Earnings Release
IQ FY 2019

IRSA invites you to participate in its conference call for the first quarter of the Fiscal Year 2019

Friday, November 09, 2018 09:00 AM US EST (11:00 AM BA)

The call will be hosted by:

Alejandro Elsztain, IIVP

Daniel Elsztain, COO

Matias Gaivironsky, CFO

To participate, please call:

1-844-717-6831 (toll free) or

1-412-317-6388 (international)

Conference ID # IRSA

In addition, you can access through the following webcast:

http://webcastlite.mziq.com/cover.html?webcastId=ca0a68a6-111f-414a-97ed-d3139f0f8531

Preferably 10 minutes before the call is due to begin. The conference will be in English.

PLAYBACK

Available until November 19, 2018

Please call:

1-877-344-7529

1-412-317-0088

Access Code: **10125888**

IQ19 Main Highlights

- Adjusted EBITDA for the three-month period of FY 2019 was ARS 3,048 million (ARS 855 million from Argentina Business Center and ARS 2,193 million from Israel Business Center), increasing by 31% with respect to the same period of FY 2018.

- The net result for the period record ed a gain of ARS 11,084 million compared to a gain of ARS 74 million in the same period of fiscal year 2018, mainly explained by higher results due to changes in the fair value of investment properties in Argentina Business Center and higher results from our investment in CLAL in Israel Business Center, valued at market value.

- Adjusted EBITDA of the rental segments in Argentina grew by 31.3% compared to the same period of previous fiscal year, mainly driven by the office and hotel businesses, which have income in dollars, partially offset by an 11% growth in the shopping malls business.

- We reached 98.7% occupancy in shopping centers, 93.4% in offices and 64.5% in our hotel portfolio.

- On October 29, the Shareholders Meeting approved a dividend in kind for the sum of ARS 1,412 million payable in shares of IRSA Commercial Properties (0.0110911403208 IRCP shares/IRSA share and 0.110911403208 IRCP shares/IRSA ADR). Dividend yield 5%.

- As a subsequent event, in November 2018, we sold to our subsidiary IRSA Propiedades Comerciales the total square meters we owned of the building under construction "Catalinas" (14,213 sqm) for a fixed amount of USD 60.3 million.

I. Brief comment on the Company's activities during the period, including references to significant events occurred after the end of the period.

Consolidated Results

In Ps. Million	IQ 19	IQ 18	YoY Var
Revenues	10,827	7,029	54.0%
Net gain from fair value adjustment of investment properties	16,012	3,360	376.5%
Profit from operations	17,916	4,800	273.3%
Depreciation and amortization	1,144	863	32.6%
EBITDA	**19,060**	**5,663**	**236.6%**
Adjusted EBITDA	**3,048**	**2,327**	**31.0%**
Profit for the period	**11,084**	**74**	**14,878.4%**
Attributable to equity holders of the parent	9,401	553	1,600.0%
Attributable to non-controlling interest	1,683	-479	-

*EBITDA: Net gain from fair value adjustment on investment properties plus disposal of investment properties.

Consolidated revenues from sales, rentals and services increased by 54.0% in the first quarter of the fiscal year 2019 compared to the same period in 2018, while adjusted EBITDA, which excludes the effect of the result from changes in the unrealized fair value of investment properties reached ARS 3,048 million, 31.0% higher than the same period in FY 2018.

The net result showed a profit of ARS 11,084 million for the first quarter of the fiscal year 2019, as a result of a higher result due to changes in the fair value of our investment properties in Argentina Business Center and and the effect of the improvement in the market value of our investment in CLAL in the Israel Business Center.

Argentina Business Center

II. Shopping Malls (through our subsidiary IRSA Propiedades Comerciales S.A.)

The shopping malls operated by us comprise 345,929 square meters of GLA, increasing by approximately 2,000 sqm mainly due to the opening of the cinema theatres in Alto Comahue shopping. Total tenant sales in our shopping malls, as reported by retailers, were ARS 12,133 million for the first quarter of FY 2019, which implies an increase of 24.1% when compared to the same perior in FY 2018.

The occupancy rate stood at very high levels, reaching 98.7%.

Shopping Malls' Financial Indicators

(in ARS million)	IQ 19	IQ 18	YoY Var
Revenues from sales, leases and services	1,039	850	22.2%
Net gain from fair value adjustment on investment properties	3,694	2,044	80.7%
Profit from operations	4,398	2,685	63.8%
Depreciation and amortization	11	6	88.0%
EBITDA	**4,409**	**2,691**	**63.9%**
Adjusted EBITDA	**715**	**647**	**10.6%**
Average Exchange rate (ARS)	**32.10**	**17.28**	**85.8%**

Shopping Malls' Operating Indicators

(in ARS million, except indicated)	IQ 19	IVQ 18	IIIQ 18	IIQ 18	IQ 18
Gross leasable area (sqm)	345,929	344,025	343,023	340,111	339,080
Tenants' sales (3 month cumulative)	12,133.0	11,971.0	9,358.0	12,031.0	9,777.7
Occupancy	98.7%	98.5%	98.6%	99.1%	98.8%

Revenues from this segment grew 22.2% during the three-month period, while Adjusted EBITDA reached ARS 715 million (+10.6% compared to the same period of 2018) and EBITDA margin, excluding income from expenses and collective promotion fund, was 68.8%. This is because tenants' sales and our revenues have grown below the inflation of the quarter, that has accelerated after the exchange rate depreciation, while cost, administrative and selling expenses, grew in line with inflation.

Operating data of our Shopping Malls

	Date of opening	Location	Gross Leasable Area sqm (1)	Stores	Occupancy (2)	IRSA CP's Interest (3)
Alto Palermo	Dec-97	City of Buenos Aires	18,636	137	99.5%	100%
Abasto Shopping(4)	Nov-99	City of Buenos Aires	36,796	171	99.5%	100%
Alto Avellaneda	Dec-97	Province of Buenos Aires	38,033	132	99.0%	100%
Alcorta Shopping	Jun-97	City of Buenos Aires	15,803	115	98.4%	100%
Patio Bullrich	Oct-98	City of Buenos Aires	11,397	86	98.8%	100%
Buenos Aires Design	Nov-97	City of Buenos Aires	13,735	62	90.4%	53.70%
Dot Baires Shopping	May-09	City of Buenos Aires	49,407	157	100.0%	80%
Soleil	Jul-10	Province of Buenos Aires	15,211	80	99.8%	100%
Distrito Arcos (5)	Dec-14	City of Buenos Aires	14,169	68	100.0%	90.00%
Alto Noa Shopping	Mar-95	Salta	19,045	87	96.4%	100%
Alto Rosario Shopping(5)	Nov-04	Santa Fe	33,358	140	99.3%	100%
Mendoza Plaza Shopping	Dec-94	Mendoza	42,867	141	99.4%	100%
Córdoba Shopping	Dec-06	Córdoba	15,276	105	99.1%	100%
La Ribera Shopping	Aug-11	Santa Fe	10,530	68	96.6%	50%
Alto Comahue (6)	Mar-15	Neuquén	11,666	100	97.0%	99.10%
Patio Olmos(7)	Sep-15	Córdoba				
Total			**345,929**	**1,649**	**98.7%**	

(1) Corresponds to gross leasable area in each property. Excludes common areas and parking spaces.
(2) Calculated dividing occupied square meters by leasable area as of the last day of the fiscal year.
(3) Company's effective interest in each of its business units.
4) Excludes Museo de los Niños (3,732 square meters in Abasto and 1,261 square meters in Alto Rosario).
(5) Opening December 18, 2014.
(6) Opening March 17, 2015.
(7) IRSA CP owns the historic building of the Patio Olmos shopping mall in the Province of Córdoba, operated by a third party.

Cumulative tenants' sales as of September 30

(per Shopping Mall, in ARS. million)	IQ 19	IQ 18	YoY Var
Alto Palermo	1,450.9	1,129.9	28.4%
Abasto Shopping	1,644.3	1,317.4	24.8%
Alto Avellaneda	1,452.9	1,215.4	19.5%
Alcorta Shopping	799.3	602.8	32.6%
Patio Bullrich	483.6	335.6	44.1%
Buenos Aires Design	179.8	170.3	5.6%
Dot Baires Shopping	1,254.5	1,019.1	23.1%
Soleil	629.3	531.2	18.5%
Distrito Arcos	566.9	439.7	28.9%
Alto Noa Shopping	534.3	445.2	20.0%
Alto Rosario Shopping	1,170.1	918.5	27.4%
Mendoza Plaza Shopping	946.8	796.5	18.9%
Córdoba Shopping	379.1	321.6	17.9%
La Ribera Shopping(1)	280.0	246.0	13.8%
Alto Comahue	361.6	288.5	25.3%
Total	**12,133.4**	**9,777.7**	**24.1%**

(1) Through our joint venture Nuevo Puerto Santa Fe S.A.

Cumulative tenants' sales as of September 30

(per Type of Business, in ARS. million)	IQ 19	IQ 18	YoY Var
Anchor Store	644.1	540.7	19.1%
Clothes and Footwear	6,424.2	4,985.5	28.9%
Entertainment	478.2	415.7	15.0%
Home	325.0	277.5	17.1%
Restaurant	1,472.1	1,203.6	22.3%
Miscellaneous	1,514.1	1,106.5	36.8%
Services	165.4	112.1	47.5%
Electronic appliances	1,110.3	1,136.1	-2.3%
Total	**12,133.4**	**9,777.7**	**24.1%**

Detailed Revenues as of September 30

(in ARS million)	IQ 19	IQ 18	Var a/a
Base Rent(1)	585.7	470.3	24.5%
Percentage Rent	218.8	170.9	28.0%
Total Rent	**804.5**	**641.2**	**25.5%**
Revenues from non-traditional advertising	26.0	16.8	54.8%
Admission rights	94.7	73.3	29.2%
Fees	14.3	13.6	5.1%
Parking	70.7	60.0	17.8%
Commissions	22.1	42.0	-47.4%
Others	6.3	2.6	142.3%
Revenues before Expenses and CPF	**1,038.7**	**849.6**	**22.3%**
Expenses and Collective Promotion Fund	430.2	383.1	12.3%
Total(2)	**1,468.9**	**1,232.7**	**19.2%**

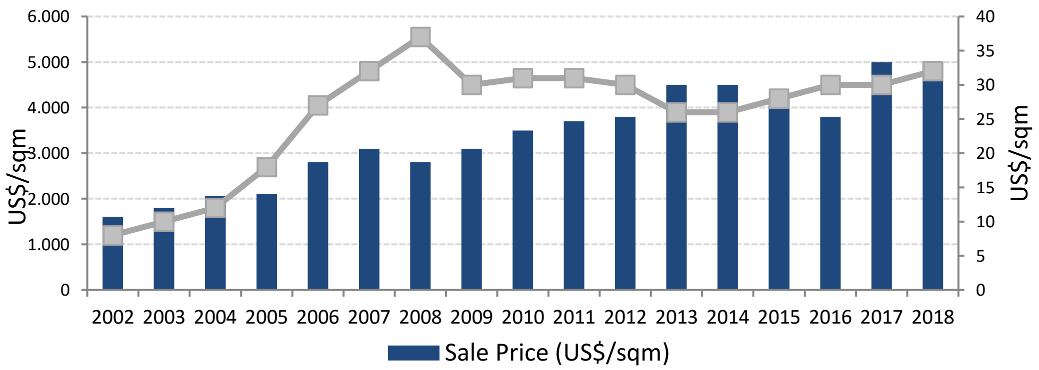
(1) Includes Revenues from stands for ARS 72.3 million cum Sep, 2018.
(2) Does not include Patio Olmos.

III. Offices

The A+ office market in the City of Buenos Aires remains robust even after the period of highest exchange volatility in recent years. The price of Premium commercial spaces stood at USD 5,000 per square meter while rental prices increased slightly as compared to the previous year, averaging USD 32 per square meter for the A+ segment, and vacancy increased lightly to 4.44% as of September 2018.

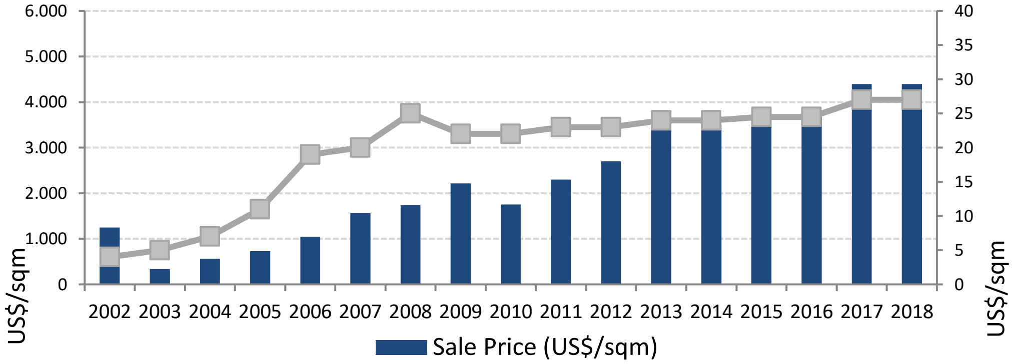
As concerns the A+ office market in the Northern Area, we have noted a significant improvement in the price of units during the last 10 years, and we believe in its potential during the next years. Rental prices have remained at USD 27 per square meter.

Sale and Rental Prices of A+ Offices – City of Buenos Aires



Source: LJ Ramos

Sale and Rental Prices of A+ Offices – Northern Area



Source: LJ Ramos

Gross leasable area was 83,213 sqm as of the first three-month period of fiscal year 2019, lower than the one recorded in the same period of the previous fiscal year, mainly due to the sale of one floor of approximately 900 sqm of the Intercontinental Plaza building.

Portfolio average occupancy diminished at 93.4% regarding the same period of previous fiscal year, mainly due to the takeover in January 2018 of the total sqm in Philips Building, that has 69,8% occupancy during the quarter, although it has increased compared to the last quarter due to the occupation of one floor of Boston Tower. The average rental price slightly decrease at USD 25.7 per sqm.

(In millions of ARS)	IQ 19	IQ 18	YoY Var
Revenues from sales, leases and services	212	121	75.2%
Net gain from fair value adjustment on investment properties	8,486	270	3,043.0%
Profit from operations	8,642	353	2,348.2%
Depreciation and amortization	2	-	100.0%
EBITDA	**8,644**	**353**	**2,348.7%**
Adjusted EBITDA	**158**	**83**	**90.4%**

	IQ 19	IVQ 18	IIIQ 18	IIQ 18	IQ 18
Gross leasable area	83,213	83,213	84,982	85,378	85,378
Occupancy	93.4%	92.3%	91.1%	93.2%	96.2%
Rent (ARS./sqm)	1,061	755	541	505	464
Rent (USD/sqm)	25.7	26.1	26.9	26.9	26.8

During the first quarter of fiscal year 2019, revenues from the offices segment increased 75.2% as compared to the same period of fiscal year 2018, mainly driven by the effect of the exchange rate depreciation in Argentina in our contracts denominated in dollars. Adjusted EBITDA from this segment grew 90.4% during the first quarter of 2019 compared to the same period of the previous year.

Below is information on our office segment and other rental properties as of September 30, 2018.

	Date of Acquisition	Gross Leasable Area (sqm) (1)	Occupancy (2)	IRSA's Effective Interest
Offices				
Edificio República (3)	04/28/08	19,885	98.4%	100%
Torre Bankboston (3)	08/27/07	14,873	91.6%	100%
Intercontinental Plaza (3)	11/18/97	2,979	100.0%	100%
Bouchard 710 (3)	06/01/05	15,014	100.0%	100%
Suipacha 652/64 (3)	11/22/91	11,465	86.2%	100%
Dot Building (3)	11/28/06	11,242	100.0%	80.0%
Philips Building (3)	06/05/17	7,755	69.8%	100%
Subtotal Offices		**83,213**	**93.4%**	**N/A**
Other Properties				
Santa María del Plata S.A	10/17/97	116,100	91.4%	100%
Nobleza Piccardo (4)	05/31/11	109,610	78.0%	50.0%
Other Properties (5)	N/A	12,928	39.2%	N/A
Subtotal Other Properties		**238,638**	**82.6%**	**N/A**
Total Offices and Others		**321,851**	**85.4%**	**N/A**

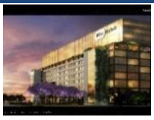
(1) Corresponds to the total leasable surface area of each property as of September 30, 2018. Excludes common areas and parking spaces.
(2) Calculated by dividing occupied square meters by leasable area as of September 30, 2018.
(3) Through IRSA CP.
(4) Through Quality Invest S.A.
(5) Includes the following properties: Ferro, Dot Adjoining Plot, Anchorena 665, Anchorena 545 (Chanta IV) and Intercontinental plot of land.

IV. Sales and Developments

(In millions of ARS)	IQ 19	IQ 18	Var a/a
Revenues from sales, leases and services	25	34	-26.5%
Net gain from fair value adjustment of investment properties	4,318	197	2,091.9%
Profit from operations	4,280	179	**2,291.1%**
EBITDA	**4,280**	**179**	**2,291.1%**
Adjusted EBITDA	**-38**	**241**	**-**

Income from Sales and Developments segment decreased 26.5% in the first quarter of the fiscal year 2019 compared to 2018. Adjusted EBITDA was ARS -38 million compared to ARS 241 million during previous year, because during the three-month period of fiscal year 2018 a higher sales of investment properties were registered (Maipú 1300 and BAICOM plot).

V. CAPEX

	Developments				
	Shopping Malls: Expansions			*Offices: New*	
	Alto Palermo	Alto Rosario	Mendoza Plaza (Sodimac & Falabella)	Polo Dot (1st stage)	Catalinas(2)
					
Start of works	FY2019	FY2018	FY2018	FY2017	FY2017
Estimated opening date	FY2020	FY2019	FY2019/20	FY2019	FY2020
GLA (sqm)	3,900	2.000	12,800	32,000	16,000
% held by IRSA Propiedades Comerciales	100%	100%	100%	80%	45%
Investment amount (million)	USD 28	USD 3.0	USD 13.7	~ARS 1,000	~ARS 720
Work progress (%)	0%	0%	0% - 90%(1)	91%	22%
Estimated stabilized EBITDA (USD million)	USD 4,5	USD 0.4	USD 1.3	USD 8-10	USD 6-8

(1) Falabella's work progress.
(2) Does not include the purchase made by IRCP after the end of the period.

Shopping Mall Expansions

During fiscal year 2019, we will add approximately 15,000 sqm from current malls' expansions. We recently opened 6 movie theatres in Alto Comahue of 2,200 sqm, an we will soon add an approximately 12,800 sqm Sodimac store in Mendoza Plaza Shopping while expanding its Falabella store and 2,000 sqm of expansion in Alto Rosario, where we have recently opened a big Zara store.

In September 2018, we launched the works of expansion of Alto Palermo shopping mall, the shopping mall with the highest sales per square meter in our portfolio, that will add a gross leasable area of approximately 4,000 square meters and will consist in moving the food court to a third level by using the area of an adjacent building acquired in 2015.

First Stage of Polo Dot

The project called "Polo Dot", located in the commercial complex adjacent to our shopping mall Dot Baires, has experienced significant growth since our first investments in the area. The total project will consist in 4 office buildings (one of them could include a hotel) in land reserves owned by the Company and the expansion of the shopping mall by approximately 15,000 square meters of GLA. At a first stage, we are developing an 11-floor office building with an area of approximately 32,000 square meters on an existing building, in respect of which we have already executed lease agreements for the total surface. The total estimated investment amounts to ARS 1,000 million and as of September 30, 2018, degree of progress was 91%.

Catalinas building

The building to be constructed will have 35,000 sqm of GLA consisting of 30 office floors and 316 parking spaces, and will be located in the "Catalinas" area in the City of Buenos Aires, one of the most sought-after spots for Premium office development in Argentina. As of September 30,2018, the Company owned 16,000 square meters consisting of 14 floors and 142 parking spaces in the building under construction The total estimated investment under IRSA Commercial Properties as of September 30, 2018 amounts to ARS 720 million and, work progress was 22%.

On November 1, 2018, after the end of the period, the Board of Directors approved the sale of 14,213 GLA sqm of the Catalinas building from the subsidiary company (IRSA Commercial Properties). The price of the transaction was established at a fixed amount of approximately USD 60.3 million equivalent to USD 4,200 / sqm.

VI. Hotels

In the first quarter of fiscal year 2019, the Hotels segment recorded an increase in revenues of 64.5% mainly due to the positive impact of the depreciation of the exchange rate in Argentina in dollarized rates, partially offset by a lower portfolio occupancy. The segment's EBITDA reached ARS 88 million during the period under review.

Hotels (in millions of ARS)	IQ 19	IQ 18	YoY Var
Revenues	352	214	64.5%
(Loss) / profit from operations	84	-2	-
Depreciation and amortization	4	4	-
EBITDA	**88**	**2**	**4,300.0%**

	IQ 19	IVQ 18	IIIQ 18	IIQ 18	IQ 18
Average Occupancy	64.5%	70.1%	71.9%	71.5%	68.4%
Average Rate per Room (ARS/night)	6.151	3,682	3,625	3,420	3,290
Average Rate per Room (USD/night)	189	191	198	195	190

The following is information on our hotel segment as of September 30, 2018:

Hotels	Date of Acquisition	IRSA's Interest	Number of rooms	Occupancy(1)	Average Price per Room Ps. (2)
Intercontinental (3)	11/01/1997	76.34%	309	69.2%	4,520
Sheraton Libertador (4)	03/01/1998	80.00%	200	69.6%	4,712
Llao Llao (5)	06/01/1997	50.00%	205	52.4%	11,257
Total	**-**	**-**	**714**	**64.5%**	**6,151**

(1) Accumulated average in the three-month period.
(2) Accumulated average in the three-month period.
(3) Through Nuevas Fronteras S.A. (Subsidiary of IRSA).
(4) Through Hoteles Argentinos S.A.
(5) Through Llao Llao Resorts S.A.

VII. International

Lipstick Building, New York, United States

The Lipstick Building is a landmark building in the City of New York, located at Third Avenue and 53th Street in Midtown Manhattan, New York. It was designed by architects John Burgee and Philip Johnson (Glass House and Seagram Building, among other renowned works) and it is named after its elliptical shape and red façade. Its gross leasable area is approximately 58,000 sqm and consists of 34 floors.

As of September 30, 2018, the building's occupancy rate was 96.9%, thus generating an average rent of USD 77.1 per sqm.

Lipstick	Sep-18	Sep-17	YoY Var
Gross Leasable Area (sqm)	58,092	58,094	-
Occupancy	96.9%	95.2%	1.7 p.p.
Rental price (USD/sqm)	77.1	69.2	11.4%

Investment in Condor Hospitality Inc.

We maintain our investment in the Condor Hospitality Trust Hotel REIT (NYSE: CDOR) mainly through our subsidiary Real Estate Investment Group VII L.P. ("REIG VII"), in which we hold a 100% interest. Condor is a REIT listed in NYSE focused on medium-class hotels located in various states of the United States of America, managed by various operators and franchises.

Condor's investment strategy is to build a branded premium, select service hotels portfolio within the top 100 Metropolitan Statistical Areas ("MSA") with a particular focus on the range of MSA 20 to 60. Since the beginning of the reconversion of the hotel portfolio in 2015, Condor has acquired 14 high quality select service hotels in its target markets for a total purchase price of approximately $ 277 million. In addition, during this time, he has sold 53 legacy assets for a total value of approximately $ 161 million.

As of September 30, 2018, the Group held 2,245,100 common shares of Condor's capital stock, accounting for approximately 18.9% of that company's capital stock and votes. The Group also held 325,752 Series E preferred shares, and a promissory note convertible into 64,964 common shares (at a price of USD 10.4 each).

VIII. Corporate

(in millions of ARS)	IVQ 18	IVQ 17	YoY Var
Revenues	-	-	-
(Loss) / profit from operations	-40	-28	42.9%
Depreciation and amortization	-	-	-
EBITDA	**-40**	**-28**	**42.9%**

IX. Financial Operations and Others

Interest in Banco Hipotecario S.A. ("BHSA") through IRSA

BHSA is a leading bank in the mortgage lending industry, in which IRSA held an equity interest of 29.91% as of September 30, 2018. During the three-month period of 2019, the investment in Banco Hipotecario generated an income of ARS 160 million vs ARS 371 million on the three-month period of 2018. For further information, visit http://www.cnv.gob.ar or http://www.hipotecario.com.ar.

Operations Center in Israel

X. Investment in IDB Development Corporation and Discount Investment Corporation ("DIC")

As of September 30, 2018, IRSA's indirect equity interest in IDB Development Corp. was 100% of its stock capital and in Discount Corporation Ltd. ("DIC") was 77.92% of its stock capital.

Within this operations center, the Group operates the following segments:

- The **"Real Estate"** segment mainly includes the assets and profit from operations derived from the business related to the subsidiary PBC. Through PBC, the Group operates rental and residential properties in Israel, United States and other locations in the world, and executes commercial projects in Las Vegas, United States of America.
- The **"Telecommunications"** segment includes the assets and profit from operations derived from the business related to the subsidiary Cellcom. Cellcom is supplier of telecommunication services and its main businesses include the provision of cellular and fixed telephone, data and Internet services, among others.
- The **"Insurance"** segment includes the investment in Clal. This company is one of the largest insurance groups in Israel, whose businesses mainly comprise pension and social security insurance and other insurance lines. As stated in Note 12, the Group does not hold a controlling interest in Clal; therefore, it is not consolidated on a line-by-line basis, but under a single line as a financial instrument at fair value, as required under IFRS under the current circumstances in which no control is exercised.
- The **"Others"** segment includes the assets and profit from other miscellaneous businesses, such as technological developments, tourism, oil and gas assets, electronics, and other sundry activities.

Segment Results

Following is the comparative information by segments of our Operations Center in Israel for the period between Abril 1 and June 30, 2018.

Real Estate (Property & Building - PBC) - ARS MM	IQ 19	IQ 18	YoY Var
Revenues	2,332	997	133.9%
Net gain from fair value adjustment of investment properties	-7	878	-
Profit from operations	1,125	1,538	-26.9%
Depreciation and amortization	7	9	-22.2%
EBITDA	**1,132**	**1,547**	**-26.8%**
Adjusted EBITDA	**1,139**	**669**	**70.3%**

Revenues and operating income of the **Real Estate** segment through the subsidiary Property & Building ("PBC") reached in the 3-month period ended September 30, 2018 ARS 2,332 million and ARS 1,125 million, respectively, and for the same period ended on September 30, 2017, reached ARS 997 million and ARS 1,538 million respectively. This is mainly due to an average depreciation of 49% of the Argentine peso against the Israeli shekel, an increase of approximately 25,000 sqm compared to September 2017 and an increase in the value of the rent.

Additionally, as explained in note 2.2. to the financial statements, the group adopted IFRS 15 in the current fiscal year, which allows it to recognize the sales of properties under development according to the degree of progress of the work. Said norm was not in effect for the comparative period and they have not been restated. With respect to the variation in operating income, in the three-month period ended September 30, 2018, the impact of the result from changes in the fair value of investment properties was a loss of ARS 7 million, while for the same period of the year The previous was a gain of ARS 878 million, this is due to the fact that property valuations in Israel were advanced by May 2018, so they are included in the year ended June 30, 2018, while for The comparative period had not been advanced, so the effect of these valuations was recorded in September 2017.

Telecommunications (Cellcom) ARS MM	IQ 19	IQ 18	YoY Var
Revenues	6,205	4,226	46.8%
Profit from operations	-131	172	-
Depreciation and amortization	1,107	830	33.4%
EBITDA	**976**	**1,002**	**-2.6%**

The **Telecommunications** segment carried out by "Cellcom" reached in the 3-month period ended September 30, 2018 the ARS 6,205 million incomes and an operating loss of ARS 131 million. For the same period in 2018, revenues were ARS 4,226 million and operating loss of ARS 172 million. This is mainly due to an average depreciation of 49% of the Argentine peso against the Israeli shekel and to the constant erosion in revenues from mobile services, which was partially offset by an increase in revenues related to landlines, television and the internet. In addition, content costs for television and internet increased more than the revenues generated, as well as an increase in marketing expenses in order to attract more customers. During the 3-month period ended September 30, 2017, Cellcom sold its interest in the subsidiary Rimon, for which it recorded a gain in "other operating results, net" of approximately ARS 140 million.

Others (other subsidiaries) ARS MM	IQ 19	IQ 18	YoY Var
Revenues	191	189	1.1%
Loss from operations	184	-10	-
Depreciation and amortization	12	13	-7.7%
EBITDA	**196**	**2**	**9,700.0%**

The "**Other**" segment reached revenues in the three-month period ended September 30, 2018 for ARS 191 million and an operating gain of ARS 184 million. During the same period ended September 30, 2017, it reached revenues of ARS 189 million and an operating loss of ARS 10 million. This is mainly due to an average depreciation of 49% of the Argentine peso against the Israeli shekel and a decrease in Epsilon's revenues and the result of the sale of Cyber Secdo by Elron as of September 30, 2018, which generated an approximate result of ARS 214 million

Corporate (DIC, IDBD and Dolphin) ARS MM	IQ 19	IQ 18	YoY Var
Revenues	-	-	-
Loss from operations	-117	-59	98.3%
Depreciation and amortization	-	-	-
EBITDA	**-117**	**-59**	**98.3%**

The "**Corporate**" segment reached in the three-month period ended September 30, 2018 an operating loss of ARS 117 million and for the same period ended September 30, 2017, an operating loss of ARS 59 million. This is mainly due to an average depreciation of 49% of the Argentine peso against the Israeli shekel and an increase in legal fees.

In relation to "Clal", the Group values its holding in said **insurance** company as a financial asset at market value. The valuation of Clal's shares as of September 30, 2018 raised to $ 23,666 million.

Following instructions imparted by Israel's Capital Market, Insurance and Savings Commission to the Trustee regarding the guidelines for selling Clal's shares, during fiscal year 2018 and during the three-months period ended September 30, 2018, IDBD sold an additional 20% of its equity interest in Clal by way of four swap transaction, pursuant to terms identical to those applied to the swap transaction made and reported to the market on May 3, 2017. Upon completion of these transactions, IDBD's equity interest in Clal was reduced to 29.8% of its stock capital. In addition, IDBD is entitled to a potencial result, in the framework of swap transactions, which amounts to 25% of Clal's shares.

XI. EBITDA by segment (ARS millions)

Operations Center in Argentina

IQ FY 19	Shopping Malls	Offices	Sales and Developments	Hotels	International	Corporate	Other	Total
Profit / (loss) from operations	4,398	8,642	4,280	84	-9	-40	210	17,565
Depreciation and amortization	11	2	-	4	-	-	1	18
EBITDA	**4,409**	**8,644**	**4,280**	**88**	**-9**	**-40**	**211**	**17,583**

IQ FY 18	Shopping Malls	Offices	Sales and Developments	Hotels	International	Corporate	Other	Total
Profit / (loss) from operations	2,685	353	179	-2	-18	-28	13	3,182
Depreciation and amortization	6	-	-	4	-	-	-	10
EBITDA	**2,691**	**353**	**179**	**2**	**-18**	**-28**	**13**	**3,192**
EBITDA Var	**63.8%**	**2,348.7%**	**2,291.1%**	**4,300.0%**	**-50.0%**	**42.9%**	**1,523.1%**	**450.8%**

Operations Center in Israel

IQ FY 19	Real Estate	Tele-communications	Other	Corporate	Total
Profit / (loss) from operations	**1,125**	**-131**	**184**	**-117**	**1,061**
Depreciations and amortizations	7	1,107	12	-	1,126
EBITDA	**1,132**	**976**	**196**	**-117**	**2,187**
Net gain from fair value adjustment of investment properties, not realized	-7	-	-	-	-7
Adjusted EBITDA	**1,139**	**976**	**196**	**-117**	**2,194**

IQ FY 18	Real Estate	Tele-communications	Other	Corporate	Total
Profit / (loss) from operations	**1,538**	**172**	**-10**	**-59**	**1,641**
Depreciations and amortizations	9	830	13	-	852
EBITDA	**1,547**	**1,002**	**2**	**-59**	**2,492**
Net gain from fair value adjustment of investment properties, not realized	878	-	-	-	878
Adjusted EBITDA	**669**	**1,002**	**2**	**-59**	**1,614**
EBITDA Var	**-26.8%**	**-2.6%**	**9,700.0%**	**98.3%**	**-12.2%**
Adjusted EBITDA Var	**70.3%**	**-2.6%**	**9,700.0%**	**98.3%**	**35.9%**

XII. Reconciliation with Consolidated Statements of Income (ARS million)

Below is an explanation of the reconciliation of the company's profit by segment with its Consolidated Statements of Income. The difference lies in the presence of joint ventures included in the segment but not in the Statements of Income.

	Total as per segment	Joint ventures*	Expenses and CPF	Elimination of inter-segment transactions	Total as per Statements of Income / (Operations)
Revenues	10,375	-12	467	-3	10,827
Costs	-6,045	7	-481	-	-6,519
Gross profit	4,330	-5	-14	-3	4,308
Gain from disposal of investment properties	16,710	-698	-	-	16,012
General and administrative expenses	-1,247	2	-	4	-1,241
Selling expenses	-1,485	1	-	-	-1,484
Other operating results, net	318	4	-	-1	321
Profit from operations	**18,626**	**-696**	**-14**	**-**	**17,916**
Share of income of associates and joint ventures	-90	526	-	-	436
Profit before financial results and income tax	**18,536**	**-170**	**-14**	**-**	**18,352**

*Includes Puerto Retiro, CYRSA, Nuevo Puerto Santa Fe and Quality (San Martín plot).

XIII. Financial Debt and Other Indebtedness

Operations Center in Argentina

The following table contains a breakdown of our indebtedness as of September 30, 2018:

Description	Currency	Amount (1)	Interest Rate	Maturity
Bank overdrafts	ARS	32.8	Floating	< 360 days
IRSA 2020 Series II Non-Convertible Notes.	USD	71.4	11.50%	Jul-20
Series VII Non-Convertible Notes	ARS	9.3	Badlar + 299	Sep-19
Series VIII Non-Convertible Notes	USD	184.5	7.00%	Sep-19
Other debt	USD	41.2	-	Feb-22
IRSA's Total Debt		**339.3**		
IRSA's Cash + Cash Equivalents + Investments (2)	USD	1.7		
IRSA's Net Debt	**USD**	**337.6**		
Bank overdrafts	ARS	0.3	-	< 360 d
PAMSA loan	USD	35.0	Fixed	Feb-323
IRCP NCN Class IV	USD	140.0	5.0%	Sep-20
IRSA CP NCN Class II	USD	360.0	8.75%	Mar-23
IRSA CP's Total Debt		**535.3**		
Cash & Cash Equivalents + Investments (3		270.5		
Consolidated Net Debt		**264.8**		

(1) Principal amount in USD (million) at an exchange rate of Ps. 41.25 Ps./USD, without considering accrued interest or eliminations of balances with subsidiaries.
(2) "IRSA's Cash & Cash Equivalents plus Investments" includes IRSA's Cash & Cash Equivalents and IRSA's Investments in current and non-current financial assets.
(3) "IRSA CP's Cash & Cash Equivalents plus Investments" includes IRSA CP's Cash and cash equivalents and Investments in Current Financial Assets and our holding in TGLT's convertible Notes.

Operations Center in Israel

Financial debt as of June 30, 2018:

Indebtedness(1)	Total	Net
IDBD's Total Debt	966	643
DIC's Total Debt	973	684

(1) Principal amount in USD (million) at an exchange rate of 3.6573 NIS/USD, without considering accrued interest or elimination of balances with subsidiaries. Includes bonds and loans.

XIV. Material and Subsequent Events

Operations Center in Argentina

October 2018: General Ordinary and Extraordinary Shareholders' Meeting

At the General Ordinary and Extraordinary Shareholders' Meeting held on October 29, 2018, the following matters, inter alia, were resolved:

- Distribution of a dividend in kind for ARS 1,412 million in shares of IRSA Commercial Properties, subsidiary of IRSA.
- Fees payable to the Board of Directors and Supervisory Committee for fiscal year 2018 ended as of June 30, 2018.
- Renewal of regular and alternate Directors due to expiration of their terms and appointment of new alternate director.
- Renewal of the Global Note Program for up to USD 350 million.

November 2018: Payment of cash dividend

At the General Ordinary and Extraordinary Shareholders' Meeting held on October 29, 2018, it was approved the payment of a dividend in kind payable in shares of IRSA Propiedades Comerciales S.A. (IRSA PC), a subsidiary of the Company, for up to the amount of ARS 1,412,000,000, to be distributed among the shareholders of record date November 9, 2018.

The dividend in kind corresponds to a gross dividend of 0.0110911403208 IRSA Propiedades Comerciales S.A.'s shares per each IRSA Inversiones y Representaciones Sociedad Anónima's share (0.110911403208 IRSA Propiedades Comerciales S.A.'s shares per IRSA Inversiones y Representaciones Sociedad Anónima's ADR) and will be paid on November 12th, 2018 or the first business day after such date

Operations Center in Israel

July 2018: Increase in participation in DIC

On July 5, 2018 Tyrus acquired 2,062,000 shares of DIC in the market for NIS 20 million (equivalent to ARS 227 million at that date), equivalent to 1.35% of the outstanding shares of said company at that date. The Group's ownership increased from 76.57% to 77.92%.

August 2018: Possible sale of a subsidiary of IDB Tourism

IDB Tourism's Board of Directors, on August 14, 2018, approved the agreement to sell 50% of a subsidiary of IDBT which manages tourism operations for ISRAIR for a total of NIS 26 million (approximately ARS 295 million as of the date of the present financial statements). The transaction has an estimated closing date for November 30, 2018. This transaction does not modify the intent to sell IDBT as a whole, which is expected to be completed prior to June 2019.

August 2018: Clal shares sale

On August 30, 2018 continuing with the instructions given by the Capital Markets, Insurance and Savings Commission of Israel, IDBD has sold 5% of its shareholding in Clal through a swap transaction, according to the same principles that applied to swap transactions that were made and reported to the market in the preceding months of May and August of 2017; and January and May 2018 in Note 4 to the annual financial statements. The consideration for the transaction amounted to an approximate amount of NIS 173 million (equivalent to approximately ARS 1,766 million as of the date of the transaction). After completing the aforementioned transaction, the IDBD holding in Clal was reduced to 29.8% of its share capital

August 2018: Land sale agreement in the US

In August 2018, a subsidiary of IDBG signed an agreement for the sale of land adjacent to the Tivoli project in Las Vegas for a value of USD 18 million (approximately ARS 739 million as of the date of the present financial statements).

XV. Summary Comparative Consolidated Balance Sheet

(in ARS million)	09.30.2018	09.30.2017
Non-current assets	330,248	167,145
Current assets	158,615	72,209
Total assets	**488,863**	**239,354**
Capital and reserves attributable to the equity holders of the parent	50,716	26,107
Non-controlling interest	52,274	20,799
Total shareholders' equity	**102,990**	**46,906**
Non-current liabilities	305,010	148,410
Current liabilities	80,863	44,038
Total liabilities	**385,873**	**192,448**
Total liabilities and shareholders' equity	**488,863**	**239,354**

XVI. Summary Comparative Consolidated Income Statement

(in ARS million)	09.30.2018	09.30.2017
Profit from operations	**17,916**	**4,800**
Share of profit of associates and joint ventures	436	393
Profit from operations before financing and taxation	**18,352**	**5,193**
Financial income	1,698	273
Financial cost	-14,146	-4,888
Other financial results	7,058	297
Financial results, net	**-5,390**	**-4,318**
Profit before income tax	**12,962**	**875**
Income tax	-1,832	-1,152
Profit of the period of continuous operations	**11,130**	**-277**
Profit of discontinued operations after taxes	-46	351
Profit for the period	**11,084**	**74**
Other comprehensive income of the period	17,867	-451
Total comprehensive income for the period	**28,951**	**-377**
Attributable to:		
Equity holders of the parent	**13,357**	**272**
Non-controlling interest	**15,594**	**-649**

XVII. Summary Comparative Consolidated Cash Flow

(in ARS million)	09.30.2018	09.30.2017
Net cash generated from operating activities	3,434	2,638
Net cash generated from / (used in) investing activities	1,078	-5,528
Net cash (used in) / generated from financing activities	10,080	4,012
Net increase in cash and cash equivalents	**14,592**	**1,122**
Cash and cash equivalents at beginning of year	37,317	24,854
Foreign exchange gain on cash and fair value results of cash equivalent	-184	4
Profit from cash exchange difference and cash equivalent	19,063	52
Cash and cash equivalents at period-end	**70,788**	**26,032**

XVIII. Comparative Ratios

(in ARS million)	09.30.2018		09.30.2017	
Liquidity				
CURRENT ASSETS	158,615	1.96	72,209	1.64
CURRENT LIABILITIES	80,863		44,038	
Indebtedness				
TOTAL LIABILITIES	385,873	7.61	192,448	7.37
SHAREHOLDERS' EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT	50,716		26,107	
Solvency				
SHAREHOLDERS' EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT	50,716	0.13	26,107	0.14
TOTAL LIABILITIES	385,873		192,448	
Capital Assets				
NON-CURRENT ASSETS	330,248	0.68	167,145	0.70
TOTAL ASSETS	488,863		239,354	

XIX. EBITDA Reconciliation

In this summary report we present EBITDA and Adjusted EBITDA. We define EBITDA as profit for the period excluding: (i) interest income, (ii) interest expense, (iii) income tax expense, and (iv) depreciation and amortization. We define Adjusted EBITDA as EBITDA minus (i) total financial results, net other than interest expense, net (mainly foreign exchange differences, net gains/losses from derivative financial instruments; gains/losses of financial assets and liabilities at fair value through profit or loss; and other financial results, net) and minus (ii) share of profit of associates and joint ventures and minus (iii) unrealized results due to the revaluation of the fair value of investment properties.

EBITDA and Adjusted EBITDA are non-IFRS financial measures that do not have standardized meanings prescribed by IFRS. We present EBITDA and adjusted EBITDA because we believe they provide investors supplemental measures of our financial performance that may facilitate period-to-period comparisons on a consistent basis. Our management also uses EBITDA and Adjusted EBITDA from time to time, among other measures, for internal planning and performance measurement purposes. EBITDA and Adjusted EBITDA should not be construed as an alternative to profit from operations, as an indicator of operating performance or as an alternative to cash flow provided by operating activities, in each case, as determined in accordance with IFRS. EBITDA and Adjusted EBITDA, as calculated by us, may not be comparable to similarly titled measures reported by other companies. The table below presents a reconciliation of profit for the relevant period to EBITDA and Adjusted EBITDA for the periods indicated:

For the three-month period ended September 30 (in ARS million)		
	2018	**2017**
Profit for the period	11,084	74
Profit from discontinued operations	46	-351
Interest income	-239	-151
Interest expense	3,261	4,121
Income tax expense	1,832	1,152
Depreciation and amortization	1,144	863
EBITDA (unaudited)	**17,128**	**5,708**
Unrealized gain from fair value of investment properties	-16,012	-3,336
Share of profit of associates and joint ventures	-436	-393
Dividends earned	-35	-24
Foreign exchange differences net	9,346	531
(Gain) from derivative financial instruments	-245	2
Fair value gains of financial assets and liabilities at fair value through profit or loss	-6,813	-299
Other financial costs	115	138
Adjusted EBITDA (unaudited)	**3,048**	**2,327**
Adjusted EBITDA Margin (unaudited)(1)	**28.15%**	**33.11%**

(1) Adjusted EBITDA margin is calculated as Adjusted EBITDA, divided by income from sales, rents and services.

XX. Brief comment on future prospects for the Fiscal Year

Our businesses in the operations center in Argentina and Israel have shown good results for fiscal year 2018. We believe that the diversification of our business, with real estate assets in Argentina and abroad, favorably positions us to face all the challenges and opportunities that may arise in the coming years.

As concerns our operations center in Argentina, our subsidiary IRSA Propiedades Comerciales S.A. has shown a deceleration in consumption in its shopping centers as a result of the decline in the economic activity in recent months. Conversely, the office business has grown at the rate of peso depreciation since its contracts are denominated in dollars.

Regarding investments, during the current year, IRSA CP plans to incorporate approximately 15,000 m2 of the expansion works in progress in some of its shopping centers. It will also put into operation the office building "Polo Dot", of 32,000 m2 of ABL, located in the commercial complex boundary to its shopping Dot Baires, which is already rented in its entirety to high-level tenants as the company of e-Commerce "Mercado Libre" and retail "Falabella". Likewise, it has launched the expansion project of Alto Palermo Shopping, the most profitable shopping center in the portfolio on the land adjacent to its property.

Additionally, IRSA CP will continue with the development of 35,468 m2 of ABL of the "Catalinas" building located in one of the most premium areas for the offices' development in Argentina.

In addition to the projects in progress, the company has a large reserve of land for future developments of shopping centers and offices in Argentina in a context of a high potential industry. We hope to have the economic, financial and governmental conditions to be able to execute our growth plan.

In relation to the investment in the Israeli IDBD and DIC companies, we are very satisfied with the results obtained during the 2018 financial year. We will keep working in 2019 to continue reducing the company's debt levels, sell the non-strategic assets of the portfolio and improve the operating margins of each of the operating subsidiaries. Likewise, we will work on the fulfillment of the second stage of requirement of the Concentration Law, which requires eliminating one more level of public company before December 2019.

Taking into account the quality of the real estate assets in our portfolio, the Company's financial position and low indebtedness level and its franchise for accessing the capital markets, we remain confident that we will continue consolidating the best real estate portfolio in Argentina and Israel. Moreover, in line with our continuous pursuit of business opportunities and having in mind the general and specific conditions of the national and international markets, we keep evaluating different actions to optimize our capital structure.

Eduardo S. Elsztain

Chairman

Unaudited Condensed Interim Consolidated Statements of Financial Position
as of September 30, 2018 and June 30, 2017

(All amounts in millions, except otherwise indicated)

	Note	09.30.18	06.30.18
ASSETS			
Non-current assets			
Investment properties	8	225,746	162,726
Property, plant and equipment	9	19,402	13,403
Trading properties	10, 21	3,186	6,018
Intangible assets	11	17,400	12,297
Other assets		114	189
Investments in associates and joint ventures	7	34,122	24,650
Deferred income tax assets	18	406	380
Income tax and MPIT credit		415	415
Restricted assets	12	2,520	2,044
Trade and other receivables	13	11,637	8,142
Investments in financial assets	12	2,405	1,703
Financial assets held for sale	12	12,895	7,788
Total non-current assets		**330,248**	**239,755**
Current assets			
Trading properties	10, 21	3,705	3,232
Inventories	21	880	630
Restricted assets	12	6,493	4,245
Income tax and MPIT credit		496	399
Group of assets held for sale	27	8,922	5,192
Trade and other receivables	13	21,125	14,947
Investments in financial assets	12	35,345	25,503
Financial assets held for sale	12	10,772	4,466
Derivative financial instruments	12	89	87
Cash and cash equivalents	12	70,788	37,317
Total current assets		**158,615**	**96,018**
TOTAL ASSETS		**488,863**	**335,773**
SHAREHOLDERS’ EQUITY			
Shareholders' equity attributable to equity holders of the parent (according to corresponding statement)		50,716	37,421
Non-controlling interest		52,274	37,120
TOTAL SHAREHOLDERS’ EQUITY		**102,990**	**74,541**
LIABILITIES			
Non-current liabilities			
Borrowings	16	263,765	181,046
Deferred income tax liabilities	18	33,312	26,197
Trade and other payables	15	2,138	3,484
Income tax and MPIT liabilities		27	-
Provisions	17	5,454	3,549
Employee benefits		159	110
Derivative financial instruments	12	61	24
Salaries and social security liabilities		94	66
Total non-current liabilities		**305,010**	**214,476**
Current liabilities			
Trade and other payables	15	16,729	14,617
Borrowings	16	53,363	25,587
Provisions	17	1,536	1,053
Group of liabilities held for sale	27	6,118	3,243
Salaries and social security liabilities		2,281	1,553
Income tax and MPIT liabilities		615	522
Derivative financial instruments	12	221	181
Total current liabilities		**80,863**	**46,756**
TOTAL LIABILITIES		**385,873**	**261,232**
TOTAL SHAREHOLDERS’ EQUITY AND LIABILITIES		**488,863**	**335,773**

The accompanying notes are an integral part of the consolidated financial statements,

Unaudited Condensed Interim Consolidated Statements of Income and Other Comprehensive Income for the three-month period ended September 30, 2018 and 2017

(All amounts in millions, except otherwise indicated)

	Note	09.30.18	09.30.17
Revenues	19	10,827	7,029
Costs	20, 21	(6,519)	(3,912)
Gross profit		**4,308**	**3,117**
Net gain from fair value adjustment of investment properties	8	16,012	3,360
General and administrative expenses	20	(1,241)	(793)
Selling expenses	20	(1,484)	(987)
Other operating results, net	22	321	103
Profit from operations		**17,916**	**4,800**
Share of profit of associates and joint ventures	7	436	393
Profit before financial results and income tax		**18,352**	**5,193**
Finance income	23	1,698	273
Finance costs	23	(14,146)	(4,888)
Other financial results	23	7,058	297
Financial results, net		**(5,390)**	**(4,318)**
Profit before income tax		**12,962**	**875**
Income tax expense	18	(1,832)	(1,152)
Profit / (loss) for the period from continuing operations		**11,130**	**(277)**
(Loss) / profit for the period from discontinued operations	28	(46)	351
Profit for the period		**11,084**	**74**
Other comprehensive income:			
Items that may be reclassified subsequently to profit or loss:			
Currency translation adjustment		12,847	(179)
Share of other comprehensive income / (loss) of associates and joint ventures		4,345	(268)
Change in the fair value of hedging instruments net of income taxes		1	-
Other comprehensive income / (loss) for the period from continuing operations		**17,193**	**(447)**
Other comprehensive income / (loss) for the period from discontinued operations		674	(4)
Total other comprehensive income / (loss) for the period		**17,867**	**(451)**
Total comprehensive income / (loss) for the period		**28,951**	**(377)**
Total comprehensive income / (loss) from continuing operations		28,323	(724)
Total comprehensive income from discontinued operations		628	347
Total comprehensive income / (loss) for the period		**28,951**	**(377)**
Profit / (loss) for the period attributable to:			
Equity holders of the parent		9,401	553
Non-controlling interest		1,683	(479)
Profit / (loss) from continuing operations attributable to:			
Equity holders of the parent		9,440	422
Non-controlling interest		1,690	(699)
Total comprehensive income / (loss) attributable to:			
Equity holders of the parent		13,357	272
Non-controlling interest		15,594	(649)
Total comprehensive income / (loss) attributable to:			
Equity holders of the parent		12,731	165
Non-controlling interest		15,592	(889)
Profit per share attributable to equity holders of the parent:			
Basic		16.35	0.96
Diluted		16.24	0.96
Profit per share from continuing operations attributable to equity holders of the parent:			
Basic		16.42	0.73
Diluted		16.30	0.73

The accompanying notes are an integral part of the consolidated financial statements.

Unaudited Condensed Interim Consolidated Statements of Cash Flows
for the three-month periods ended September 30, 2018 and 2017

(All amounts in millions, except otherwise indicated)

	Note	09.30.18	09.30.17
Operating activities:			
Net cash generated from continuing operating activities before income tax paid	14	3,303	2,393
Income tax and MPIT paid		(60)	(155)
Net cash generated from continuing operating activities		**3,243**	**2,238**
Net cash generated from discontinued operating activities		191	400
Net cash generated from operating activities		**3,434**	**2,638**
Investing activities:			
Interest held decrease (increase) in associates and joint ventures		(61)	(30)
Acquisition, improvements and advance payments for constructions of investment properties		(1,172)	(621)
Cash incorporated by deconsolidation of subsidiary		33	-
Proceeds from sales of investment properties		7	26
Acquisitions and improvements of property, plant and equipment		(491)	(718)
Advanced payments		-	(106)
Acquisitions of intangible assets		(433)	(114)
Net increase of restricted deposits		(181)	(223)
Dividends collected from associates and joint ventures		90	76
Proceeds from sales of interest held in associates and joint ventures		389	-
Proceeds from loans granted		57	-
Acquisitions of investments in financial assets		(4,984)	(6,675)
Proceeds from disposal of investments in financial assets		7,640	3,477
Interest received from financial assets		183	54
Dividends received		125	22
Loans granted to related parties		(5)	(229)
Loans granted		-	(88)
Net cash used in continuing investing activities		**1,197**	**(5,149)**
Net cash (used in) / generated from discontinued investing activities		(119)	(379)
Net cash (used in) / generated from in investing activities		**1,078**	**(5,528)**
Financing activities:			
Borrowings and issuance of non-convertible notes		14,383	4,803
Payment of borrowings and non-convertible notes		(2,830)	(1,326)
Obtention / (payment) of short term loans, net		671	375
Interests paid		(1,590)	(1,572)
Issuance of capital in subsidiaries		-	276
Capital distributions to non-controlling interest in subsidiaries		(496)	-
Capital contributions from non-controlling interest in subsidiaries		-	129
Acquisition of non-controlling interest in subsidiaries		(227)	(45)
Proceeds from sales of non-controlling interest in subsidiaries		7	18
Loans received from associates and joint ventures, net		53	-
Payment of borrowings to related parties		(3)	-
Dividends paid to non-controlling interest in subsidiaries		(220)	(131)
Proceeds from derivative financial instruments, net		233	22
Net cash generated from continuing financing activities		**9,981**	**2,549**
Net cash used in discontinued financing activities		99	1,463
Net cash generated from financing activities		**10,080**	**4,012**
Net increase in cash and cash equivalents from continuing activities		14,421	(362)
Net increase in cash and cash equivalents from discontinued activities		171	1,484
Net increase in cash and cash equivalents		**14,592**	**1,122**
Cash and cash equivalents at beginning of period	13	37,317	24,854
Cash and cash equivalents reclassified to held for sale		(184)	4
Foreign exchange gain on cash and changes in fair value of cash equivalents		19,063	52
Cash and cash equivalents at end of period	13	**70,788**	**26,032**

The accompanying notes are an integral part of the consolidated financial statements,

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