



Statement for 31/12/2008 on consolidated basis
Bank "Adanim" Mortgage Ltd. and its subsidiaries, Main data, NIS million

Taken from the annual report to 31.12.2008, reported amounts

Summary consolidated balance sheet	End of year			Banking group's share of the banking system		
	2008	2007	2006	2008	2007	2006
Cash and deposits in banks ⁽¹⁾	47	60	29	0.0%	0.0%	0.0%
Securities	0	0	0	0.0%	0.0%	0.0%
Securities borrowed or purchased under agreements to resell	0	0	0	0.0%	0.0%	0.0%
Credit to the public	4,625	3,937	3,697	0.6%	0.6%	0.6%
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	13	10	15	0.1%	0.1%	0.1%
Other assets	35	36	17	0.1%	0.1%	0.1%
Total assets	4,720	4,043	3,758	0.4%	0.4%	0.4%
Deposits of the public	1,427	1,557	1,744	0.2%	0.2%	0.2%
Deposits of banks ⁽¹⁾	2,953	1,941	1,521	4.7%	3.3%	2.9%
Deposits of the government	4	6	9	0.1%	0.1%	0.1%
Securities loaned or sold under agreements to repurchase	0	0	0	0.0%	0.0%	0.0%
Bonds and subordinated notes	171	192	172	0.3%	0.3%	0.3%
Other liabilities	45	50	45	0.1%	0.1%	0.1%
Total liabilities	4,600	3,747	3,490	0.5%	0.4%	0.4%
Minority shareholders' rights	0	0	0			
Equity	119	296	268	0.2%	0.5%	0.5%

Summary consolidated profit and loss statement	End of year			Banking group's share of the banking system		
	2008	2007	2006	2008	2007	2006
Net interest profit before loan-loss provision	69.0	62.0	52.7	0.4%	0.3%	0.2%
Loan-loss provision	-2.7	-4.0	-6.5	-0.1%	-0.2%	-0.2%
Operating and other income	25.0	23.6	25.8	0.2%	0.2%	0.2%
Of which: Operating income	25.0	23.6	25.8	0.2%	0.2%	0.2%
Operating and other expenses	53.9	56.1	42.4	0.2%	0.2%	0.2%
Of which: Salaries and related expenses	30.4	28.0	25.8	0.2%	0.2%	0.2%
Ordinary profit before-tax provision	42.8	33.5	42.6	1.9%	0.3%	0.5%
Provision for taxes on ordinary profit	14.8	11.0	19.5	1.2%	0.2%	0.4%
Ordinary after-tax profit	28.0	22.5	23.1	2.1%	0.3%	0.5%
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			
Ordinary net profit	28.0	22.5	23.1	2.4%	0.3%	0.4%
Extraordinary after-tax profit	0.0	6.1	0.0			
Net profit	28.0	28.6	23.1	2.2%	0.3%	0.3%
Basic earning in NIS per share	1239.8	1266.4	1140.6			

Balances and rates of return on financial items by indexation base on 31.12.2008 - consolidated	Unindexed NIS	CPI-indexed NIS	Foreign Currency ⁽²⁾	Total financial items
Balance of financial assets on balance-sheet date	1,634	2,791	282	4,707
Balance of financial liabilities on balance-sheet date	1,545	2,753	283	4,580
Excess of financial assets over financial liabilities	89	38	-1	127
Total indexation balance (incl. Forwards ⁽³⁾ and options in term of basis assets)	89	38	-1	127
Options at the money and out of the money (net, capitalized nominal value)	0	0	0	0
Rate of income on assets (%) ⁽⁴⁾	4.85	9.42	11.81	8.14
Rate of expenses on liabilities (%) ⁽⁴⁾	-3.81	-8.70	-10.33	-7.42
Interest-rate spread	1.04	0.71	1.48	0.72

Internal rate of return on assets (%)	2.81	4.96	3.70	
Internal rate of return on liabilities (%)	1.84	4.54	1.76	
Difference	0.97	0.42	1.94	
Average duration of assets (years)	0.08	2.71	0.16	1.65
Average duration of liabilities (years)	0.08	2.76	0.17	1.70
Difference	0.00	-0.05	-0.01	-0.05

⁽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 31/12/2008 on consolidated basis
Bank "Adanim" Mortgage Ltd., Additional data
 (NIS millions, reported amounts)

Additional data	2008	2007
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Total off-balance-sheet and credit risk

Credit to the public and credit risk	4,625	3,937
Total off-balance-sheet credit risk	1,213	1,531
Total credit risk	5,838	5,468
<i>Of which:</i> Total risk of credit for housing loans	5,429	4,450
Total risk of credit to construction and real estate industry	325	926

Additional disclosure for bonds - fair value

Treasury bonds	0	0
mortgage and asset' backed bonds	0	0
other bonds	0	0

Problem borrowers

Total credit risk dew to problem borrowers	163	146
<i>Of which:</i> Total credit to problem borrowers	98	109

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	43	55
<i>Of which:</i> credit to the public	0	0
Total liabilities on balance-sheet date (including quasi-capital items)	3,057	2,031

Branches and personnel

Number of employee posts in Israel, monthly average	121	115
Number of employee posts abroad, monthly average	0	0
Number of branches in Israel	11	11
Number of branches abroad	0	0

Main financial ratios, in annual terms (%)

Equity/risk-weighted-assets ratio	11.32	11.66
Equity/balance-sheet ratio	2.53	7.33
Financial capital/equity capital ratio	106.29	104.05
Ratio of problem loans to total credit to the public	2.13	2.76
Return on equity (net profit/average equity ratio)	9.00	10.20
Non-interest income/operating expenses ratio	46.38	42.07
Ratio of loan-loss provision to total credit to the public	-0.06	-0.10