

**Translation from Hebrew. The binding version is in the Hebrew.**

Form 053 Public  
May 4<sup>th</sup>, 2009  
Reference: 2009-01-100176

The Securities Authority  
www.isa.gov.il

The Tel Aviv Stock Exchange Ltd.  
www.tase.co.il

**Immediate Report re Event which is Not in the Ordinary Course of Business**

Regulation 36(a) of Securities Regulations

(Periodic and Immediate Reports), 5730 – 1970

*A report of results of an offering should be filed on Form T 20*

*A report re rating of debentures or rating of a corporation should be filed on Form T 125*

Subject of the Report:

Debentures (Series C) - Interest for the 1<sup>st</sup> Period

1. Further to our immediate report of April 27<sup>th</sup>, 2009, and according to the provisions of the Debenture and the Deed of Trust (Series C), we would like to update as follows:
  - The semi-annual "LIBOR" interest rate, for the first interest period, starting from 30/4/2009 till 31/10/09, is 1.575% per year.
  - In accordance with the tender re Series C Debentures, the spread above semi-annual "LIBOR" rate is 2.9%..
  - Therefore, the total interest rate to be paid to the holders of Series C Debentures for the first interest period shall be 2.25589%, as long as the debentures are not listed on TASE.
2. The date and time at which the Company became aware of the event or subject:  
May 3rd, 2009 at 10:00.

Reference of former documents in this regard (referring does not constitute incorporation by reference): 2009-01-097257

Former name of reporting entity:

Form structure updated 15/03/2009

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Name of Electronic Reporter: Lisa Haimovitz. Position: General Counsel and Company Secretary.

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