceni neighborhood of Bucharest. The mall, the second largest in Eastern Europe, is 250,000 square meters in size and contains approximately 250 stores. Construction work on the mall began in October 2007 and ended in October 2009. During those 24 months the company worked 24-hour days 6 days a week. The project, which challenged Danya Cebus Rom's capabilities, engaged approximately 2,000 workers some of the time, it ran a concrete station which was set up on site and supplied 145,000 cubic meters of concrete. The project concluded successfully and includes a glass dome with an area of 4,200 sq.m., 4,500 tons of steel, approximately 1,000 doors, a 12,000 sq.m. skylight, 20 cinema theaters and a unique IMAX structure.

Since the project was completed, the company has been awarded two other contracts for construction of shopping malls in the cities of Arad and Ploiesti. The company has achieved a reputation as a leading company in this area in Romania.

In addition, the company has built thousands of apartments as well as office towers to an exceptionally high finishing standard. In view of its successes and the diverse projects it has built, the company was chosen to build the NATO AE-GIS ASHORE missile base in Eastern Europe in the southwestern Romanian town of Deveselu. Since its establishment, Danya Cebus Rom has won many awards in its field in Romania. The company's offices are located in the AFI PARK tower - a 10-story office tower that Danya Cebus Rom built as a part of a three-tower office complex, which will in the future be expanded to a total five towers.



AFI PLOIESTI, PLOIESTI Total of 54,000 sq.m.



AFI PARK, BUCHAREST Total of 95,000 sq.m.



AVIONULLUI, BUCHAREST Apartments: 45 Total of 4,000 sq.m.



EVOCASA ARMONIA, BUCHAREST Apartments: 262 Total of 34,000 sq.m.







EVOCASA OPTIMA, BUCHAREST Apartments: 83 Total of 12,000 sg.m.

EVOCASA SELECTA, BUCHAREST Apartments: 79 Total of 10,400 sq.m.

#### Cotrocen Mall, Bucharest





EVOCASA VIVA, BRASOV Apartments: 134 Total of 15,000 sq.m.



GALERIA MALL, ARAD Total of 10,000 sq.m.

# Russia - Danya Cebus Rus:

Danya Cebus Rus, headquartered in Moscow, was established in 2004. The company is managed by professionals from the Israeli and Russian construction industry, who laid down the organizational philosophy of providing services to local Russian and foreign investors, in order to accomplish western standards of quality and safety, taking advantage of a variety of materials, technologies and manpower from around the world, in projects being built throughout the Russian Federation.

The company has succeeded, within a short time, in completing high-profile, competitive projects, such as the multi-purpose Ozerkovskaya business center, the Aquamarine hotel,

a shopping and entertainment center - the Moscow AFI mall, and the Triumph shopping center in Saratov.

Danya Cebus Rus has a long-term experience in turnkey design-build projects, especially in reinforced concrete works, steel structures, mechanical and electrical works, subterranean infrastructure installations, finishing works, facades, landscape development and gardening. By taking advantage of the company's past and present experience in working with renowned local and international investors, as well as with leading consultants, Danya Cebus Rus nowadays employs a highly professional management team capable of meeting any challenge that may occur in the process of building complex projects.

#### USA - Danya USA:

Danya USA started operating in New York in April 2013.

The company is in the process of building various residential projects throughout New York City.





AFI MALL, MOSCOW Total of 304.205 sg.m.



MOSCOW CITY, MOSCOW otal of 304,205 sg.m.



CITY, MOSCOW Total of 304,205 sg.m.



PAVELETSKAYA, MOSCOW Total of 16,246 sq.m.







SARATOV Total of 59,300 sq.m.

#### Ozerkovskaya, Moscow



HOTEL AQUAMARINE, MOSCOW Apartments: 159 hotel rooms Total of 34,393 sq.m.



AQUAMARINE RESIDENTIAL, MOSCOW Apartments: 114 Total of 41,980 sq.m.

# **Africa Israel Residences Ltd.:**

Africa Israel Residences, a subsidiary of Danya Cebus, is an entrepreneurial company building and marketing thousands of apartments throughout the country, setting a new standard for quality of living in Israel. The company offers new apartments featuring a rich, high-quality specification, in community residential neighborhoods which have been developed in whole by the company. Residents in the Africa Israel Residences projects enjoy a high level of community, education and culture facilities, adapted to the specific standards of the inhabitants. Thanks to the long-term investment in landscape development, asset value is assured and whoever buys an apartment from Africa Israel Residences is assured a safe and worthwhile investment.

One of Africa Israel Residences' hallmarks is the residential HaSavyonim neighborhoods, which can be found all over the country. These neighborhoods have become highly desirable, thanks to the combination of a high standard of construction, high quality educational facilities, shopping centers, recreational facilities, and wellkept parks - all of which are developed by Africa Israel Residences for the benefit of the neighborhood's residents. Living in one of the Savyonim neighborhoods anywhere in the country ensures a pleasant, safe space for the entire family

The Africa Israel Residences luxury projects offer the next generation of residential experience, featuring accurate design and personalized services, assuring unsurpassed luxury and complete privacy. The experience begins the moment one enters the compound via its luxurious lobby, complete with security services, health clubs and spas, all the way to the tastefully designed apartments, where maximum comfort has been kept in mind throughout.





ha'ar HaYam, Rishon LeZion Apartments: 640 <u>Total of 90,00</u>0 sq.m.



ace, Petach Tikva partments: 228 . Total of 57,000 sq.m.



tments: 131 . Total of 20,000 sq.m.



Lev HaSavyonim, Petach Tikva Apartments: 914 . Total of 196,560 sq.m.



vyoney Netzer Sereni, Ne<u>ss Ziona</u> partments: 765 . Total of 123,370 sq.m.



Ganey Savyon, Ganey Tikva partments: 400 , Total of 121,323 sq.m.

#### Savyoney Ramat Aviv, Tel Aviv





Sky Ir Yamim, Netanya Apartments: 240 Total of 61,494 sq.m.



Ilmey Menashe, Be'er Ya'akov partments: 128 . otal of 19,712 sq.m.

# **Cebus Rimon Industrialized Construction Ltd.**

Cebus Rimon Industrialized Construction Ltd., 100% owned subsidiary of Danya Cebus, is the largest and oldest company in Israel of its kind, leading in the area of industrialized construction for the residential, commercial and infrastructure markets. Uncompromising attention to guality of construction, processes and controls, together with the knowledge and experience accumulated over many years, along with the support from Danya Cebus, have made Cebus Rimon a leading company in industrialized construction in Israel, ensuring quality from the foundation up.

The company provides all of its customers a comprehensive solution package - starting with consultancy from our experts, engineering design by expert designers in the field of industrialized construction, through industrialized production of a wide range of products for all kinds of construction (certified to the ISO9002 standard), leading to the manufacture and execution on sites by professional construction teams, expert at assembling the industrialized elements.

Cebus Rimon manufactures custom industrialized elements for all types of construction work. The Cebus Rimon factories have been designed and built according to the latest, most advanced French construction methods, all under one roof. Some of the products the company offer are: industrial design and construction, manufacture of industrialized elements of construction for the residential market, public and commercial facilities, among them ceiling slabs, columns, pre-tensioned beams, precast stone-clad walls as well as providing contractor services.

The company also provides elements for infrastructure projects such as bridge elements, segment bridge elements, retaining walls, culverts, ditches and more. Other special elements, which have been developed and are manufactured exclusively by Cebus Rimon and the mother company Danya Cebus, like industrialized models of above-ground and subterranean transformer rooms of various sizes, are in compliance with the Israel Electric Corporation specifications. By using industrialized construction, it is possible to minimize the amount of "wet works" and casting at a construction site to as little as 30% compared with

a building that would have been built using other methods.

#### Products:

Exterior facade supporting walls for multistory buildings, screen walls with a variety of exterior surfaces including marble, granite, silicate and bare concrete, interior and exterior walls for residential secure spaces, interior partitions, pre-tensioned concrete ceilings, verandahs, banisters, stairs, pre-tensioned or reinforced concrete beams, columns, pretensioned beams, 210 meters in length, U profile, channel section beams for use in railway bridges and in road vehicle viaduct bridges, AASH-TO beams for bridges and industry, inverse T.D section beams for bridging and roofing of underpasses and concrete match cast bridge components for segment bridges (thanks to the proprietary technology employed by Cebus Rimon, bridge spans of up to 70 meters are possible), supporting walls for reinforced soil and acoustic walls, culverts of various cross-sections and transformer rooms.





ament bridge up to 66-meter span





Lifting a retaining wall element

\_ifting an exterior wall





ouring a New Jersey elemen

roduction line: prestressed beams, beams or industrial structure





Acoustic wall

Exterior walls, granite cladding



Beam bridge, channel cross-section



sembling channel cross-section bridge





IEC-approved prefabricated transformer



Pais stadium, Jerusalem - row of seats





Trapeze beams, post stressed



Exterior wall





Stone-exterior retaining wal



Pre-stressed shell

# Forma Projects Ltd.

Forma Projects Ltd., a subsidiary of the Danya Cebus group, is a unique company specializing in high quality finishing works and restoration. Forma was established in order to provide a solution for the growing need for large, stable companies specializing in high-quality professional finishing works. It operates in a variety of niches: luxury housing, restoration projects, offices, commercial areas, and public buildings.

Forma makes it its business to devote the utmost attention to every detail throughout all of the stages of the work, delivering end-to-end project supervision. Forma's team of engineers and architects, operate professionally and efficiently to deliver the best possible solution in the high quality standards its customers have come to expect.

The knowledge and experience with advanced building technologies and state-of-the art exclusive materials, the professionalism, the personal approach and the financial stability of the Danya Cebus mother company - synergize to deliver the highest level of confidence that works undertaken by Forma are carried out to the best, most professional and to the highest quality level possible. In the short time the company operates, Forma Projects Ltd. has successfully completed numerous complex projects. Some examples: the Migdal Insurance Company's training campus in Petach Tikva, Alma Hotel in Tel Aviv, renovation of the Herods hotel in Tel Aviv, Leonardo hotel in Rehovot, restoration projects, custom projects in Tel Aviv and more.





HaYarkon 96, Tel Aviv Apartments: 45 Total of 10.000 sg.m.

Kishle Hotel, Jaffa Total of 11,220 sq.m.





Daniel 15, Tel Aviv Apartments: 13 Total of 2,353 sq.m.

erbert Samuel Tel Aviv partments: 4 . Total of 1,343 sg.m.



Alma Hotel / Yavne 23, Tel Aviv Total of 750 sq.m.





Migdal Training Center, Petach Tikva

Military Training City, Yeroham Total of 70,000 sq.m.



Clal Atidim, Tel Aviv Total of 14,300 sq.m.



Migdal Building, Petach Tikva Total of 33,000 sq.m.



Railway, Beer Sheva



letropolin Hotel







arten, Rishon LeZion Total of 1,798 sq.m.



irand Canyon Mall, Beer Sheva





Apartments: 48 Total of 7,809 sq.m.



eonardo Boutique, Rehovot Total of 7,000 sq.m.





Herods Leonardo Hotel. Tel Aviv rooms: 350 Total of 1,343 sq.m.



rnia preservation interior. Tel Aviv





Herods Leonardo Hotel, Tel Aviv Rooms: 350 Total of 1,343 sq.m.



xterior energy conservation, Tel Aviv

# Geo Danya Ltd.

Geo Danya is a company specializing in foundations, retaining walls and advanced geotechnical works. The company's mission is to be a leading player in the evolving construction market in Israel.

The company specializes in diaphragm walls, deep excavations for underground parking lots, piling (specializing in bentonite works), slurry walls, jet grout, soil anchors, dewatering and treatment of polluted water and all operations related to geotechnical works.

Geo Danya is a company jointly owned by Danya Cebus Ltd. and a leading specialized group from Spain. The company is registered in Israel, executing works as a general contractor as well as a subcontractor. The company was established in view of the considerable construction "boom" and the substantial investments in infrastructure, which have accelerated in recent years. Geo Danya works are executed in the highest standards. This can be seen not only in the immense, uncompromising investment in equipment and machinery, but also in the recruitment of first-class professionals, experts and skilled manpower on site. «Geotechnical Solutions» is much more than just a catchphrase - it is our methodology, which Geo Danya implements day by day on site through our skilled management and employees.

#### Products and solutions:

Bored Bentonite piles, CFA piles, diaphragm walls, precast piles for the driven piles method, jet grout works for bottom plugs and soil improvement, dewatering and treatment of contaminated water, various types of soil anchors : temporary, permanent, polymer, big scale earthworks and concrete works for different infrastructures.





Gapir Tower Ramat Gan



Control Tower, Ben Gurion Airport Lod



Menora House Ramat Gan



Dan Tower Tel Aviv





RDF Prefabricated piles Hiriya Ramat Gan

Azrieli Rishonim Rishon LeZion

### Galey Gil shaft, Ramat Gan





Avnet Iower Petach Tikva



Em HaMoshavot Shaft Petach Tikva

# Danya Cebus

**SMART CONSTRUCTION** 

10:00 19:00

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