

# DANYA CEBUS LTD

Registration number: 512569237

## To:

- Israel Securities Authority
- The Tel Aviv Stock Exchange Ltd.

Form number: T121 (Public) Transmitted via Magna: 07/12/2025

[www.isa.gov.il](http://www.isa.gov.il)

[www.tase.co.il](http://www.tase.co.il)

Reference number: 2025-01-097120

## Immediate Report for Material Information (General)

**Explanation:** Do not use this form if there is a specific form designed for the event being reported.  
**This report form is intended for material disclosures for which there is no appropriate dedicated form.**  
**Results of an offering must be reported in Form T20 and not with this form.**  
**Reports regarding the rating of bonds or rating of a corporation must be submitted using Form T125.**

## Nature of event:

**Subject:** Company's winning of tender - "GRAND Holon" project

## Reference numbers of previous reports on the topic:

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

## Details:

The company hereby announces that its proposal was selected as the winning bid by KARDAN ISRAEL LTD., Geva Nadlan Ltd., and Inter Hamercava Ltd. (together: "the client"), in a tender for the performance of main contractor works in stage A of the "GRAND Holon" project ("the project").

The project is planned to include two stages, in the course of which two office towers of about 25 floors each, a commercial floor, and five underground parking floors will be built.

**Stage A** of the project includes the construction of an office tower of about 25 floors with an area of about 36,000 sqm (including commercial floor), five underground parking floors with an area of about 31,000 sqm, and development and infrastructure works ("Stage A").

**Stage B** of the project is expected to include the construction of an office tower of about 25 floors with an area of about 34,000 sqm ("Stage B").

The consideration for the works to be performed in Stage A of the project is expected to amount to approximately NIS 258 million (plus VAT as required by law), linked to the Construction Inputs Index for commerce and offices according to the mechanism set between the parties, and payment to the company will be according to the rate of progress of the works in the project. The works are expected to last approximately 31 months from receipt of the start work order. According to the terms of the tender, the client has been granted an option to contract with the company for the execution of Stage B. If this option is exercised, its execution will be included within the execution period of the project. The consideration for Stage B is expected to amount to approximately NIS 164 million (plus VAT as required by law), and will be linked according to the agreements and mechanisms set out for Stage A. Assuming the execution of both Stage A and B, the total consideration from the project will be approximately NIS 422 million.

**Warning regarding forward-looking information:** As of the date of this report, no detailed and binding agreements have yet been signed between the company and the client and there is no certainty as to whether the client will exercise the option regarding Stage B of the project. Furthermore, the company has not yet received the start work order required to commence works. Therefore, the information regarding the execution of the project, the total scope of the project, its start date, and the expected completion of the works in the project is forward-looking information as defined in the Securities Law, 1968, based on the company's experience and professional knowledge, the realization of which is uncertain and not within the company's control, and may materialize, if at all, in a manner different from what is stated above in this report.

**File attached:** \_\_\_\_\_

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## The company is not a shell company as defined in the TASE rules.

Date the organization first learned of the event: 04/12/2025

Time: 11:40

## Details of authorized signatories on behalf of the corporation:

	Signatory Name	Title
1	Ronen Ginzburg	CEO (General Manager)

**Explanation:** According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted pursuant to these regulations must be signed by authorized signatories on behalf of the corporation. Staff position on this matter can be found on the authority's website: [Click here](#)

## The company's securities are listed for trade on the Tel Aviv Stock Exchange

**Short name:** DANYA CEBUS

**Address:** 1 Yoni Netanyahu St., Or Yehuda, 6025603

**Phone:** 03-5383838

**Fax:** 03-6340340

**Email:** [mayas@d-c.co.il](mailto:mayas@d-c.co.il)

**Company Website:** [www.danya-cebus.co.il](http://www.danya-cebus.co.il)

**Previous names of the reporting entity:**

**Electronic reporter's name:** Shay Maya

**Position:** Company Secretary

**Address:** 1G Yoni Netanyahu St., Or Yehuda, 6025603

**Phone:** 03-5383838

**Fax:** 03-6340340

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*No images appeared in the document provided.*