

AMPAL-AMERICAN ISRAEL CORP
Form 10-Q
November 10, 2005

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON D.C. 20549
FORM 10-Q

(Mark One)

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934.
For the quarterly period ended September 30, 2005

OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934.

For the transition period from _____ to _____

Commission file number 0-538

AMPAL-AMERICAN ISRAEL CORPORATION

(Exact Name of Registrant as Specified in Its Charter)

New York

13-0435685

(State or Other Jurisdiction of
Incorporation of Organization)

(I.R.S. Employer)
Identification Number

111 Arlozorov Street, Tel Aviv, Israel

62098

(Address of Principal Executive Offices)

(Zip code)

Registrant's Telephone Number, Including Area Code (866) 447-8636

Former Name, Former Address and Former Fiscal Year, If Changed Since Last Report.

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports) , and (2) has been subject to such filing requirements for the past 90 days.

Yes No

Indicate by check mark whether the registrant is an accelerated filer (as defined in Rule 12b-2 of the Exchange Act).

Yes No

The number of shares outstanding of the issuer's Class A Stock, its only authorized common stock, is 19,994,917 (as of November 3, 2005).

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AMPAL-AMERICAN ISRAEL CORPORATION AND SUBSIDIARIES

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ITEM 1. FINANCIAL STATEMENTSAMPAL-AMERICAN ISRAEL CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF OPERATIONS

NINE MONTHS ENDED SEPTEMBER 30,	2005	2004
(Dollars in thousands, except per share amounts)	(Unaudited)	(Unaudited)
REVENUES		
Equity in earnings of affiliates	\$ 6,011	\$ 2,928
Real estate income	6,948	6,683
Realized and unrealized gains on investments	-	5,827
Realized and unrealized gains on marketable securities	2,763	1,052
Interest	981	457
Other	9,138	7,615
	<hr/>	<hr/>
Total revenues	25,841	24,562
	<hr/>	<hr/>
EXPENSES		
Interest	4,580	3,450
Real estate expenses	6,538	6,554
Realized and unrealized loss on investments	2,672	-
Loss from impairment of investments	13,914	6,863
Translation loss	1,760	1,572
Other (mainly general and administrative)	6,445	7,347
	<hr/>	<hr/>
Total expenses	35,909	25,786
	<hr/>	<hr/>
Loss before income taxes	(10,068)	(1,224)
Provision for income taxes	807	1,521
	<hr/>	<hr/>
Loss after income tax	(10,875)	(2,745)
Minority interest	(4,462)	327
	<hr/>	<hr/>
Net Loss	\$ (6,413)	\$ (3,072)
	<hr/>	<hr/>
Basic and diluted EPS:		
Loss per Class A share	\$ (0.33)	\$ (0.16)
	<hr/>	<hr/>
Shares used in calculation (in thousands)	19,950	19,829
	<hr/>	<hr/>

The accompanying notes are an integral part of the consolidated financial statements.

AMPAL-AMERICAN ISRAEL CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF OPERATIONS

THREE MONTHS ENDED SEPTEMBER 30,	2005	2004
(Dollars in thousands, except per share amounts)	(Unaudited)	(Unaudited)
REVENUES		
Equity in(loss) earnings of affiliates	\$ (168)	\$ 1,529
Real estate income	2,299	2,250
Realized and unrealized gains on investments	-	2,465
Realized and unrealized gains (losses) on marketable securities	1,208	(328)
Interest	286	178
Other	4,282	2,818
	<hr/>	<hr/>
Total revenues	7,907	8,912
	<hr/>	<hr/>
EXPENSES		
Interest	1,429	1,220
Real estate expenses	2,186	2,295
Realized and unrealized loss on investments	6,199	-
Loss from impairment of investments	13,314	5,400
Translation loss	175	13
Other (mainly general and administrative)	2,083	2,276
	<hr/>	<hr/>
Total expenses	25,386	11,204
	<hr/>	<hr/>
Loss before income taxes	(17,479)	(2,292)
Benefit for income taxes	1,710	103
	<hr/>	<hr/>
Loss after income tax	(15,769)	(2,189)
Minority interest	(5,139)	356
	<hr/>	<hr/>
Net Loss	\$ (10,630)	\$ (2,545)
	<hr/>	<hr/>
Basic and diluted EPS:		
Loss per Class A share	\$ (0.53)	\$ (0.13)
	<hr/>	<hr/>
Shares used in calculation (in thousands)	19,975	19,862
	<hr/>	<hr/>

The accompanying notes are an integral part of the consolidated financial statements.

AMPAL-AMERICAN ISRAEL CORPORATION AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS

ASSETS AS OF	September 30, 2005	December 31, 2004
(Dollars in thousands)	(Unaudited)	(Audited)
Cash and cash equivalents	\$ 31,962	\$ 17,618
Deposits, notes and loans receivable	503	3,534
Marketable Securities	46,128	50,433
Other investments	95,018	127,023
Total Investments	141,146	177,456
Real estate property, less accumulated depreciation of \$13,463 and \$12,190	71,078	63,191
Other assets	52,627	43,148
Total Assets	\$ 297,316	\$ 304,947

The accompanying notes are an integral part of the consolidated financial statements.

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AMPAL-AMERICAN ISRAEL CORPORATION AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS

LIABILITIES AND SHAREHOLDERS' EQUITY AS OF	September 30, 2005	December 31, 2004
(Dollars in thousands, except per share amounts)	(Unaudited)	(Audited)
LIABILITIES		
Notes and loans payable	\$ 123,512	\$ 118,760
Debentures	-	2,036
Deposits from tenants	51,876	52,152
Accounts payable, accrued expense and others	29,039	26,002
	<hr/>	<hr/>
Total Liabilities	204,427	198,950
	<hr/>	<hr/>
Minority interests	3,596	5,984
	<hr/>	<hr/>
SHAREHOLDERS EQUITY		
4% Cumulative Convertible Preferred Stock, \$5 par value; authorized 189,287 shares; issued 115,852 and 124,024 shares; outstanding 112,502 and 120,674 shares	579	620
6-1/2% Cumulative Convertible Preferred Stock, \$5 par value; authorized 988,055 shares; issued 641,655 and 662,219 shares; outstanding 519,119 and 539,683 shares	3,208	3,311
Class A Stock; \$1 par value; authorized 60,000,000 shares; issued 25,817,855 and 25,715,303 shares; outstanding 19,993,691 and 19,883,639 shares	25,818	25,715
Additional paid-in capital	58,238	58,211
Retained earnings	51,111	57,524
Accumulated other comprehensive loss	(18,603)	(14,272)
Treasury Stock, at cost	(31,058)	(31,096)
	<hr/>	<hr/>
Total shareholders' equity	89,293	100,013
	<hr/>	<hr/>
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	\$ 297,316	\$ 304,947
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The accompanying notes are an integral part of the consolidated financial statements.

AMPAL-AMERICAN ISRAEL CORPORATION AND SUBSIDIARIES
 CONSOLIDATED STATEMENTS OF CASH FLOWS

NINE MONTHS ENDED SEPTEMBER 30,

	2005	2004
(Dollars in thousands)	(Unaudited)	(Unaudited)
Cash flows from operating activities:		
Net loss	\$ (6,413)	\$ (3,072)
Adjustments to reconcile net loss to net cash provided by operating activities:		
Equity in earnings of affiliates	(6,011)	(2,928)
Realized and unrealized gain on investments and marketable securities	(91)	(6,879)
Depreciation expense	1,459	1,606
Amortization of deposits from tenants	(1,426)	(1,435)
Impairment of investments and loans	13,914	6,863
Translation loss	1,760	1,572
Minority interests	(4,462)	327
Increase in other assets	(7,938)	(3,302)
Increase (decrease) in accounts payable, accrued expenses and others	8,265	(3,953)
Investments made in trading securities	(12,871)	(33,474)
Proceeds from sale of trading securities	25,964	53,912
Dividends received from affiliates	2,461	317
	<u>14,611</u>	<u>9,554</u>
Cash flows from investing activities:		
Deposits, notes and loans receivable collected	2,724	13,991
Deposits, notes and loans receivable granted	(735)	(6,696)
Investments made in affiliates and others	(661)	(6,295)
Proceeds from sale of investments	4,444	10,968
Return of capital by partnership		35
Capital improvements	(9,370)	(762)
	<u>(3,598)</u>	<u>11,241</u>

The accompanying notes are an integral part of the consolidated financial statements.

AMPAL-AMERICAN ISRAEL CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS

NINE MONTHS ENDED SEPTEMBER 30	2005	2004
(Dollars in thousands)	(Unaudited)	(Unaudited)
Cash flows from financing activities:		
Notes and loans payable received	\$ 6,299	\$ 6,513
Notes and loans payable repaid	(2,983)	(13,885)
Debentures repaid	(2,023)	(1,753)
Proceed of exercise of option	23	
Contribution to partnership by minority	2,035	40
	<u>3,351</u>	<u>(9,085)</u>
Net cash provided by (used in) financing activities	3,351	(9,085)
Effect of exchange rate changes on cash and Cash equivalents	(20)	(129)
	<u>14,344</u>	<u>11,581</u>
Net increase in cash and cash equivalents	14,344	11,581
Cash and cash equivalents at beginning of period	17,618	4,572
	<u>31,962</u>	<u>16,153</u>
Cash and cash equivalents at end of period	\$ 31,962	\$ 16,153
Supplemental Disclosure of Cash Flow Information		
Cash paid during the period:		
Interest paid to others	\$ 2,142	\$ 3,827
	<u>9</u>	<u>3,551</u>
Income taxes paid	\$ 9	\$ 3,551
Supplemental Disclosure of Non-cash Investing Activities:		
realization of an investment		
Proceeds in marketable securities received from realization of an investment	3,316	2,267
	<u>7,088</u>	<u>-</u>
Dividend in kind from an affiliate		

The accompanying notes are an integral part of the consolidated financial statement.

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AMPAL-AMERICAN ISRAEL CORPORATION AND SUBSIDIARIES
 CONSOLIDATED STATEMENTS OF CHANGES IN SHAREHOLDERS EQUITY

	September 30, 2005	December 31, 2004
(Dollars in thousands, except share amounts)	(Unaudited)	(Audited)
4% PREFERRED STOCK		
Balance, beginning of year	\$ 620	\$ 660
Conversion of 8,172 and 7,928 shares into Class A Stock	(41)	(40)
	<u>579</u>	<u>620</u>
Balance, end of period	\$ 579	\$ 620
6-1/2% PREFERRED STOCK		
Balance, beginning of year	\$ 3,311	\$ 3,487
Conversion of 20,564 and 35,161 shares into Class A Stock	(103)	(176)
	<u>3,208</u>	<u>3,311</u>
Balance, end of period	\$ 3,208	\$ 3,311
CLASS A STOCK		
Balance beginning of year	\$ 25,715	\$ 25,567
Issuance of shares upon conversion of Preferred Stock	103	148
	<u>25,818</u>	<u>25,715</u>
Balance, end of period	\$ 25,818	\$ 25,715
ADDITIONAL PAID-IN CAPITAL		
Balance, beginning of year	\$ 58,211	\$ 58,143
Conversion of Preferred Stock	41	68
Issuance of shares upon exercise of stock options	(14)	
	<u>58,238</u>	<u>58,211</u>
Balance, end of period	\$ 58,238	\$ 58,211
RETAINED EARNINGS		
Balance, beginning of year	\$ 57,524	\$ 76,109
Net loss	(6,413)	(18,385)
Dividends:		
4% Preferred Stock - \$0.2 per share	-	(24)
6-1/2% Preferred Stock - \$0.325 per share	-	(176)
	<u>51,111</u>	<u>57,524</u>
Balance, end of period	\$ 51,111	\$ 57,524

The accompanying notes are an integral part of the consolidated financial statements.

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AMPAL-AMERICAN ISRAEL CORPORATION AND SUBSIDIARIES
 CONSOLIDATED STATEMENTS OF CHANGES IN SHAREHOLDERS EQUITY

	September 30, 2005	December 31, 2004
(Dollars in thousands, except share amounts)	(Unaudited)	(Audited)
TREASURY STOCK		
4% PREFERRED STOCK		
Balance, end of period	(84)	(84)
6-1/2% PREFERRED STOCK		
Balance, end of period	(1,853)	(1,853)
CLASS A STOCK		
Balance, beginning of year	(29,159)	(29,159)
Issuance of shares upon exercise of 7,500 stock option	38	-
Balance, end of period	(29,121)	(29,159)
Balance, end of period	\$ (31,058)	\$ (31,096)
NINE MONTHS ENDED SEPTEMBER 30		
	2005	2004
	(Unaudited)	(Unaudited)
ACCUMULATED OTHER COMPREHENSIVE LOSS		
Cumulative translation adjustments:		
Balance, beginning of year	(20,083)	(20,597)
Foreign currency translation adjustment	408	(380)
Balance, end of period	(19,675)	(20,977)
Unrealized gain on marketable securities:		
Balance, beginning of year	5,811	2,750
Unrealized (loss) gain, net	(573)	2,023
Sale of available-for-sale securities	(4,166)	(334)
Balance, end of period	1,072	4,439
Balance, end of period	\$ (18,603)	\$ (16,538)

The accompanying notes are an integral part of the consolidated financial statements.

AMPAL-AMERICAN ISRAEL CORPORATION AND SUBSIDIARIES
 CONSOLIDATED STATEMENTS OF COMPREHENSIVE LOSS

NINE MONTHS ENDED SEPTEMBER 30,	2005	2004
(Dollars in thousands)	(Unaudited)	(Unaudited)
Net loss	\$ (6,413)	\$ (3,072)
Other comprehensive gain (loss), net of tax:		
Foreign currency translation adjustments	408	(380)
Unrealized (loss) gain on securities	(573)	2,023
Other comprehensive (loss) income	(165)	1,643
Comprehensive income (loss)	\$ (6,578)	\$ (1,429)
Related tax (expense) on other comprehensive gain:		
Foreign currency translation adjustments	\$ (754)	\$ (76)
Unrealized gain on securities	\$ (2,552)	\$ (931)

The accompanying notes are an integral part of the consolidated financial statements.

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AMPAL-AMERICAN ISRAEL CORPORATION AND SUBSIDIARIES NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

(Unaudited)

1. As used in these financial statements, the term the Company refers to Ampal-American Israel Corporation (Ampal) and its consolidated subsidiaries.
2. The September 30, 2005 consolidated financial statements should be read in conjunction with the audited consolidated financial statements and the notes thereto included in our Annual Report on Form 10-K for the fiscal year ended December 31, 2004.

Reference should be made to the Company's consolidated financial statements for the year ended December 31, 2004 for a description of the accounting policies, which have been continued without change. Also, reference should be made to the notes to the Company's December 31, 2004 consolidated financial statements for additional details of the Company's consolidated financial condition, results of operations and cash flows. The details in those notes have not changed except as a result of normal transactions in the interim. All adjustments (of a normal recurring nature), which are, in the opinion of management, necessary to a fair presentation of the results of the interim period have been included.

3. Recently Issued Accounting Pronouncements

In December 2004, the FASB revised Statement No. 123 (FAS 123R), Share-Based Payment, which requires companies to expense the estimated fair value of employee stock options and similar awards. On April 14, 2005, the U.S. Securities and Exchange Commission adopted a new rule amending the compliance dates for FAS 123R. In accordance with the new rule, the accounting provisions of FAS 123R will be effective for the Company in fiscal 2006. The Company expects to adopt the provisions of FAS 123R prospectively.

Under such transition method, upon the adoption of SFAS 123R, Ampal's financial statements for periods prior to the effective date of the statement will not be restated. The impact of this statement on Ampal's financial statements or its results of operations in 2006 and beyond will depend upon various factors, among them Ampal's future compensation strategy. We expect that the effect of applying this statement on Ampal's results of operations in 2006 as it relates to existing option plans would not be materially different from the SFAS 123 pro forma effect previously reported.

4. Employee Stock Based Compensation

The Company accounts for all employee stock options plans under APB Opinion No. 25, under which no compensation costs were incurred. SFAS No. 123 Accounting for Stock-Based Compensation (SFAS No. 123) established a fair value-based method of accounting for employee stock options of similar equity instruments and encourages adoption of such method for stock compensation plans. However, it also allows companies to continue to account for those plans using the accounting treatment prescribed by APB No. 25 and accordingly discloses pro forma data assuming the Company had accounted for employee stock option grants using the fair value based method as defined in SFAS in No. 123.

If compensation cost for the options under plans in effect would have been determined in accordance with SFAS No. 123, the Company's net income (loss) and EPS would have been reduced as follows:

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NINE MONTHS ENDED SEPTEMBER 30,	2005	2004
(In thousands, except per share data)		
Basic and diluted EPS:		
Net loss:		
As reported ^{(1) (2)}	\$ (6,563)	\$ (3,232)
Less-stock based compensation expense determined under fair value method	(657)	(382)
Pro forma	\$ (7,220)	\$ (3,614)
As reported	\$ (0.33)	\$ (0.16)
Pro forma	\$ (0.36)	\$ (0.18)
THREE MONTHS ENDED SEPTEMBER 30		
(In thousands, except per share data)		
Basic and diluted EPS:		
Net (loss) gain:		
As reported ^{(1) (2)}	\$ (10,680)	\$ (2,598)
Less-stock based compensation expense Determined under fair value method	(219)	(125)
Pro forma	\$ (10,899)	\$ (2,723)
As reported	\$ (0.53)	\$ (0.13)
Pro forma	\$ (0.55)	\$ (0.14)

(1) After deduction of accrued Preferred Stock Dividend of \$150 and \$160 (for the three months \$50 and \$53), respectively.

(2) In 2005 and 2004, the effect of the conversion of the 4% and 6½% Preferred Stock was excluded from the basic and diluted EPS calculation due to its antidilutive effect.

Under SFAS No. 123, the fair value of each option is estimated on the date of grant using the Black Scholes option-pricing model with the following assumptions: (1) expected life of options of 5 years (2) dividend yield of 0% (3) volatility ranging from 57% to 60% and (4) risk-free interest rate ranging from 3.3% to 3.46%.

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5. Segment information presented below results

Segment information presented below results primarily from operations in Israel.

NINE MONTHS ENDED SEPTEMBER 30,	2005	2004
(Dollars in thousands)		
<u>Revenues:</u>		
Finance	\$ 11,265	\$ 13,397
Real Estate	6,948	6,683
Leisure-time	1,667	1,610
Intercompany adjustments	(50)	(56)
	<u>19,830</u>	<u>21,634</u>
Equity	6,011	2,928
	<u>25,841</u>	<u>24,562</u>
<u>Pretax Operating Gain (Loss):</u>		
Finance	\$ (16,409)	\$ (4,361)
Real Estate	186	(24)
Leisure-time	144	233
	<u>(16,079)</u>	<u>(4,152)</u>
Equity	6,011	2,928
	<u>(10,068)</u>	<u>(1,224)</u>
<u>Total Assets:</u>		
Finance	\$ 211,968	\$ 256,518
Real Estate	72,455	65,025
Leisure-Time	17,838	17,046
Intercompany adjustments	(4,945)	(2,766)
	<u>297,316</u>	<u>335,823</u>

Corporate office expense is principally applicable to the financing operations and has been charged to that segment above.

The real estate rental segment consists of rental property owned in Israel and leased in the United States and leased or subleased to unrelated parties, and of the operations of Am-Hal Ltd., a wholly-owned subsidiary which owns and operates a chain of senior citizen facilities located in Israel.

The leisure-time segment consists primarily of Coral World International Limited (marine parks located in Israel and around the world) and Country Club Kfar Saba, the Company's 51%-owned subsidiary located in Israel.

6. The following table summarizes securities that were not included in the calculations of diluted earnings per Class A share for the nine-month periods ended September 30, 2005 and 2004 because such shares are anti-dilutive.

(Shares in thousands)	SEPTEMBER 30,	
	2005	2004
Options and Rights	2,057	1,333
6-1/2% Preferred Stock	642	663
4% Preferred Stock	116	125

7. LEGAL PROCEEDINGS:

Ampal Communications L.P.

1. On May 10, 2004, Ampal Communications L.P., a limited partnership controlled by Ampal and in which Ampal holds a 75% equity interest, filed a claim in the Tel-Aviv District Court against Motorola Communications Israel Ltd., MIRS Communications Ltd. (MIRS), Motorola Israel Ltd., Elisha Yanai, Peter Brum, Rami Guzman, Nathan Gidron and Shimon Tal collectively, the Defendants), for injunctive and declaratory relief as described below. The claim is in connection with the exploitation by the defendants of Ampal Communications minority rights by virtue of its 33% holding in MIRS.

Ampal Communications L.P. requested the Court to issue relief as follows:

- A. Declaring that the business of MIRS is conducted in such a way as to be prejudicial to the rights of Ampal Communications L.P. as a minority shareholder;
- B. Appointing an appraiser to conduct a valuation of MIRS and Ampal Communications L.P.'s holdings therein, which will encompass a review of the way MIRS conducts its business, including a review of the related party transactions between MIRS and Motorola Israel Ltd. and/or any other of the Defendants;
- C. Instructing each of the Defendants to acquire and purchase from Ampal Communications L.P. the shares it holds in MIRS at the highest of the following prices:
 - (1) based on a company valuation of MIRS as presented to Ampal Communications L.P. by Motorola prior to the signing of the Share Purchase Agreement for MIRS; or
 - (2) based on the amount paid by Ampal Communications L.P. for its share holding in MIRS plus linkage to the Israeli consumer index and interest; or
 - (3) based on the company valuation that will be determined by the valuation specified in Section B above, excluding any material negative effect brought about by the Defendants' omissions and/or negligence in their management of MIRS, all as may be assessed and computed by the appraiser specified in Section B above;
- D. Determining that each of the individual Defendants, as officers in MIRS, has violated his respective fiduciary obligations towards Ampal Communications L.P. as a minority shareholder in MIRS; and
- E. Declaring that the Share Purchase Agreement pursuant to which Ampal Communications L.P. acquired its shareholding in MIRS and the Shareholders Agreement in respect thereof, are void.

7. LEGAL PROCEEDINGS: (CONT.)

Ampal Communications L.P.

2. On May 24, 2004 and on May 31, 2004 the Defendants requested the district court to strike out the claim in limine, on the grounds that Ampal had allegedly not paid sufficient fees when filing the claim, and further requested an extension of the time for filing statements of defense until after the district court had reached a decision regarding the request to strike out the claim. Ampal and the Defendants filed various responses and on June 30, 2004, the district court requested the Attorney General to furnish an opinion regarding the Defendants' request before issuing its own decision. On October 11, 2004 the Attorney General furnished its opinion that supported the Defendants' request that Ampal should pay the fees calculated on the basis of the value of the requested remedies in the claim. On November 10, 2004 Ampal filed its response. The Court also decided that the statements of defense should be filed 10 days after it issues its decision regarding the striking out of the claim.
3. On March 1, 2005, Ampal requested the district court to enter judgment against Peter Brum on the grounds that he failed to file a defense to the Company's claim. On March 15, 2005, the district court granted Ampal's request and entered judgment against Peter Brum. On March 17, 2005, the district court ordered Mr. Brum to acquire and purchase from Ampal the shares it holds in MIRS for a total company valuation of \$ 765,998,000, which is the highest of the prices set forth in the complaint. The litigation with regard to the other defendants is ongoing. Peter Brum, Motorola and MIRS have appealed the district court's judgment on numerous grounds. Ampal has filed responses to the appeal.
4. On August 30, 2005, the Company, through Ampal Communications L.P., entered into a Stock Purchase and Indemnification Agreement, dated as of August 30, 2005, by and among Motorola Israel Ltd., Ampal Communications L.P. and MIRS (the Agreement) to sell to Motorola Israel Ltd. all of its holdings of MIRS. In connection with the closing of the transactions contemplated by this Agreement, the existing lawsuit among the parties and others relating to MIRS was dismissed. Please see Note 8 below for more information.

8. SUBSEQUENT EVENT

On October 3, 2005 the Company, through Ampal Communications L.P., completed the sale to Motorola Israel Ltd. of all of its holdings of MIRS pursuant to the Agreement. In connection with the sale of its holdings of MIRS, Ampal Communications L.P. received approximately US \$89 million of total proceeds, composed of US\$67.7 million for the purchase price and an additional US\$ 21.3 million related to guaranteed dividend payments. Approximately US\$ 74.0 million of the proceeds was used to repay all outstanding debt to banks incurred in connection with making the MIRS investment, and the Company received US\$ 15.0 million (\$11.0 million after the deduction of minority interest) of net proceeds from the sale.

Item 2. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

AMPAL-AMERICAN ISRAEL CORPORATION AND SUBSIDIARIES

CRITICAL ACCOUNTING POLICIES

The preparation of Ampal's consolidated financial statements is in conformity with accounting principles generally accepted in the United States which requires management to make estimates and assumptions in certain circumstances that affect amounts reported in the accompanying consolidated financial statements and related footnotes. Actual results may differ from these estimates. To facilitate the understanding of Ampal's business activities, described below are certain Ampal accounting policies that are relatively more important to the portrayal of its financial condition and results of operations and that require management's subjective judgments. Ampal bases its judgments on its experience and various other assumptions that it believes to be reasonable under the circumstances. Please refer to Note 1 to Ampal's consolidated financial statements included in the Annual Report for the year ended December 31, 2004 for a summary of all of Ampal's significant accounting policies.

Portfolio Investments

The Company accounts for a number of its investments, including many of its investments in the high technology and communications industries, on the basis of the cost method. Application of this method requires the Company to periodically review these investments in order to determine whether to maintain the current carrying value or to write off some or all of the investment. While the Company uses some objective measurements in its review, such as the portfolio company's liquidity, burn rate, termination of a substantial number of employees, achievement of milestones set forth in its business plan or projections and seeks to obtain relevant information from the company under review, the review process involves a number of judgments on the part of the Company's management. These judgments include assessments of the likelihood of the company under review to obtain additional financing, to achieve future milestones, make sales and to compete effectively in its markets. In making these judgments the Company must also attempt to anticipate trends in the particular company's industry as well as in the general economy. There can be no guarantee that the Company will be accurate in its assessments and judgments. To the extent that the Company is not correct in its conclusion it may decide to write down all or part of the particular investment.

Investment in MIRS

MIRS is the Company's largest investment and is being accounted for at cost (our equity interest is 25%). The cost method is applied due to preference features we have been granted in our investment in preferred shares in MIRS. Revenues from guaranteed payments from Motorola are recognized as income. For information regarding the sale of the Company's holdings of MIRS, please see Part II - Other Information Item 1 - Legal Proceedings.

Marketable Securities

We determine the appropriate classification of marketable securities at the time of purchase. We hold marketable securities classified as trading securities that are carried at fair value, and marketable securities classified as available-for-sale that are carried at fair value with unrealized gains and losses included in the component of accumulated other comprehensive loss in stockholders' equity. We classify investment in marketable securities as investment in trading securities, if those securities are bought and held principally for the purpose of selling them in the near term (held for only a short period of time). All the other securities are classified as available for sale securities.

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Statement of Financial Accounting Standards (SFAS) 115, Accounting for Certain Investments in Debt and Equity Securities, and Securities and Exchange Commission (SEC) Staff Accounting Bulletin (SAB) 59, Accounting for Noncurrent Marketable Equity Securities, provides guidance on determining when an investment is other-than-temporarily impaired. Investments are reviewed quarterly for indicators of other-than-temporary impairment. This determination requires significant judgment. In making this judgment, we evaluate, among other factors, the duration and extent to which the fair value of an investment is less than its cost; the financial health of the investee; and our intent and ability to hold the investment. Investments with an indicator are further evaluated to determine the likelihood of a significant adverse effect on the fair value and amount of the impairment as necessary. If market, industry and/or investee conditions deteriorate, we may incur future impairments.

Long-Lived Assets

On January 1, 2002, Ampal adopted FAS 144, Accounting for the Impairment or Disposal of Long Lived Assets. FAS 144 requires that long-lived assets, to be held and used by an entity, be reviewed for impairment and, if necessary, written down to the estimated fair values, whenever events or changes in circumstances indicate that the carrying amount of the assets may not be recoverable through undiscounted future cash flows.

Accounting for Income Taxes

As part of the process of preparing our consolidated financial statements, we are required to estimate our income taxes in each of the jurisdictions in which we operate. This process involves us estimating our current tax exposure together with assessing temporary differences resulting from differing treatment of items for tax and accounting purposes. These differences result in deferred tax assets and liabilities, which are included in our consolidated balance sheet. We must then assess the likelihood that our deferred tax assets will be recovered from future taxable income, and, to the extent we believe that recovery is not likely, we must establish a valuation allowance. To the extent we establish a valuation allowance or increase this allowance in a period, we must include an expense within the tax provision in the statement of operations. A valuation allowance is currently set against certain tax assets because management believes it is more likely than not that these deferred tax assets will not be realized through the generation of future taxable income. We also do not provide for taxes on undistributed earnings of our foreign subsidiaries, as it is our intention to reinvest undistributed earnings indefinitely outside the United States.

Significant management judgment is required in determining our provision for income taxes, our deferred tax assets and liabilities and our future taxable income for purposes of assessing our ability to realize any future benefit from our deferred tax assets. In the event that actual results differ from these estimates or we adjust these estimates in future periods, our operating results and financial position could be materially affected.

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Recently Issued Accounting Pronouncements

In December 2004, the FASB revised Statement No. 123 (FAS 123R), Share-Based Payment, which requires companies to expense the estimated fair value of employee stock options and similar awards. On April 14, 2005, the U.S. Securities and Exchange Commission adopted a new rule amending the compliance dates for FAS 123R. In accordance with the new rule, the accounting provisions of FAS 123R will be effective for the Company in fiscal 2006. The Company expects to adopt the provisions of FAS 123R prospectively.

Under such transition method, upon the adoption of SFAS 123R, Ampal's financial statements for periods prior to the effective date of the statement will not be restated. The impact of this statement on Ampal's financial statements or its results of operations in 2006 and beyond will depend upon various factors, among them Ampal's future compensation strategy. We expect that the effect of applying this statement on Ampal's results of operations in 2006 as it relates to existing option plans would not be materially different from the SFAS 123 pro forma effect previously reported.

Results of Operations

Nine months ended September 30, 2005 compared to nine months ended September 30, 2004

Ampal-American Israel Corporation (Ampal) and its subsidiaries (the Company) recorded a consolidated net loss of \$6.4 million for the nine months ended September 30, 2005 as compared to a net loss of \$3.1 million for the same period in 2004. The increase in net loss is primarily attributable to the increase of realized and unrealized loss on investments, the increase in loss from impairment of investments and the increase in interest expenses in the nine months ended September 30, 2005 as compared to the same period in 2004. This increase in net loss was partially offset by an increase of equity in earnings of affiliates, the increase in realized and unrealized gains on marketable securities, the increase in other income and the decrease in other expense and minority interest for the nine months ended September 30, 2005 as compared to the same period in 2004.

In the nine month period ended September 30, 2005, the Company recorded \$2.7 million of realized and unrealized loss on investments, as compared to \$5.8 million of realized and unrealized gains in the same period in 2004. The loss recorded in the nine months ended September 30, 2005, was primarily attributable to the third-party investment in the high-tech portfolio (which is treated as a disposition for accounting purposes) which resulted in a \$7.3 million loss (\$4.6 net loss after tax), which was partially offset by the gain recorded from the sale of all of its shares of Modem Art Ltd. (\$3.3 million gain) the sale of all of its shares in Epsilon investment (\$1.4 million gain).

In the nine month period ended September 30, 2005, the Company recorded \$13.9 million of losses from the impairment of its investment in MIRS (\$13.3 million) and Shiron Ltd. (\$0.6 million). In the same period in 2004, the Company recorded a \$6.9 million loss from impairment of certain of its investments. Please see Part II Other Information; Item 1 Legal Proceedings for information regarding the Company's sale of its holdings in MIRS.

Equity in earnings of affiliates increased to \$6.0 million for the nine months ended September 30, 2005, as compared to a gain of \$2.9 million for the same period in 2004. The increase is primarily attributable to a \$5.3 million gain recorded by Ophir Holding Ltd. as a result of the sale of all its holdings in Industrial Building Corporation Ltd.

Realized and unrealized gains on marketable securities increased to \$2.8 million for the nine months ended September 30, 2005 compared to a gain of \$1.1 million for the same period in 2004. The gain is attributable to the sale of various marketable securities.

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In the nine month period ended September 30, 2005, the Company recorded \$9.1 million in other income, as compared to \$7.6 million for the same period in 2004. The increase in other income primarily related to the committed dividend for 2005 which had been fully paid on October 3, 2005 by Motorola Israel Ltd. as part of the sale of the MIRS investment.

In the nine month period ended September 30, 2005, the Company recorded \$6.4 million of other expenses, as compared to \$7.3 million for the same period in 2004. The decrease in other expenses pertains to the closing of Ampal's office in New York and to a decrease in professional fees.

The Company recorded higher interest expense of \$4.6 million in the nine months ended September 30, 2005, as compared to \$3.5 million in the same period in 2004, primarily as a result of increases in interest rates.

Three months ended September 30, 2005 compared to three months ended September 30, 2004

The Company recorded a consolidated net loss of \$10.6 million for the three months ended September 30, 2005 as compared to a net loss of \$2.5 million for the same period in 2004. The increase in net loss is primarily attributable to the increase in realized and unrealized loss on investments, the increase in loss from impairment of investment and the decrease in equity in earnings of affiliates in the three months ended September 30, 2005 as compared to the same period in 2004. This increase in net loss was offset by the increase in realized and unrealized gains on marketable securities and, the increase in other income for the three month ended September 30, 2005 as compared to the same period in 2004.

In the three month period ended September 30, 2005, the Company recorded \$6.2 million of realized and unrealized loss on investments, as compared to \$2.5 million of realized and unrealized gains in the same period in 2004. The loss recorded in the three months ended September 30, 2005 was primarily attributable to the third-party investment in the high-tech portfolio (which is treated as a disposition for accounting purposes) which resulted in a \$7.3 million loss (\$4.6 million net loss after tax), offset by the sale of all of its shares in Epsilon Investment House Ltd. (1.4 million gain).

In the three month period ended September 30, 2005, the Company recorded \$13.3 million loss from impairment of its investment in MIRS (\$13.3 million), as compared to a \$5.4 million loss from impairment of its investment in the same period in 2004. Please see Part II - Other Information; Item 1 - Legal Proceedings for information regarding the Company's sale of its holdings in MIRS.

Realized and unrealized gains on marketable securities increased to \$1.2 million for the three months ended September 30, 2005 compared to a loss of \$0.3 million for the same period in 2004. The gain is attributable to the sale of various marketable securities.

In the three month period ended September 30, 2005, the Company recorded 4.3 million in other income, as compared to \$2.8 million in the same period in 2004. The increase in other income primarily related to the committed dividend for 2005 which had been fully paid by Motorola Israel Ltd. as part of the sale of the MIRS investment.

Liquidity and Capital Resources

Cash Flows

The Company's sources of cash include cash and cash equivalents and marketable securities, which amount to \$78.1 million as of September 30, 2005 as compared to \$68.1 million in December 31, 2004. The Company also has sources of cash from operations, cash from investing activities and amounts available under credit facilities, as described below. The Company believes that these sources are sufficient to fund the current requirements of operations, capital expenditures, investing activities, dividends on preferred stock and other financial commitments of the Company for the next 12 months. However, to the extent that contingencies and payment obligations described below and in other parts of this Report require the Company to make unanticipated payments, the Company would need to further utilize these sources of cash. In the event of a decline in the market price of its marketable securities, the Company may need to draw upon its other sources of cash, which may include additional borrowing, refinancing of its existing indebtedness or liquidating other assets, the value of which may also decline.

In addition, the shares of MIRS owned by the Company, the shares of Ophir Holdings Ltd. and government debenture notes equal to \$9 million have already been pledged as security for various loans provided to the Company for the purchase of these shares and would therefore be unavailable if the Company wished to pledge them in order to provide an additional source of cash.

Cash flows from operating activities

Net cash provided by operating activities totaled approximately \$14.6 million for the nine months ended September 30, 2005, as compared to approximately \$9.6 million at the same period in 2004. The increase is primarily attributable to the \$13.1 million net proceeds in trading securities (\$26.0 million proceeds offset by \$12.9 million invested) as compared to \$20.4 million net proceeds in 2004, to the \$2.5 million dividends received from affiliates as compared to \$0.3 million in 2004 and to an increase in accounts payable.

Cash flows from investing activities

Net cash used in investing activities totaled approximately \$3.6 million for the nine months ended September 30, 2005, as compared to approximately \$11.2 million provided by investing activities for the same period in 2004. The cash used in investing activities during 2005 is primarily attributable to a payment of \$9.3 million by Am-Hal Ltd. (Am-Hal), a wholly owned subsidiary of the Company to acquire real estate for a new project in Tel-Aviv, which was partially offset by proceeds from the sale of investment.

Cash flows from financing activities

Net cash provided by financing activities was approximately \$3.4 million for the nine months ended September 30, 2005, as compared to approximately \$9.1 million of net cash used in financing activities for the nine months period ended September 30 2004.

In the nine months ended September 30, 2005, Am-Hal Ltd. and its minority partner in the new project borrowed \$6.3 million and \$2.0 million, respectively to finance the new project (see cash flow from investing activities) and Ampal used its own cash to pay down its existing notes payable and debentures in the amount of \$5.0 million. In 2004, the Company paid down its notes payable and debentures in the amount of \$15.6 million from its own cash and by borrowing funds in the amount of \$6.5 million.

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Investments

On September 30, 2005, the aggregate fair value of trading and available-for-sale securities was approximately \$46.1 million, as compared to \$50.4 million at December 31, 2004. The decrease in 2005 is mainly attributable to the sale of various marketable securities.

In the nine months ended September 30 2005, the Company made an additional investment of \$0.7 million in Fimi Opportunity Fund, L.P. (Fimi).

During the nine months ended September 30, 2005, Ampal made the following dispositions:

On March 8, 2005, the Company sold its holdings in Modem Art Ltd. for \$4.3 million and recorded a gain of \$3.3 million.

On September 7, 2005 a third-party Israeli based venture fund and certain of its affiliated companies invested \$2.65 million in the company's high-tech portfolio. Ampal received \$2.5 million in connection with this transaction. The Company treated this investment as a disposition for accounting purposes and recorded a loss of \$7.3 million (\$4.6 million after taxes).

On August 15, 2005 the Company sold its holdings in Epsilon Investment House Ltd and Renaissance Investment Company Ltd for \$2.0 million and recorded a \$1.4 million gain.

Debt

In connection with its investment in MIRS, the Company has two loans from Bank Hapoalim Ltd. (Hapoalim) and Bank Leumi le-Israel B.M. (Leumi) in the outstanding amount of \$38.2 million and \$34.4 million, respectively, as of September 30 2005. Both loans are due on March 31, 2008 and bear interest at a rate of LIBOR plus 0.8%. The loans are non-recourse to the Company and are secured by the Company's shares in MIRS. In connection with the sale of the Company's holdings in MIRS, both loans were repaid in full on October 3, 2005. Please see Part II Other Information; Item 1 Legal Proceedings for information regarding the Company's sale of its holdings in MIRS.

The Company financed a portion of the development of Am-Hal, a wholly-owned subsidiary of the Company which develops and operates luxury retirement centers for senior citizens, through bank loans from Hapoalim and others. At September 30, 2005, and December 31, 2004 the amounts outstanding under these loans were \$12.5 million and \$7.7 million, respectively. The loans mature in up to one year and have interest rates range between 5.3% and 6.5%. The Company generally repays these loans with the proceeds received from deposits and other payments from the apartments in Am-Hal facilities. The loans are secured by a lien on Am-Hal's properties. The Company also issued guarantees in the amount of \$3.5 million in favor of tenants of Am-Hal in order to secure their deposits.

The Company also finances its general operations and other financial commitments through bank loans from Bank Hapoalim. These loans in the amount of \$31.3 million mature through 2006-2011.

The weighted average interest rates and the balances of these short-term borrowings at September 30, 2005 and December 31, 2004 were 5.8% on \$17.6 million and 3.5% on \$13.0 million, respectively.

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As of September 30, 2005, the Company had issued guarantees on certain outstanding loans to its investees and subsidiaries in the aggregate principal amount of \$12.0 million. This includes:

1. \$0.5 million guarantee to Leumi with respect to the MIRS loan as described above. In connection with the sale of the Company's holdings in MIRS, the guarantee was terminated on October 3, 2005. Please see Part II - Other Information; Item 1 - Legal Proceedings for information regarding the Company's sale of its holdings in MIRS.
2. \$5.5 million guarantee on indebtedness incurred by Bay Heart (\$3.4 million of which is recorded as a liability in the Company's financial statements as of September 30, 2005) in connection with the development of its property. Bay Heart recorded losses in 2005, in management's belief, primarily as a result of decreased rental revenues. There can be no guarantee that Bay Heart will become profitable or that it will generate sufficient cash to repay its outstanding indebtedness without relying on the Company's guarantee.
3. \$3.5 million guarantee to Am-Hal tenants as described above.
4. \$1.6 million guarantee to am-Hal for the new project in Tel-Aviv.
5. \$0.9 million guarantee to Galha 1960 Ltd.

FOREIGN CURRENCY CONTRACTS

The Company's derivative financial instruments consist of foreign currency forward exchange contracts. The Company, utilizes these contracts from time to time, to manage risk exposure to movements in foreign exchange rates. None of these contracts have been designated as hedging instruments. These contracts are recognized as assets or liabilities on the balance sheet at their fair value, which is the estimated amount at which they could be settled based on market prices or dealer quotes, where available, or based on pricing models. Changes in fair value are recognized currently in earnings. As of September 30 2005, the Company had a \$10.0 million open foreign currency forward exchange contract to purchase U.S. Dollars and a U.S. \$0.9 million open foreign currency forward exchange contract to sell U.S. dollars, in payment of N.I.S.

FORWARD LOOKING STATEMENTS

This Quarterly Report (including but not limited to factors discussed above, in the Management's Discussion and Analysis of Financial Condition and Results of Operations, as well as those discussed elsewhere in this Quarterly Report on Form 10-Q) includes forward-looking statements (within the meaning of Section 27A of the Securities Act of 1993 and Section 21E of the Securities Exchange Act of 1934) and information relating to the Company that are based on the beliefs of management of the Company as well as assumptions made by and information currently available to the management of the Company. When used in this Quarterly Report, the words anticipate, believe, estimate, expect, intend, plan, and similar expressions, as they relate to the Company or the management of the Company, identify forward-looking statements. Such statements reflect the current views of the Company with respect to future events or future financial performance of the Company, the outcome of which is subject to certain risks and other factors which could cause actual results to differ materially from those anticipated by the forward-looking statements, including among others, the economic and political conditions in Israel, the Middle East, and the global business and economic conditions in the different sectors and markets where the Company's portfolio companies operate.

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Should any of those risks or uncertainties materialize, or should underlying assumptions prove incorrect, actual results or outcome may vary from those described herein as anticipated, believed, estimated, expected, intended or planned. Subsequent written and oral forward-looking statements attributable to the Company or persons acting on its behalf are expressly qualified in their entirety by the cautionary statements in this paragraph and elsewhere described in this quarterly Report and other Reports filed with the Securities and Exchange Commission.

ITEM 3. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

MARKET RISKS AND SENSITIVITY ANALYSIS

The Company is exposed to various market risks, including changes in interest rates, foreign currency rates and equity price changes. The following analysis presents the hypothetical loss in earnings, cash flows and fair values of the financial instruments, which were held by the Company at September 30 2005, and are sensitive to the above market risks.

During the nine months ended September 30, 2005, there have been no material changes in the market risk exposures facing the Company as compared to those the Company faced in the fiscal year ended December 31, 2004.

Interest Rate Risks

At September 30, 2005, the Company had financial assets totaling \$30.4 million and financial liabilities totaling \$123.5 million. For fixed rate financial instruments, interest rate changes affect the fair market value but do not impact earnings or cash flows. Conversely, for variable rate financial instruments, interest rate changes generally do not affect the fair market value but do impact future earnings and cash flows, assuming other factors are held constant.

At September 30, 2005, the Company had fixed rate financial assets of \$30.4 million and held no variable rate financial assets. Holding other variables constant, a ten percent increase in interest rates would decrease the unrealized fair value of the fixed financial assets by approximately \$0.1 million.

At September 30, 2005, the Company had fixed rate debt of \$3.5 million and variable rate debt of \$120.0 million. A ten percent decrease in interest rates would increase the unrealized fair value of the fixed rate debt by approximately \$0.1 million.

The net decrease in earnings for the next year resulting from a ten percent interest rate increase would be approximately \$0.6 million, holding other variables constant.

Exchange Rate Sensitivity Analysis

The Company's exchange rate exposure on its financial instruments results from its investments and ongoing operations in Israel. During 2005, the Company entered into a foreign exchange forward purchase contract to partially hedge this exposure. At September 30, 2005, the Company held a \$10.0 million foreign exchange forward purchase contracts to purchase U.S. Dollars and a U.S. \$0.9 million open foreign currency forward exchange contract to sell U.S. dollars. Holding other variables constant, if there were a ten percent devaluation of the foreign currency, the Company's cumulative translation (loss) reflected in the Company's accumulated other comprehensive (loss) would increase by \$1.3 million, and in the statements of operations, a ten percent devaluation of the foreign currency would decrease net earnings in the amount of approximately \$2.6 million.

Securities Price Risk

The Company's investments at September 30, 2005, included marketable securities (trading and available-for-sale), which are recorded at fair value of \$46.1 million. Those securities have exposure to price risk. The estimated potential loss in fair value resulting from a hypothetical ten percent decrease in prices quoted on stock exchanges is approximately \$4.6 million.

ITEM 4. CONTROLS AND PROCEDURES

Disclosure Controls and Procedures

The Company's management with the participation of the Company's Chief Executive Officer and Chief Financial Officer, has evaluated the effectiveness of the Company's disclosure controls and procedures (as such term is defined in Rules 13a-15(e) and 15d-15(e) under the Securities Exchange Act of 1934, as amended (the Exchange Act) as of the end of the period covered by this report. Based on such evaluation, the Company's Chief Executive Officer and Chief Financial Officer have concluded that, as of the end of such period, the Company's disclosure controls and procedures are effective. Notwithstanding the foregoing, a control system, no matter how well designed and operated, can provide only reasonable, not absolute, assurance that it will detect or uncover failures within the Company to disclose material information otherwise required to be set forth in the Company's periodic reports.

Internal Control Over Financial Reporting

There have not been any changes in the Company's internal control over financial reporting (as such term is defined in Rules 13a-15(f) and 15d-15(f) under the Exchange Act) during the fiscal quarter to which this report relates that have materially affected, or are reasonably likely to materially affect the Company's internal control over financial reporting.

Part II OTHER INFORMATION

Item 1. Legal Proceedings:

Ampal Communications L.P.

1. On May 10, 2004, Ampal Communications L.P., a limited partnership controlled by Ampal and in which Ampal holds a 75% equity interest, filed a claim in the Tel-Aviv District Court against Motorola Communications Israel Ltd., MIRS Communications Ltd.(MIRS), Motorola Israel Ltd., Elisha Yanai, Peter Brum, Rami Guzman, Nathan Gidron, and Shimon Tal (collectively, the Defendants), for injunctive and declaratory relief as described below. The claim is in connection with the exploitation by the defendants of Ampal Communications minority rights by virtue of its 33% holding in MIRS.

Ampal Communications L.P. requested the Court to issue relief as follows:

- A. Declaring that the business of MIRS is conducted in such a way as to be prejudicial to the rights of Ampal Communications L.P. as a minority shareholder;
- B. Appointing an appraiser to conduct a valuation of MIRS and Ampal Communications L.P.'s holdings therein, which will encompass a review of the way MIRS conducts its business, including a review of the related party transactions between MIRS and Motorola Israel Ltd. and/or any other of the Defendants;
- C. Instructing each of the Defendants to acquire and purchase from Ampal Communications L.P. the shares it holds in MIRS at the highest of the following prices:
 - (1) based on a company valuation of MIRS as presented to Ampal Communications L.P. by Motorola prior to the signing of the Share Purchase Agreement for MIRS; or
 - (2) based on the amount paid by Ampal Communications L.P. for its share holding in MIRS plus linkage to the Israeli consumer index and interest; or
 - (3) based on the company valuation that will be determined by the valuation specified in Section B above, excluding any material negative effect brought about by the Defendants' omissions and/or negligence in their management of MIRS, all as may be assessed and computed by the appraiser specified in Section B above;
- D. Determining that each of the individual Defendants, as officers in MIRS, has violated his respective fiduciary obligations towards Ampal Communications L.P. as a minority shareholder in MIRS; and
- E. Declaring that the Share Purchase Agreement pursuant to which Ampal Communications L.P. acquired its shareholding in MIRS and the Shareholders Agreement in respect thereof, are void.

Part II OTHER INFORMATION (CONT.)

2. On May 24, 2004 and on May 31, 2004 the Defendants requested the district court to strike out the claim in limine, on the grounds that Ampal had allegedly not paid sufficient fees when filing the claim, and further requested an extension of the time for filing statements of defense until after the district court had reached a decision regarding the request to strike out the claim. Ampal and the Defendants filed various responses and on June 30, 2004, the district court requested the Attorney General to furnish an opinion regarding the Defendants' request before issuing its own decision. On October 11, 2004 the Attorney General furnished its opinion that supported the Defendants' request that Ampal should pay the fees calculated on the basis of the value of the requested remedies in the claim.

On November 10, 2004 Ampal filed its response. The Court also decided that the statements of defense should be filed 10 days after it issues its decision regarding the striking out of the claim.

3. On March 1, 2005, Ampal requested the district court to enter judgment against Peter Brum on the grounds that he failed to file a defense to the Company's claim. On March 15, 2005, the district court granted Ampal's request and entered judgment against Peter Brum. On March 17, 2005, the district court ordered Mr. Brum to acquire and purchase from Ampal the shares it holds in MIRS for a total company valuation of \$ 765,998,000, which is the highest of the prices set forth in the complaint. The litigation with regard to the other defendants is ongoing. Peter Brum, Motorola and MIRS have appealed the district court's judgment on numerous grounds. Ampal has filed responses to the appeal.
4. On August 30, 2005, the Company, through Ampal Communications L.P. entered into a Stock Purchase and Indemnification Agreement, dated as of August 30, 2005, by and among Motorola Israel Ltd., Ampal Communications L.P. and MIRS (the Agreement) to sell Motorola Israel Ltd. all of its holdings of MIRS. In connection with the closing of the transactions contemplated by this Agreement the existing lawsuit among the parties and other relating to MIRS was dismissed. Please see Subsequent Event for information regarding the Company's sale of its holdings in MIRS.

SUBSEQUENT EVENT

On October 3, 2005 the Company, through Ampal Communications L.P., completed the sale to Motorola Israel Ltd. of all of its holdings of MIRS pursuant to the Agreement. In connection with the sale of its holdings of MIRS, Ampal Communications L.P. received approximately US \$89 million of total proceeds, composed of \$67.7 million for the purchase price and an additional \$ 21.3 million related to guaranteed dividend payments. Approximately \$ 74.0 million of the proceeds was used to repay all outstanding debt to banks incurred in connection with making the MIRS investment, and the Company received US\$ 15.0 million (\$11.0 million after the deduction of minority interest) of net proceeds from the sale.

Item 2. Unregistered Sales of Equity Securities and Use of Proceeds.

None.

Item 3. Defaults upon Senior Securities

None.

Item 4. Submission of Matters to a Vote of Security Holders.

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The Annual Meeting of Shareholders was held on September 28, 2005. The following proposals were approved by the margins indicated below:

To elect seven (7) directors to the Board of Directors of the Company to hold office for one year terms and until their respective successors shall be elected and qualified:

Names	For	Withheld Authority
Yosef A. Maiman	17,562,373	537,189
Jack Bigio	17,562,263	537,299
Leo Malamud	18,048,666	50,896
Dr. Joseph Yerushalmi	18,048,583	50,979
Yehuda Karni	17,853,612	245,950
Eitan Haber	17,853,825	245,737
Menahem Morag	17,854,125	245,437

To ratify the appointment of Kesselman & Kesselman, a member firm of PricewaterhouseCoopers International Limited, as the independent registered public accounting firm of the Company for the fiscal year ending December 31, 2005:

For	Against	Abstain
18,084,559	12,990	2,013

Item 5. Other Information.

None.

Item 6. Exhibits.

(a) Exhibits:

- 11.1 Schedule Setting Forth Computation of Gain (Loss) per Share of Class A Stock.
- 31.1 Certification of Jack Bigio pursuant to Section 302 of the Sarbanes-Oxley Act of 2002
- 31.2 Certification of Irit Eluz pursuant to Section 302 of the Sarbanes-Oxley Act of 2002.
- 32.1 Certification of Jack Bigio and Irit Eluz pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002.

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AMPAL-AMERICAN ISRAEL CORPORATION AND SUBSIDIARIES

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

AMPAL-AMERICAN ISRAEL CORPORATION

BY: /S/ Jack Bigio

Jack Bigio
Chief Executive Officer
(Principal Executive Officer)

BY: /S/ Irit Eluz

Irit Eluz
CFO and Senior Vice President,
Finance and Treasurer
(Principal Financial Officer)

BY: /S/ Giora Bar-Nir

Giora Bar-Nir
VP Accounting and Controller
(Principal Accounting Officer)

Date: November 10, 2005

AMPAL-AMERICAN ISRAEL CORPORATION AND SUBSIDIARIES

Exhibit Index

Exhibit No.	Description
11.1	Schedule Setting Forth Computation of Earnings Per Share of Class A Stock
31.1	Certification of Jack Bigio pursuant to Section 302 of the Sarbanes-Oxley Act of 2002
31.2	Certification of Irit Eluz pursuant to Section 302 of the Sarbanes-Oxley Act of 2002.
32.1	Certification of Jack Bigio and Irit Eluz pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002.