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.

Alt: Company Logo

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

October 19, 2025

To:

Israel Securities Authority
www.isa.gov.il

Tel Aviv Stock Exchange Ltd.
www.tase.co.il

Subject: Immediate Report

During the third quarter of 2025, binding legislation was completed in Germany regarding the reduction of the corporate tax rate starting from 2028 in a gradual process (hereinafter: "the corporate tax reduction"). To the best of the Company's knowledge, the corporate tax reduction will be gradual, at a rate of approximately 1% per year, starting from 2028 until 2032, down to a rate of 10.5% (compared to 15.825% as of the date of this report, including solidarity tax).

As a result of the corporate tax reduction, the Company is expected to record a one-time profit of approximately 7 to 8 million euros in its financial statements as of September 30, 2025, due to the update of deferred tax liabilities.

It should be clarified that although the amount of the aforementioned profit is not material in relation to the equity attributable to the Company's shareholders as of June 30, 2025 (about 2%), this report is provided by the Company for caution only, considering that the Company is currently working to raise bonds (convertible into shares) according to a shelf offering report, if and to the extent it is published, under the Company's shelf prospectus dated May 21, 2024 (reference number 2024-01-049141).

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

Sincerely,

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.

ARGO PROPERTIES N.V.

By: Mr. Gal Tenenbaum and Mr. Ofir Rahamim

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.

Co-CEOs of the Company