

Y.H. Dimri Construction & Development Ltd.

To

June 01, 2026

Israel Securities Authority

www.isa.gov.il

To

Tel Aviv Stock Exchange Ltd.

www.tase.co.il

Dear Sir/Madam,

Subject: Report regarding information included in the presentation that has not yet been included in the company's reports

Attached is the company presentation.

- A. The presentation was prepared for summary and convenience only and it cannot replace a review of the prospectus and the annual, quarterly, and immediate reports published by the company, which include the full and binding information about the company and the securities it will offer, before making a decision regarding an investment in the company's securities.
- B. The company's business strategy presented in the presentation is correct as of the date of the presentation and may change in the future, taking into account, among other things, market conditions and the decisions of the company's board of directors.
- C. The presentation includes forward-looking information, as defined in the Securities Law, 5728-1968. Such information includes, among other things, forecasts, goals, assessments and estimates, including information presented by way of illustrations and/or graphs and/or tables, relating to future events and/or matters whose realization is uncertain and is not under the company's control. Forward-looking information does not constitute a proven fact and is inherently subject to significant risks of non-realization. Such information is uncertain, cannot be accurately estimated in advance, and its realization or non-realization will be affected, among other things, by risk factors characterizing the company's activities as well as developments in the economic environment and external factors affecting the company's activities, which cannot be estimated in advance and are not under the company's control.
- D. There is data included in this presentation for the first time regarding the company's activities or that was presented at a different level of detail or breakdown than what appears in the company's reports.

In this regard, see:

1. Slide 4 - Market cap of the company on the exchange
2. Slide 5 - Expected receipt of permits, expected claim approvals, expected surpluses, footnote.
3. Slide 8 - Debt to CAP ratio graph and Equity to Balance Sheet ratio graph.
4. Slide 11 - Occupancy of residential projects.
5. Slide 14 - Financial data for revenues, gross profit and its margin.
6. Slides 15-16 - Footnotes.
7. Slide 18 - Housing units for marketing, footnote.

- 8. Slides 19, 21, 22, 23 - Financial data (revenues and gross profit and its margin) for the entire project.
- 9. Slides 25, 26 - Rights and value of commercial, employment and special housing rights.
- 10. Slide 31 - Entire slide.

Sincerely,
Y.H. Dimri Construction & Development Ltd.
By Adv. Noa Tizer, Company Secretary

From vision to the key

Investors Presentation

Quarter 1 2026



**The company bows its head in memory of the fallen and the murdered,
prays for the recovery of the wounded and the safe return home of
IDF soldiers and security forces**

Building the land is our victory, we will continue
to build, develop and strengthen the resilience of the state,
brick by brick, where missiles fell-
new homes will grow

Clarifications regarding information in the presentation

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Leading the residential sector in Israel

Net profit approx. 76 million NIS

(For the period January – March 2026)

Market cap approx. 8.8 billion NIS

(As of 01.06.2026)

Traded on the TA-35 Index

Equity approx. 3.7 billion NIS

Credit rating A1 (Stable outlook)

Dividend policy
Distribution of between 33%-40% of net profit

Leading the residential sector in Israel

Expected receipt of permits (2026-2028)

**Approx.
8,468
housing
units***

Expected UBP approvals (2026-2028)

**Approx.
10,183
housing
units***

Unrecognized gross profit in projects (Inventory, construction and planning)

**Approx.
3,142** (million NIS)

Unrecognized gross profit in urban renewal projects with approved UBP

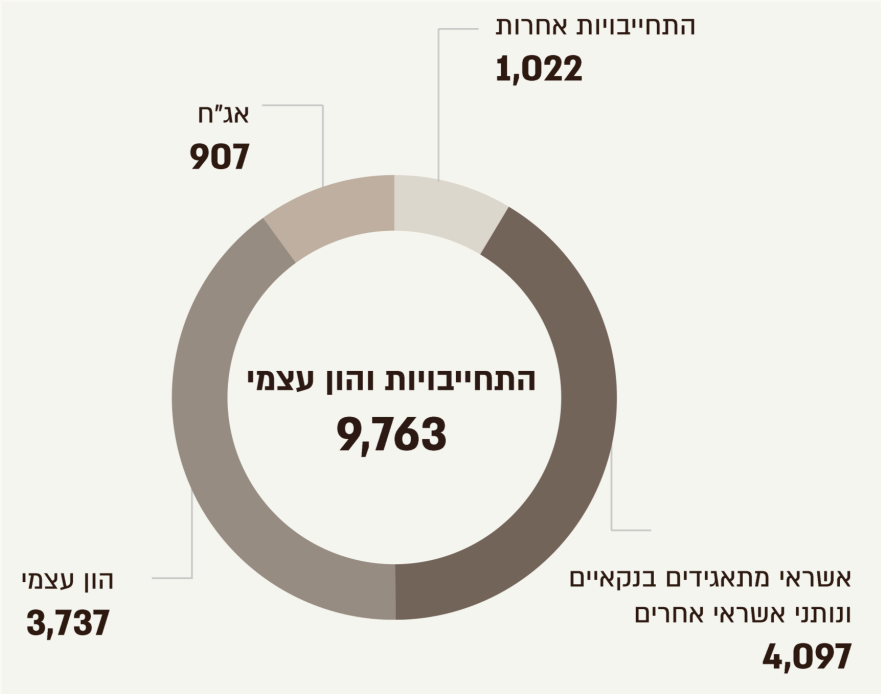
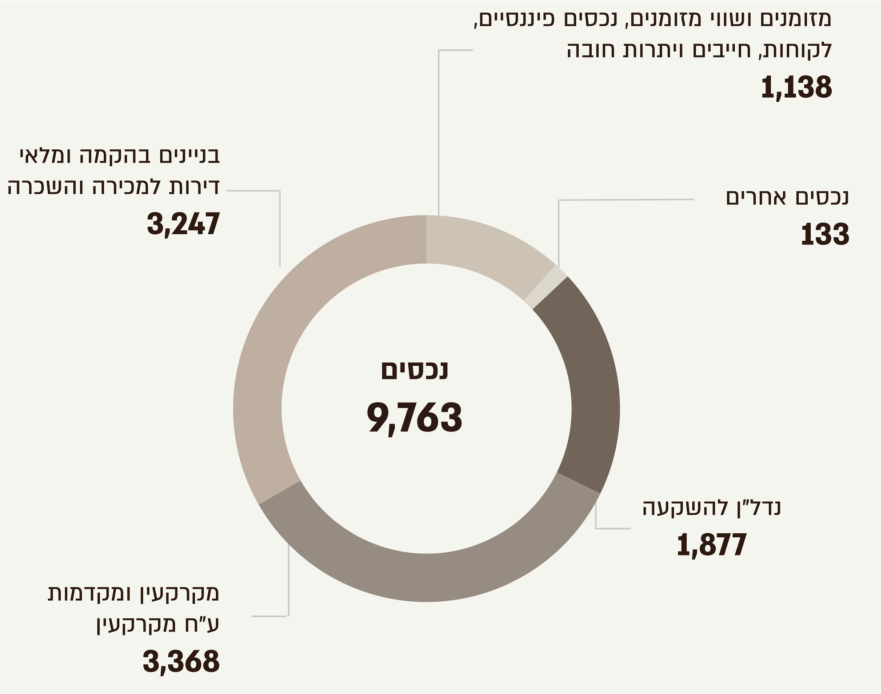
**Approx.
1,600** (million NIS)

Expected surpluses (Inventory, construction and planning)

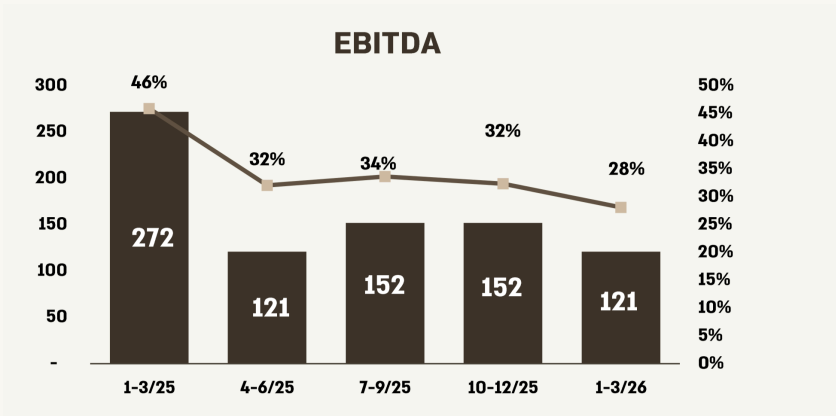
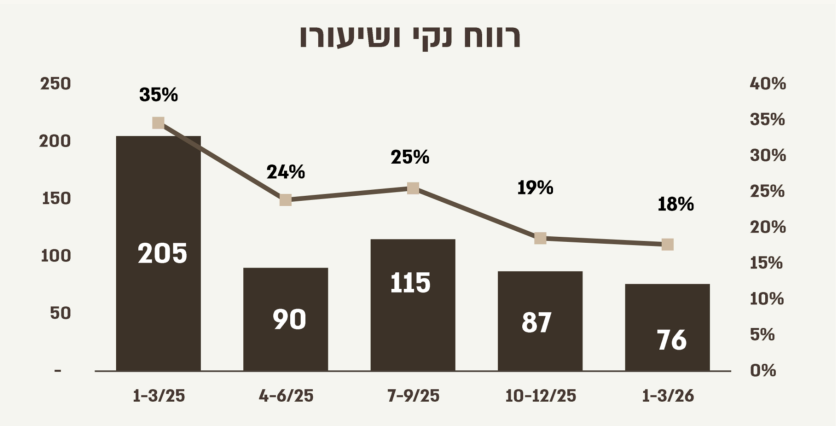
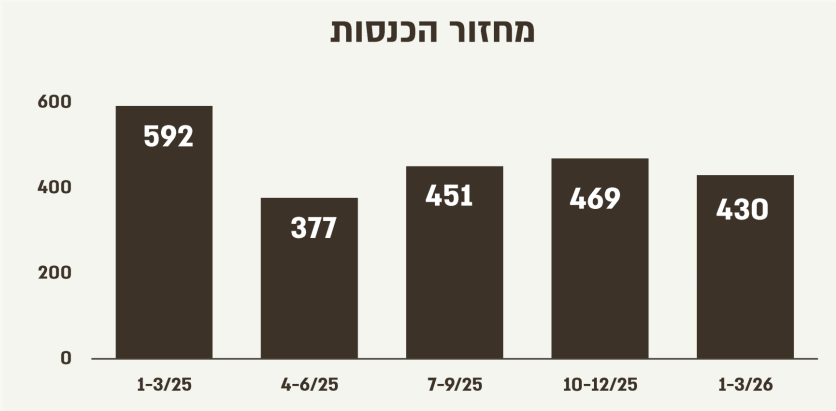
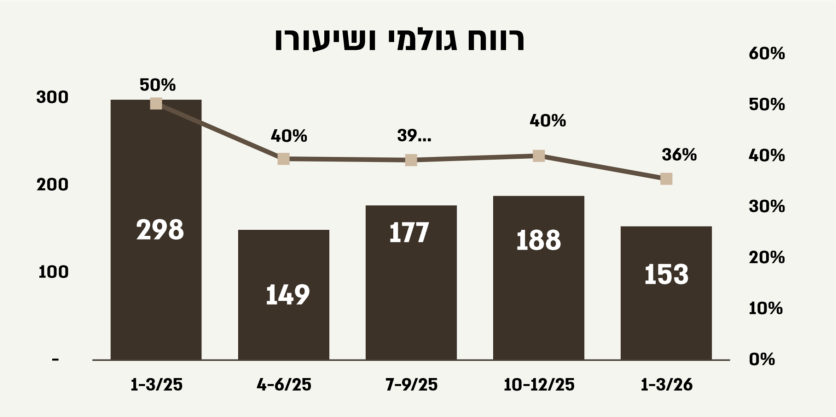
Approx. 4,700 (million NIS)

The data does not include additional profits for: land reserves - 12,568 housing units and urban renewal at various stages - 36,077 housing units.

Key financial data as of March 31, 2026 (million NIS)

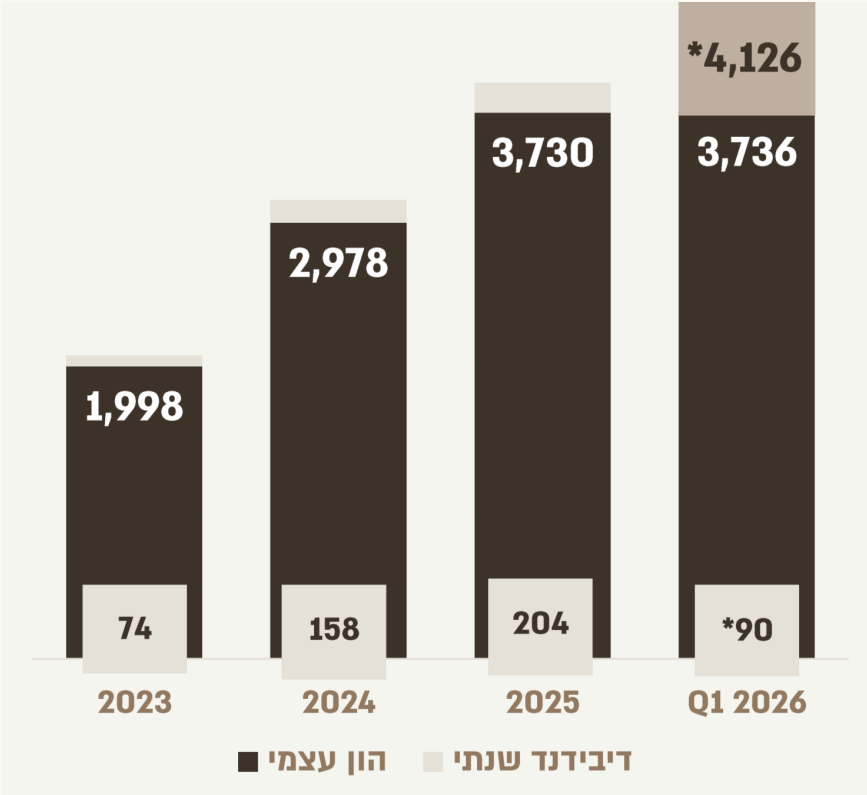


Revenues and Profitability (million NIS)

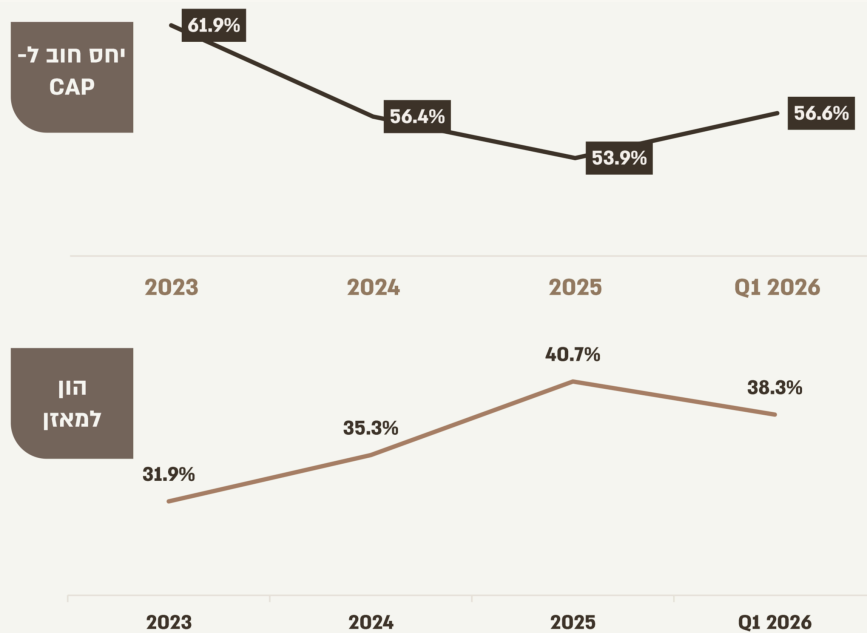


Equity Development and Leverage Ratios

Equity attributable to shareholders and dividend distribution (NIS millions)



Financial Strength



* After the balance sheet date, a private share issuance was carried out for a total of approximately NIS 420 million, and a dividend distribution of NIS 30 million was approved, which is expected to be paid on June 22, 2026.

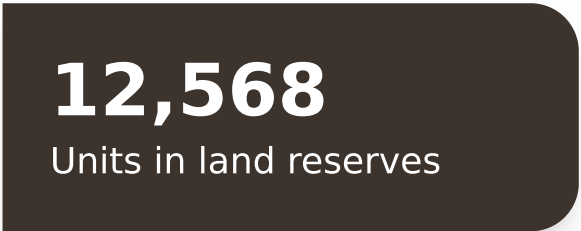
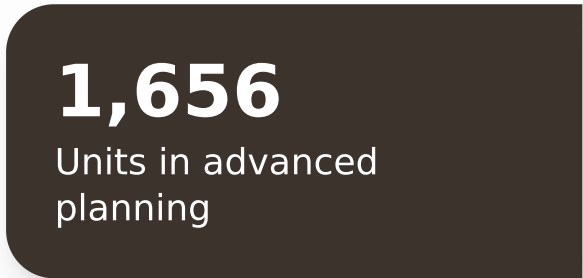
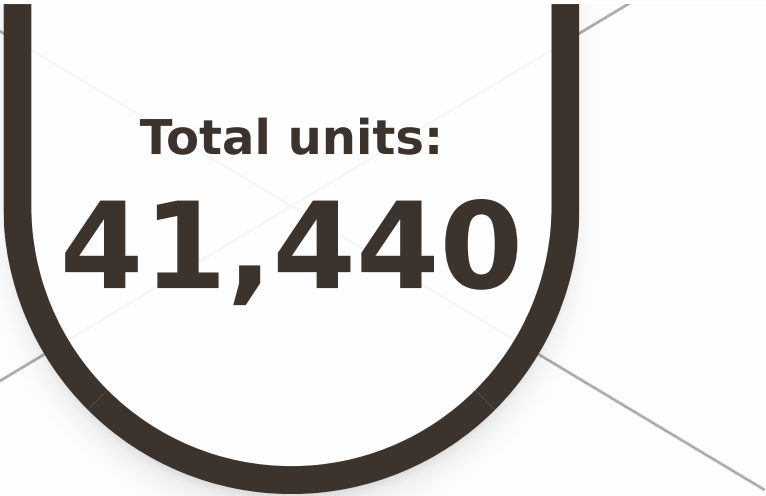
Large-Scale Projects and Future Growth

4,717

Units under construction
Across 23 projects

22,499

(*) Units in urban renewal



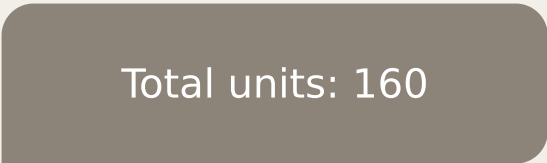
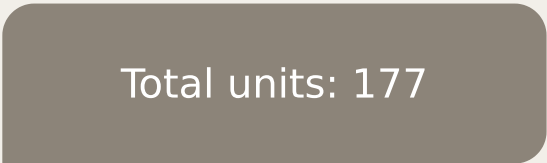
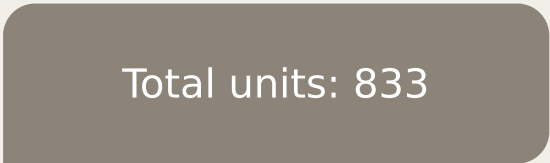
(*) In addition, the company is promoting urban renewal projects at various stages totaling approximately 17,000 units.

Residential Sales Data in Israel (NIS thousands including VAT)

**** 2025**

*** Q1 2026**

*** Q1 2025**



Total financial volume:	Total financial volume:	Total financial volume:
2,048,333	485,826	369,275
Company's share:	Company's share:	Company's share:
1,962,638	421,913	339,529

* For the three-month period ended March 31, 2026 and 2025

** For the year ended December 31, 2025

*** From April 1, 2026 to May 27, the company sold 156 units with a financial volume of approximately NIS 245,035 thousand.

Year 2026

Key Events



Share
Issuance



Urban
Renewal



Land
Acquisition



Project
Occupancy

Private issuance of 952,020 shares for approx. NIS 420k and allocation of 952,020 warrants	Commencement of construction in Nordau Netanya 199 units	Acquisition of land in Tel Aviv 498 units	Marina Ashkelon and Kiryat Gat total 191 units
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Projects Map

6,373 residential units under construction and planning (Company's share 5,949 units)

12,568 residential units in land reserves (Company's share 11,028 units)

22,499 residential units in urban renewal (Company's share 19,535 units)



Urban Renewal (22,499)	Land (12,568)	Residential Units under Planning (1,656)	Residential Units under Construction and Plots for Marketing (4,717)
	Hadera5,909		
Haifa671	Netanya454	Netanya199	
Nesher480	Tel Aviv448	Ashkelon140	Kiryat Bialik412
Tirat Carmel480	Ramat Gan215	Rehovot432	Netanya267
Netanya1,450	Bat Yam319	Netivot175	Givat Shmuel81
Herzliya1,941	Rehovot92	Ashdod374	Petah Tikva300
Jerusalem757	Ashdod885	Kiryat Gat263	Givatayim144
Or Yehuda1,066	Ashkelon364	Ofakim272	Tel Aviv825
Petah Tikva1,278	Sderot200		Or Yehuda326
Ramat Gan539	Netivot150		Ashdod189
Tel Aviv1,109	Beit Dagan118		Ashkelon434
Bat Yam445	Beer Yaakov92		Netivot466
Holon719	Yavne58		Kiryat Gat164
Rishon1,481	Ofakim492		Beer Sheva578
LeZion	Meitar94		Ofakim348
Bnei Ayish380	Beer Sheva2,678		Plots for marketing183
Rehovot437			
Ashdod3,008			
Ashkelon1,428			
Netivot1,000			
Beer Sheva2,734			
Mazkeret Batya223			
Ramla873			



Residential Entrepreneurship



Urban Renewal

Activity Mix



Income-generating Real Estate



Land Reserves

6,466

Residential units
inventory, construction,
and planning

1,397

Sold residential units

13,754

Expected revenues (NIS
millions)

3,800

Expected gross profit
(NIS millions)

3,143

Unrecognized gross
profit (NIS millions)

28%

Average gross profit
margin

Residential Entrepreneurshi



Sde Dov
Tel Aviv

Status:

Under construction

Residential units in project:

458

Sold residential units:

41

Expected revenues:

Approx. 2,655 NIS million

Expected gross profit:

Approx. 529 NIS million

Expected gross profit margin:

20%

Hotel rooms:

70

Commercial spaces:

1,500 sqm

- As of the presentation publication date, 4 purchase applications were signed for a financial volume of approx. 23,643 thousand NIS (including VAT).
- Financial data refers to the residential part only.



Bavli (Lot 4) Tel Aviv

Status: **Execution**

Housing units in project: **280**

Expected revenues: approx.
1,343 NIS millions

Expected gross profit: approx.
415 NIS millions

Expected gross profit margin:
31%

***Revenues and gross profit are presented net after payment of approximately 26% of revenues to a third party.**





YAMA Ir Yamim Netanya

Status: **Execution**

Housing units in project: **68**
Housing units sold: **53**

Revenue volume: approx. **469 NIS
millions**

Gross profit: approx. **251 NIS
millions**

Gross profit margin: **53%**

Housing units for
construction

22,499

Housing units for
marketing

16,942

Housing units with
approved zoning plan

3,422

Expected revenues (NIS
millions)

6,193

Expected gross profit (NIS
millions)

1,600

Expected gross profit
margin

26%

Urban Renewal



***Data regarding the number of housing units refers to the entire project (including partners' share).**

- 18 ***Financial data and the number of housing units refer to the company's share only and to housing units with an approved zoning plan only.**
-



NEVE PARK

Petah Tikva

■ Company's share: **50%**

■ Housing units for construction: **750** Developer housing units: **540**

■ Revenue volume: **approx. 755 NIS millions**

■ Gross profit: **approx. 238 NIS millions**

■ Gross profit margin: **approx. 32%**

■ Housing units sold: **134**

300 units under execution and marketing, 450 units in reserves.

Data regarding the number of housing units refers to the entire project (including partners' share)

Financial data refers to the company's share only



I AM GIVATAYIM

Status: Under construction	■
Company's share: 50%	■
Units for construction: 144 Developer units: 114	■
Revenue volume: approx. 239 NIS millions	■
Gross profit: approx. 90 NIS millions	■
Gross profit margin: approx. 38%	■
Units sold: 29	■

The data regarding the number of units refers to the entire project (including partners' share)

Financial data refers to the company's share only



HARMONY ASHDOD

■	Units for construction:	563
	Developer units:	467
■	Revenue volume:	approx. 1,207 NIS millions
■	Gross profit:	approx. 488 NIS millions
■	Gross profit margin:	approx. 40%
■	Units sold:	107

189 units under construction and marketing, 374 units in planning - the financial data and the number of units refer to the entire project •

Dimri Neve Or Or Yehuda

■ Units for construction: **846**
Developer units: **662**

■ Expected revenue volume:
approx. **1,678** NIS millions

■ Expected gross profit:
approx. **529** NIS millions

■ Expected gross profit
margin: approx. **32%**

■ Units sold: **44**



*** 326 units under construction and marketing,
520 units in reserves.**





Nordau Netanya

■	Units for construction:	553	Developer units:	415
■	Expected revenue volume: approx.	1,040	NIS millions	
■	Expected gross profit: approx.	218	NIS millions	
■	Expected gross profit margin:	21%		

*199 units under construction and 354 units in reserves.

Land Reserves



12,568

Residential
housing
units

2,720

Book
value (NIS
millions)

Land reserves data are presented at acquisition cost; in practice, the value of the lands is significantly higher.



Ashdod CBD

■ Year of acquisition: **2005**

■ Housing units in project: **885**

■ Book value*: **47 NIS**
approx. **millions**

■ Commercial,
employment and
special housing
rights (main): **22,000**
sqm
Value: **60 NIS**
millions

■ Planning
status: **Valid Zoning**
Plan

* Does not include expected payment for
betterment levy.



Hadera Central Division

■ Year of acquisition: 2010

■ Housing units in project: 2,309

■ Company's share:
963 housing units 100% (cash transaction)
1,346 housing units approx. 82% (combination deal)

■ Book value: approx. 114 NIS millions

■ Commercial and employment rights (main): 12,000 sqm
Value: approx. 43 NIS millions

■ Planning status: Valid Zoning Plan



* For further details, see Barnea Report section 4.1.5(d).



Hadera Southern Division

Year of acquisition: **2010**

Housing units in project: approx. **3,600**

Company's share:

**Approx. 1,800 housing units
100% (cash transaction)**

**Approx. 1,800 housing units
approx. 82% (combination deal)**

Book value: approx. **30 NIS
millions**

Planning status: **Initial planning
procedures for Zoning Plan
promotion**

Castro Bat Yam

Acquisition year: **2020**

Housing units in project: **224**

Book value: approx. **120** NIS millions

Commercial and employment rights: **21,02**

Value: approx. **64** NIS millions



Dimri Afikim Ofakim

- Status: **Plots for marketing**
- Total plots: **183**
- Expected revenue volume: approx. **209 NIS millions**
- Expected gross profit: approx. **168 NIS millions**
- Expected gross profit rate: **80%**



Income-producing real estate in Israel



Total property value (NIS millions)

1,864

Income-producing property value (NIS millions)

962

Representative annual NOI (NIS millions)

70

Actual NOI for period 1-3.26 (NIS millions)

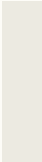
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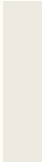
Average occupancy rate

92%

Representative NOI is based on an income budget according to valuation and is forward-looking information that depends on factors beyond the company's control, including revenue from turnover and full occupancy.


**Dimri Center
Dimona**


**Dimri Center
Kfar Saba
Hayeruka**


**Cinema City
Beer Sheva***
Commercial Area

9,041 sqm

7,753 sqm

33,996 sqm
Employment Area

9,274 sqm

3,844 sqm

-
Occupancy Rates

Commerce: 100%
Employment: 93%

Commerce: 95%
Employment: 100%

84%
NOI for the period 1-3/24

approx. 4 NIS millions

approx. 3 NIS millions

approx. 3 NIS millions
**Representative
annual NOI**

approx. 18 NIS millions

approx. 12 NIS millions

approx. 25 NIS millions

Fair Value

**approx. 255 NIS
millions**

**approx. 177 NIS
millions**

**approx. 358 NIS
millions**

*** The NOI for the period is due to the impact of the "Lion's Roar" operation and a large scope of renovations in the complex, which caused a temporary decrease in occupancy and income but are expected to improve the yields from all tenants.**

Corporate Social Responsibility

Contribution to the Community

Dimri grants significant donations every year in the fields of education, security, health, and the welfare of disadvantaged populations.

The company adopts three IDF units, including two elite units (the "Magen Herev" unit and "The Multi-Dimensional Unit") and a unit from the "Gdolim Bemadim" (Great in Uniform) association, which integrates people with special needs into military service, providing personal guidance throughout the way.

In the first quarter of 2026, the company granted donations totaling approx. NIS 592 thousand.

Safety and Quality

The self-construction method allows the company to maintain high levels of safety and construction quality:

- ISO 45001 safety standard certification (in addition to meeting the ISO 9001 standard).
- Winning the "Safety Gold Star" for 2024 - a first in the industry (in addition to five safety stars).
- The first construction company in Israel to be certified for the International Environmental Management System standard (ISO 14001) by the Standards Institution of Israel.



Thank You
Very Much