

Argo Properties N.V.
ARGO PROPERTIES N.V
Number in the register: 70252750

To: Israel Securities Authority To: Tel-Aviv Stock Exchange Ltd. T087 (Public) Filed via MAGNA: 08/02/2026
www.isa.gov.il www.tase.co.il Reference: 2026-01-013207

Share capital status, granting of rights to purchase shares and the corporation’s securities registers and changes therein
Regulation 31e of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970

Nature of the change: Exercise of non-tradable warrants into shares of the company
Explanation: Briefly describe the nature of the change

Reference numbers of previous reports on the subject: _____, _____, _____.

1. The corporation’s securities status after the change:

Name and type of security	Security no. on the TASE	Amount in registered capital	Issued and paid-up capital		Quantity registered in the name of the TASE Registration Company
			Quantity in last report	Current quantity	
Argo Properties ordinary share	1175371	50,000,000	21,875,051	22,230,487	22,230,487
Argo Prop Series 1 - convertible BONDS	1230705	_____	200,000,000	200,000,000	200,000,000
Argo Ap ESOP2 - warrant for share	1197532	_____	1,450,472	1,450,472	0
Argo Employee ESOP2 - employee warrant	1200690	_____	528,835	528,835	0
Argo Ap ESOP1A - warrant for others	1200708	_____	1,331,277	636,286	0

Explanation: Specify all the company’s securities, including securities not listed for trading.

2. The corporation announces that:

- ☐ On the date 06/02/2026
- ☐ From date _____ to date _____
- ☐ There was a change in the quantity and in the register of holders of the corporation’s securities (including rights to purchase shares) as a result of:

Description of the nature of the change

Exercise of 694,991 non-tradable warrants (Argo Ap ESOP1A - warrant for others) into 355,436 shares of the company by Mr. Ofir Rahamim, Co-CEO of the company, all by means of a “cashless exercise” mechanism based on the value of the benefit (instead of exercise for cash consideration).

Explanation: Describe all the details of the transaction or action by reason of which the change in the corporation’s securities occurred.

Name of the registered holder in respect of whom the change occurred: *Altsher Trusts Ltd. (in trust for Mr. Ofir Rahamim)*

Type of identification number: *Number in the Israeli Companies Register*Identification number: *513901330*

Nature of the change: Exercise of warrants _____

Date of change: *06/02/2026*Executed via the TASE clearing house: *Yes*

Type and name of security in which the change occurred: <i>Argo Ap ESOP1A - warrant for others</i> Security no. on the TASE: <i>1200708</i> Holder's balance in the security in the last report: <i>694,991</i> Holder's balance in this security after the change: <i>0</i> Total quantity of securities in which there was a decrease/increase: <i>694,991</i> Is this a grant of rights to purchase shares <i>No</i> Total consideration for securities allotted: _____ The TASE number of the share arising from exercise of the security: _____ Number of shares that will result from full exercise/conversion of the security: _____ Total exercise premium to be received from full exercise/conversion of the security into shares: _____ Period during which the security can be exercised: _____ From _____until _____ The securities allotted will be listed for trading: _____ The said allotment of securities is further to _____published on _____and its reference number is _____ ☐ The security has been fully paid up and the consideration has been fully received. ☐ The security has been fully paid up, but the consideration has not been fully received. ☐ Issued for ATM program purposes ☐ Other. _____	
Name of the registered holder in respect of whom the change occurred: <i>The TASE Registration Company Ltd.</i> Type of identification number: <i>Number in the Israeli Companies Register</i>Identification number: <i>515736817</i> Nature of the change: Exercise of warrants _____ Date of change: <i>06/02/2026</i>Executed via the TASE clearing house: <i>Yes</i> Type and name of security in which the change occurred: <i>Argo Properties ordinary share</i> Security no. on the TASE: <i>1175371</i> Holder's balance in the security in the last report: <i>21,875,051</i> Holder's balance in this security after the change: <i>22,230,487</i> Total quantity of securities in which there was a decrease/increase: <i>355,436</i> Is this a grant of rights to purchase shares <i>No</i> Total consideration for securities allotted: _____ The TASE number of the share arising from exercise of the security: _____ Number of shares that will result from full exercise/conversion of the security: _____ Total exercise premium to be received from full exercise/conversion of the security into shares: _____ Period during which the security can be exercised: _____ From _____until _____	

The securities allotted will be listed for trading: _____

The said allotment of securities is further to _____published on _____and its reference number is _____

☐ The security has been fully paid up and the consideration has been fully received.

☐ The security has been fully paid up, but the consideration has not been fully received.

☐ Issued for ATM program purposes

☐ Other.

Explanations:

1. If the change affects more than one security, specify the effect of the change in a separate line for each security.
2. Date of change – all changes of the same type, in the same security, carried out on one day shall be summarized in one line. For this purpose – a distinction should be made between changes carried out through the TASE clearing house and changes carried out directly in the company’s books.
3. The change – for a decrease, add the sign “-”.
4. In all quantity fields, fill in the quantity of securities and not NIS par value.

☐ There has been a change only in the corporation’s register of holders of securities (**without a change in the quantity of the corporation’s securities**) as a result of:

Description of the nature of the change _____

Explanation: Describe all the details of the transaction or action by reason of which the change in the register occurred

1 Name of the registered holder in respect of whom the change occurred: _____

Type of identification number: _____ Identification number: _____

Date of change: _____ Executed via the TASE clearing house: _____

Type and name of security in which the change occurred:

Security no. on the TASE: _____

Quantity of change: _____

Holder’s balance in this security after the change: _____

3. The main points of the shareholders register as of the report date are as follows:

No.	Name of registered shareholder	Type of identification number	Identification number	TASE security number	Type of shares and their par value	Number of shares	Holds the shares as trustee
1	<i>The TASE Registration Company Ltd.</i>	<i>Number in the Israeli Companies Register</i>	<i>515736817</i>	<i>1175371</i>	<i>Ordinary share of EUR 0.01 par value</i>	<i>22,230,487</i>	<i>No</i>

4. Attached is a file of the shareholders register in accordance with the provisions of Section 130 of the Companies Law, 5759 - 1999 *Share Register Argo Accessible 06022026 for report isa.pdf*
5. Attached is an updated file of the corporation’s securities registers, including the warrants holders register and the BONDS holders register *Securities Register Argo Accessible 06022026 for report isa.pdf*

Details of the signatories authorized to sign on behalf of the corporation:

	Name of signatory	Position
1	Gal Tennenbaum	<i>Co-CEO</i> _____

	Name of signatory	Position
2	Fred Ganea	<i>Other</i> <i>VP Strategy, Transactions and Financing</i>

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports), 5730 – 1970, a report filed under these regulations shall be signed by those authorized to sign on behalf of the corporation. Staff position on this matter can be found on the ISA website: [Click here](#).

Reference numbers of previous documents on the subject (this reference does not constitute incorporation by reference):

The corporation’s securities are listed for trading on the Tel-Aviv Stock Exchange

Form structure update date:
06/08/2024

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Previous names of the reporting entity:

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