

ARGO PROPERTIES N.V

Registry Number: 70252750

To: Israel Securities Authority

To: Tel Aviv Stock Exchange Ltd.

Form Number: T077 (Public)

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Reference: 2025-01-074504

Immediate Report on the Holdings of Interested Parties and Senior Officers

Regulation 33 (c)-(d) of the Securities Regulations (Periodic and Immediate Reports), 1970

Reference numbers of previous reports on the subject: _____, _____, _____.

Below is the status as of 30/09/2025:

A. Interested Parties in the Corporation (including CEO and directors, and any other employee holding five percent or more of the issued share capital or voting power):

Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
1	PHOENIX FINANCIAL LTD (Participating Life Insurance Accounts)	Argo Properties (Ordinary Share)	19,214	0.09% equity, 0.09% voting	0.08% equity, 0.08% voting
2	PHOENIX FINANCIAL LTD (Provident Funds and Companies Managing Provident Funds)	Argo Properties (Ordinary Share)	3,118,791	14.33% equity, 14.33% voting	12.34% equity, 12.34% voting
3	PHOENIX FINANCIAL LTD (Nostro Account)	Argo Properties (Ordinary Share)	539,825	2.48% equity, 2.48% voting	2.14% equity, 2.14% voting
4	THE PHOENIX INVESTMENTS HOUSE LTD (Market Making)	Argo Properties (Ordinary Share)	9,217	0.04% equity, 0.04% voting	0.04% equity, 0.04% voting
5	THE PHOENIX INVESTMENTS HOUSE LTD (Companies Managing Mutual Funds)	Argo Properties (Ordinary Share)	540,532	2.48% equity, 2.48% voting	2.14% equity, 2.14% voting
6	CLAL INSURANCE ENTERPRISES HOLDINGS LTD (Provident Funds and	Argo Properties (Ordinary Share)	3,221,418	14.80% equity, 14.80% voting	12.74% equity, 12.74% voting

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
	Companies Managing Provident Funds)				
7	CLAL INSURANCE ENTERPRISES HOLDINGS LTD (Nostro Account)	Argo Properties (Ordinary Share)	287,801	1.32% equity, 1.32% voting	1.14% equity, 1.14% voting
8	Y.D. MORE INVESTMENTS LTD (Mutual Funds)	Argo Properties (Ordinary Share)	1,194,501	5.49% equity, 5.49% voting	4.73% equity, 4.73% voting
9	MORE PROVIDENT FUNDS AND PENSION LTD (Provident Funds)	Argo Properties (Ordinary Share)	394,828	1.81% equity, 1.81% voting	1.56% equity, 1.56% voting
10	MENORA MIVTACHIM HOLDINGS LTD (Provident Funds and Companies Managing Provident Funds)	Argo Properties (Ordinary Share)	1,386,426	6.37% equity, 6.37% voting	5.48% equity, 5.48% voting
11	MENORA MIVTACHIM HOLDINGS LTD (Nostro)	Argo Properties (Ordinary Share)	57,500	0.26% equity, 0.26% voting	0.23% equity, 0.23% voting

Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
12	MEITAV INVESTMENT HOUSE LTD (Provident Funds and Companies Managing Provident Funds)	Argo Properties (Ordinary Share)	1,402,133	6.44% equity, 6.44% voting	5.55% equity, 5.55% voting
13	MEITAV INVESTMENT HOUSE LTD (Companies Managing Mutual Funds)	Argo Properties (Ordinary Share)	357,342	1.64% equity, 1.64% voting	1.41% equity, 1.41% voting
14	MEITAV MARKET MAKING LTD	Argo Properties (Ordinary Share)	-405	0% equity, 0% voting	0% equity, 0% voting
15	Gal Tenenbaum	Argo Properties (Ordinary Share)	918,221	4.22% equity, 4.22% voting	8.77% equity, 8.77% voting
16	Gal Tenenbaum	Argo AP (ESOP1A)	636,286	_____	_____
17	Gal Tenenbaum	Argo AP (ESOP2)	661,893	_____	_____
18	Ofir Rahamim	Argo Properties (Ordinary Share)	889,070	4.09% equity, 4.09% voting	8.83% equity, 8.83% voting

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
19	Ofir Rahamim	Argo AP (ESOP1A)	694,991	_____	_____
20	Ofir Rahamim	Argo AP (ESOP2)	647,276	_____	_____

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Total holding percentage: 65.86% equity, 65.86% voting

Total holding percentage (full dilution): 67.18% equity, 67.18% voting

B. Senior Officers in the Corporation (excluding CEO and directors, and any other employee holding five percent or more of the issued share capital or voting power):

- ☐ Do not hold securities of the corporation.
- ☒ Below is the status of holdings of senior officers in the corporation:

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
21	Fred Ganea	Argo Properties (Ordinary Share)	291,849	1.34% equity, 1.34% voting	2.5% equity, 2.5% voting
22	Fred Ganea	Argo AP Employee (ESOP1A)	107,503	_____	_____
23	Fred Ganea	Argo AP Employee (ESOP2)	233,719	_____	_____
24	Amir Ghahremani	Argo Properties (Ordinary Share)	135,000	0.62% equity, 0.62% voting	1.09% equity, 1.09% voting
25	Amir Ghahremani	Argo AP (ESOP2)	141,303	_____	_____
26	Guy Priel	Argo Properties (Ordinary Share)	108,403	0.50% equity, 0.50% voting	1.04% equity, 1.04% voting
27	Guy Priel	Argo AP Employee (ESOP1A)	0	_____	_____
28	Guy Priel	Argo AP Employee (ESOP2)	155,519	_____	_____
29	Rene Deschner	Argo Properties (Ordinary Share)	10,586	0.05% equity, 0.05% voting	0.99% equity, 0.99% voting
30	Rene Deschner	Argo AP Employee	100,605	_____	_____

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
		(ESOP1A)			
31	Rene Deschner	Argo AP Employee (ESOP2)	139,597	_____	_____

Total holding percentage: 2.51% equity, 2.51% voting
Total holding percentage (full dilution): 5.62% equity, 5.62% voting

Explanations:

- 1. It is required to report also on the holding of other securities, including those not listed for trading.
 - 2. If the interested party holds more than one type of security in the corporation, the holding percentage (including full dilution) should be stated considering all securities held by him in a single row.
 - 3. This form should detail the holdings of all interested parties, including those whose holdings have not changed.
 - 4. If the interested party is a held company with significant activity for the corporation, the holdings should be split between shares acquired before the Companies Law, 1999 came into effect (granting rights in capital and voting) and shares acquired after (dormant shares).
 - 5. If the interested party is a corporation, the first name(s) of the ultimate controlling shareholder(s) should also be stated. If there is no controlling shareholder, details of the interested parties should be provided.
 - 6. If a senior officer holds five percent or more of the issued share capital or voting power, his holdings should be detailed in the "Interested Parties" table as specified in section A above.
 - 7. If the interested party or senior officer also holds securities in a held company whose activities are significant for the corporation, details of such holdings should be provided in the "Remarks" field in the holder's details.
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C. As of the date of this report and according to the law, is there a controlling shareholder in the corporation?

- ☐ Yes
- ☒ No
- ☐ Other: _____

The controlling shareholder in the corporation is: _____

Total holding percentage (%) in the corporation's capital by all controlling shareholders: _____

Details of the authorized signatories on behalf of the corporation:

#	Name	Position
1	Ofir Rahamim	Co-CEO
2	Gal Tenenbaum	Co-CEO

Note: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports) (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

Address: pietersbergweg 283, Amsterdam 1105BM

Phone: 31207920060

Fax: 0793002104

Email: f.ganea@argo-nv.com

Previous names of the reporting entity:

Electronic signatory name: Guy Priel

Position: CFO

Employer company name:

Address: Zabotinsky 42, Givatayim 5331803

Phone: 050-7405466

Email: g.priel@argo-nv.com

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