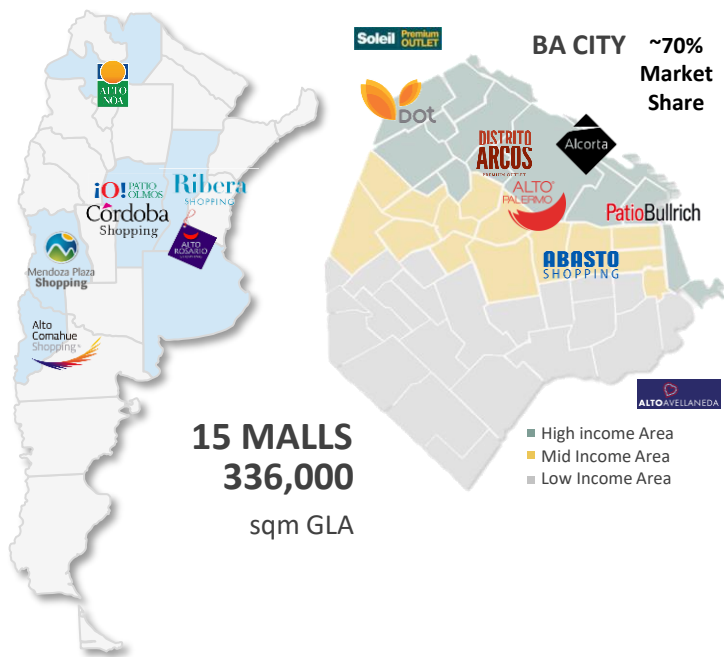


Factsheet FY 2022

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.

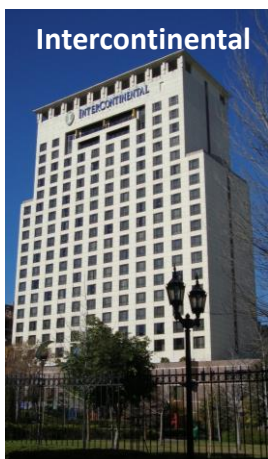
SHOPPING MALLS' UNIQUE PORTFOLIO



OFFICES BUILDINGS



3 PREMIUM HOTELS ACROSS THE COUNTRY



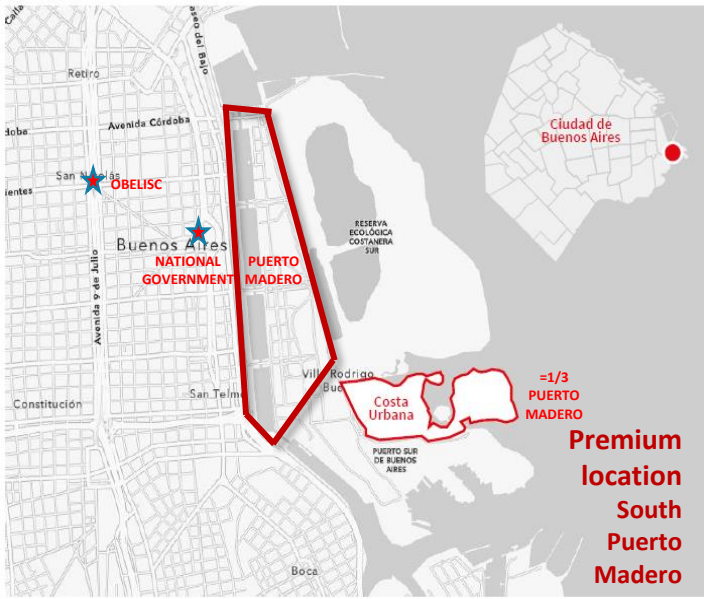
FINANCIAL INVESTMENTS



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.

COSTA URBANA PROJECT APPROVAL

DECEMBER 2021



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

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

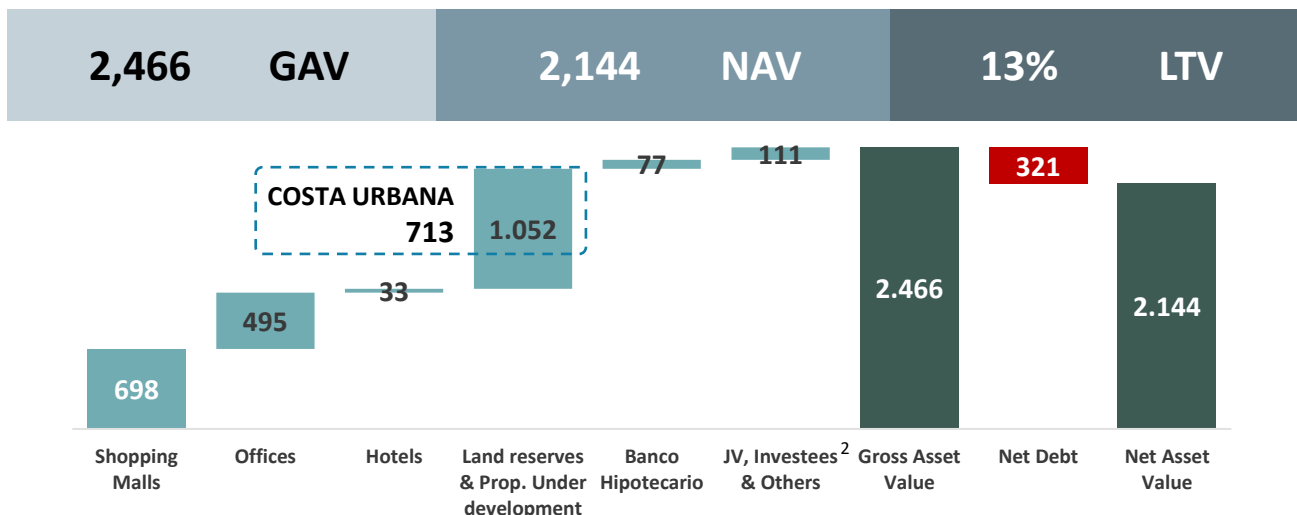
IRSA is currently working to fulfill all the administrative and governmental requirements



Preliminary render for illustrative purposes

NET ASSET VALUE¹

JUNE 30, 2022 - USD MILLION



1- Assets and liabilities adjusted by ownership as of June 30, 2022

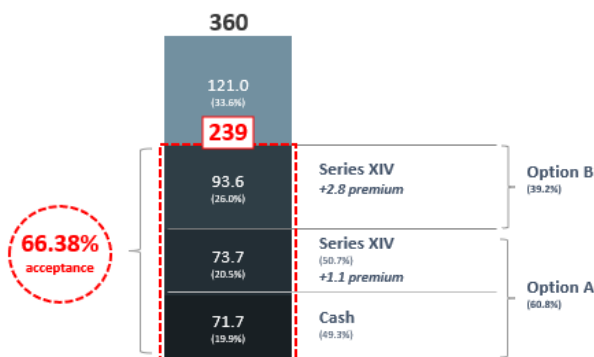
2- Includes trading properties and barbers registered under intangible assets. These two items are recorded at historical cost in the financial statements. It also includes Quality and Nuevo Puerto Santa Fe as JV and La Rural, Convention Center & TGLT as Investees as well as other rental properties

DEBT PROFILE

JUNE 30, 2022 - USD MILLION

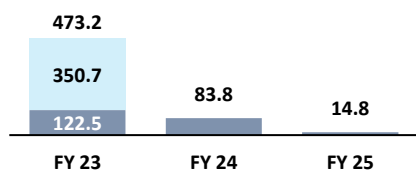
Description	Amount	Maturity
Short term debt	45.9	<360 days
Series II	350.7	Mar-23
Series IX	56.1	Mar-23
Series I	3.1	Mar-23
Series VIII	18.6	Nov-23
Series XI	12.8	Mar-24
Series XII	46.9	Mar-24
Series XIII	29.6	Ago-24
Other Debt	8.1	Feb-23
GROSS DEBT	571.8	
Cash & Equivalents	248.7	
NET DEBT	323.1	

SUBSEQUENT EVENT: IRCP23 NOTES EXCHANGE RESULT
USD 360 MM – 8,75% - Mar-23



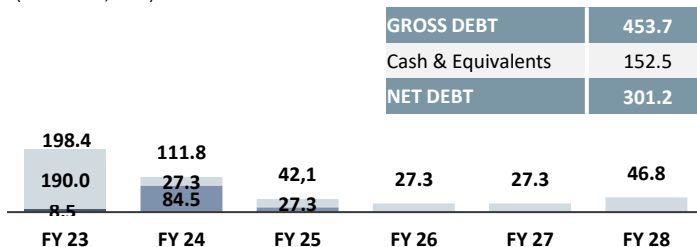
AMORTIZATION SCHEDULE PRE-EXCHANGE OFFER

(JUNE 30, 2022)



AMORTIZATION SCHEDULE AFTER EXCHANGE OFFER

(AUGUST 19, 2022)



GROSS DEBT	453.7
Cash & Equivalents	152.5
NET DEBT	301.2