Argo Properties N.V. ("the Company")

March 5, 2026

To
Tel Aviv Stock Exchange Ltd.
www.tase.co.il

To
Israel Securities Authority
www.isa.gov.il

Re: Immediate Report - Update regarding transactions for the acquisition of new assets since the date of the previous immediate report on this matter[1]

(A) New transactions for the acquisition of 152 residential units in 13 different transactions for a total consideration of 22.4 million EUR

From February 1, 2026, until February 28, 2026, the Company entered into exclusivity agreements for the acquisition of 152 residential units in the cities of Leipzig and Dresden for a total volume of 22.4 million EUR (including accompanying transaction costs). The acquired assets have an area of 10,154 sq.m. and yield an annual rent of 866 thousand EUR (reflecting an initial rental yield of 3.9%). The average rent in the acquired assets is 6.97 EUR per sq.m. According to the Company's estimate, derived from the high quality of the acquired assets, the rent for new leases in these assets will stand at approximately 13.53 EUR per sq.m. on average, reflecting a potential rent increase of approximately 94%.

Since the beginning of 2026, the Company has acquired assets in a volume of approximately 37.4 million EUR.

It should also be noted that most of the acquired assets are suitable for R2C activity and are expected to contribute to increasing the potential profit backlog from the sale of apartments. The Company will begin - after completing the acquisition of the acquired assets - the parcellation process of the above assets as preparation for R2C activity.

Further details regarding the said transactions:

From February 1, 2026, until February 28, 2026, the Company, through wholly owned sub-subsidiaries, entered into 13 exclusivity agreements[2] with third parties that are not related to the Company and/or its interested parties, for the acquisition of 7 buildings, including 71 residential units in the city of Leipzig, and 8 buildings, including 81 residential units in the city of Dresden with a total area for rent of approximately 10,154 sq.m. and yielding annual rent of approximately 866 thousand EUR. The total consideration for these assets (including accompanying transaction costs), subject to signing notarial purchase agreements and completion of the transactions, is expected to amount to a total of approximately 22.4 million EUR.

(B) Completion of Transactions

Additionally, it should be noted that during the month of February 2026, the Company completed the acquisition of 3 assets in Leipzig and Dresden including 37 residential units with a total area for rent of approximately 2,250 sq.m. yielding an annual rent of approximately 204 thousand EUR. The total consideration for these assets (including transaction costs) amounted to approximately 5.3 million EUR.

It should be noted that as of March 4, 2026, the Company holds (including assets in the process of acquisition)[3] 523 residential buildings including 5,436 residential units (97% residential) with a rental area of approximately 370,540 sq.m. plus 1,057 shops.

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[1] Immediate report dated February 3, 2026 [Reference No. 2026-01-011883].

[2] There is no legal commitment to complete the transaction.

[3] Including assets under notarial purchase contracts (legally binding to complete the transaction) and assets under exclusivity agreements (no legal commitment to complete the transaction).

As described in section 7.2 in Chapter 7 ("Description of the Corporation's Business") of a shelf prospectus and an issuance prospectus for completion of the Company dated May 10, 2021, bearing the date May 11, 2021[4] and a supplementary notice published by the Company on May 11, 2021[5], the process of acquiring assets by the Company is based on the acquisition of individual assets from private investors in a large number of small transactions in non-material volumes (purchase price of 0.75 - 2 million Euro per transaction), each of which **does not** require an immediate report (in accordance with the provisions of Regulation 36 of the Securities Regulations (Periodic and Immediate Reports), 1970).

Sincerely,

Argo Properties N.V.

By Messrs. Gal Tenenbaum, Co-CEO and Fred Gania, VP Strategy, Transactions and Finance

[4] [Reference number: 2021-01-081717].

[5] [Reference number: 2021-01-082515].