

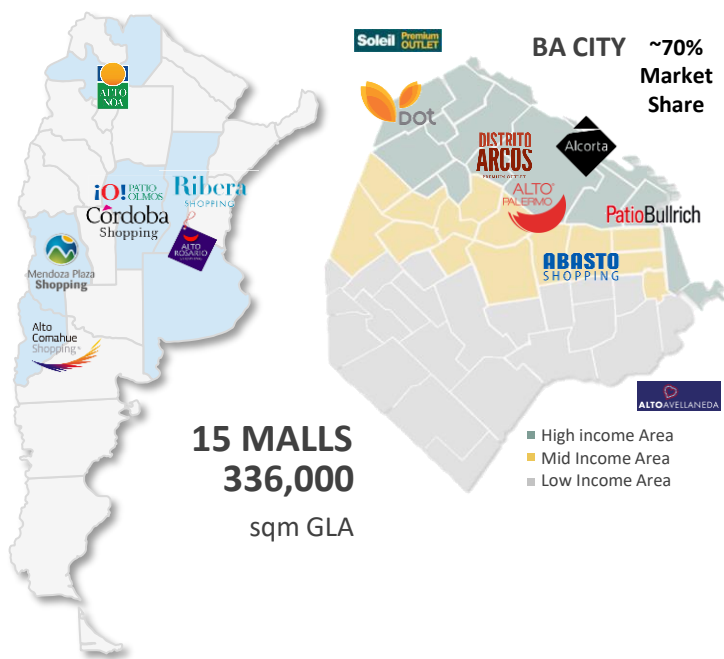
IRSA

FY 2021

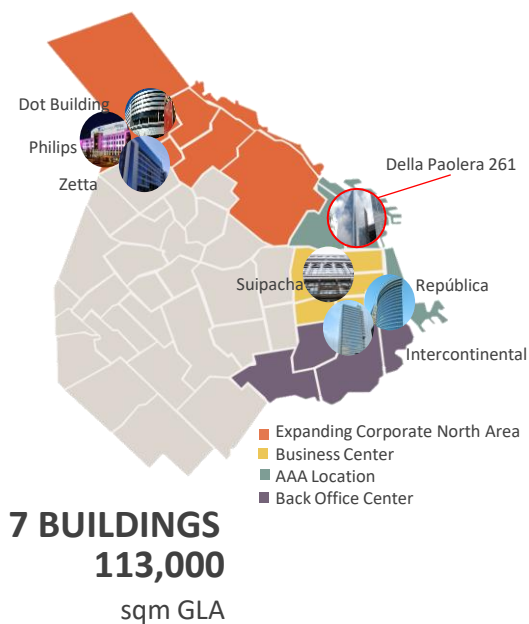
THE COMPANY

We are the Argentina's leading real estate company in terms of size and quality. Engaged, directly and indirectly through subsidiaries and joint ventures, in a range of diversified real estate related activities in Argentina, including: the acquisition, development and operation of shopping malls, office buildings, residential properties, luxury hotels, undeveloped land reserves for future development and sale, and selective investments outside Argentina.

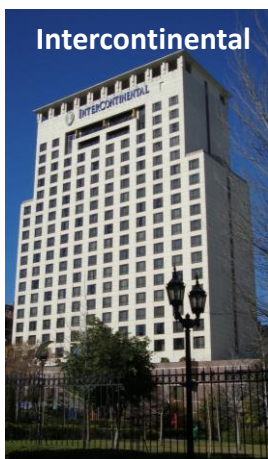
SHOPPING MALLS' UNIQUE PORTFOLIO



OFFICES BUILDINGS



3 PREMIUM HOTELS ACROSS THE COUNTRY



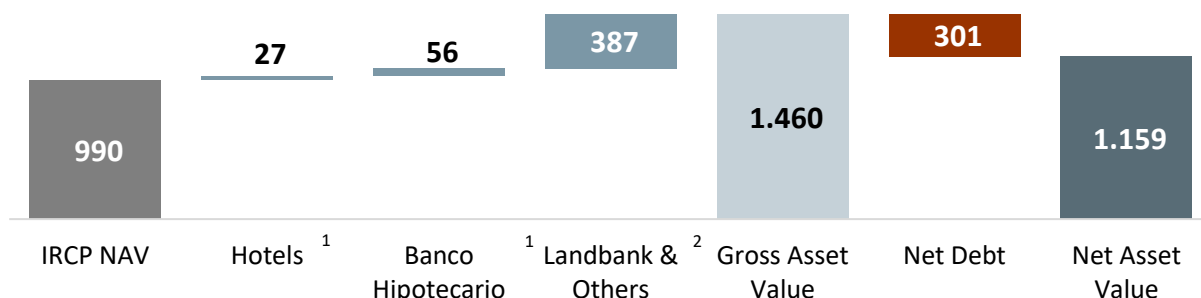
FINANCIAL INVESTMENTS



Banco Hipotecario has historically been Argentina's leading mortgage lender, provider of mortgage-related insurance and mortgage loan services. All of its operations are located in Argentina where it operates a nationwide network of 63 branches in the 23 Argentine provinces and the City of Buenos Aires, and 12 additional sales offices throughout Argentina.

NET ASSET VALUE

JUNE 30, 2021 - USD MILLION



1. Book value as of June 30, 2021

2. Book value as of June 30, 2021. "Others" includes properties for sale and investment in Condor Hospitality Trust

DEBT PROFILE

JUNE 30, 2021 - USD MILLION

Description	Amount	Maturity	301 Stand Alone Net Debt	From A to AA
Short term debt	0.6	<360 days	AMORTIZATION SCHEDULE DOES NOT INCLUDE INTERCOMPANY DEBT 	Credit Rating upgrade By FIX (affiliate of Fitch Ratings)
Series VI	2.5	Jul-21		
Series VII	33.7	Jan-22		
Series X	7.3	Mar-22		
Series V	9.2	May-22		
Series IX	80.7	Mar-23		
Series I	3.1	Mar-23		
Series VIII	31.8	Nov-23		
Series XI	15.8	Mar-24		
Series XII	45.6	Mar-24		
Intercompany Debt	69.9	Mar-22		
Other Debt	8.8	Feb-22		
GROSS DEBT	309.0			
Cash & Eq.	8.0			
NET DEBT	301.0			

On August 26, 2021, we issued USD 58.1 MM in the local capital markets

- Series XIII (**USD linked**): at 3.9% fixed due 25% in August 2023, 25% in February 2024 and 50% in August 2024.
- Proceeds will be used to refinance short term debt

*IRSA CP owns IRSA bonds for ~ USD 50 million