

**Translated
from the
Hebrew original**

DIRECT INSURANCE FINANCIAL INVESTMENTS LTD.

CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

AS OF DECEMBER 31, 2014

Please find attached an extract English translation of the Hebrew version of the interim consolidated financial statements of Direct Insurance Financial Investments Ltd. which were approved on March 19, 2015.

The full set of financial statements in Hebrew can be viewed on the website of the Israeli Securities Authority (<http://www.magna.isa.gov.il>).

DIRECT INSURANCE FINANCIAL INVESTMENTS LTD.

CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

AS OF DECEMBER 31, 2014

INDEX

	Page
Accompanying Letter to the Condensed Consolidated Financial Statements	2
Condensed Consolidated Statements of Financial Position	3 - 4
Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income (Loss)	5 - 6
Condensed Consolidated Statements of Changes in Equity	7
Condensed Consolidated Statements of Cash Flows	8 – 10
Notes to the Condensed Consolidated Financial Statements	11 - 15

DIRECT INSURANCE FINANCIAL INVESTMENTS LTD.

Dear Sirs,

We have reviewed the accompanying financial information of DIRECT INSURANCE FINANCIAL INVESTMENTS LTD. and its subsidiaries which comprise the condensed consolidated statements of financial position as of December 31, 2014, and the related condensed consolidated statements of profit or loss and other comprehensive income, changes in equity and cash flows for the year then ended, and in our report dated March 19, 2015, we expressed an unqualified opinion on those financial statements.

The accompanying financial statements are condensed financial statements and do not include the disclosures required by International Financial Reporting Standards. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the financial position, results of operations and cash flows of the Company.

Tel-Aviv, Israel
January 10, 2016

KOST FORER GABBAY & KASIERER
A Member of Ernst & Young Global

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	December 31,	
	2014	2013
	NIS in thousands	
CURRENT ASSETS		
Cash and cash equivalents	925,127	1,200,224
Cash and cash equivalents for yield-dependent contracts	27,222	20,337
Financial assets	779,155	304,340
Derivatives	4,812	8,885
Outstanding insurance premiums	260,791	229,740
Debtors and receivables	109,574	82,553
Deposits	13,022	29,586
Current taxes receivable	7,766	6,257
Reinsurance assets	51,922	48,921
Deferred acquisition costs	75,075	76,259
	2,254,466	2,007,102
Assets designated for sale	177,364	484,316
	2,431,830	2,491,418
NON-CURRENT ASSETS		
Financial assets	2,301,419	1,927,876
Reinsurance assets	100,706	124,403
Long term debtors	32,913	17,345
Deposits	30,632	20,662
Deferred acquisition costs	132,965	118,246
Investment property and investment property under construction	3,196,232	2,728,664
Fixed assets	136,442	133,969
Goodwill and intangible assets	139,143	110,271
Deferred taxes	1,450	2,723
	6,071,902	5,184,159
	8,503,732	7,675,577

*) Change in accounting policy.

**) Reclassified.

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	December 31,	
	2014	2013
	NIS in thousands	
CURRENT LIABILITIES		
Financial liabilities	1,071,387	535,121
Creditors and payables	351,193	313,794 **)
Current taxes payable	53,740	31,130
Derivatives	20,527	11,831
Liabilities for insurance contracts and investment contracts	930,459	869,593
	2,427,306	1,761,469
Financial liabilities in respect of assets designated for sale	-	165,050
	2,427,306	1,926,519
NON-CURRENT LIABILITIES		
Financial liabilities	2,978,237	2,826,548
Employee benefit liabilities, net	12,062	12,709
Creditors and payables	7,298	6,073 **)
Liabilities for insurance contracts and investment contracts	1,572,239	1,484,070
Derivatives	31,296	23,114
Deferred taxes	170,303	169,943 *)
	4,771,435	4,522,457
EQUITY		
Share capital	77,627	77,305
Share premium	180,494	179,052
Reserves	(23,317)	(28,061) *)
Retained earnings	640,673	539,202 *)
Treasury shares	(249,733)	(82,727)
Total equity attributable to shareholders of the Company	625,744	684,771
Non-controlling interests	679,247	541,830 *)
Total equity	1,304,991	1,226,601
	8,503,732	7,675,577

*) Change in accounting policy.

**) Reclassified.

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Year ended as at December 31,		
	2014	2013	2012
	NIS in thousands		
INCOME			
Premiums earned on retention	1,457,376	1,295,913	1,178,879
Income from lease of properties	176,125	193,797	191,444
Appreciation of investment property and properties under construction, net	78,906	121,548	75,636
Investment income, net and other finance income	103,834	87,438	173,415
Income from management fees	7,224	7,158	6,789
Income from grant of consumer credit	173,076	139,567	100,319
Income from commissions	17,343	17,493	9,913
Company's share in losses of affiliate	(1,400)	(1,232)	(897)
Other income	190	314	406
Total income	2,012,674	1,861,996	1,735,904
EXPENSES			
Payments and change in liabilities in respect of insurance contracts and investment contracts on retention	945,391	885,591	845,915
Marketing and other acquisition expenses	305,003	258,033	251,031
Maintenance, general and administrative expenses	216,915	222,797	203,134
Finance expenses	185,687	226,550	200,620
Other expenses	584	110	228
Total expenses	1,653,580	1,593,081	1,500,928
Income before taxes on income	359,094	268,915	234,976
Taxes on income	151,030	100,250 *)	100,993 *)
Income from continuing activities	208,064	168,665	133,983
Loss from discontinued activity	-	-	(8,218)
Net income	208,064	168,665	125,765
Other comprehensive income (loss) (after the tax effect):			
Income (loss) from cash flow hedging transactions	22	9,830	(9,213)
Adjustments resulting from translation of financial statements of activities abroad	667	(90,911) *)	1,859 *)
Income (loss) from remeasurement in respect of defined benefit plans	1,285	(689)	(698)
Total other comprehensive income (loss)	1,974	(81,770)	(8,052)
Total comprehensive income	210,038	86,895	117,713

*) Change in accounting policy.

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

Year ended as at December 31,		
2014	2013	2012
NIS in thousands (except net earnings per share data)		

Net income attributed to:

Shareholders of the Company	93,060	85,496	89,489
Non-controlling interests	115,004	83,169	36,276
	<u>208,064</u>	<u>168,665 *)</u>	<u>125,765 *)</u>

Total comprehensive income attributed to:

Shareholders of the Company	92,838	33,708	84,292
Non-controlling interests	117,200	53,187	33,421
	<u>210,038</u>	<u>86,895 *)</u>	<u>117,713 *)</u>

Net earnings per share attributed to shareholders of the Company (in NIS):**Basic earnings, net:**

Earnings from continuing activities	1.85	1.53 *)	1.66 *)
Loss from discontinued activity	-	-	(0.14)
Basic net earnings	<u>1.85</u>	<u>1.53</u>	<u>1.52</u>

Diluted earnings, net:

Earnings from continuing activities	1.81	1.47 *)	1.66 *)
Loss from discontinued activity	-	-	(0.14)
Diluted earnings, net	<u>1.81</u>	<u>1.47</u>	<u>1.52</u>

*) Change in accounting policy.

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

	Share capital	Share premium	Other reserves	Retained earnings	Treasury shares	Total	Non- controlling interests	Total capital
	NIS in thousands							
Balance as at January 1, 2012 (Audited)	75,768	148,773	46,860 *)	345,603 *)	(10,163)	606,841	308,836 *)	915,677
Net income	-	-	-	89,489	-	89,489	36,276	125,765
Total other comprehensive loss	-	-	(5,197)	-	-	(5,197)	(2,855)	(8,052)
Total comprehensive income (loss)	-	-	(5,197)	89,489	-	84,292	33,421	117,713
Share based payment cost	-	-	1,615	-	-	1,615	3,014	4,629
Issue and sale of a subsidiary's shares to non-controlling interest holders	-	-	-	51,687	-	51,687	62,439	114,126
Buy back of Company shares	-	-	-	-	(72,564)	(72,564)	-	(72,564)
Expiration of options in subsidiary	-	-	-	1,392	-	1,392	(1,392)	-
Realization of option warrants into Company shares and expiration of option warrants to Company shares	653	21,970	(16,982)	-	-	5,641	-	5,641
Dividend to the Company's shareholders	-	-	-	(100,000)	-	(100,000)	-	(100,000)
Dividend to non-controlling interest holders	-	-	-	-	-	-	(20,709)	(20,709)
Balance as at December 31, 2012 (Audited)	76,421	170,743	26,296 *)	388,171 *)	(82,727)	578,904	385,609 *)	964,513
Net income	-	-	-	85,496	-	85,496	83,169	168,665
Total other comprehensive loss	-	-	(51,788)	-	-	(51,788)	(29,982)	(81,770)
Total comprehensive income (loss)	-	-	(51,788)	85,496	-	33,708	53,187	86,895
Issue and sale of a subsidiary's shares to non-controlling interest holders	-	-	5,279	115,471	-	120,750	111,701	232,451
Share based payment cost	-	-	492	-	-	492	14,191	14,683
Realization of option warrants into Company shares and expiration of option warrants to Company shares	884	8,309	(8,340)	-	-	853	-	853
Realization of option warrants into subsidiary shares by non-controlling interest holders	-	-	-	64	-	64	58	122
Dividend to the Company's shareholders	-	-	-	(50,000)	-	(50,000)	-	(50,000)
Dividend to non-controlling interest holders	-	-	-	-	-	-	(22,916)	(22,916)
Balance as at December 31, 2013 (Audited)	77,305	179,052	(28,061) *)	539,202 *)	(82,727)	684,771	541,830 *)	1,226,601
Net income	-	-	-	93,060	-	93,060	115,004	208,064
Total other comprehensive income (loss)	-	-	(222)	-	-	(222)	2,196	1,974
Total comprehensive income (loss)	-	-	(222)	93,060	-	92,838	117,200	210,038
Issue and sale of a subsidiary's net shares to non-controlling interest holders	-	-	-	41,695	-	41,695	(7,972)	33,723
Buyback of shares as part of an exchange tender offer	-	-	6,337	48,459	(167,006)	(112,210)	88,071	(24,139)
Share based payment cost	-	-	71	-	-	71	6,076	6,147
Realization of option warrants into Company shares	322	1,442	(1,442)	-	-	322	-	322
Realization of option warrants into subsidiary shares by non-controlling interest holders	-	-	-	(1,743)	-	(1,743)	8,380	6,637
Dividend to the Company's shareholders	-	-	-	(80,000)	-	(80,000)	-	(80,000)
Dividend to non-controlling interest holders	-	-	-	-	-	-	(74,338)	(74,338)
Balance as at December 31, 2014 (Audited)	77,627	180,494	(23,317)	640,673	(249,733)	625,744	679,247	1,304,991

*) Change in accounting policy.

DIRECT INSURANCE FINANCIAL INVESTMENTS LTD.
CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	Year ended as at December 31,		
	2014	2013	2012
	NIS in thousands		
Cash flows provided by (used in) ongoing current activities	(321,220)	180,457	339,523
Cash flows provided by discontinued current activities	-	-	350
Cash flows provided by (used in) current activities	(321,220)	180,457	339,873
CASH FLOWS FROM INVESTMENT ACTIVITY			
Settlement of deposits	152,657	49,308	6,303
Acquisition of fixed assets	(25,417)	(28,109)	(15,344)
Purchase of investment property and real estate under construction	(344,032)	(248,122)	(35,608)
Interest paid and capitalized to cost of investment property under construction	(7,474)	(6,705)	-
Investment in intangible assets	(45,661)	(36,995)	(21,405)
Proceeds from sale of fixed assets	4,855	2,345	3,176
Proceeds from sale of investment property and real estate under construction	358,733	-	211,017
Investment in affiliates, net	(1,400)	(689)	583
Proceeds from the realization of hedging transactions	13,585	-	-
Exit from consolidation of company consolidated in the past	2,385	-	-
Settlement of loan granted to affiliate	-	-	2,574
Net cash provided by (used in) ongoing investment activities	108,231	(268,967)	151,296
Net cash provided by discontinued investment activities	-	12,926	-
Net cash provided by (used in) investment activity	108,231	(256,041)	151,296
CASH FLOWS FROM FINANCE ACTIVITIES			
Settlement of CPI hedging transactions	(1,397)	-	-
Proceeds from realization of options to Company's shares	322	853	5,641
Proceeds from realization of options to subsidiary shares	6,637	122	-
Grant of deposit in respect of bonds and liabilities to banking institutions	(6,146)	(263,742)	(3)
Buy back of the Company's shares	-	-	(72,564)
Sale and issue of a subsidiary's shares to non-controlling interest holders, net	7,609	269,739	114,126
Buy back of bonds in subsidiary	-	-	(9,425)
Issue of bonds and subordinated deeds	347,980	656,120	117,727
Settlement of bonds and subordinated deeds	(249,549)	(184,109)	(191,542)
Receipt of loans from banking institutions and others	353,936	250,932	241,953
Settlement of loans from banking institutions and others	(341,465)	(188,159)	(79,651)
Dividend paid to holders of non-controlling interests	(74,338)	(34,297)	(9,328)
Dividend paid to Company's shareholders	(80,000)	(110,000)	(40,000)
Decrease in short-term credit from banking institutions, net	(11,167)	(4,750) *)	(33,390) *)
Net cash provided by (used in) ongoing finance activities	(47,578)	392,709	43,544
Capital reserve from translation differences in respect of activities abroad	(7,679)	(9,601)	114
Effect of foreign exchange rate fluctuations on balances of cash and cash equivalents	34	(408)	(130)
Increase (decrease) in cash and cash equivalents	(268,212)	307,116	534,697
Cash and cash equivalents balance as at the beginning of the year	1,220,561	913,445	378,748
Cash and cash equivalents balance as at the end of the year	952,349	1,220,561	913,445

*) Reclassified.

DIRECT INSURANCE FINANCIAL INVESTMENTS LTD.
CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	Year ended as at December 31,		
	2014	2013	2012
	NIS in thousands		
APPENDIX A – CASH FLOWS FROM CURRENT ACTIVITIES			
Net income from ongoing activities	208,064	168,665 *)	133,983 *)
Adjustments to the profit and loss items:			
Net profits from financial investments for yield dependent insurance contracts and investment contracts	(27,503)	(29,912)	(39,004)
Net income from other financial investments	(194,562)	(123,821)	(172,012)
Finance expenses for financial liabilities and others	185,687	226,550	200,620
Net investment income and other finance income	(3,125)	(215)	(217)
Increase in value of investment property and real estate under construction, net	(78,906)	(121,548)	(75,636)
Loss (profit) from sale of fixed assets, net	557	(4)	214
Depreciation and amortization:			
Fixed assets	16,580	17,441	15,078
Investment property	4,712	5,957	6,367
Intangible assets	16,789	12,575	12,540
Change in liabilities for insurance contracts and investment contracts	149,035	151,585	70,308
Change in share based payment transactions	6,147	14,683	4,629
Change in reinsurance assets	20,696	25,633	54,801
Change in deferred acquisition costs	(13,535)	(33,809)	(28,759)
Company's share in losses of affiliate	1,400	1,232	897
Taxes on income	151,030	100,250 *)	100,993 *)
Other financial investments:			
Sale (acquisition) of financial investments for yield dependent insurance contracts and investment contracts	919	(12,344)	(4,495)
Net sale (acquisition) of other financial investments	(801,966)	97,599	130,926
Changes in other balance sheet items:			
Short-term credit , net from banking institutions in respect of consumer credit grant activity	267,850	(106,617) **)	49,213 **)
Buy back of subsidiary shares	(5,547)	-	-
Outstanding insurance premiums	(31,051)	(28,443)	(18,371)
Debtors and receivables	(22,016)	(27,105)	(36,824)
Creditors and payables	17,985	(6,436)	86,999
Liabilities for employee benefits, net	1,415	1,130	1,384
Total adjustments required to present the cash flows from ongoing current activities	(129,345)	333,046	493,634
Cash paid and received during the period for:			
Interest paid	(167,398)	(189,604)	(152,636)
Interest received	100,896	92,888	68,754
Taxes paid	(135,026)	(64,715)	(74,705)
Taxes received	3,215	1,129	1,734
Dividend received	6,438	7,713	2,742
Total cash flows provided by (used in) ongoing current activities	(321,220)	180,457	339,523

*) Change in accounting policy.

**) Reclassified.

DIRECT INSURANCE FINANCIAL INVESTMENTS LTD.
CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	Year ended as at December 31,		
	2014	2013	2012
	NIS in thousands		
APPENDIX B - CASH AND CASH EQUIVALENTS			
AS AT THE BEGINNING OF THE YEAR:			
Cash and cash equivalents for yield-dependent contracts	20,337	19,739	15,087
Other cash and cash equivalents	1,200,224	893,706	363,661
Balance of cash and cash equivalents as at the beginning of the year	1,220,561	913,445	378,748
APPENDIX C - CASH AND CASH EQUIVALENTS			
AS AT THE END OF THE YEAR:			
Cash and cash equivalents for yield-dependent contracts	27,222	20,337	19,739
Other cash and cash equivalents	925,127	1,200,224	893,706
Balance of cash and cash equivalents as at the end of the year	952,349	1,220,561	913,445
APPENDIX D - SIGNIFICANT NON-CASH ACTIVITIES:			
Acquisition of investment property against creditors and payables	40,738	13,505	9,134
Sale of investment property against debtors	22,259	-	-
Dividend declared and not yet paid to the Company’s shareholders	-	-	60,000
Dividend declared and not yet paid to the non-controlling interest holders	-	-	11,381

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

NOTE 5:- SEGMENTS OF ACTIVITY

- a. The Company operates in the following segments of activity:

1. The segment of life assurance and long term savings

The segment of life assurance and long term savings includes the lines of life assurance and it focuses mainly on long term savings (in the framework of various types of insurance policies), as well as insurance coverages for various risks such as: death, disability, disability income insurance, etc.

2. Health insurance segment

The segment of health insurance includes medical expenses, personal accident, surgery, transplantations, dread disease, travel abroad and more.

3. General insurance segment

The segment of general insurance includes the liability and property branches. Pursuant to the Regulator of Insurance's directives, the general insurance segment is detailed according to the lines of motor act, motor casco, property and others and liabilities and others.

a. The motor act insurance line of business

The motor act insurance line of business focuses on coverages that their acquisition by the owner of the vehicle or the driver is compulsory by law and it provides a coverage for bodily injuries (to the driver of the vehicle, the passengers in the vehicle or to the pedestrians), as a result of the use of the motor vehicle.

b. The motor casco line of business

The motor casco line of business focuses on the property damage coverage for the insured vehicle and property damages that the insured vehicle will cause to a third party.

c. Property and other branches

The rest of the insurance lines of business that are not vehicle and liabilities mainly residential line.

DIRECT INSURANCE FINANCIAL INVESTMENTS LTD.
NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

NOTE 5:- SEGMENTS OF ACTIVITY (Cont.)

a. The Company operates in the following segments of activity: (Cont.)

3. General insurance segment (Cont.)

d. Other liabilities branches

Liabilities lines are designated for coverage of the policyholder liabilities in respect of damage he causes to a third party.

These lines include: third party liability, employers' liability and professional liability.

4. Granting of consumer credit segment

Includes granting of consumer credit activity mainly for the acquisition of private vehicles mostly backed by vehicle pledge and providing loans for any purpose.

5. Investment property

Includes mainly the lease of office buildings in Israel, Canada, Poland and Belgium.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**NOTE 5:- SEGMENTS OF ACTIVITY (Cont.)**

b. Hereunder is the breakdown of results of the segments of activity:

	Year ended as at December 31, 2014										
	Investment property	Life assurance and long term savings	Health insurance	Motor act	Motor casco	Property and others	Other liabilities	Total	Consumer credit granted	Unallocated and offset in activities between segments	Total
	NIS in thousands										
INCOME											
Gross premiums earned	-	219,237	130,746	364,644	682,265	140,422	8,987	1,196,318	-	-	1,546,301
Premiums earned by reinsurers	-	24,103	12,485	23,079	1,049	27,265	944	52,337	-	-	88,925
Premiums earned on retention	-	195,134	118,261	341,565	681,216	113,157	8,043	1,143,981	-	-	1,457,376
Income from lease of properties	182,096	-	-	-	-	-	-	-	-	(5,971)	176,125
Increase in value of investment property and real estate under construction, net	78,906	-	-	-	-	-	-	-	-	-	78,906
Net gains on investments and other finance income	6,535	30,184	1,947	22,565	10,939	2,689	354	36,547	-	28,621	103,834
Income from management fees	-	7,224	-	-	-	-	-	-	-	-	7,224
Income from granting consumer credit	-	-	-	-	-	-	-	-	173,679	(603)	173,076
Income from commissions	-	10,548	2,420	-	-	4,375	-	4,375	-	-	17,343
Company's share in losses of affiliates	-	-	-	-	-	-	-	-	-	(1,400)	(1,400)
Other income	2	-	-	-	-	-	-	-	160	28	190
Total income	267,539	243,090	122,628	364,130	692,155	120,221	8,397	1,184,903	173,839	20,675	2,012,674
EXPENSES											
Payments and change in liabilities in respect of gross insurance and investment contracts	-	139,479	49,935	237,580	479,509	52,129	5,312	774,530	-	(1,197)	962,747
Reinsurers' share of payments and in change in liabilities in respect of insurance contracts	-	9,348	6,746	(3,099)	(3)	3,820	544	1,262	-	-	17,356
Payments and change in liabilities in respect of insurance and investment contracts on retention	-	130,131	43,189	240,679	479,512	48,309	4,768	773,268	-	(1,197)	945,391
Marketing expenses and other acquisition expenses	-	34,202	28,059	52,933	99,992	25,060	1,432	179,417	66,297	(2,972)	305,003
Maintenance, general and administrative expenses	49,911	20,673	15,940	18,759	37,539	7,485	490	64,273	46,405	19,713	216,915
Finance expenses	118,972	-	-	-	-	86	-	86	7,520	59,109	185,687
Other expenses	-	-	-	-	-	-	-	-	-	584	584
Total expenses	168,883	185,006	87,188	312,371	617,043	80,940	6,690	1,017,044	120,222	75,237	1,653,580
Income (loss) before taxes on income	98,656	58,084	35,440	51,759	75,112	39,281	1,707	167,859	53,617	(54,562)	359,094
Segment assets as at December 31, 2014	3,851,412	701,518	119,827					2,037,672	592,551	1,200,752	8,503,732
Segment liabilities as at December 31, 2014	2,940,442	623,182	58,967					2,043,931	435,641	1,096,578	7,198,741

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**NOTE 5:- SEGMENTS OF ACTIVITY (Cont.)**

b. Hereunder is the breakdown of results of the segments of activity: (Cont.)

	Year ended as at December 31, 2013										
	Investment property	Life assurance and long term savings	Health insurance	Motor act	Motor casco	Property and others	Other liabilities	Total	Consumer credit granted	Unallocated and offset in activities between segments	Total
	NIS in thousands										
INCOME											
Gross premiums earned	-	217,118	107,872	333,183	586,304	128,619	5,932	1,054,038	-	-	1,379,028
Premiums earned by reinsurers	-	22,150	12,979	19,849	1,107	26,322	708	47,986	-	-	83,115
Premiums earned on retention	-	194,968	94,893	313,334	585,197	102,297	5,224	1,006,052	-	-	1,295,913
Income from lease of properties	199,566	-	-	-	-	-	-	-	-	(5,769)	193,797
Increase in value of investment property and real estate under construction, net	121,548	-	-	-	-	-	-	-	-	-	121,548
Net gains on investments and other finance income	3,965	34,366	2,929	36,666	15,466	3,593	524	56,249	18	(10,089)	87,438
Income from management fees	-	7,158	-	-	-	-	-	-	-	-	7,158
Income from granting consumer credit	-	-	-	-	-	-	-	-	140,958	(1,391)	139,567
Income from commissions	-	10,468	2,815	-	-	4,210	-	4,210	-	-	17,493
Company's share in losses of affiliates	-	-	-	-	-	-	-	-	-	(1,232)	(1,232)
Other income	35	-	-	-	-	-	-	-	91	188	314
Total income	325,114	246,960	100,637	350,000	600,663	110,100	5,748	1,066,511	141,067	(18,293)	1,861,996
EXPENSES											
Payments and change in liabilities in respect of gross insurance and investment contracts	-	146,092	47,384	233,309	424,617	55,054	3,201	716,181	-	(1,186)	908,471
Reinsurers' share of payments and in change in liabilities in respect of insurance contracts	-	7,785	8,258	(2,676)	1,026	8,054	433	6,837	-	-	22,880
Payments and change in liabilities in respect of insurance and investment contracts on retention	-	138,307	39,126	235,985	423,591	47,000	2,768	709,344	-	(1,186)	885,591
Marketing expenses and other acquisition expenses	-	31,464	23,395	38,945	90,085	23,667	972	153,669	52,447	(2,942)	258,033
Maintenance, general and administrative expenses	57,660	18,979	13,888	16,730	32,179	6,915	317	56,141	41,711	34,418	222,797
Finance expenses	131,692	-	-	-	-	82	-	82	6,876	87,900	226,550
Other expenses	-	-	-	-	-	-	-	-	-	110	110
Total expenses	189,352	188,750	76,409	291,660	545,855	77,664	4,057	919,236	101,034	118,300	1,593,081
Income (loss) before taxes on income	135,762	58,210	24,228	58,340	54,808	32,436	1,691	147,275	40,033	(136,593)	268,915
Segment assets as at December 31, 2013	3,604,625	670,231	118,604					1,889,866	283,698	1,108,553	7,675,577
Segment liabilities as at December 31, 2013	2,744,609	598,909	56,953					1,904,606	150,656	993,243	6,448,976

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**NOTE 5:- SEGMENTS OF ACTIVITY (Cont.)**

b. Hereunder is the breakdown of results of the segments of activity: (Cont.)

	Year ended as at December 31, 2012										
	Investment property	Life assurance and long term savings	Health insurance	Motor act	Motor casco	Property and others	Other liabilities	Total	Consumer credit granted	Unallocated and offset in activities between segments	Total
	NIS in thousands										
INCOME											
Gross premiums earned	-	208,104	85,327	315,825	524,443	114,799	4,597	959,664	-	-	1,253,095
Premiums earned by reinsurers	-	19,429	10,773	19,357	801	23,432	424	44,014	-	-	74,216
Premiums earned on retention	-	188,675	74,554	296,468	523,642	91,367	4,173	915,650	-	-	1,178,879
Income from lease of properties	197,170	-	-	-	-	-	-	-	-	(5,726)	191,444
Increase in value of investment property and real estate under construction, net	75,636	-	-	-	-	-	-	-	-	-	75,636
Net gains on investments and other finance income	5,315	42,990	2,203	55,628	19,089	4,688	721	80,126	-	42,781	173,415
Income from management fees	-	6,789	-	-	-	-	-	-	-	-	6,789
Income from granting consumer credit	-	-	-	-	-	-	-	-	102,430	(2,111)	100,319
Income from commissions	-	5,226	2,448	-	-	2,239	-	2,239	-	-	9,913
Company's share in losses of affiliate	-	-	-	-	-	-	-	-	-	(897)	(897)
Other income	33	-	-	-	-	-	-	-	94	279	406
Total income	278,154	243,680	79,205	352,096	542,731	98,294	4,894	998,015	102,524	34,326	1,735,904
EXPENSES											
Payments and change in liabilities in respect of gross insurance and investment contracts	-	159,162	39,801	239,597	385,195	43,480	2,803	671,075	-	(1,170)	868,868
Reinsurers' share of payments and in change in liabilities in respect of insurance contracts	-	9,885	6,972	(180)	(9)	6,095	190	6,096	-	-	22,953
Payments and change in liabilities in respect of insurance and investment contracts on retention	-	149,277	32,829	239,777	385,204	37,385	2,613	664,979	-	(1,170)	845,915
Marketing expenses and other acquisition expenses	-	26,205	16,921	51,802	89,571	25,070	783	167,226	43,683	(3,004)	251,031
Maintenance, general and administrative expenses	48,947	19,032	9,555	17,982	31,793	7,004	279	57,058	34,552	33,990	203,134
Finance expenses	131,130	-	-	-	-	87	-	87	10,176	59,227	200,620
Other expenses	-	-	-	-	-	-	-	-	-	228	228
Total expenses	180,077	194,514	59,305	309,561	506,568	69,546	3,675	889,350	88,411	89,271	1,500,928
Income (loss) before taxes on income	98,077	49,166	19,900	42,535	36,163	28,748	1,219	108,665	14,113	(54,945)	234,976
Segment assets as at December 31, 2012	3,285,268	633,663	104,030					1,753,082	321,586	1,043,937	7,141,566
Segment liabilities as at December 31, 2012	2,423,738	547,864	45,409					1,800,979	263,937	1,077,159	6,159,086