

Factsheet FY 2023

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

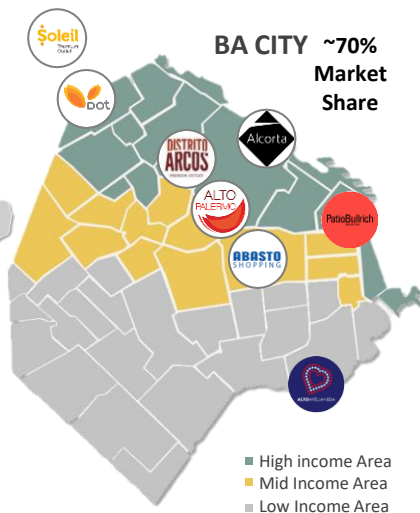
15 MALLS
335,893

sqm GLA



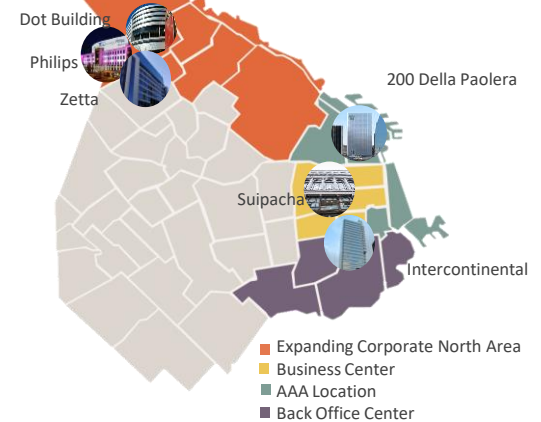
HOTELS

BA CITY ~70% Market Share



■ High Income Area
■ Mid Income Area
■ Low Income Area

OFFICE BUILDINGS



6 BUILDINGS
74,392

sqm GLA

■ Expanding Corporate North Area
■ Business Center
■ AAA Location
■ Back Office Center

3 PREMIUM HOTELS ACROSS THE COUNTRY



Intercontinental



Libertador



Llao Llao

FINANCIAL INVESTMENTS

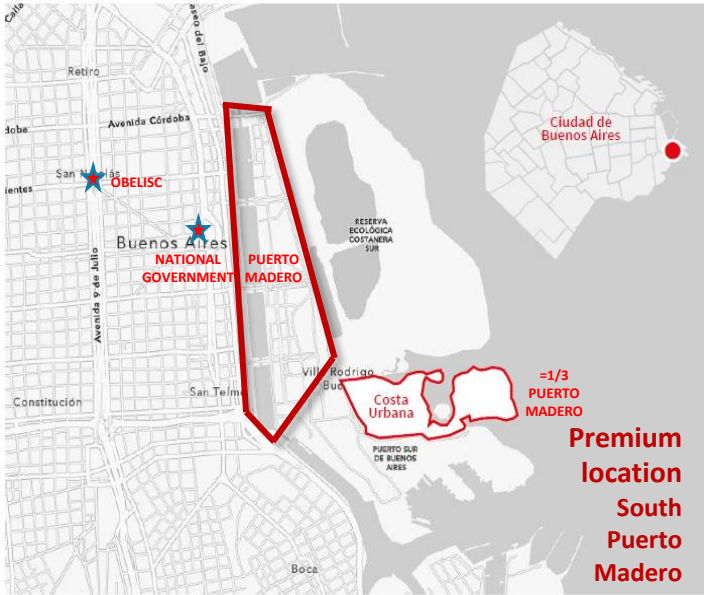


29.9%

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.

COSTA URBANA PROJECT WORK PROGRESS

IRSA has complied with the financial commitments with the City Government and is in the process of transferring the public park. Infrastructure works are expected to start on CY 2024.



- Urbanization area
- Pedestrian walkways and access points
- Public and green space

| | |
|-------------------------------|----------------------------------|
| 70 Total Hectares | ~900,000 Buildable sqm |
| 70% For public uses | Mixed-uses Potential |
| 30% To develop | 15 – 20 years Project |

CONTRIBUTIONS TO THE CITY:

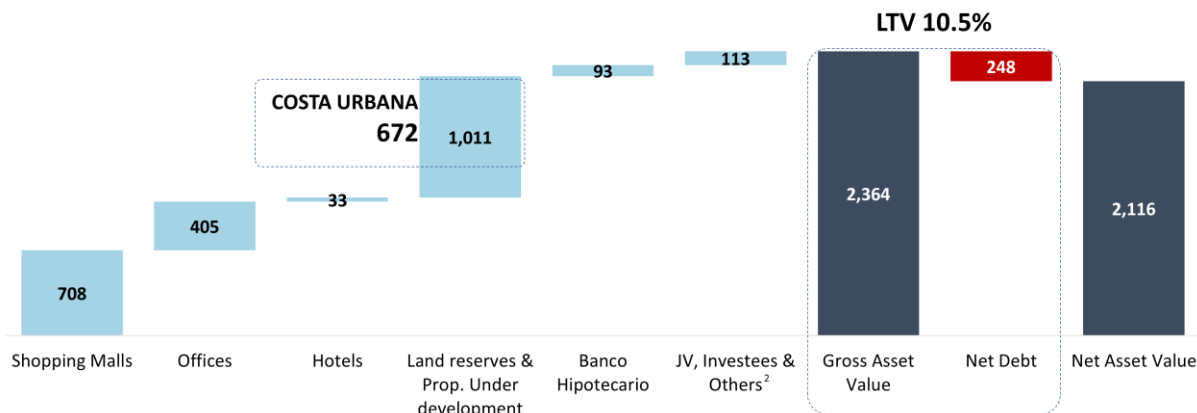
- **50.8 hectares for public use** (71% of the total area of the property).
- **3 additional parcels** of the property.
- **USD 2 MM** in cash and the amount of **3,000,000 sovereign bonds** (AL35).
- Investment of up to **USD 40 million** on infrastructure and road works.
- Investment on maintenance of public spaces for 10 years or until the sum of **USD 10 million** is completed.



Preliminary render for illustrative purposes

NET ASSET VALUE¹

JUNE 30, 2023 - USD MILLION



1- Assets and liabilities adjusted by ownership as of June 30, 2023.

2- Includes trading properties and barbers registered under intangible assets. These two items are recorded at historical cost in the financial statements. It also includes Quality and Nuevo Puerto Santa Fe as JV and La Rural, Convention Center & TGLT as Investees as well as other rental properties.

DEBT PROFILE

JUNE 30, 2023

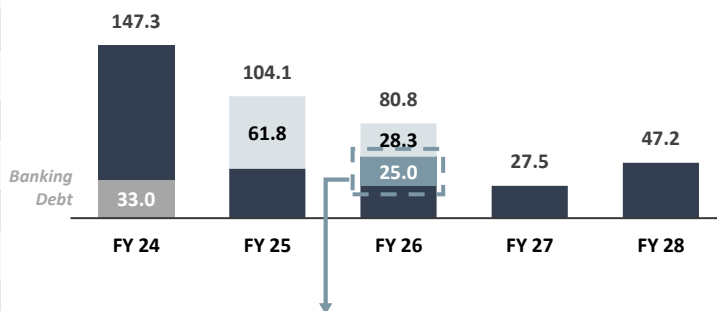
| Description | Amount ⁽¹⁾ | Maturity |
|---|-----------------------|-----------|
| Short term debt | 33.0 | <360 days |
| Series VIII | 18.6 | Nov-23 |
| Series XI | 12.8 | Mar-24 |
| Series XII | 46.9 | Mar-24 |
| Series XIII | 29.6 | Ago-24 |
| Series XV | 61.7 | Mar-25 |
| Series XVI | 28.3 | Jul-25 |
| Series XVII | 25.0 | Dec-25 |
| Series XIV | 157.3 | Jul-28 |
| GROSS DEBT | 406.9 | |
| Cash & Equivalents + Investments ⁽²⁾ | 159.3 | |
| NET DEBT | 247.6 | |

(1) Principal amount in USD (million) at an exchange rate of ARS 256.7/USD, without considering accrued interest or eliminations of balances with subsidiaries.

(2) Includes Cash and cash equivalents, Investments in Current Financial Assets and related companies notes holding.

DEBT AMORTIZATION SCHEDULE

June 30, 2023 – USD million



On June 5, 2023, the company issued in the local market a total amount of USD 25.0 million.

- **Series XVII (dollar MEP):** fixed rate of 5.0%, with semi-annual payments. The principal will be paid at maturity on December 7, 2025. The price of issuance was 100.0% of the nominal value.
- Proceeds will be used to refinance short-term liabilities and/or working capital.