

ARGO PROPERTIES N.V.

Registry Number: 70252750

To: Israel Securities Authority | To: Tel Aviv Stock Exchange Ltd. | Form T087 (Public) | Reported via MAGNA: 30/10/2025 | Reference: 2025-01-081845

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

Regulation 31E of the Securities Regulations (Immediate Periodic Reports), 1970

Regulation 31(a) of the Securities Regulations (Immediate Periodic Reports), 1970

Regulation 31(b1) of the Securities Regulations (Immediate Periodic Reports), 1970

Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 1970

Nature of the Change:

Issuance to the public – BONDS (Series 1).

Explanation: Please briefly describe the nature of the change.

Previous Report References on the Topic:

2025-01-081006

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

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Name and Type of Security	TASE Security Number	Quantity in Registered Capital	Issued and Paid-up Capital	Quantity - Last Report	Current Quantity	Quantity Registered in the Name of the Nominee Company
Argo Properties Ordinary Share	1175371	30,000,000	21,759,612	21,759,612	21,759,612	21,759,612
Argo Option ESOP2 – Warrant for Share	1197532	_____	1,450,472	1,450,472	0	
Argo Employee ESOP2 – Employee Warrant	1200690	_____	528,835	528,835	0	
Argo Option ESOP1A – Warrant for Others	1200708	_____	1,331,277	1,331,277	0	
Argo Employee ESOP1A – Employee Warrant	1200716	_____	208,108	208,108	0	
Argo Prop Bond 1 – BONDS Series	1230705	_____	0	200,000,000	200,000,000	200,000,000

Explanation: Detail all of the company's securities, including non-traded securities.

2. The Corporation Announces That:

- On the date: 30/10/2025
- A change occurred in the quantity and register of holders of the corporation's securities due to:

Description of nature of change: Issuance to the public of 200,000,000 NIS par value BONDS (Series 1) per shelf offering report dated October 28, 2025, under a shelf prospectus dated May 21, 2024.

Holder for whom the change occurred:

- Name: The Tel Aviv Stock Exchange Nominee Company Ltd.
- ID Type: Company Number in Israeli Companies Register
- ID Number: 515736817
- Nature of the change: Issuance to the public
- Change Date: 30/10/2025
- Executed via TASE Clearing House: Yes
- Type and name of security: Argo Prop Bond 1 – BONDS Series
- TASE Security Number: 1230705
- Holder's balance in last report: 0
- Holder's balance after this change: 200,000,000
- Total quantity of securities increased/decreased: 200,000,000
- Is it the granting of rights to purchase shares: No
- Security was fully paid and consideration fully received.

3. Main Share Register on the Reporting Date:

No.	Name of Registered Shareholder	ID Type	ID Number	TASE Security No.	Type and Nominal Value of Shares	Quantity of Shares	Does Holder hold as Trustee?
1	The Tel Aviv Stock Exchange Nominee Company Ltd.	Company Number in Israeli Companies Register	515736817	1175371	Ordinary share of €0.01 par value	21,759,612	No

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

isa.pdf_מרשם_מניות_ארגו_מונגש_30102025_לדיווח

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_מונגש_30102025_לדיווח

Authorized Signatories Signing on Behalf of the Corporation:

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

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

Short Name: Argo Properties

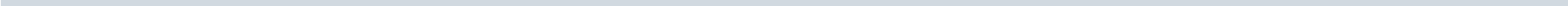
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Previous Names of Reporting Entity: None

Electronic Signatory: F. Ganea | Senior Manager

Employed Company Address: Hamnifnim St. 10, Herzliya, 4672561 | Tel: 054-4676429 | Fax: 079-3002104 | Email: f.ganea@argo-nv.com



Securities of the Corporation are traded on the Tel Aviv Stock Exchange

Form structure update date: 06/08/2024