

ARGO PROPERTIES N.V.

Registry Number: 70252750

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T087 (Public)
Transmitted via MAGNA: 07/08/2025
ISA Website: www.isa.gov.il
TASE Website: www.tase.co.il
Reference Number: 2025-01-058537

Capital Structure, Grant of Rights to Purchase Shares, and Registers of the Corporation's Securities and Their Changes

Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 1970

Nature of the Change:

Exercise of non-tradable options into company shares.
Explanation: Please briefly describe the nature of the change.

Reference Numbers of Previous Reports on the Subject:

_____, _____, _____.

1. The Corporation's Securities Position After the Change:

Name and Type of Security	Security Number on TASE	Quantity in Registered Capital	Issued and Paid-Up Capital	Quantity Registered in the Name of the Registration Company
ARGO PROPERTIES N.V. Ordinary Share	1175371	30,000,000	Last Report: 21,739,915 Current: 21,758,562	21,758,562
ARGO AP 05/21 - Option to Others	1175397	_____	Last Report: 17,500 Current: 11,250	0
ARGO AP ESOP2 - Option to Share	1197532	_____	Last Report: 1,450,472 Current: 1,450,472	0
ARGO Employee ESOP2 - Employee Option	1200690	_____	Last Report: 528,835 Current: 528,835	0
ARGO AP ESOP1A - Option to Others	1200708	_____	Last Report: 1,331,277 Current: 1,331,277	0
ARGO Employee ESOP1A - Employee Option	1200716	_____	Last Report: 243,108 Current: 208,608	0

Explanation: All company securities must be detailed, including securities not listed for trading.

2. The Corporation Announces That:

From date: 01/08/2025

To date: 06/08/2025

A change occurred in the quantity and register of the corporation's securities holders (including rights to purchase shares) as a result of:

Description of the Nature of the Change:

Exercise of 6,250 non-tradable options (ARGO AP 05/21 - Option to Others) into 1,584 ordinary shares of the company by a shareholder who is not an interested party in the company, through a "cashless exercise" mechanism based on the benefit value (instead of exercise for cash consideration), and exercise of 34,500 non-tradable options (ARGO Employee ESOP1A - Employee Option) into 17,063 company shares by Mr. Guy Friel, the company's CFO, all through a "cashless exercise" mechanism based on the benefit value (instead of exercise for cash consideration).

Explanation: Please describe all details of the transaction or action that caused the change in the corporation's securities.

Details of the Registered Holders for Whom the Change Occurred:

1. **Name of Registered Holder:** Shimonov Trusts Ltd. (in trust for Shai Ezer)

Type of ID Number: Israeli Companies Registrar Number

ID Number: 513441394

Nature of Change: Exercise of options

Date of Change: 05/08/2025

Executed via TASE Clearing House: Yes

Type and Name of Security: ARGO AP 05/21 - Option to Others

Security Number: 1175397

Holder's Balance in Last Report: 6,250

Holder's Balance After Change: 0

Total Quantity Changed: 6,250

Is this a grant of rights to purchase shares: No

Total consideration for allocated securities: _____

TASE number of share resulting from exercise: _____

Number of shares resulting from full exercise/conversion: _____

Total additional consideration from full exercise/conversion: _____

Period during which the security can be exercised: _____

From: _____ **To:** _____

Allocated securities will be registered for trading: _____

Allocation is a continuation of: _____ **Published on:** _____ **Reference number:** _____

Security fully paid and consideration fully received.

2. **Name of Registered Holder:** The Registration Company of the Tel Aviv Stock Exchange Ltd.

Type of ID Number: Israeli Companies Registrar Number

ID Number: 515736817

Nature of Change: Exercise of options

Date of Change: 05/08/2025

Executed via TASE Clearing House: Yes

Type and Name of Security: ARGO PROPERTIES N.V. Ordinary Share

Security Number: 1175371

Holder's Balance in Last Report: 21,739,915

Holder's Balance After Change: 21,741,499

Total Quantity Changed: 1,584

Is this a grant of rights to purchase shares: No

Total consideration for allocated securities: _____

TASE number of share resulting from exercise: _____

Number of shares resulting from full exercise/conversion: _____

Total additional consideration from full exercise/conversion: _____

Period during which the security can be exercised: _____

From: _____ **To:** _____

Allocated securities will be registered for trading: _____

Allocation is a continuation of: _____ **Published on:** _____ **Reference number:** _____

Security fully paid and consideration fully received.

3. **Name of Registered Holder:** Altshuler Trusts Ltd. (in trust for Mr. Guy Friel)

Type of ID Number: Israeli Companies Registrar Number

ID Number: 513901330

Nature of Change: Exercise of options

Date of Change: 06/08/2025

Executed via TASE Clearing House: Yes

Type and Name of Security: ARGO Employee ESOP1A - Employee Option

Security Number: 1200716

Holder's Balance in Last Report: 35,000

Holder's Balance After Change: 500

Total Quantity Changed: 34,500

Is this a grant of rights to purchase shares: No

Total consideration for allocated securities: _____

TASE number of share resulting from exercise: _____

Number of shares resulting from full exercise/conversion: _____

Total additional consideration from full exercise/conversion: _____

Period during which the security can be exercised: _____

From: _____ **To:** _____

Allocated securities will be registered for trading: _____

Allocation is a continuation of: _____ **Published on:** _____ **Reference number:** _____

Security fully paid and consideration fully received.

4. **Name of Registered Holder:** The Registration Company of the Tel Aviv Stock Exchange Ltd.

Type of ID Number: Israeli Companies Registrar Number

ID Number: 515736817

Nature of Change: Exercise of options

Date of Change: 06/08/2025

Executed via TASE Clearing House: Yes

Type and Name of Security: ARGO PROPERTIES N.V. Ordinary Share

Security Number: 1175371

Holder's Balance in Last Report: 21,741,499

Holder's Balance After Change: 21,758,562

Total Quantity Changed: 17,063

Is this a grant of rights to purchase shares: No

Total consideration for allocated securities: _____

TASE number of share resulting from exercise: _____

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Number of shares resulting from full exercise/conversion: _____

Total additional consideration from full exercise/conversion: _____

Period during which the security can be exercised: _____

From: _____ **To:** _____

Allocated securities will be registered for trading: _____

Allocation is a continuation of: _____ **Published on:** _____ **Reference number:** _____

Security fully paid and consideration fully received.

Explanations:

- 1. If the change affects more than one security, the effect of the change must be detailed in a separate row for each security.
- 2. Date of change – all changes of the same type, in the same security, performed on one day, will be summarized in one row. For this purpose – changes performed via the TASE clearing house must be separated from changes performed directly in the company's books.
- 3. The change – for a decrease, add the sign "-".
- 4. In all quantity fields, the quantity of securities must be filled in, not the par value in NIS.

3. Main Shareholder Register as of the Reporting Date:

No.	Name of Registered Shareholder	Type of ID Number	ID Number	Security Number on TASE	Type of Shares and Par Value	Number of Shares	Holds Shares as Trustee
1	The Registration Company of the Tel Aviv Stock Exchange Ltd.	Israeli Companies Registrar Number	515736817	1175371	Ordinary share of 0.01 Euro par value	21,758,562	No

4. Attached is a file of the shareholder register in accordance with Section 130 of the Companies Law, 1999

[לדיווח_06082025_מונגש_2025_אוג_ארגו_מניות_מרשם_isa.pdf](#)

Alt: Shareholder register file of ARGO PROPERTIES N.V. for August 2025, accessible version for ISA reporting, dated 06/08/2025.

5. Attached is an updated file of the corporation's securities registers, including the option holders register and bond holders register

[isa.pdf](#)מרשם_ניירות_ערך_ארגו_אוג_2025_מונגש_06082025_לדיווח

Alt: Securities register file of ARGO PROPERTIES N.V. for August 2025, accessible version for ISA reporting, dated 06/08/2025.

Details of Authorized Signatories on Behalf of the Corporation:

No.	Name of Signatory	Position
1	Gal Tenenbaum	Co-CEO
2	Ofir Rahamim	Co-CEO

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations must be signed by those authorized to sign on behalf of the corporation. Staff position on the matter can be found on the Authority's website: [Click here](#).

Securities of the corporation are listed for trading on the Tel Aviv Stock Exchange

Short Name: ARGO PROPERTIES N.V.

Address: pietersbergweg 283, Amsterdam 1105BM

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Previous names of the reporting entity:

Name of electronic reporter: Ganea Fred

Position: Senior Manager

Employer company name:

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