

**ANNUAL INFORMATION UPDATE KARDAN N.V.**  
**(30 May 2005 - 30 May 2006)**

This annual information update is required by and is made pursuant to Article 10 of Directive 2003/71/EC (“**Prospectus Directive**”) as implemented in the Netherlands in article 5 Securities Supervision Act 1995 (*Wet toezicht effectenverkeer 1995*) in conjunction with article 6a Securities Supervision Decree 1995 (*Besluit toezicht effectenverkeer 1995*) and not for any other purpose. Neither the Company, nor any other person takes responsibility for, or makes any representation, express or implied, as to the accuracy or completeness of, the information contained in this document. The information contained in this document is not necessarily up to date as the time of this annual information update and the Company does not undertake any obligation to update any such information in the future. Furthermore, such information may have been prepared in accordance with the laws or regulations of a particular jurisdiction and may not comply with or meet the relevant standards of disclosure in any other jurisdiction. Neither this annual information update nor the information referred to herein constitute an offer of any securities addressed to any person and should be relied on by any person.

The shares of Kardan N.V. have been listed and traded on the Official Segment of the Stock Market of Euronext in Amsterdam and beneficial rights to such shares have been listed and traded on the Tel Aviv Stock Exchange. Under Chapter A of this annual information update an overview has been included of the information that has been made available to the public from the Netherlands as of 30 May 2005 until 30 May 2006 and in Chapter B an overview has been included of the information that has been made available to the public from Israel during the aforementioned period.

**CHAPTER A – THE NETHERLANDS**

**1. Press releases**

Below all press releases are listed that between 30 May 2005 until 30 May 2006 (i) were filed with Euronext Amsterdam ([www.euronext.com](http://www.euronext.com); select ‘news&notices’, then ‘companies news’ and then ‘press releases’), and were put on the website of Kardan ([www.kardan.com](http://www.kardan.com)). The press releases that were published between 1 October 2005 and 30 May 2006 can also be found on the website of the Netherlands Authority for the Financial Markets (AFM) ([www.afm.nl/registers](http://www.afm.nl/registers); select ‘price sensitive press releases’).

<b>DATE OF FILING</b>	<b>DESCRIPTION OF THE PRESS RELEASE</b>
31/05/2005	Kardan’s subsidiary Kardan Israel publishes prospectus in Israel to list its shares on TASE
31/05/2005	Kardan first quarter 2005 results
06/06/2005	Kardan to sell its Slovak pension Fund to ING Group
17/06/2005	Kardan successfully completes listing of Kardan Israel on TASE
11/07/2005	Announcement-Kardan completes internal restructuring

	transaction
18/07/2005	Kardan to expand its financial services operations in the Ukraine
04/08/2005	Announcement-Kardan completes the sale of Omniasig Insurance to Wiener Städtische Group
15/08/2005	Kardan increases its stake in GTC Group companies
31/08/2005	Kardan half year results 2005
21/09/2005	Kardan's subsidiary GTC Real Estate N.V. successfully completes tender of convertible bonds
30/09/2005	Kardan completes the sale of Slovak pension fund to ING Group
11/10/2005	Kardan increases its stake in real estate activities
12/10/2005	Kardan issues shares on conversion
26/10/2005	Kardan substantially increases investments in its Ukrainian financial services operations
31/10/2005	Kardan expands its real estate activities into China
02/11/2005	Kardan's group company TBIH to issue EUR 100 million bonds on London Stock exchange
10/11/2005	Kardan negotiating new equity investment in its financial services segment
16/11/2005	Kardan forms strategic partnership with Wiener Städtische in its financial services sector
24/11/2005	Kardan's group company TBIH reconsiders Eurobond issuance
25/11/2005	Kardan signs agreement to enter the consumer finance sector in Russia
30/11/2005	Kardan expands real estate activities to Western Europe and announces first transaction in Germany
30/11/2005	Kardan third quarter results 2005
22/12/2005	Kardan sells 50% of successful Krakow shopping center
22/12/2005	Kardan completes increase of its holdings in real estate activities
02/01/2006	Kardan completes sale of office building in Poland to Allianz
11/01/2006	Kardan's subsidiary Globe Trade Centre S.A. included in GPR 250 index
26/01/2006	Kardan increases holdings in its financial services segment
24/02/2006	Kardan's subsidiary Globe Trade Centre S.A. delivers record profits in 2005
28/02/2006	Kardan's subsidiaries Tahal and Kardan Real Estate participate in Israeli tenders
01/03/2006	Kardan to explore possibility of capital increase
20/03/2006	Kardan Real Estate subsidiary to develop more projects in Romania and Serbia
22/03/2006	Kardan begins real estate activities in seventh CEE Country
27/03/2006	Kardan 2005 Annual Results
27/03/2006	Kardan's subsidiary GTC to complete a USD 150 million capital increase
06/04/2006	Kardan concludes agreement with Wiener Städtische for equity investment in Kardan Financial Services B.V.

21/04/2006	Kardan expands its real estate activities to Bulgaria
21/04/2006	Kardan increases its real estate portfolio in Western Europe
25/04/2006	Kardan launches equity offering
04/05/2006	Kardan raises Eur 75.4 million with issue of new shares
05/05/2006	Kardan raises additional Eur 7.6 million with exercise of over-allotment option
08/05/2006	Kardan wins two infrastructure tenders in Venezuela
19/05/2006	Kardan to consolidate its interest in the real estate segment
22/05/2006	Kardan to increase real estate activities in Israel
30/05/2006	Kardan's financial services segment exits activities in Serbia

## 2. AFM notifications

Below all notifications (re transaction in Kardan securities) are listed that were filed with the AFM between 30 May 2005 and 30 May 2006. This information can be obtained from the AFM website ([www.afm.nl](http://www.afm.nl))

DATE OF FILING	DESCRIPTION OF THE NOTIFICATION
08/06/2005	Granting of phantom options and conversion rights into ordinary shares by Kardan N.V. (two notifications which can be found on the AFM website: register-article 46b Wte securities (old))
24/06/2005	Granting of phantom options by Kardan N.V. (notification can be found on the AFM website: register-article 46b Wte securities (old))
12/01/2006	Acquisition by Mr. Pomrenze (supervisory director) of shares in Kardan N.V. (notification can be found on the AFM website: register-WMZ 2a (old))

## 3. Chamber of Commerce filings

Below all filings are listed with the Chamber of Commerce in Amsterdam between 30 May 2005 and 30 May 2006. This information can be obtained from the Chamber of Commerce in Amsterdam.

DATE OF FILING	DESCRIPTION OF WHAT WAS FILED
01/06/2005	Appointment of managing director
10/06/2005	Resolution to issue shares (article 2:96 of the Dutch Civil Code)
30/06/2005	Bank Statement in accordance with article 2:93a, section 6, of the Dutch Civil Code re payment in foreign currency
01/07/2005	Appointment of Supervisory Director
15/07/2005	Resignation of managing director
28/07/2005	Resolution to issue shares (article 2:96 of the Dutch Civil Code)

01/08/2005	Bank Statement in accordance with article 2:93a, section 6, of the Dutch Civil Code re payment in foreign currency
02/11/2005	Bank Statement in accordance with article 2:93a, section 6, of the Dutch Civil Code re payment in foreign currency
18/11/2005	Bank Statement in accordance with article 2:93a, section 6, of the Dutch Civil Code re payment in foreign currency
18/11/2005	Bank Statement in accordance with article 2:93a, section 6, of the Dutch Civil Code re payment in foreign currency
16/12/2005	Annual Accounts 2004
29/12/2005	Bank Statement in accordance with article 2:93a, section 6, of the Dutch Civil Code re payment in foreign currency
03/01/2006	Bank Statement in accordance with article 2:93a, section 6, of the Dutch Civil Code re payment in foreign currency
09/01/2006	Bank Statement in accordance with article 2:93a, section 6, of the Dutch Civil Code re payment in foreign currency
09/01/2006	Two Bank Statements in accordance with article 2:93a, section 6, of the Dutch Civil Code re payment in foreign currency
02/03/2006	Bank Statement in accordance with article 2:93a, section 6, of the Dutch Civil Code re payment in foreign currency
02/03/2006	Bank Statement in accordance with article 2:93a, section 6, of the Dutch Civil Code re payment in foreign currency
22/05/2006	Bank Statement in accordance with article 2:93a, section 6, of the Dutch Civil Code re payment in foreign currency

#### 4. Website

Below all documents are listed which were put on the website ([www.kardan.com](http://www.kardan.com)) between 30 May 2005 and 30 May 2006 and were not included in the lists of above.

<b>DOCUMENTS</b>
Prospectus (dated 4 May 2006)
Half year 2005 Financial Statements
Q3 2005 Financial Statements
Annual 2005 Financial Statements
Kardan Annual Report 2005
Notes to Agenda Annual General Meeting of Shareholders (AGM) June 14, 2006
Agenda AGM June 14, 2006
Amended Articles (in English and Dutch) plus a Compare with the current Articles (in English and Dutch)

#### **CHAPTER B - ISRAEL**

Under the Israeli rules and regulations similar filings and notifications are required as under the Dutch rules and regulations.

No press releases are published on price sensitive information but the so called “immediate reports”. Next to the immediate reports, specific reports are filed for certain security transactions (comparable to the notifications to the AFM), and for those where interested parties are involved (i.e. transaction of major shareholders etc.).

Once a year a mini prospectus is filed (according to a mandatory format) on March 31, which is called “Barnea report”.

Below all immediate reports are listed that were filed with Magna (the Israeli securities authority) between 30 May 2005 and 30 May 2006. This information can be obtained from the website of the Magna ([www.magna.isa.gov.il](http://www.magna.isa.gov.il)).

<b>DATE OF FILING</b>	<b>DECSRIPTION OF THE IMMEDIATE REPORT</b>
31/05/2005	Immediate Report on the gathering of a General Meeting
31/05/2005	Publication of prospectus by Kardan Israel for the listing of shares on TASE
31/05/2005	Transaction that shareholders have interest in
31/05/2005	Kardan’s first quarter 2005 results
01/06/2005	Immediate Report on manpower strength of senior positions
06/06/2005	Transaction to TBIH in Slovakia
15/06/2005	Immediate Report on someone who became a shareholder in the company due to its holdings
15/06/2005	Immediate Report on results of a General meeting
16/06/2005	Results of Listing of Kardan Ltd on TASE
20/06/2005	Immediate Report on manpower strength of shareholders
21/06/2005	Immediate Report on manpower strength of shareholders
23/06/2005	Immediate Report on a private offering
26/06/2005	Immediate Report on a private offering
27/06/2005	Immediate Report on manpower strength of shareholders
27/06/2005	Immediate Report on a private offering
27/06/2005	Immediate Report on a change in the company’s securities
04/07/2005	Immediate Report on manpower strength of senior positions
04/07/2005	Immediate Report on manpower strength of shareholders
07/07/2005	Immediate Report on the offering of rights for the purchase of shares (convertible securities to share capital)
07/07/2005	Immediate Report on a change in the company’s securities
10/7/2005	Finalization of transaction of GTC RE shares
11/07/2005	Immediate Report on manpower strength of shareholders
17/07/2005	Amendment to a previous IR from 31/5/2005- addition of director names that sign financial reports
17/07/2005	Transaction to TBIH in the Ukraine
17/07/2005	Immediate Report on manpower strength of senior positions
19/07/2005	Immediate Report on manpower strength of shareholders

24/07/2005	Immediate Report on a change in the company's securities
25/07/2005	Immediate Report on manpower strength of shareholders
26/07/2005	Immediate Report on someone who stopped being a shareholder in the company because of its holdings
31/07/2005	Tahal engineers participates in a water tender in Israel
04/08/2005	Completion of transaction in Romania
14/08/2005	Expansion of holdings in GTC Int
31/08/2005	Half year results 2005
21/09/2005	Issuance of bonds for GTC Real Estate
28/09/2005	Immediate Report on manpower strength of shareholders
02/10/2005	Finalization of TBIH –ING Transaction
06/10/2005	Immediate Report on someone who stopped being a shareholder in the company because of its holdings
06/10/2005	Immediate Report on manpower strength of shareholders
11/10/2005	Expansion of holdings in GTC Int.
16/10/2005	Immediate Report on a change in the company's securities
26/10/2005	TBIH purchases a bank in the Ukraine
31/10/2005	Project for GTC RE in China
02/11/2005	TBIH issuance of bonds
09/11/2005	Immediate Report on a change in the company's securities
10/11/2005	Negotiation for investment in KFS
10/11/2005	Expansion of holdings in KFS
16/11/2005	Addition of a strategic partner to KFS
20/11/2005	Immediate Report on a change in the company's securities
23/11/2005	Immediate Report on a shareholder registry change
24/11/2005	Postponing of bond issuance by TBIH
30/11/2005	Third quarter results 2005
07/12/2005	Sale of Orbis shares by GTC Poland
08/12/2005	Immediate Report on changes of shareholders holdings
08/12/2005	Immediate Report on someone who became a shareholder in the company due to its holdings
12/12/2005	Immediate Report on the creation of treasury shares in the issued shared capital of the company, change in its numbers or the person who holds them
12/12/2005	Immediate Report on manpower strength of shareholders
22/12/2005	Finalization of transaction by gtc re
22/12/2005	Sale of shopping mall in Poland
25/12/2005	Immediate Report regarding the last date for exercise of option warrants
25/12/2005	Immediate Report on changes of shareholders holdings
26/12/2005	Immediate Report on changes of shareholders holdings
26/12/2005	Immediate Report on manpower strength of shareholders
27/12/2005	Immediate Report on changes of shareholders holdings
01/01/2006	Sale of office building in Warsaw, Poland
03/01/2006	Immediate Report on a change in the company's securities

03/01/2006	Immediate Report on a change in shareholders registry
03/01/2006	Immediate Report on changes of shareholders holdings
03/01/2006	Immediate Report on manpower strength of shareholders
26/01/2006	Immediate Report on someone who became a shareholder in the company due to its holdings
26/01/2006	Acquisition of minority shares in TBIH
30/01/2006	Immediate Report on manpower strength of shareholders
31/01/2006	Immediate Report on changes of shareholders holdings
01/02/2006	Immediate Report on changes of shareholders holdings
02/02/2006	Immediate Report on changes of shareholders holdings
06/02/2006	Immediate Report on manpower strength of shareholders
08/02/2006	Immediate Report on changes of shareholders holdings
13/02/2006	Immediate Report on manpower strength of shareholders
16/02/2006	Immediate Report on a change in the company's securities
16/02/2006	Immediate Report on a change in shareholders registry
20/02/2006	Immediate Report on manpower strength of shareholders
22/02/2006	Immediate Report on changes of shareholders holdings
26/02/2006	Publication of reports- GTC Poland
27/02/2006	Immediate Report on manpower strength of shareholders
27/02/2006	Immediate Report on a change in the company's securities
27/02/2006	Immediate Report on a change in shareholders registry
28/02/2006	Approval in a special procedure in SB
01/03/2006	Opportunity for capital increase outside Israel
20/03/2006	GTC Poland purchases additional properties
22/03/2006	GTC Poland acquires new property
26/03/2006	Capital increase by GTC Poland
28/03/2006	Kardan 2005 Annual Results
06/04/2006	Finalization of transactions in KFS and TBIH
16/04/2006	Immediate Report on a senior position that is removed from its position
16/04/2006	Immediate Report on the nomination of a senior position person (excluding director nomination and an individual which is a director nominated by a company)
16/04/2006	Immediate Report on manpower strength of senior positions
20/04/2006	Acquisition of assets in Switzerland
20/04/2006	Acquisition of land in Bulgaria
24/04/2006	Capital raising overseas
04/05/2006	Capital raising overseas
07/05/2006	Capital raising overseas
08/05/2006	Immediate Report on changes of shareholders holdings
08/05/2006	Immediate Report on manpower strength of shareholders
08/05/2006	Immediate Report on the creation of treasury shares in the issued shared capital of the company, change in its numbers or the person who holds them
08/05/2006	New Projects for Tahal

09/05/2006	Immediate Report on a change in the company's securities
09/05/2006	Immediate Report on a change in shareholders registry
15/05/2006	Results of GTC Poland- Q1
17/05/2006	Immediate Report on a change in the company's securities
17/05/2006	Immediate Report on a change in shareholders registry
17/05/2006	Immediate Report on changes of shareholders holdings
17/05/2006	Immediate Report on someone who stopped being a shareholder in the company due to its holdings
21/05/2006	Acquisition of GTC RE bonds
22/05/2006	Acquisition of half of Emed shares
22/05/2006	Immediate Report on manpower strength of shareholders
30/05/2006	Immediate Report on the gathering of a General Meeting
30/05/2006	Sale of TBIH holdings in Dunav