Argo Properties N.V. (the Company)

Immediate Report – Results of Offer According to Shelf Offer Report Dated October 28, 2025, Published

To:	To:
Israel Securities Authority	**The Tel Aviv Stock Exchange Ltd.**
www.isa.gov.il	www.tase.co.il

Pursuant to the Company's shelf prospectus published on May 20, 2024, dated May 21, 2024[1] (the Offer Report or the Shelf Offer Report)

October 30, 2025

Re: Immediate Report – Results of Offer According to Shelf Offer Report Dated October 28, 2025, Published

1. In the Offer Report, 243,693,000 bonds (Series Series1), registered to name, each with a par value of NIS 1, convertible into ordinary shares of the Company, each with a nominal value of EUR 0.01 (hereinafter: the bonds (Series Series1) or the offered bonds (Series Series1)), were offered to the public.

2. The bonds (Series Series1) were offered to the public in 243,693 units (hereinafter: the units), by way of a uniform offer, in a tender on the unit price, where the composition and minimum price of each unit are as follows:

Quantity of Securities per Unit	Minimum Price per Security	Total
NIS 1,000 par value bonds (Series Series1)	NIS 1.035	NIS 1,035
Minimum price per unit		NIS 1,035

3. Of the units offered to the public in the tender, an early commitment to purchase was made for 200,000 units (constituting approximately 82.07% of the units offered to the public under the Offer Report) by classified investors, whose names were listed in the Offer Report.

4. In the tender held on October 29, 2025, 96 requests were received to purchase 356,459 units (including 32 requests from classified investors to purchase 200,000 units as mentioned above).

The unit price determined in the tender is NIS 1,041 (hereinafter: the uniform price).

5. The response to requests and the determination of the uniform price were made in accordance with section 1.4 in Appendix B of the Offer Report, as follows:

(1) 15 orders from classified investors to purchase 65,141 units, which specified a unit price higher than the uniform price, were fully accepted. However, due to the Company's decision to issue up to 200,000 units and the actual demand received in the tender, these orders were partially accepted—at a rate of about 82.1% (as detailed in section 6 below)—and yielded 53,463 units.

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[1] [Reference number 2024-01-049141].

6. In accordance with the provisions of section 1.10 of the Shelf Offer Report and in view of the fact that, according to the results of the tender, the total demand received as mentioned in section 4 above reflects a quantity of bonds (Series Series1) exceeding NIS 200,000,000 par value bonds (Series Series1), the Company hereby reports that it has chosen to issue, within the offering according to the Offer Report, a total of NIS 200,000,000 par value bonds (Series Series1) (hereinafter: the Publicly Issued Quantity). Accordingly, the surplus quantity as defined in section 1.10 of the Offer Report is NIS 52,898,000 par value bonds (Series Series1), and the allocation to applicants whose requests were accepted in the tender as mentioned in section 5 above will be made in proportion (pro-rata) between the Publicly Issued Quantity and the actual total demand for shares, such that each applicant whose request was accepted according to the tender results (conducted in accordance with section 1.4 in Appendix B of the Offer Report) will be allocated approximately 82.1% of the amount allocated according to the tender results (using the following calculation: 200,000,000/243,693,000).

7. The gross proceeds that the Company will receive for the 200,000,000 bonds (Series Series1) that will be allocated according to the Offer Report is NIS 208,200 thousand.

8. The principal of the bonds (Series Series1) will bear an annual interest rate of 2%; the semi-annual interest rate is 1%; the first interest rate on the bonds (Series Series1) is 1.33151%; the first interest payment will be made on June 30, 2026.

Sincerely,

Argo Properties N.V.

By: Hagal Tenenbaum and Ofir Rahamim, Co-Chief Executive Officers of the Company