CAIRO AMMAN BANK

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

30 SEPTEMBER 2010 (UNAUDITED)



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REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS TO THE BOARD OF DIRECTORS OF CAIRO AMMAN BANK
AMMAN - JORDAN

Introduction

We have reviewed the accompanying interim condensed consolidated financial statements of CAIRO AMMAN BANK (a public shareholding company) and its subsidiaries ("the Bank") as of 30 September 2010, comprising of the interim consolidated statement of financial position as of 30 September 2010 and the related interim consolidated statement of income for the three and nine month periods then ended, and interim consolidated statements of, comprehensive income, changes in equity, and cash flows for the nine months period then ended and explanatory notes. Management is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with International Financial Reporting Standard IAS 34 Interim Financial Reporting. Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

Scope of review

We conducted our review in accordance with the International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial statements are not prepared, in all material respects, in accordance with International Accounting Standard 34.

Explanatory Paragraph

The condensed interim consolidated financial statements have been prepared for the purposes of Securities Exchange Commission and management and it does not require the Central Bank of Jordan approval.

Amman – Jordan 20 October 2010 Ernst + Young

CAIRO AMMAN BANK
INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS OF 30 SEPTEMBER 2010
(UNAUDITED)
(In Jordanian Dinars)

Assets Cash and balances with Central Banks Balances at banks and financial institutions Deposits at banks and financial institutions Financial assets held for trading Direct credit facilities Financial assets available for sale Financial assets held to maturity Property and equipment Intangible assets Other assets	Notes 4 5	30 September 2010 169,822,443 160,105,670 67,059,066 863,699 800,961,451 90,998,898 410,298,464 37,102,830 4,370,968 60,560,486	150,778,430 80,524,650 261,243 729,800,243 99,636,007 305,491,103 33,828,145 4,227,295
Total Assets		1,802,143,975	1,746,913,972
LIABILITIES AND EQUITY			
LIABILITIES - Banks and financial institutions' deposits Customers' deposits Margin accounts Loans and borrowings Sundry provisions Income tax liabilities Deferred tax liabilities Other liabilities	8	169,169,701 1,274,875,361 40,067,435 59,510,388 9,519,471 19,577,042 7,401,346 28,730,177	167,056,953 1,264,096,632 39,445,139 38,185,568 9,809,509 18,442,528 7,877,838 24,949,226
Total Liabilities		1,608,850,921	1,569,863,393
EQUITY			
Paid in capital Statutory reserve Voluntary reserve General banking risk reserve Cumulative changes in fair value Retained earnings Profit for the period after general banking reserve		100,000,000 27,532,671 1,321,613 8,483,860 22,950,452 9,652,058 23,352,400	88,000,000 27,532,671 1,321,613 7,767,932 21,976,305 30,452,058
Total Equity		193,293,054	177,050,579
Total Liabilities and Equity		1,802,143,975	1,746,913,972

CAIRO AMMAN BANK INTERIM CONSOLIDATED INCOME STATEMENT FOR THE THREE AND NINE MONTHS ENDED 30 SEPTEMBER 2010 (UNAUDITED) (In Jordanian Dinars)

	<u>Notes</u>	For the three months ended 30 September 2010 2009		30 September		Control library and a second	e months ended September 2009
Interest income Interest expense		27,113,165 <u>7,517,609</u>	24,335,044 8,756,892	78,365,928 22,976,320	69,798,732 28,686,607		
Net interest income		19,595,556	15,578,152	55,389,608	41,112,125		
Net commission		4,779,864	4,637,553	14,611,290	12,910,494		
Net interest and cor	mmission income	24,375,420	20,215,705	70,000,898	54,022,619		
Net gain from dealing in fo (Losses) gains from finance Gains (losses) from finance	cial assets held for trading	536,022 16,419	631,060 (3,855)	1,801,549 3,523	2,033,339 8,270		
sale Other income		11,348 <u>1,156,427</u>	393,337 <u>1,267,559</u>	1,230,330 4,782,848	4,705,427 3,575,420		
Gross profit		26,095,636	22,503,806	77,819,148	64,345,075		
Employees' expenses Depreciation and amortiza Other expenses Impairment losses on direct Sundry provisions		6,827,266 1,768,989 4,491,884 1,108,495 <u>196,432</u>	6,647,627 1,612,364 4,466,171 95,100 759,477	21,036,924 5,177,936 13,463,148 2,664,635 1,378,527	20,193,451 4,656,956 12,085,107 249,833 1,485,832		
Total expenses		14,393,066	13,580,739	43,721,170	38,671,179		
Profit before income	tax	11,702,570	8,923,067	34,097,978	25,673,896		
Income tax expense	(3,285,495)	(_2,773,754)	(_10,029,650)	(_7,401,160)		
Profit for the period		8,417,075	6,149,313	24,068,328	18,272,736		
Basic and diluted earning	gs per share 10	0/084	0/061	0/241	0/183		

CAIRO AMMAN BANK INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE THREE AND NINE MONTHS ENDED 30 SEPTEMBER 2010 (UNAUDITED) (In Jordanian Dinars)

		For the three months ended 30 September		months ended
	2010	2009	2010	2009
Profit for the period	8,417,075	6,149,313	24,068,328	18,272,736
Other comprehensive income, net of tax:				
Net changes in fair value of financial assets				
available for sale	1,085,873	(2,666,199)	974,147	3,666,148
Total Comprehensive income for the period	9,502,948	3,483,114	25,042,475	21,938,884

CAIRO AMMAN BANK INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE NINE MONTHS ENCED 30 SEPTEMBER 2010 (UNAUDITED) (In Jordanian Dinars)

	Total Equity	177,050,579 25,042,475 (8,800,000)	193,293,054	151,500,924 21,938,884 (4,000,000)
	Profit For the period	24,068,328	23,352,400	18,272,736 - (580,000) 17,692,736
	Retained	30,452,058 (12,000,000) (8,800,000)	9,652,058	21,713,412 (8,000,000) (4,000,000) 9,713,412
	Cumulative changes in fair values	21,976,305	22,950,452	17,975,688 3,666,148
	General banking risk	7,767,932	8,483,860	6,337,932 - 580,000 6,917,932
Reserves	Voluntary	1,321,613	1,321,613	1,321,613
Res	Statutory	27,532,671	27,532,671	24,152,279
	Paid in capital	88,000,000	100,000,000	80,000,000
		30 September 2010 Balance as of 1 January 2010 Total comprehensive income for the period Increase in capital Dividends paid Transfer to reserves	Balance as of 30 September 2010	30 September 2009 Balance as of 1 January 2009 Total comprehensive income for the period Increase in capital Dividends paid Transfer to reserves Balance as of 30 September 2009

The accompanying notes from 1 to 17 are an integral part of these interim condensed consolidated financial statements

OPERATING ACT		Note	30 September 2010	30 September 2009
Profit for the pe Adjustments -			34,097,978	25,673,896
Sundry prov Gain from s Impairment	n and amortisation loss on direct credit faci isions ale of financial asset ava of available for sale inve gains) losses from finan	ailable for sale	5,177,936 2,664,635 1,378,527 (56,526) 1,035,437	4,656,956 249,833 1,485,832 (1,900,335) 11,734
Losses (gair Gain from sa Impairment I	n) on sale of property an ale of repossessed asse oss on repossessed ass hange rate changes on	d equipment	(980) (4,920) (1,169,743) 1,211	53,287
Operatir	g profit before change	es in	(1,526,229)	(<u>1,669,460</u>)
operati	ng assets and liabilitie ets and liabilities -	s	41,597,326	28,518,557
financial ins (Increase) in (Increase) in (Increase) in (Increase) decode deposits mai	crease) in deposits at battitutions direct credit facilities financial assets held for other assets crease) in banks and finaturing after more than the ustomers' deposits argin accounts sions paid	trading	(73,825,843) ((601,476) ((27,467,958) (1,507,466 477,576)
Net cash activities	from operating before income tax		2000	4,034,749
Income tax paid			/0.00-	26,352,570
	(used in) from operatir	ng activities		0,837,634) 5,514,936
Purchase of finant Proceeds from ma	cial assets available for ssets available for sale cial assets held to mature aturity of financial assets erty and equipment and equipment gible assets	ritu	94,248	9,181,120 - - 3,158,634) 29,868
Net cash (used in) from investing	g activities	// 0 = 0 :	1,077,129)
FINANCING ACTIVIT	IES		1100,272,002)	4,357,846
Cash dividends pa Proceeds from loa	id ns and borrowings		(8,800,000) (4	4,000,000)
	rom financing activitie	s	10 50 1 00 5	4,358,895
	ash and cash equivaler			0,358,895
	rate changes on cash		4),231,677
	uivalents, beginning of th	ne period		,669,460
Cash and cash en	uivalents, end of the p	ie hellod	NAT AND ADDRESS OF THE PROPERTY OF THE PROPERT	,730,374
3431100	and of the p	eriod 11	<u>163,668,412</u> <u>391</u>	<u>,631,511</u>

CAIRO AMMAN BANK
NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
30 SEPTEMBER 2010
(In Jordanian Dinars)

(1) GENERAL

Cairo Amman Bank ("Bank") is a public shareholding company registered and incorporated in Jordan during 1960 in accordance with the Companies Law No. (12) of 1964. Its registered office is at Amman-Jordan.

The Bank provides its banking services through 65 branches and offices located in Jordan and 18 branches in Palestine, and its subsidiaries.

The Bank's shares are listed on the Amman Stock Exchange.

The interim condensed consolidated financial statements were authorized for issue by the Bank's Board of Directors in their meeting held on 20 October 2010.

(2) Basis of preparation

The interim condensed financial statements for the nine-month period to 30 September 2010 have been prepared in accordance with International Accounting Standard 34, Interim Financial Reporting.

The consolidated financial statements have been presented in Jordanian Dinars (JD) which is the functional currency of the Bank.

The consolidated financial statements are prepared on the historical cost basis except for the financial assets held for trading and most financial assets available for sale that have been measured at fair value.

The interim condensed consolidated financial statements do not contain all information and disclosures required for full financial statements prepared in accordance with International Financial Reporting Standards, and should be read in conjunction with the Bank's annual financial statements as of 31 December 2009. In addition, results for the nine-month period ended 30 September 2010 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2010.

The accounting policies used in the preparation of the interim condensed financial statements are consistent with those used in the preparation of the annual financial statements for the year ended 31 December 2009, except for the adoption of new Standards noted below.

IFRS 3 Business Combinations (Revised) and IAS 27 Consolidated and Separate Financial Statements - (Amended)

IFRS 3 (Revised), applicable for annual accounting periods beginning on or after 1 July 2009, introduces a number of changes in the accounting for business combinations. Changes impact the amount of goodwill recognised, the reported results in the period that an acquisition occurs and future reported results.

IAS 27 (Amended) requires that a change in the ownership interest of a subsidiary (without loss of control) is accounted for as a transaction with owners in their capacity as owners. Therefore, such transactions no longer give rise to goodwill, nor it give rise to a gain or loss. Furthermore, the amended standard changes the accounting for losses incurred by the subsidiary as well as the loss of control of a subsidiary.

(3) BASIS OF CONSOLIDATION

The consolidated financial statements comprise the financial statements of the Bank and its subsidiaries where the Bank has the power to govern the financial and operating policies generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Bank controls another entity.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Bank obtains control, and continue to be consolidated until the date that such control ceases. Following are the subsidiaries of the Bank:

- Al-Watanieh Financial Services Company Jordan: established during 1992; the Bank owned 100% of paid-up capital amounted to JD 5,000,000 as of 30 September 2010. The company's main activity is investment brokerage.
- Al-Watanieh Financial Securities Company Palestine established during 1995, the bank owned 100% of paid-up capital amounted to JD 1,500,000 as of 30 September 2010. The company's main activity is investment brokerage.
- Cairo Amman Company Marshall Islands: established during 1999; the Bank owned 100% of paid-up capital amounted to JD 5,000 as of 30 September 2010. The company's main activity is the investment in securities. The Bank is in the process of completing legal procedures to liquidate the Company.
- No consolidation has been made of the financial statements of Cairo for Real Estate Investment Company-Jordan, of which the Bank owns 100% of the paid-up capital of JD 50,000 as of 30 September 2010, due to the fact that on 31 July 2002 all assets and liabilities of the company were transferred to the Bank. The Bank is in the process of completing legal procedures to liquidate the company.

The financial statements of the subsidiaries are prepared for the same reporting year as the Bank, using consistent accounting policies.

If the subsidiary company follows accounting policies that are different than those followed by the bank, then the necessary adjustments are made on the financial statements of the subsidiaries to conform with the accounting policies followed by the bank.

The results of operations of the subsidiary are consolidated in the consolidated income statement from the date of ownership which is the date on which the actual control by the bank on the subsidiaries is taking place. The results of operations of the subsidiaries that are eliminated in the consolidated income statement are consolidated until the date of release, which is the date the bank loses control on the subsidiaries.

Investments in subsidiaries are shown at cost in separate financial statements prepared by the bank on a standalone basis.

(4) CASH AND BALANCES WITH CENTRAL BANKS

Restricted statutory cash reserve held at the Central Banks amounted to JD 70,750,739 as of 30 September 2010 (31 December 2009: JD 76,054,799)

Except for statutory cash reserve held at the Central Banks the restricted cash balances amounted to JD 7,090,000 as of 30 September 2010 and 31 December 2009.

(5) BALANCES AT BANKS AND FINANCIAL INSTITUTIONS

DIRECT OPEDIT FACILITIES

(6)

Non interest bearing balances at banks and financial institutions amounted to JD 15,770,542 as of 30 September 30, 2010 (31 December 2009: JD 6,546,304).

(6) DIRECT CREDIT FACILITIES		
	30 September 2010	31 December 2009
	JD	JD
Consumer lending	150 TO 100 TO 10	
Overdrafts	6,031,440	6,959,998
Loans and bills *	398,303,026	326,002,200
Credit cards	10,094,397	9,649,670
Others	6,894,744	7,546,261
Residential mortgages	110,585,670	102,558,484
Corporate lending	110,000,010	102,000,404
Overdrafts	43,847,224	53,826,847
Loans and bills *	150,268,873	143,208,196
Small and medium enterprises lending "SMEs"	150,200,075	143,200,190
Overdrafts	10 002 775	16 120 074
Loans and bills *	19,082,775	16,139,074
	28,399,749	24,801,708
Lending to governmental sectors	83,871,772	93,854,037
Total	857,379,670	784,546,475
Less: Suspended interest	(10,935,279)	(12,096,816)
Less: Allowance for impairment losses		(42,649,416)

^{*} Net of interest and commissions received in advance of JD 10,623,726 as of 30 September 2010 (2009: JD 12,597,156).

800,961,451 729,800,243

(7) FINANCIAL ASSETS AVAILABLE FOR SALE

Direct credit facilities, net

Included in financial assets available for sale investments carried at cost with value of JD 1,380,928 as of 30 September 2010 (31 December 2009: JD 1,367,046). The investments were stated at cost since the fair value could not be measured reliably.

(8) CUSTOMERS' DEPOSITS

	30 September 2010 JD	31 December 2009 JD
Current and demand deposits Saving deposits Time and notice deposits	442,469,431 265,984,307 566,421,623	392,038,731 244,890,465 627,167,436
	1,274,875,361	1,264,096,632

Governmental institutions' deposits amounted to JD 155,037,193 as of 30 September 2010 (31 December 2009: JD 164,895,236) representing 12,16% (31 December 2009: 13,045%) of total customers' deposits.

Non-interest bearing deposits amounted to JD 334,835,924 as of 30 September 2010 (31 December 2009: JD 399,974,150) representing 26,26% (31 December 2008: 31,64%) of total deposits.

(9) INCOME TAX

Income Tax liabilities

The movements on the income tax provision were as follows:

	30 September 2010 JD	31 December 2009 JD
At January 1 Income tax paid Income tax charge for the year	18,442,528 (8,895,136) 10,029,650	22,513,296 (12,804,619)
At December 31	19.577,042	18,442,528
Income tax appearing in the statement of income	me represents the following:	
	2010	2009

		2009
	JD	JD
Income tax for the period	10,029,650	7,401,160

A final settlement has been reached for Jordan branches from the Income Tax Departments for the year 2009.

A final settlement has been reached for Palestine branches from the Income Tax Departments for the year 2007. The Income Tax Department did not review 2008 and 2009 records.

Al-Watanieh Financial Services Company has reached a final settlement with the Income Tax Department for the years ended 31 December 2008 except for the year 1996 which is at court. The Income Tax Department did not review 2009 records.

Al-Watanieh Securities Company – Palestine has reached a final settlement for the year 2009.

The Income Tax Department has not reviewed the accounts of Cairo Real Estate Company for the years from 1997 to 2009.

No income tax was due on Cairo Amman Company - Marshall Islands as of 30 September 2010.

In the opinion of the Bank's management, income tax provisions as of 30 September 2010 are sufficient.

(10) BASIC EARNINGS PER SHARE

(10) BASIC LARNINGS PER SHARE	Three months period ended 30 September		Nine months period ended 30 September	
	<u>2010</u> JD		<u>2010</u> JD	
Profit for the period Weighted average number of shares	8,417,075 100,000,000	6,149,313 100,000,000	24,068,328 100,000,000	18,272,736 100,000,000
Basic and diluted earnings per share (JD/Fils)	0/084	0/061	0/241	0/183

Diluted earnings per share equal basic earning per share as the Bank has not issued any potentially convertible instruments to shares which would have an impact on earnings per share.

(11) CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD

Cash and cash equivalent balances in the statement of cash flows consist of the following balance sheet items:

	30 September 2010 JD	30 September 2009 JD
Cash and balances with Central Banks mat within three months Add: Balances at banks and financial instit	169,822,443	356,492,572
maturing within three months	160,105,670	159,260,765
Less: Banks and financial institutions' depo maturing within three months Certificate of deposit maturing after three months		117,031,826
Restricted cash balances	7,090,000	7,090,000
Cash and cash equivalents	163,668,412	391,631,511

(12) RELATED PARTY TRANSACTIONS

The accompanying consolidated financial statements of the Bank include the following subsidiaries:

subsidiaries.		Paid in capital		
Company name	Ownership	30 September 2010	31 December 2009	
Al-Watanieh Financial Services Co. Al-Watanieh Securities Company Cairo Amman Company	100 % 100 % 100 %	5,000,000 1,500,000 5,000		

The Bank entered into transactions with major shareholders, directors, senior management and their related concerns in the ordinary course of business at commercial interest and commission rates. All the loans and advances to related parties are performing advances and are free of any provision for credit losses.

				Total	
	ASSOCIATED	Board of		30 September	31 December
	COMPANY	Directors	Others	2010	2009
				JD	JD
Balance sheet items:		7 702 600	5,469,519	13,173,218	24,179,491
Direct credit facilities	6.921,025	7,703,699 11,851,294	1,100,140	19,872,459	21,345,775
Deposits at the Bank Margin accounts	6,921,025	543,376	96,656	640,032	1,986,480
Off balance sheet items:	25.000	1 402 672	253,230	1,781,902	2,753,915
Indirect credit facilities	35,000	1,493,672	255,230	1,701,902	2,755,515
				For the nine months ended 30 September	
			-	2010	2009
				JD	JD
Income statement items:					
Interest and commission income				866,953	1,183,824
Interest and commission expense Portfolio management				288,320	491,951
commission				582,856	552,226

Credit interest rates on credit facilities range between 4% - 9.25% Debit interest rates on deposits range between 0% - 4.75%

Compensation of the key management personnel is as follows:

		For the Nine Months ended 30 September		
	2010	2009_		
	JD	JD		
Benefits (Salaries, wages, and bonuses) of senior				
management	1,853,610	1,447,445		

(13) SEGMENTAL INFORMATION

For management purposes the Bank is organized into four major business segments:

Retail banking - Principally handling individual customers' deposits, and providing consumer type loans, overdrafts, credit cards facilities and funds transfer facilities;

Corporate banking - Principally handling loans and other and it for its to be a set of the condition.

Corporate banking - Principally handling loans and other credit facilities and deposit and current accounts for corporate and institutional customers;

Treasury

- Principally providing money market, trading and treasury services, as well as the management of the Bank's funding operations by use of treasury bills, government securities and placements and acceptances with other Banks, through treasury and wholesale banking.

Others - Includes income from repossessed assets, brokerage and other activities

		Retail <u>Banking</u> JD	Corporate Banking JD	Treasury JD	Other JD	30 Septembe	r 30 September 2009 JD
Gross income Impairment losses on dire	direct	53,554,394	19,491,558	25,511,906	2,237,610	100,795,468	93,031,682
Credit facilities		(130,454)	(2,534,181)			(_2,664,635)	(249,833)
Segment result Unallocated costs Profit before tax Income tax Profit for the period Other information		46,180,254	12,201,426	14,535,223	2,237,610	75,154,513 (41,056,535) 34,097,978 (10,029,650) 24,068,328	64,095,242 (38,421,346) 25,673,896 (7,401,160) 18,272,736
		100 101 000		essent i			
Segment liabilities			317,839,759 272,184,706	899.148.240 804.770.424	102,034,284 58,887,078	1,802,143,975 1,608,850,921	1,746,913,972 1,569,863,393
Capital expenditure Depreciation						8,685,622 5,177,936	4,235,763 4,656,956

(14) COMMITMENTS AND CONTINGENT LIABILITIES

a) The total outstanding commitments and contingent liabilities are as follows:

	30 September2010	31 December2009
Letters of credit Issued Received Acceptances Letters of guarantee:	31,443,847 28,088,759 698,240	54,769,758 39,701,467 624,912
Payments Performance Others Irrevocable commitments to extend credit	10,909,098 14,252,615 14,501,328 78,329,965	14,363,160 13,461,475 14,139,493 67,561,194
	178,223.852	204,621,459

b) The contractual commitments of the Bank are as follows:

	30 September2010	31 December 2009
Contracts to purchase property and equipment	2,921,953	_3,404,438

(15) LITIGATION

In the normal course of business, the Bank appears as a defendant in a number of lawsuits amounting to approximately JD 25,141,934 as of 30 September 2010 (31 December 2009: JD 24,573,996).

An amount of JD 17,673,440 out of the total lawsuits represents cases filed against the Bank by the customers of Wadi Al-Tuffah Branch.

In the opinion of the Bank's management and legal counsel, the Bank maintains adequate provisions against the lawsuits.

(16) DISTRIBUTED PROFITS

The distributed shares to shareholders during the period for 2009 amounted to 12,000,000 share which is equivalent to 13.64% of the paid in capital.

The distributed cash dividends to shareholders for 2009 amounted to JD 8,800,000 which is equivalent to 10% of paid in capital.

(17) RESERVES

The Bank did not appropriate any legal reserves according to Companies' Law since these are interim financial statements.