

December 2, 2025

Argo Properties N.V. (the Company)

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

Re: Immediate Report - Update Regarding Transactions for the Acquisition of New Assets Since the Previous Report on This Matter¹

(a) New transactions for the purchase of 118 units in 11 different transactions for a total consideration of EUR 18.2 million

From November 6, 2025, to December 1, 2025, the Company entered into exclusivity agreements for the purchase of 118 units in the cities of Leipzig and Dresden for a total amount of EUR 18.2 million (including related transaction costs). The assets being acquired have an area of 7,737 sqm and generate annual rental income of EUR 685 thousand (reflecting an initial rental yield of 3.8%). The average rent in the acquired assets is EUR 7.63 per sqm. According to the Company, based on the high quality of the acquired assets, rent for new leases in these assets is expected to reach approximately EUR 13.95 per sqm on average, reflecting potential rent growth of around 83%. Since the beginning of 2025, the Company has purchased (including assets in the acquisition process)² 854 units for a total amount of EUR 138.2 million (including related transaction costs). It should also be noted that most of the acquired assets are suitable for R2C activity and are expected to contribute to the increase in the potential profit pipeline from apartment sales. The Company will begin - after completing the acquisition of the assets - the process of parcelling the above assets in preparation for R2C activity. Further details on the aforementioned transactions are provided below: From November 6, 2025, to December 1, 2025, the Company, through wholly-owned subsidiaries, entered into 11 exclusivity agreements³ with third parties who are not related to the Company and/or interested parties for the purchase of 9 buildings including 71 units in Leipzig, and 4 buildings including 47 units in Dresden with a total leasable area of approximately 7,737 sqm and generating annual rent of about EUR 685 thousand. The total consideration for these assets (including related transaction costs), subject to signing notarized purchase agreements and completing the transactions, is expected to amount to approximately EUR 18.2 million.

(b) Completion of transactions

It should also be noted that during November 2025, the Company completed the acquisition of 4 assets in Leipzig and Dresden, including 38 units with a total leasable area of approximately 3,643 sqm, generating annual rent of approximately EUR 312 thousand. The total consideration for these assets (including transaction costs), amounted to approximately EUR 8.52 million.

¹ Report on the asset portfolio as of 5.11.2025 included in section 2.1 of chapter A (Board of Directors' report on the company's business status).

In the company's quarterly report as of September 30, 2025 (published on November 23, 2025 [ref. no. 2025-01-090214]).

² Includes assets under notarized purchase agreements (legally binding to complete the transaction) and assets under exclusivity agreements (no legal obligation to complete the transaction).

³ No legal obligation to complete the transaction.

2024-06-09

It should be noted that as of December 1, 2025, the company (including assets in process of acquisition)⁴ holds 490 residential buildings comprising 5,146 housing units (97% for residential use) with a rentable area of approximately 349,871 sqm, plus 968 parking spots.

As described in section 7.2 of Chapter 7 (Description of the corporation's business) in the shelf prospectus as well as the supplementary issuance prospectus of the company dated May 10, 2021, holding a date of May 11, 2021⁵, and the supplementary notice published by the company on May 11, 2021⁶, the process of asset acquisition by the company is based on the purchase of individual assets from private investors in a large number of small-scale transactions (purchase price of EUR 0.75 - 2 million per transaction), each of which does not require immediate reporting (according to the provisions of Regulation 36 of the Securities Regulations (Periodic and Immediate Reports), 1970).

Respectfully,

Argo Properties N.V.

By: Gal Tenenbaum and Ofir Rahamim, Co-CEOs of the company

⁴ Includes assets under notarized purchase agreements (legally obligating the completion of the transaction) and assets under exclusivity agreements (there is no legal obligation to complete the transaction).

⁵ [Reference number: 2021-01-081717].

⁶ [Reference number: 2021-01-082515].