



Statement for 31/12/2004 on consolidated basis
Bank "Adanim" Mortgage Ltd. and its subsidiaries, Main data, NIS million
 Taken from the annual report to 31.12.2004, Reported amounts at 2004 (2002-03 adjusted to CPI for 12.2003)

Summary consolidated balance sheet	End of year			Banking group's share of the banking system		
	2004	2003	2002	2004	2003	2002
Cash and deposits in banks ⁽¹⁾	60	59	69	0.0%	0.0%	0.0%
Securities	0	0	0	0.0%	0.0%	0.0%
Credit to the public	2,683	2,632	2,663	0.5%	0.5%	0.5%
Credit to the government	0	0	0	0.0%	0.0%	0.0%
Investments in companies included on an equity basis	0	0	0	0.0%	0.0%	0.0%
Buildings and equipment	16	17	17	0.2%	0.2%	0.2%
Other assets	20	21	17	0.1%	0.1%	0.1%
Total assets	2,780	2,728	2,766	0.3%	0.3%	0.3%
Deposits of the public	2,209	2,252	2,320	0.3%	0.3%	0.3%
Deposits of banks ⁽¹⁾	220	134	103	0.3%	0.2%	0.2%
Deposits of the government	21	28	35	0.1%	0.2%	0.2%
Bonds and subordinated notes	120	118	123	0.3%	0.3%	0.3%
Other liabilities	52	48	47	0.2%	0.2%	0.2%
Total liabilities	2,621	2,580	2,628	0.3%	0.3%	0.3%
Quasi-capital items	0	0	0	0.0%	0.0%	0.0%
Minority shareholders' rights	0	0	0			
Equity	159	148	138	0.3%	0.3%	0.3%

Summary consolidated profit and loss statement	End of year			Banking group's share of the banking system		
	2004	2003	2002	2004	2003	2002
Net interest profit before loan-loss provision	36.7	33.1	35.0	0.2%	0.2%	0.2%
Loan-loss provision	7.3	8.7	5.3	0.1%	0.1%	0.1%
Operating and other income	25.2	27.8	27.4	0.2%	0.3%	0.3%
Of which: Operating income	25.2	27.8	27.4	0.3%	0.3%	0.3%
Operating and other expenses	33.6	35.1	34.0	0.2%	0.2%	0.2%
Of which: Salaries and related expenses	19.5	19.4	19.4	0.2%	0.2%	0.2%
Inflation adjustments	0.0	2.4	0.0			
Ordinary profit before-tax provision	21.0	19.5	23.1	0.3%	0.3%	1.0%
Provision for taxes on ordinary profit	10.0	9.3	11.0	0.3%	0.4%	1.0%
Ordinary after-tax profit	11.0	10.2	12.1	0.2%	0.3%	0.9%
Bank's share in the profit of subsidiaries	0.0	0.0	0.0			
Minority shareholders' share in profit of consolidated companies	0.0	0.0	0.0			
Extraordinary after-tax profit	0.0	0.0	0.0			
Net profit	11.0	10.2	12.1	0.2%	0.3%	1.1%

Balances and rates of return on financial items by indexation base on 31.12.2004	Unindexed NIS	CPI-indexed NIS	Foreign Currency ⁽²⁾	Total financial items
Balance of financial assets on balance-sheet date	256	2,508	0	2,764
Balance of financial liabilities on balance-sheet date	208	2,391	0	2,598
Excess of financial assets over financial liabilities	49	117	0	165
Total indexation balance (incl. Forwards ⁽³⁾ and options in term of basis assets)	49	117	0	165
Options at the money and out of the money (net, capitalized nominal value)	0	0	0	0
Rate of income on assets (%) ⁽⁴⁾	7.01	6.38	0.00	6.44
Rate of expenses on liabilities (%) ⁽⁴⁾	-4.84	-5.86	0.00	-5.79
Interest-rate spread	2.16	0.52	0.00	0.65

Internal rate of return on assets (%)	5.71	5.69	0.00	
Internal rate of return on liabilities (%)	4.03	5.22	0.00	
Difference	1.68	0.47	0.00	
Average duration of assets (years)	0.08	3.79	0.00	3.47
Average duration of liabilities (years)	0.08	3.82	0.00	3.53
Difference	0.00	-0.03	0.00	-0.06

⁽¹⁾ See note 5.1.7. in the introduction.

⁽²⁾ Including foreign-currency indexed NIS.

⁽³⁾ Forwards transactions.

⁽⁴⁾ including hedging, embedded and ALM derivatives.



Statement for 31/12/2004 on consolidated basis
Bank "Adanim" Mortgage Ltd., Additional data
 (NIS millions, 2004 reported amounts, 2003 adjusted to 12.2003 prices)

Additional data	2004	2003
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Total off-balance-sheet and credit risk

Credit to the public and credit risk	2,683	2,632
Total off-balance-sheet credit risk	519	374
Total credit risk	3,202	3,006
<i>Of which:</i> Total risk of credit for housing loans	2,428	2,376
Total risk of credit to construction and real estate industry	628	484

Problem borrowers

Total credit risk dew to problem borrowers	117	128
<i>Of which:</i> Total credit to problem borrowers	98	97

Data on derivatives

Notional amount	0	0
Gross positive fair value	0	0

Activity with interested and related parties

Total assets on balance-sheet date	42	24
<i>Of which:</i> credit to the public	2	2
Total liabilities on balance-sheet date (including quasi-capital items)	101	31

Branches and personnel

Number of employee posts in Israel, monthly average	101	99
Number of employee posts abroad, monthly average	0	0
Number of branches in Israel	9	9
Number of branches abroad	0	0

Main financial ratios, in annual terms (%)

Equity/risk-weighted-assets ratio	10.71	9.97
Equity/balance-sheet ratio	5.71	5.42
Financial capital/equity capital ratio	104.16	103.86
Ratio of problem loans to total credit to the public	3.64	3.66
Return on equity (net profit/gross weighted capital ratio)	7.40	7.40
Non-interest income/operating expenses ratio	75.00	79.20
Ratio of loan-loss provision to total credit to the public	0.27	0.33