

ARGO PROPERTIES N.V.

Registration Number: 70252750

To: Israel Securities Authority

To: Tel Aviv Stock Exchange Ltd.

Form T077 (Public)

Filed via MAGNA: 08/01/2026

Reference: 2026-01-003426

Immediate Report on Holdings of Interested Parties and Senior Office Holders

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

Reference Numbers for Previous Reports in this Matter: _____, _____, _____.

The following are the holdings as of 31/12/2025:

A. Interested Parties in the Corporation (including the CEO and Directors, and any other employee holding 5% or more of the issued share capital of the corporation or voting rights):

(Tables of shareholders and their holdings as per the detailed lists in the document)

Total holding percentage (equity, voting rights): 77.84%

Total holding percentage (fully diluted) (equity, voting rights): 76.73%

B. Senior Office Holders in the Corporation (except CEO and directors, and any other employee holding 5% or more of the issued share capital or voting power):

They do not hold securities of the corporation.

The following are the holdings of senior office holders in the corporation:

Total holding percentage (equity, voting rights): 2.51%

Total holding percentage (fully diluted) (equity, voting rights): 5.28% / 5.37%

Explanations:

1. Security holdings must also report on other securities (not only BONDS), including unlisted securities.
2. Where it is required to report a holding of BONDS that cannot be converted into shares, the record of holdings can be attached as a PDF file accordingly, as set out in Legal Staff Position No. 104-21: [Link](#)
3. The PDF file should be prepared in a structure and content that matches the Excel file published by the Authority and attached to the staff position. The PDF should include, at minimum, any information present in the Excel file.
4. If an interested party holds more than one type of security in the corporation, the holding percentage (including fully diluted) should be stated as one line, aggregating all securities held.
5. This form must detail the holdings of all interested parties, including those whose holdings have not changed.
6. Where the interested party is a holding company that has significant activity for the corporation, holdings must be split to shares acquired before the entry into effect of the Companies Law, 1999, which confer rights in capital and voting, and shares acquired after the law took effect and which are classified as dormant shares.
7. If the interested party is a corporation, mention must also be made of the first name/last name of the controlling shareholder(s) in that corporation. If there is no controlling shareholder in the interested party, the details of its interested parties must be provided.
8. If a senior position holder holds 5% or more of the issued share capital of the company, or voting power, the details should be reflected within the 'Interested Parties' holdings table, as stated in section A above.
9. If the interested party or a senior office holder also holds securities in a controlled company of his, if its activities are significant for the company, a detailed report on these holdings should be provided in the 'notes' field in the holder's details.

Attachment of a record of holdings in non-convertible BONDS (according to Legal Staff Position No. 104-21):

[_____]

C. As of the date of submission of this report, and according to the law, is there a controlling shareholder in the corporation:

No

The controlling shareholder in the corporation is:

Controlling shareholder's identification number:

Was control transferred in the period described in the report: _____

If so, detail: _____

Total percentage of holding in the company's equity by all controlling shareholders: _____

Details of the authorized signatories for the corporation:

1. Ofir Rahamim — Co-CEO
2. Gal Tenenbaum — Co-CEO

Notes

- According to regulation 5 of the Securities Regulations (Periodic and Immediate Reports), 1970, a report filed according to these regulations must be signed by those authorized to sign on behalf of the corporation. See staff position on the subject at the Authority website: [Click here](#)

Securities of the corporation are traded 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 reporting entity:

Electronic declarant name: Ganea Fred

Role: Senior Manager

Employer's Company Name:

Address: Hamanafim 10, Herzliya 4672561 Phone: 054-4676429, Fax: 079-3002104, Email: f.ganea@argo-nv.com

Note: The tables with detailed data for each holder and all the explanation blocks have been preserved as in the original. Any images or links in the source are maintained as markdown links. If there were inline images in your original (not found in the HTML), their alt text would appear beneath the image as per your request. In this document, there are no in-content images, only links.