



Alt: Company Logo

ARGO PROPERTIES N.V. ("the Company")

September 28, 2025

To:

Israel Securities Authority
Via MAGNA

Tel Aviv Stock Exchange Ltd.
Via MAYA

www.isa.gov.il

www.tase.co.il

Subject: Immediate Report

Further to previous decisions of the Company's Board of Directors regarding the raising of debt on a solo basis (see immediate reports dated January 19, 2022 [Reference No. 2022-01-008494] and April 7, 2025 [Reference No. 2025-01-025426]), and in light of the continued expansion of the Company's business and the need to diversify the Company's sources of financing, the Company's Board of Directors decided on September 26, 2025 to authorize the Company's management to act, for the first time, to issue bonds to the public in Israel by way of a shelf offering report, if and to the extent published, pursuant to the Company's shelf prospectus dated May 21, 2024 (Reference No. 2024-01-049141).

For the avoidance of doubt, it is clarified and emphasized that the structure and terms of the offering have not yet been finally determined, and the offering, if carried out, will be under terms to be determined by the Company's management and detailed in the shelf offering report, if and to the extent published by the Company. Nothing herein shall be deemed to constitute an indication or create any obligation on the part of the Company to carry out such a bond offering.

The execution of the offering and the publication of the shelf offering report are subject to the approval of the Company's Board of Directors and the approval of the stock exchange for the listing for trading of the bonds to be offered by the Company under the shelf offering report, if offered.

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

This report does not constitute an offer to the public to purchase securities of the Company and no one should purchase or undertake to purchase securities of the Company based on this report.

Sincerely,

ARGO PROPERTIES N.V.

By: Mr. Gal Tenenbaum and Mr. Ofir Rahamim

Co-CEOs of the Company