

**Part of the Financial
Statements
translated from the
Hebrew original**

ZUR SHAMIR HOLDINGS LTD.

CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

AS OF DECEMBER 31, 2020

Please find attached an extract English translation of the Hebrew version of the consolidated financial statements of Zur Shamir Holdings Ltd. which were approved on March 22, 2021.

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>).

ZUR SHAMIR HOLDINGS LTD.

CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

AS OF DECEMBER 31, 2020

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AUDITORS' REPORT

To the Shareholders of

ZUR SHAMIR HOLDINGS LTD.

Regarding the Audit of Components of Internal Control over Financial Reporting

Pursuant to Section 9b(c) to the Israeli Securities Regulations (Periodic and Immediate Reports), 1970

We have audited the components of internal control over financial reporting of Zur Shamir Holdings Ltd. and the subsidiaries (collectively, the Company) as of December 31, 2020. Control components were determined as explained in the following paragraph. The Company's board of directors and management are responsible for maintaining effective internal control over financial reporting, and for their assessment of the effectiveness of the components of internal control over financial reporting included in the accompanying periodic report for said date. Our responsibility is to express an opinion on the Company's components of internal control over financial reporting based on our audit.

The components of internal control over financial reporting audited by us were determined in conformity with Auditing Standard (Israel) 911 of the Institute of Certified Public Accountants in Israel, "Audit of Components of Internal Control over Financial Reporting" as amended (hereunder - Auditing Standard (Israel) 911). These components consist of entity level controls, including financial reporting preparation and close process controls and information technology general controls and controls over processes that are very significant to the financial reporting and disclosure in the Company and its subsidiaries (collectively, "the audited control components").

We conducted our audit in accordance with Auditing Standard (Israel) 911. That Standard requires that we plan and perform the audit to identify the audited control components and obtain reasonable assurance about whether these control components have been effectively maintained in all material respects. Our audit included obtaining an understanding of internal control over financial reporting, identifying the audited control components, assessing the risk that a material weakness exists regarding the audited control components and testing and evaluating the design and operating effectiveness of the audited control components based on the assessed risk. Our audit of these control components also included performing such other procedures as we considered necessary in the circumstances. Our audit only addressed the audited control components, as opposed to internal control over all the material processes in connection with financial reporting and, therefore, our opinion addresses solely the audited control components. Moreover, our audit did not address any reciprocal effects between the audited control components and unaudited ones and, accordingly, our opinion does not take into account any such possible effects. We believe that our audit provides a reasonable basis for our opinion within the context described above.

Because of its inherent limitations, internal control over financial reporting as a whole, and specifically the components therein, may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

In our opinion, the Company effectively maintained, in all material respects, the audited control components as of December 31, 2020.

We have also audited, in accordance with generally accepted auditing standards in Israel, the consolidated financial statements of the Company as of December 31, 2020 and 2019 and for each of the three years in the period ended December 31, 2020 and our report dated March 22, 2021 expressed an unqualified opinion thereon and included an emphasis of matter paragraph to the matter described in Note 42a and 42b to the consolidated financial statements regarding the exposure to the motions to approve claims as class actions in subsidiaries.

Tel-Aviv, Israel
March 22, 2021

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

AUDITORS' REPORT

To the Shareholders of

ZUR SHAMIR HOLDINGS LTD.

We have audited the accompanying consolidated statements of financial position of Zur Shamir Holdings Ltd. ("the Company") as of December 31, 2020 and 2019, and the related consolidated statements of profit or loss, comprehensive income, changes in equity and cash flows for each of the three years in the period ended December 31, 2020. These financial statements are the responsibility of the Company's board of directors and management. Our responsibility is to express an opinion on these financial statements based on our audits.

We did not audit the financial statements of certain subsidiaries, whose assets included in consolidation constitute approximately 17% and 18.9% of total consolidated assets as of December 31, 2020 and 2019, respectively, and whose income included in consolidation constitute approximately 5.2%, 4.7% and 4.9% of total consolidated income for the years ended December 31, 2020, 2019 and 2018, respectively. The financial statements of those companies were audited by other auditors, whose reports have been furnished to us, and our opinion, insofar as it relates to amounts included for those companies, is based on the reports of the other auditors.

We conducted our audits in accordance with generally accepted auditing standards in Israel, including standards prescribed by the Auditor's Regulations (Auditor's Mode of Performance), 1973. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the board of directors and management, as well as evaluating the overall financial statement presentation. We believe that our audits and the reports of other auditors provide a reasonable basis for our opinion.

In our opinion, based on our audits and the reports of other auditors, the financial statements referred to above present fairly, in all material respects, the financial position of the Company and its subsidiaries as of December 31, 2020 and 2019, and the results of their operations, changes in equity and their cash flows for each of the three years in the period ended December 31, 2020, in conformity with International Financial Reporting Standards (IFRS), with the disclosure requirements prescribed by the Commissioner of Insurance in accordance with the Supervision of Financial Services (Insurance) Law, 1981 and with the provisions of the Securities Regulations (Annual Financial Statements), 2010, to the extent that these regulations apply to a corporation that consolidates insurance companies.

Without qualifying our above opinion, we draw attention to the matter described in Note 42a and 42b to the financial statements regarding the exposure to the motions to approve claims as class actions in subsidiaries.

We have also audited, in accordance with Auditing Standard (Israel) 911 of the Institute of Certified Public Accountants in Israel, "Audit of Components of Internal Control over Financial Reporting", the Company's components of internal control over financial reporting as of December 31, 2020 and our report dated March 22, 2021 expressed an unqualified opinion on the effective existence of those components.

Tel-Aviv, Israel
March 22, 2021

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

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	December 31,	
	2020	2019
	NIS in thousands	
CURRENT ASSETS:		
Cash and cash equivalents	1,212,871	1,036,189
Cash and cash equivalents for yield dependent contracts	12,365	6,528
Financial assets	984,413	935,505
Derivatives	11,863	14,111
Outstanding insurance premiums	474,692	542,841
Debtors and receivables	645,468	176,106
Deposits	16,208	62,288
Current taxes receivable	35,459	32,021
Reinsurance assets	448,245	227,324
Deferred acquisition costs	130,812	138,761
	<u>3,972,396</u>	<u>3,171,674</u>
Assets designated for sale	<u>2,194,952</u>	<u>1,918,459</u>
	<u>6,167,348</u>	<u>5,090,133</u>
NON-CURRENT ASSETS:		
Financial assets	2,767,175	2,749,784
Derivatives	10,079	17,387
Investment property and investment property under construction	4,390,029	4,337,614
Reinsurance assets	756,493	686,561
Fixed assets	243,330	267,353
Deferred acquisition costs	218,903	215,370
Debtors and receivables	34,677	74,178
Deposits	46,621	44,474
Assets designated for sale	225,701	-
Goodwill and intangible assets	418,019	390,771
Deferred taxes	13,100	10,087
	<u>9,124,127</u>	<u>8,793,579</u>
	<u>15,291,475</u>	<u>13,883,712</u>

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	December 31,	
	2020	2019
	NIS in thousands	
CURRENT LIABILITIES:		
Financial liabilities	2,073,602	1,818,809
Creditors and payables	1,024,321	949,233
Current taxes payable	41,699	18,496
Derivatives	42,935	32,924
Liabilities for insurance contracts and investment contracts	1,431,648	1,413,727
	<u>4,614,205</u>	<u>4,233,189</u>
NON-CURRENT LIABILITIES:		
Financial liabilities	6,080,958	5,488,687
Creditors and payables	80,620	117,404
Liabilities for insurance contracts and investment contracts	2,375,764	2,355,321
Liabilities for employee benefits	35,778	43,189
Derivatives	27,849	38,933
Deferred taxes	274,107	264,516
	<u>8,875,076</u>	<u>8,308,050</u>
EQUITY:		
Share capital	144,174	144,174
Share premium	58,301	58,301
Reserves	(131,477)	(136,292)
Retained earnings	229,080	110,743
	<u>300,078</u>	<u>176,926</u>
Total equity attributed to the Company's shareholders	300,078	176,926
Non-controlling interests	<u>1,502,116</u>	<u>1,165,547</u>
Total equity	<u>1,802,194</u>	<u>1,342,473</u>
	<u><u>15,291,475</u></u>	<u><u>13,883,712</u></u>

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS

	Year ended December 31,		
	2020	2019	2018
	NIS in thousands (except per share data)		
INCOME:			
Premiums earned on retention	1,949,048	2,131,773	2,276,858
Income from lease of properties	233,393	234,177	236,962
Increase (decrease) of value of investment property and property under construction, net	(115,643)	159,161	24,576
Net gains from investments and other finance income	107,263	168,489	67,943
Income from management fees	5,136	5,434	5,790
Income from grant of consumer credit	465,695	609,657	482,680
Income from commissions	100,395	96,067	64,872
Other income	5,055	8,532	176
Total income	2,750,342	3,413,290	3,159,857
EXPENSES:			
Payments and change in liabilities in respect of insurance contracts and investment contracts on retention	1,210,740	1,479,946	1,586,734
Marketing and other acquisition expenses	560,533	593,884	552,502
Maintenance, administrative and general expenses	421,258	428,881	394,700
Financial expenses	251,936	302,949	252,324
Expenses (income) from revaluation of option to Leumi Partners	(5,620)	13,210	-
Other expenses	879	733	532
Total expenses	2,439,726	2,819,603	2,786,792
Income before taxes on income	310,616	593,687	373,065
Taxes on income	147,720	215,078	148,832
Net income	162,896	378,609	224,233
Net income attributed to:			
Company's shareholders	53,090	126,821	52,475
Non-controlling interests	109,806	251,788	171,758
	162,896	378,609	224,233
Net earnings per share attributed to shareholders of the Company (in NIS)			
Basic net earnings	0.82	1.96	0.82
Diluted net earnings	0.82	1.92	0.80

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Year ended December 31,		
	2020	2019	2018
	NIS in thousands		
Net income	162,896	378,609	224,233
Other comprehensive loss (after the tax effect):			
Amounts that will be reclassified to profit or loss:			
Net change in respect of debt instruments measured at fair value through other comprehensive loss	7,494	9,672	(9,854)
Net change in respect of debt instruments measured at fair value through other comprehensive loss transferred to profit or loss	(5,305)	78	1,080
Loss from cash flow hedging transactions	(478)	(5,376)	(3,641)
Transfer to profit or loss in respect of cash flow hedging transactions, net	-	-	1,951
Adjustments resulting from translation of financial statements of activities abroad	(23,581)	(56,877)	4,596
Amounts that will not be reclassified subsequently to profit or loss:			
Revaluation of fixed assets	2,222	2,816	2,007
Profit (loss) from remeasurement in respect of defined benefit plans	3,744	(3,536)	(2,129)
Total other comprehensive loss	(15,904)	(53,223)	(5,990)
Total comprehensive income	146,992	325,386	218,243
Total comprehensive income attributable to:			
Shareholders of the Company	46,468	101,369	50,907
Non-controlling interests	100,524	224,017	167,336
	146,992	325,386	218,243

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

	Attributable to equity holders of the Company					Non-controlling interests	Total Equity
	Share capital	Share premium	Reserves	Retained earnings	Total		
	NIS in thousands						
Balance as of January 1, 2018	143,085	45,427	(142,402)	314,420	360,530	986,089	1,346,619
Effect of first time implementation of IFRS 9 and IFRS 15 standards	-	-	2,246	(5,883)	(3,637)	(4,716)	(8,353)
Balance as of January 1, 2018 after first time implementation	143,085	45,427	(140,156)	308,537	356,893	981,373	1,338,266
Net income	-	-	-	52,475	52,475	171,758	224,233
Total other comprehensive loss	-	-	(1,568)	-	(1,568)	(4,422)	(5,990)
Total comprehensive income (loss)	-	-	(1,568)	52,475	50,907	167,336	218,243
Cost of share-based payment	-	-	176	-	176	4,499	4,675
Realization of options into Company shares	12	59	(59)	-	12	-	12
Issue and acquisition of subsidiary shares	-	-	4,481	(18,066)	(13,585)	(21,278)	(34,863)
Issue of share capital	850	10,664	-	-	11,514	-	11,514
Realization of options into subsidiaries shares by non-controlling interests	-	-	-	93	93	545	638
Dividend to Company shareholders	-	-	-	(30,000)	(30,000)	-	(30,000)
Dividend to non-controlling interests	-	-	-	-	-	(130,261)	(130,261)
Balance as of December 31, 2018	143,947	56,150	(137,126)	313,039	376,010	1,002,214	1,378,224
Net income	-	-	-	126,821	126,821	251,788	378,609
Total other comprehensive loss	-	-	(25,452)	-	(25,452)	(27,771)	(53,223)
Total comprehensive income (loss)	-	-	(25,452)	126,821	101,369	224,017	325,386
Cost of share-based payment	-	-	76	-	76	3,437	3,513
Realization of options into Company shares	2	14	(14)	-	2	-	2
Issue and sale of subsidiary shares	-	-	53,235	(49,273)	3,962	199,541	203,503
Issue of share capital	225	2,137	-	-	2,362	-	2,362
Realization of options into subsidiaries shares by non-controlling interests and acquisition of shares by subsidiary	-	-	-	(7,575)	(7,575)	(1,323)	(8,898)
Acquisition of subsidiary shares	-	-	(27,011)	(245,269)	(272,280)	(180,542)	(452,822)
Dividend to Company shareholders	-	-	-	(27,000)	(27,000)	-	(27,000)
Dividend to non-controlling interests	-	-	-	-	-	(81,797)	(81,797)
Balance as of December 31, 2019	144,174	58,301	(136,292)	110,743	176,926	1,165,547	1,342,473
Net income	-	-	-	53,090	53,090	109,806	162,896
Total other comprehensive loss	-	-	(6,622)	-	(6,622)	(9,282)	(15,904)
Total comprehensive income (loss)	-	-	(6,622)	53,090	46,468	100,524	146,992
Cost of share-based payment	-	-	1,295	-	1,295	2,861	4,156
Issue and sale of subsidiaries shares	-	-	10,142	90,705	100,847	272,372	373,219
Realization of options into subsidiaries shares by non-controlling interests	-	-	-	(10,848)	(10,848)	10,955	107
Acquisition of subsidiary shares	-	-	-	(4,610)	(4,610)	(3,397)	(8,007)
Dividend to Company shareholders	-	-	-	(10,000)	(10,000)	-	(10,000)
Dividend to non-controlling interests	-	-	-	-	-	(46,746)	(46,746)
Balance as of December 31, 2020	144,174	58,301	(131,477)	229,080	300,078	1,502,116	1,802,194

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	Year ended December 31,		
	2020	2019	2018
	NIS in thousands		
Cash flows provided by (used in) current activities (App. A)	(126,509)	102,284	(406,991)
Cash flows from investment activities:			
Settlement of deposits, net	45,541	27,433	55,900
Purchase of fixed assets, investment property and investment property under construction	(261,536)	(183,554)	(266,003)
Interest paid and capitalized to cost of investment property under construction	(3,049)	(9,498)	(6,822)
Proceeds from the sale of fixed assets and investment property	16,996	2,774	2,917
Proceeds from hedging transactions	27,777	22,135	1,378
Payment from hedging transactions	(4,325)	(8,174)	(14,950)
Acquisition of intangible assets	(84,288)	(90,625)	(79,809)
Acquisition of subsidiaries consolidated for the first time (App. D)	-	(1,989)	-
Net cash used in investment activities	(262,884)	(241,498)	(307,389)
Cash flows from finance activities:			
Settlement of CPI hedging transactions and interest rate determination	(7,062)	(106)	(2,698)
Acquisition of subsidiary shares, net	(8,007)	(461,742)	(25,260)
Buyback of debentures in subsidiary	(18,030)	-	-
Proceeds from issuance of debentures and subordinated deeds in subsidiary, net	631,361	996,692	694,274
Proceeds from realization of options into subsidiary shares	107	22	638
Proceeds from realization of options into Company shares	-	2	12
Proceeds in respect of liability for indemnification	580	-	-
Issuance of Company shares, net	-	2,362	11,514
Proceeds from issue of Company debentures, net	-	410,861	647,979
Issuance and sale of subsidiaries shares to non-controlling interests, net	293,485	203,503	(273)
Settlement of debentures and subordinated deeds in subsidiary	(472,606)	(665,209)	(282,307)
Settlement of Company debentures	(66,195)	(337,117)	(115,963)
Settlement of lease liability	(9,782)	(11,811)	-
Acquisition of share of non-controlling interest	(1,590)	-	-
Receipt of long-term loans from banking institutions and others, net	644,756	218,583	463,698
Settlement of long-term loans from banking institutions and others, net	(349,832)	(320,552)	(125,510)
Dividend paid to shareholders of the Company	(10,000)	(27,000)	(30,000)
Dividend paid to non-controlling interest holders	(46,746)	(81,797)	(181,789)
Net cash provided by (used in) financing activities	580,439	(73,309)	1,054,315
Exchange rate differences in respect of balances of cash and cash equivalents	(8,527)	(8,798)	(538)
Increase (decrease) in cash and cash equivalents	182,519	(221,321)	339,397
Cash and cash equivalents at the beginning of the year (App. B)	1,042,717	1,264,038	924,641
Cash and cash equivalents at the end of the year (App. C)	1,225,236	1,042,717	1,264,038

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	Year ended December 31,		
	2020	2019	2018
	NIS in thousands		
Appendix A - cash flows from current activities:			
Net income	162,896	378,609	224,233
Adjustments to the profit or loss items:			
Losses (profits) from financial investments for yield dependent contracts	(15,258)	(32,458)	5,441
Income from other financial investments	(365,761)	(469,424)	(348,737)
Depreciation and amortization	100,817	89,665	67,353
Loss from sale of fixed assets	864	612	532
Cost of share-based payment	4,156	3,513	4,675
Finance expenses, net	251,936	302,949	252,324
Expenses (income) from revaluation of option to Leumi Partners	(5,620)	13,210	-
Net losses (profits) from investments and other finance income	(3,652)	(48,286)	11,879
Decrease (increase) in value of investment property	115,643	(159,161)	(24,576)
Taxes on income	147,720	215,078	148,832
	230,845	(84,302)	117,723
Other financial investments:			
Net acquisitions of financial investments	(464,568)	(243,713)	(636,661)
Acquisitions and investments of investment property in consolidated insurance company	(2,054)	(844)	(16)
	(466,622)	(244,557)	(636,677)
Changes in asset and liability items:			
Change in liabilities for non-yield dependent insurance contracts	39,235	217,430	346,216
Change in liabilities for yield dependent contracts	(871)	2,379	(28,880)
Change in deferred acquisition costs	4,416	(13,062)	(23,800)
Change in reinsurance assets	(290,853)	(387,370)	(332,306)
Change in employee benefit liabilities, net	(1,722)	2,801	519
Net short-term credit from banking institutions and others in respect of grant of consumer credit	98,171	215,359	(176,397)
Change in outstanding premium	68,149	32,966	(35,102)
Change in debtors and receivables	64,523	(6,826)	(145,175)
Change in creditors and payables	52,085	195,053	281,591
	33,133	258,730	(113,334)
Cash paid and received during the year for:			
Interest paid	(248,506)	(277,082)	(228,335)
Interest received	258,444	222,204	257,875
Taxes paid	(143,707)	(204,966)	(89,116)
Taxes received	20,078	42,470	50,051
Dividend received	26,930	11,178	10,589
	(86,761)	(206,196)	1,064
Total cash flows provided by (used in) current activities	(126,509)	102,284	(406,991)

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	Year ended December 31,		
	2020	2019	2018
	NIS in thousands		
Appendix B - cash and cash equivalents at the beginning of the year:			
Cash and cash equivalents for yield dependent contracts	6,528	4,881	8,279
Other cash and cash equivalents	1,036,189	1,259,157	916,362
Balance of cash and cash equivalents at the beginning of the year	1,042,717	1,264,038	924,641
Appendix C - cash and cash equivalents at the end of the year:			
Cash and cash equivalents for yield dependent contracts	12,365	6,528	4,881
Other cash and cash equivalents	1,212,871	1,036,189	1,259,157
Balance of cash and cash equivalents at the end of the year	1,225,236	1,042,717	1,264,038
Appendix D - acquisition of subsidiaries consolidated for the first time:			
Fixed assets	-	9	-
Goodwill	-	1,018	-
Intangible assets	-	1,444	-
Deferred taxes	-	(296)	-
Working capital (excluding cash and cash equivalents)	-	(186)	-
	-	1,989	-
Appendix E - significant non-cash transactions:			
Acquisition of fixed assets, investment property and property under construction against creditors and payables	18,814	24,634	36,055
Issuance of shares in subsidiary against conversion of debt and acquisition of non-controlling interests	82,219	-	-
Debtors in respect of debentures	496,763	-	-
Recognition of a right to use asset against a lease liability	-	65,489	-

NOTE TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

NOTE 5:- SEGMENTS OF ACTIVITY

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

1. **The segment of life insurance and long-term savings:**

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

2. **Health insurance segment:**

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

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 other liabilities.

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 .

d) **Other liabilities branches:**

Liabilities lines are designated for coverage of the policyholder liabilities in respect of damage he causes to a third party. Including: third party liability, employers' liability and professional liability.

NOTE TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

NOTE 5:- SEGMENTS OF ACTIVITY (Cont.)

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

4. **Granting of consumer credit segment:**

Includes granting of consumer credit activity for the acquisition of vehicles (mainly second hand), granting of credit for loans for any purpose and granting loans for special purposes in different businesses.

5. **Investment property:**

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

NOTE TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

NOTE 5:- OPERATING SEGMENTS (Cont.)

b. Hereunder are the results of the segments of activity :

	December 31, 2020										
	Investment property	Life insurance and long- term saving	Health insurance	General insurance				Consumer credit granted	Unallocated and offset in activities between segments	Total	
				Motor act	Motor casco	Property and others	Other liabilities				Total
NIS in thousands											
INCOME:											
Premiums earned on retention	-	279,338	248,677	152,781	1,126,790	122,967	18,495	1,421,033	-	-	1,949,048
Income from lease of properties	241,355	-	-	-	-	-	-	-	-	(7,962)	233,393
Decrease of value of investment property and property under construction, net	(115,643)	-	-	-	-	-	-	-	-	-	(115,643)
Net gains from investments and other finance income	3,260	15,829	593	18,144	14,272	1,808	928	35,152	5,987	46,442	107,263
Income from management fees	-	5,136	-	-	-	-	-	-	-	-	5,136
Income from grant of consumer credit	-	-	-	-	-	-	-	-	466,815	(1,120)	465,695
Income from commissions	-	17,956	2,703	61,860	-	17,353	523	79,736	-	-	100,395
Other income	-	-	-	-	-	-	-	-	-	5,055	5,055
Total income	128,972	318,259	251,973	232,785	1,141,062	142,128	19,946	1,535,921	472,802	42,415	2,750,342
EXPENSES:											
Payments and changes in liabilities in respect of insurance contracts and investment contracts on retention	-	113,708	123,429	85,053	818,309	62,975	7,266	973,603	-	-	1,210,740
Marketing and other acquisition expenses	-	79,899	66,005	73,337	155,916	40,008	2,898	272,159	140,494	1,976	560,533
Maintenance, administrative and general expenses	66,635	32,009	32,442	23,577	50,794	12,652	1,090	88,113	180,003	22,056	421,258
Finance expenses	105,706	315	292	3,162	823	429	15	4,429	50,282	90,912	251,936
Income from revaluation of option to Leumi Partners	-	-	-	-	-	-	-	-	-	(5,620)	(5,620)
Other expenses	-	-	-	-	-	-	-	-	-	879	879
Total expenses	172,341	225,931	222,168	185,129	1,025,842	116,064	11,269	1,338,304	370,779	110,203	2,439,726
Income (loss) before taxes on income	(43,369)	92,328	29,805	47,656	115,220	26,064	8,677	197,617	102,023	(67,788)	310,616
Other comprehensive income (loss) before taxes on income	(23,913)	1,185	1,215	1,684	(318)	119	91	1,576	-	5,039	(14,898)
Comprehensive income (loss) before taxes on income	(67,282)	93,513	31,020	49,340	114,902	26,183	8,768	199,193	102,023	(62,749)	295,718
Segment assets as of December 31, 2020	4,839,732	748,171	220,142					3,884,247	3,670,844	1,928,339	15,291,475
Segment liabilities as of December 31, 2020	3,569,166	654,238	115,887					3,837,539	2,996,799	2,315,652	13,489,281

NOTE TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

NOTE 5:- OPERATING SEGMENTS (Cont.)

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

	December 31, 2019										
	Investment property	Life insurance and long-term saving	Health insurance	General insurance				Consumer credit granted	Unallocated and offset in activities between segments	Total	
Motor act				Motor casco	Property and others	Other liabilities	Total				
NIS in thousands											
INCOME:											
Premiums earned on retention	-	269,570	253,005	207,386	1,259,568	124,630	17,614	1,609,198	-	-	2,131,773
Income from lease of properties	241,905	-	-	-	-	-	-	-	-	(7,728)	234,177
Increase of value of investment property and property under construction, net	159,161	-	-	-	-	-	-	-	-	-	159,161
Net gains from investments and other finance income	20,482	33,247	1,018	34,145	17,724	2,447	1,490	55,806	2,823	55,113	168,489
Income from management fees	-	5,434	-	-	-	-	-	-	-	-	5,434
Income from grant of consumer credit	-	-	-	-	-	-	-	-	610,483	(826)	609,657
Income from commissions	-	11,336	2,716	67,154	-	14,861	-	82,015	-	-	96,067
Other income	6,143	-	-	-	-	-	-	-	-	2,389	8,532
Total income	427,691	319,587	256,739	308,685	1,277,292	141,938	19,104	1,747,019	613,306	48,948	3,413,290
EXPENSES:											
Payments and changes in liabilities in respect of insurance contracts and investment contracts on retention	-	143,494	109,168	201,374	937,450	78,708	9,752	1,227,284	-	-	1,479,946
Marketing and other acquisition expenses	-	69,147	68,735	74,042	159,693	35,572	2,197	271,504	184,065	433	593,884
Maintenance, administrative and general expenses	70,331	27,669	31,917	22,550	53,407	10,757	785	87,499	194,730	16,735	428,881
Finance expenses	133,647	241	205	2,253	1,094	424	-	3,771	46,330	118,755	302,949
Losses from revaluation of an option to Leumi Partners	-	-	-	-	-	-	-	-	-	13,210	13,210
Other expenses	-	-	-	-	-	-	-	-	10	723	733
Total expenses	203,978	240,551	210,025	300,219	1,151,644	125,461	12,734	1,590,058	425,135	149,856	2,819,603
Income (loss) before taxes on income	223,713	79,036	46,714	8,466	125,648	16,477	6,370	156,961	188,171	(100,908)	593,687
Other comprehensive income (loss) before taxes on income	(62,127)	(852)	(956)	7,131	1,861	146	309	9,447	-	1,802	(52,686)
Comprehensive income (loss) before taxes on income	161,586	78,184	45,758	15,597	127,509	16,623	6,679	166,408	188,171	(99,106)	541,001
Segment assets as of December 31, 2019	4,669,892	746,135	198,453					3,786,886	2,737,487	1,744,859	13,883,712
Segment liabilities as of December 31, 2019	3,351,113	646,759	97,213					3,731,324	2,255,812	2,459,018	12,541,239

NOTE TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

NOTE 5:- OPERATING SEGMENTS (Cont.)

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

	December 31, 2018										
	Investment property	Life insurance and long- term saving	Health insurance	General insurance				Consumer credit granted	Unallocated and offset in activities between segments	Total	
				Motor act	Motor casco	Property and others	Other liabilities				Total
NIS in thousands											
INCOME:											
Premiums earned on retention	-	257,040	243,766	366,333	1,262,634	130,420	16,665	1,776,052	-	-	2,276,858
Income from lease of properties	244,214	-	-	-	-	-	-	-	-	(7,252)	236,962
Increase of value of investment property and property under construction, net	24,576	-	-	-	-	-	-	-	-	-	24,576
Net gains (losses) from investments and other finance income (expenses)	(3,672)	(3,684)	1,295	34,659	12,344	2,223	1,183	50,409	2,608	20,987	67,943
Income from management fees	-	5,790	-	-	-	-	-	-	-	-	5,790
Income from grant of consumer credit	-	-	-	-	-	-	-	-	482,748	(68)	482,680
Income from commissions	-	12,373	2,369	37,250	-	12,880	-	50,130	-	-	64,872
Other income	-	-	-	-	-	-	-	-	50	126	176
Total income	265,118	271,519	247,430	438,242	1,274,978	145,523	17,848	1,876,591	485,406	13,793	3,159,857
EXPENSES:											
Payments and changes in liabilities in respect of insurance contracts and investment contracts on retention	-	107,970	101,470	381,861	906,616	77,473	12,579	1,378,529	-	(1,235)	1,586,734
Marketing and other acquisition expenses	-	63,460	73,906	69,068	148,888	29,945	2,360	250,261	167,940	(3,065)	552,502
Maintenance, administrative and general expenses	69,907	24,524	31,644	20,474	48,356	9,821	595	79,246	167,202	22,177	394,700
Finance expenses	115,932	68	-	707	461	104	-	1,272	43,696	91,356	252,324
Other expenses	61	-	-	-	-	-	-	-	-	471	532
Total expenses	185,900	196,022	207,020	472,110	1,104,321	117,343	15,534	1,709,308	378,838	109,704	2,786,792
Income (loss) before taxes on income	79,218	75,497	40,410	(33,868)	170,657	28,180	2,314	167,283	106,568	(95,911)	373,065
Other comprehensive income (loss) before taxes on income	5,205	(541)	(5,99)	(5,281)	(3,107)	(529)	(183)	(9,100)	-	(6,328)	(11,363)
Comprehensive income (loss) before taxes on income	84,423	74,956	39,811	(39,149)	167,550	27,651	2,131	158,183	106,568	(102,239)	361,702
