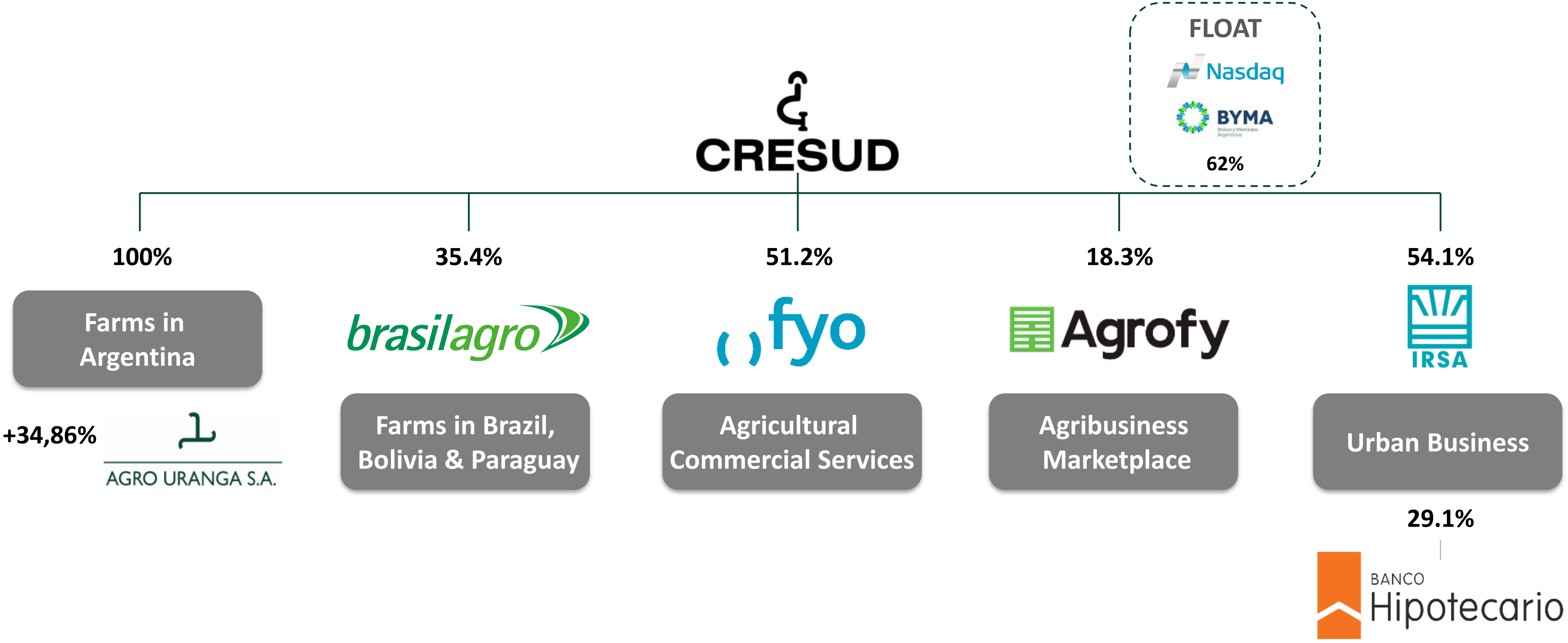
CRESUD

Institutional Presentation

FY 2025

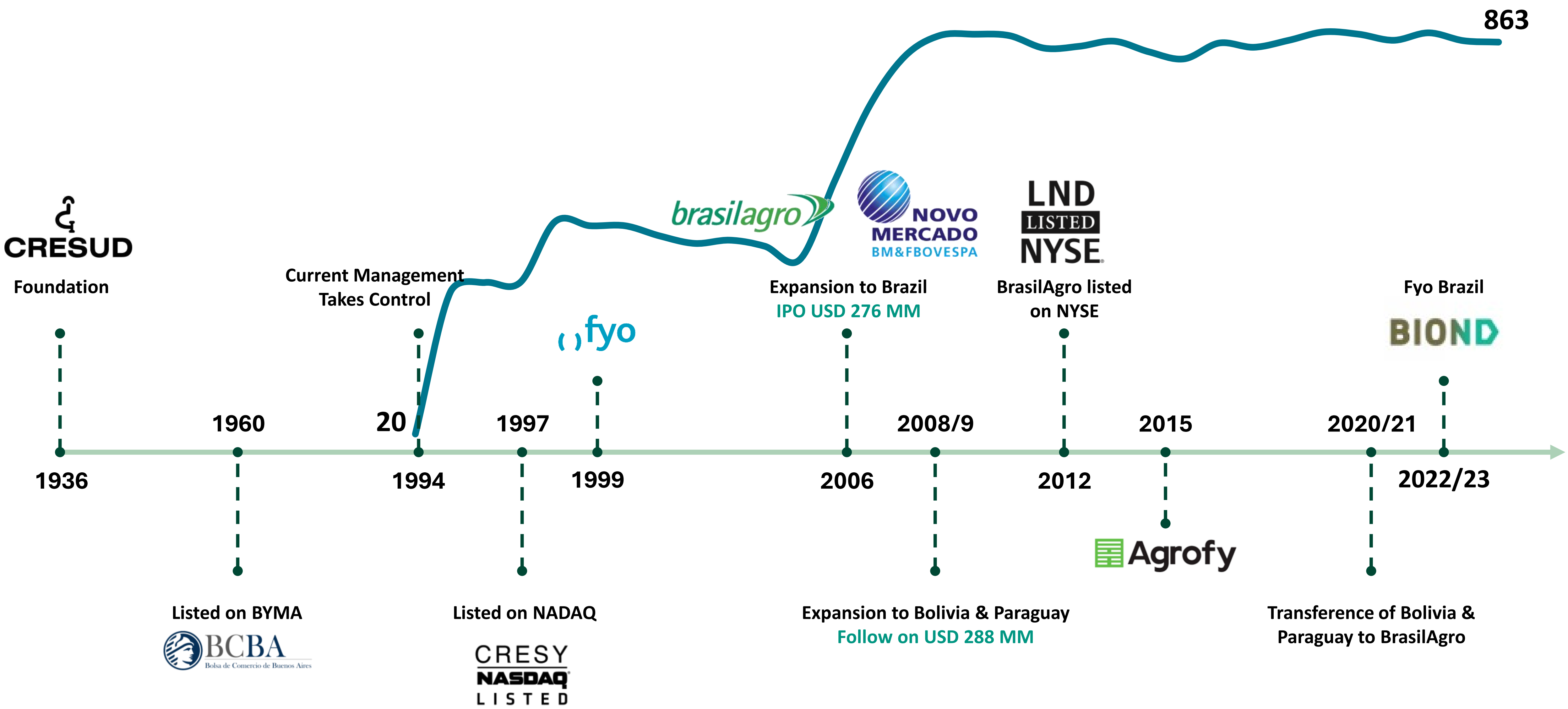
Corporate Structure

More Than 30 Years Investing In Real Assets



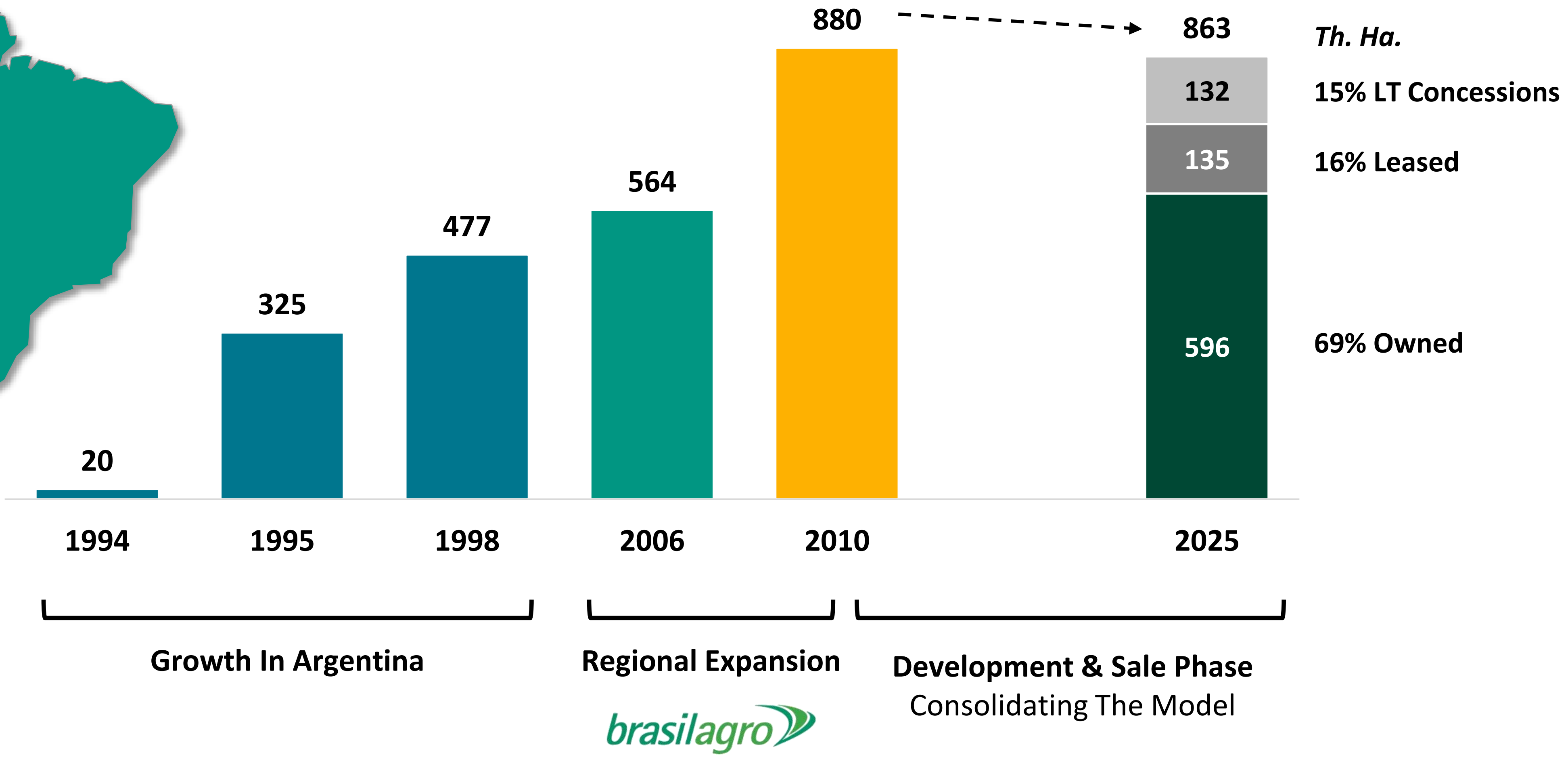
Leading Agribusiness In The Region Since 1994

Historical Milestones



Farmland Portfolio Evolution

Expanding Our Agribusiness Model From Argentina To The Region



Current Regional Agribusiness Portfolio

Through CRESUD, BrasilAgro & Subsidiaries

863,000 ha — **Under Management**
69% owned, 16% leased & 15% LT concession

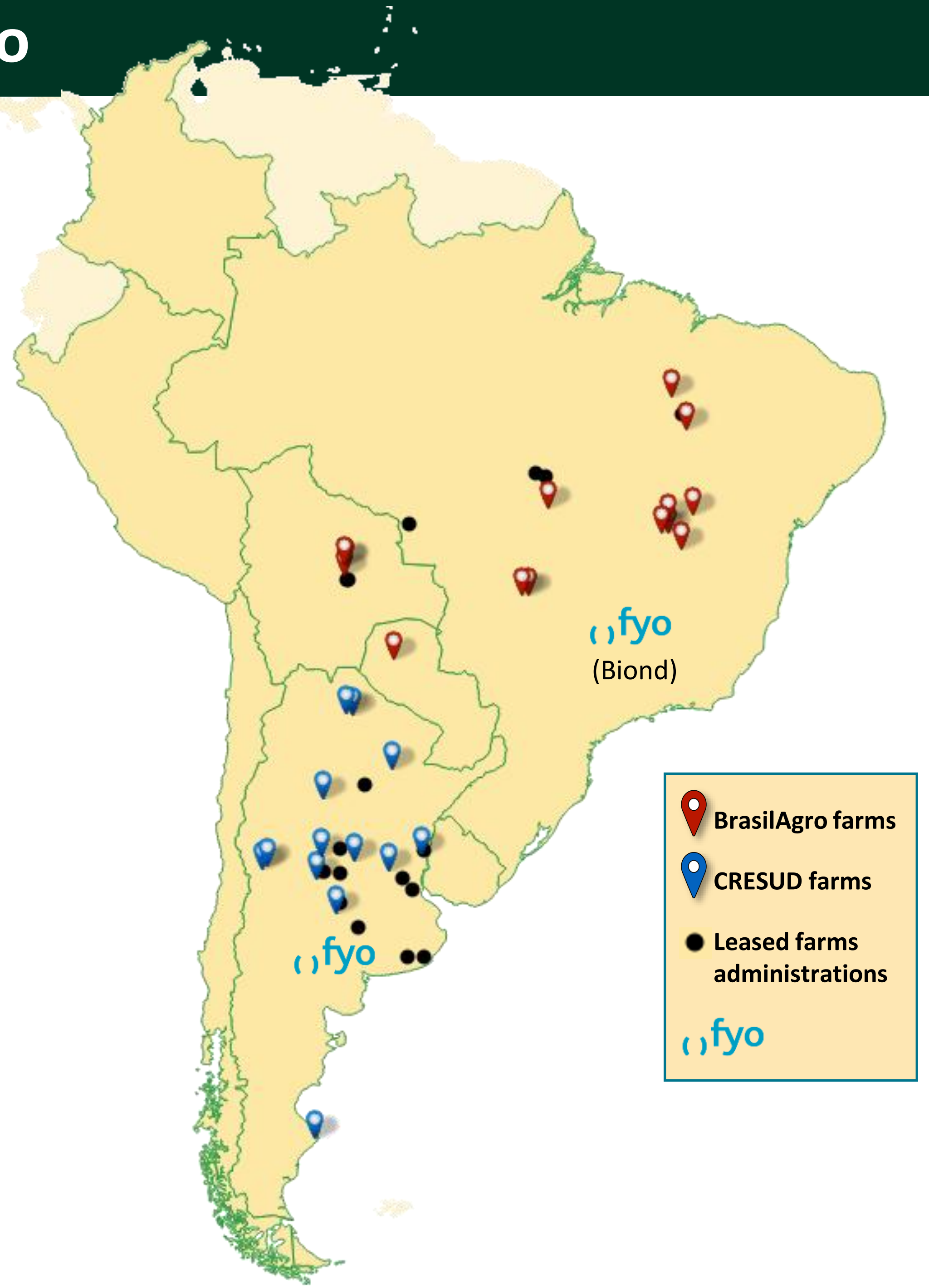
27 — **Farms Across The Region**

435,400 ha — **Productive hectares**
60% crop & 40% cattle

427,600 ha — **Land Reserves**

82,150 — **Cattle Heads**

Investment — **Agri commercial Services & AgTech**
Through Fyo & Agrofy



Agribusiness Strategy

1. **Farming Activity**
   Producing Food For A Growing Demand

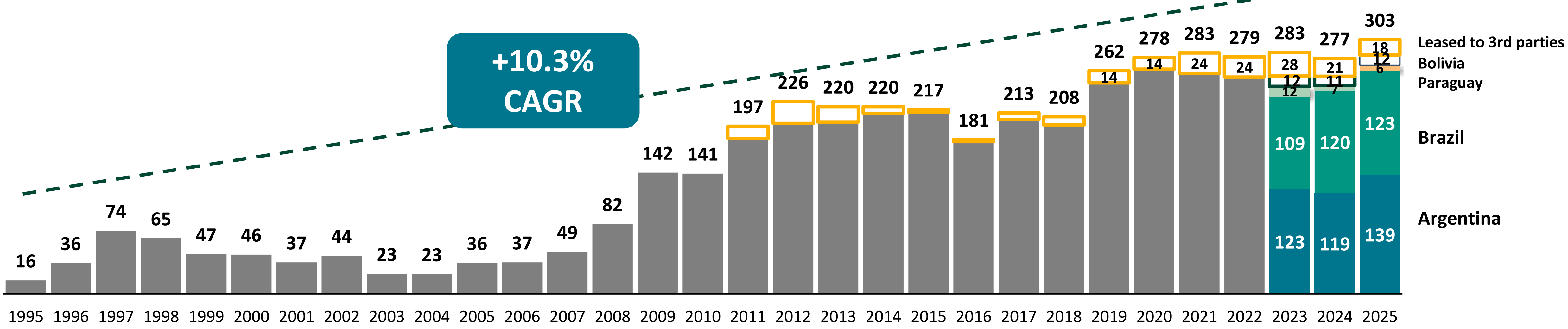
2. **Farmland Real Estate**
   Adding Value To The Land & Rotating The Portfolio

3. **Agricultural Commercial Services**
   Complementing Traditional Farming With Services, Trading and AgTech

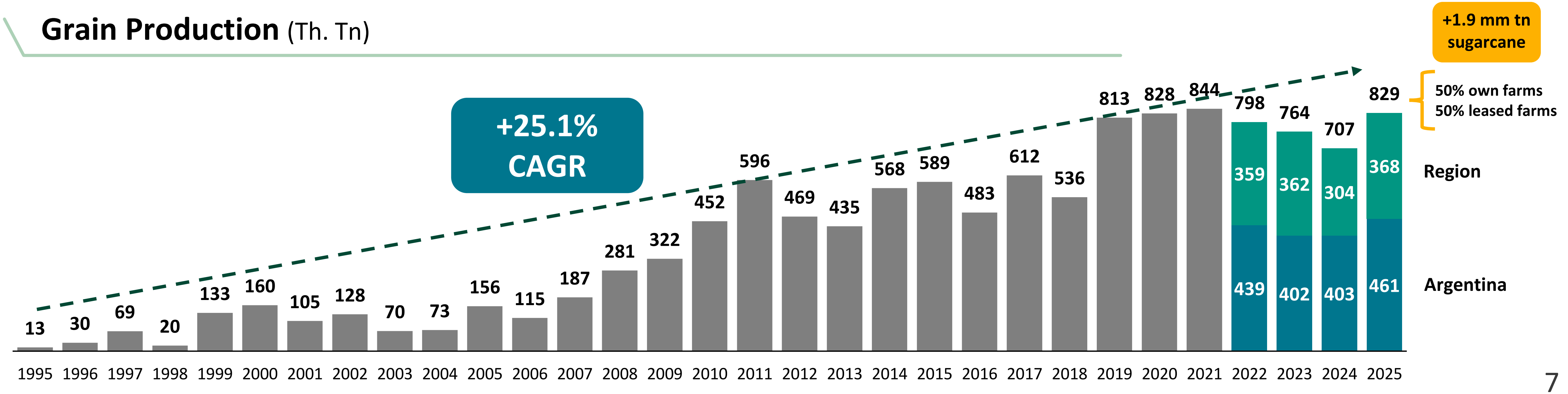
4. **ESG Commitment**
   Sustainability In Our Operations

Farming Activity: Track Record

Planted Surface (Th. Ha)

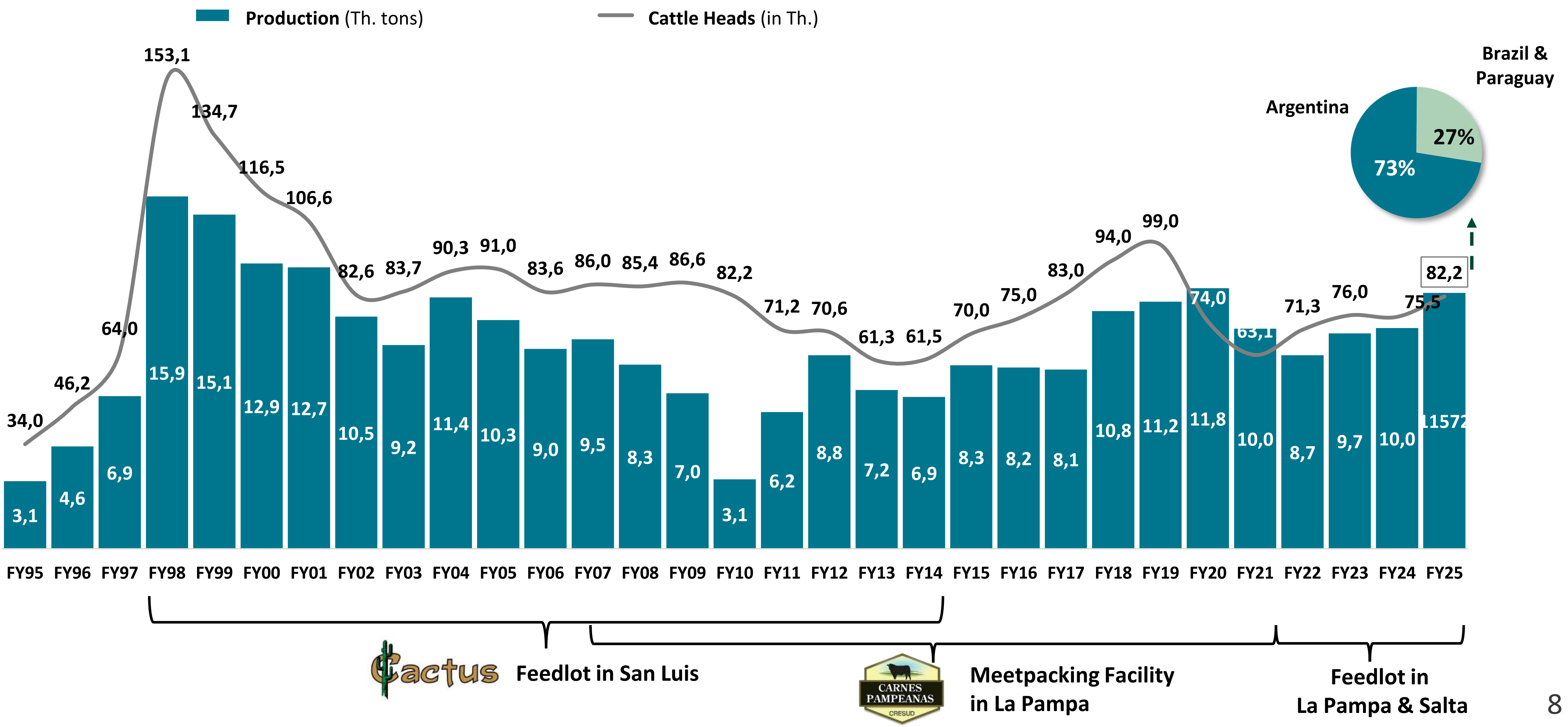


Grain Production (Th. Tn)



Cattle Activity Evolution: Complete Cycle Including Feedlot

Cattle Heads Evolution (Th. Heads) & Production (Th. Tn)



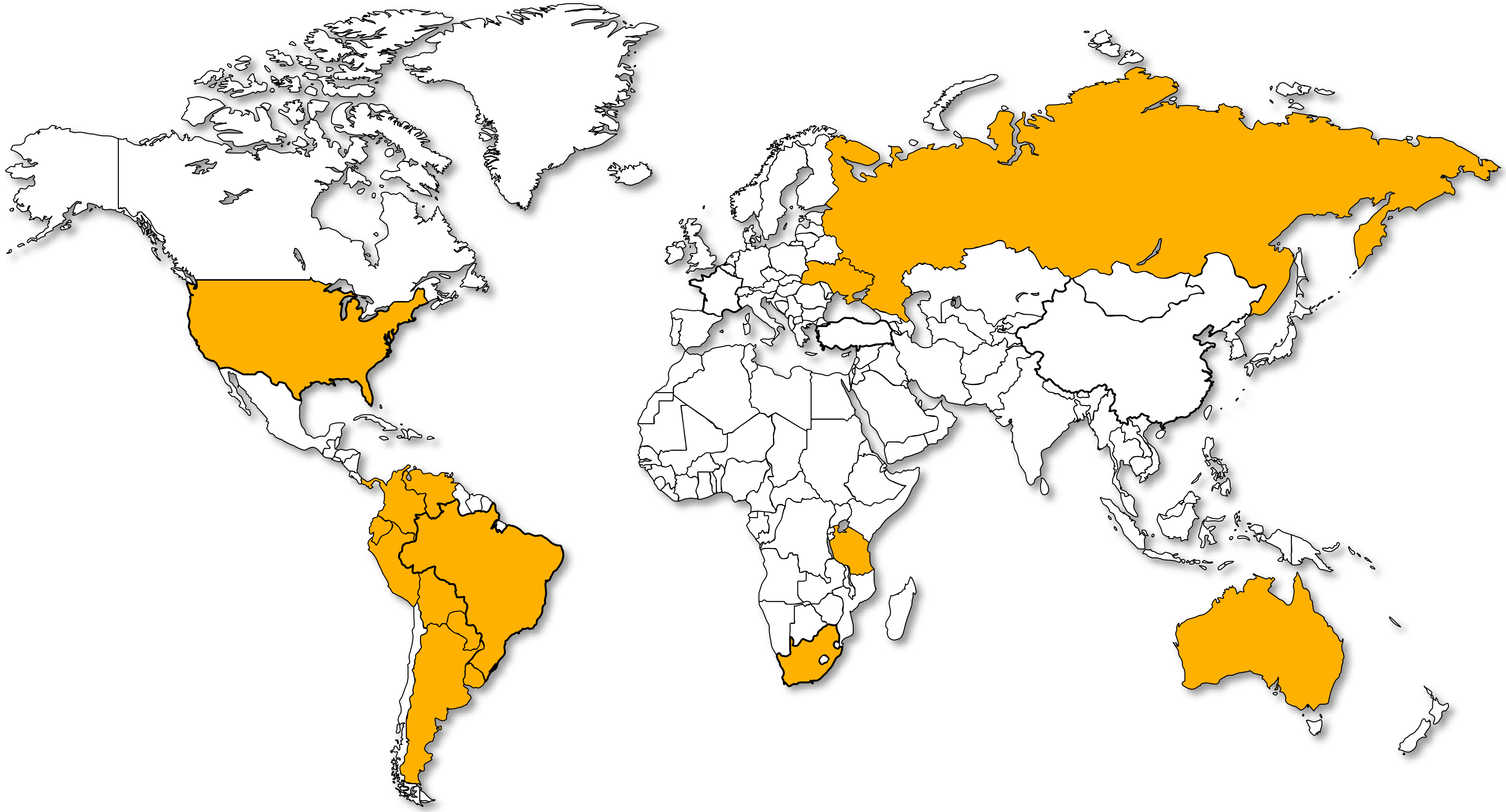
Agricultural Real Estate Pioneers

Land acquisition with potential for appreciation and **sale** at optimal productive levels

Land optimization due to change of activity and technological innovation

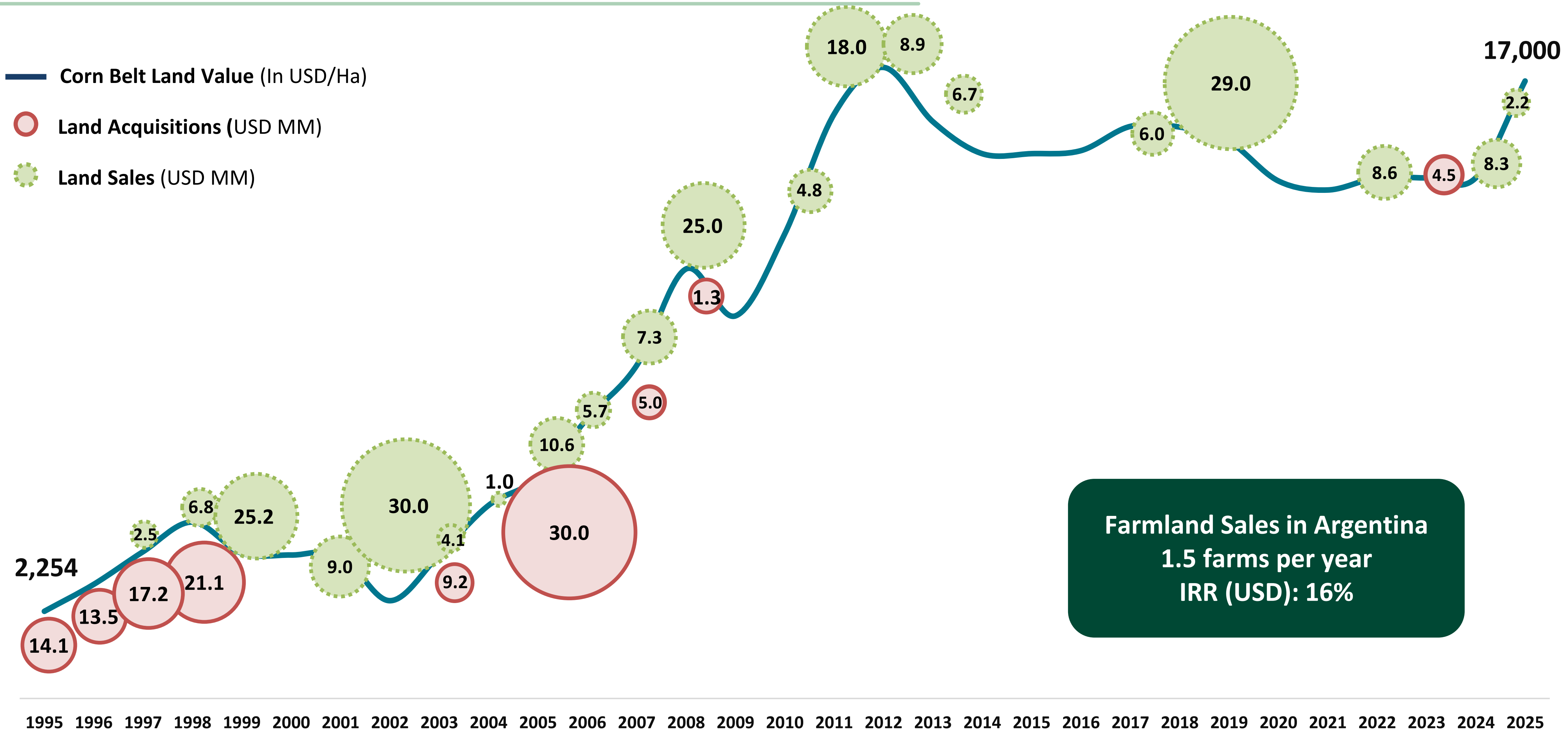
Farm or owned company purchases and **partial financed sales**

Due Diligence of more than 10 mm hectares across the world



Farmland Real Estate: Acquisition, Land Appreciation and Sale

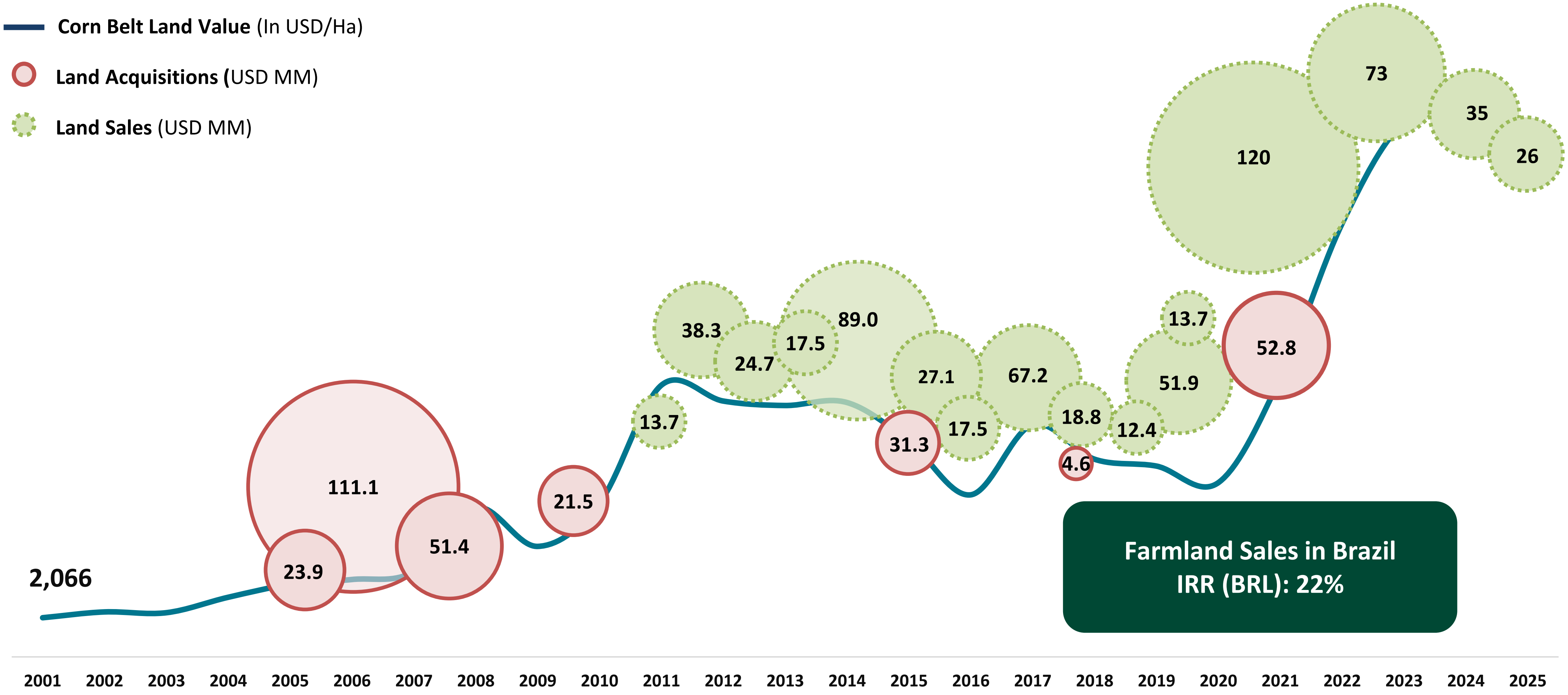
Farmland Prices in Argentina (In USD/ha)



Farmland Sales in Argentina
1.5 farms per year
IRR (USD): 16%

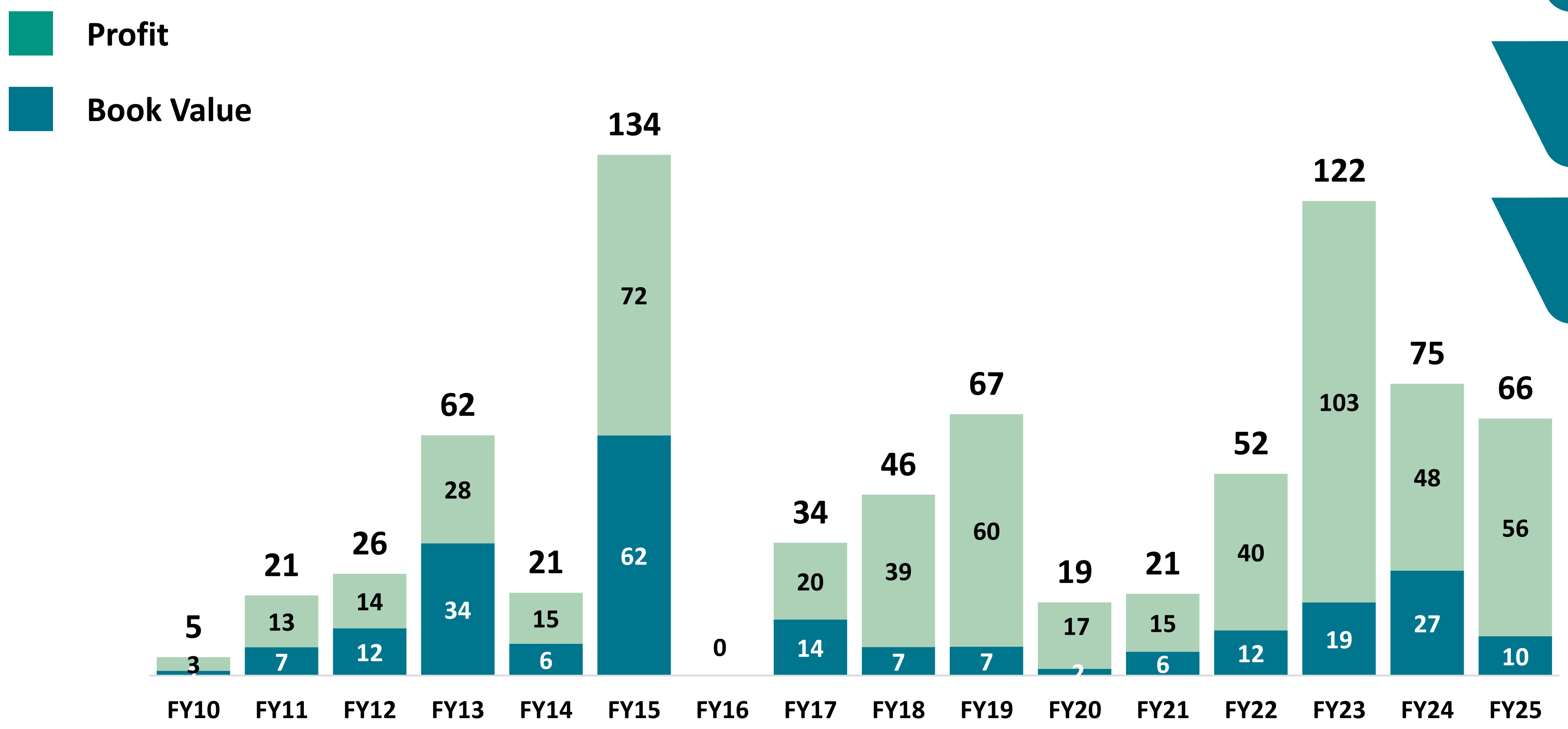
Farmland Real Estate: Acquisition, Land Appreciation and Sale

Farmland Prices in Brazil (In USD/ha)



Farmland Sales in Brazil
IRR (BRL): 22%

Farmland Sales Track Record



Farms sold[1]	1	2	3	4	2	4	-	6	3	3	4	2	2	4	3	4[2]

2.4x
Sold farms per year

17k
Sold ha per year

3.0%
Sold portfolio per year

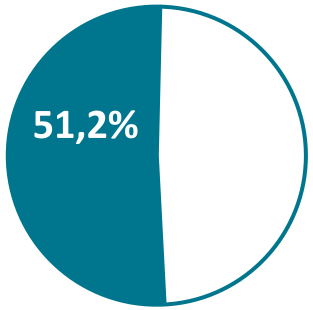
[1] Including farmland fractions
[2] Includes 3 financed sales in Brazil: "Preferencia" farm, "Alto Taquari" 2nd stage and "Rio do Meio" 3rd and 4th stage

Agricultural Commercial Services

Business Segments

- fyo acopio
- fyo advisory
- fyo capital
- fyo foods
- fyo credits
- fyo digital

CRESUD's Stake

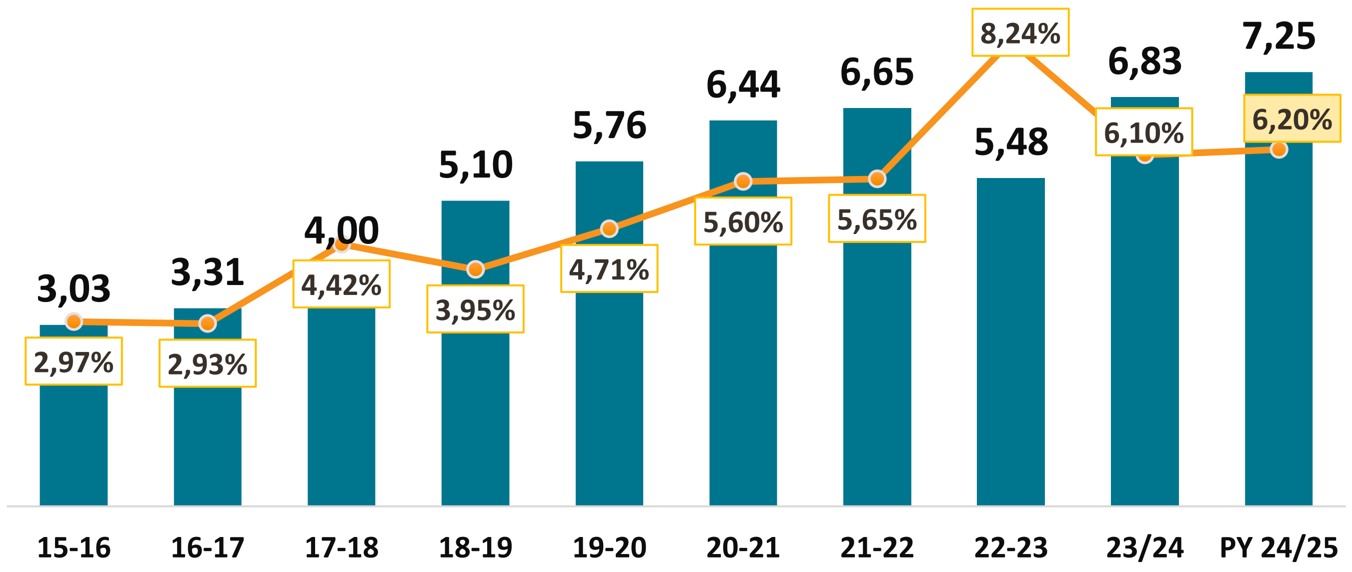


Dividend distribution

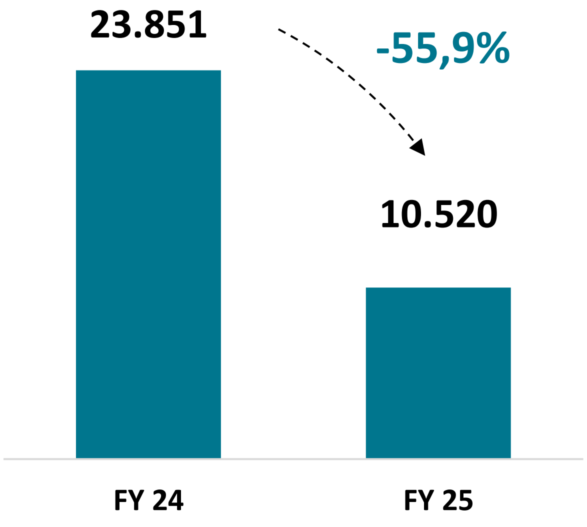
USD 3.2 MM

(USD 1.8 MM to CRESUD)

Traded Tons Evolution & Market Share (million & %)



FY 25 – Net Income (ARS million)



CRESUD

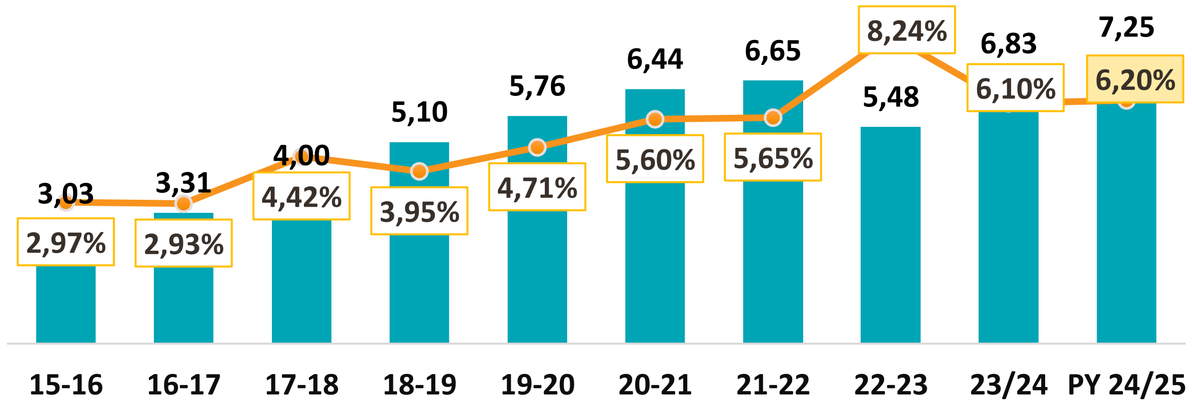
Agricultural Commercial Services

CRESUD's Stake: 51.2%

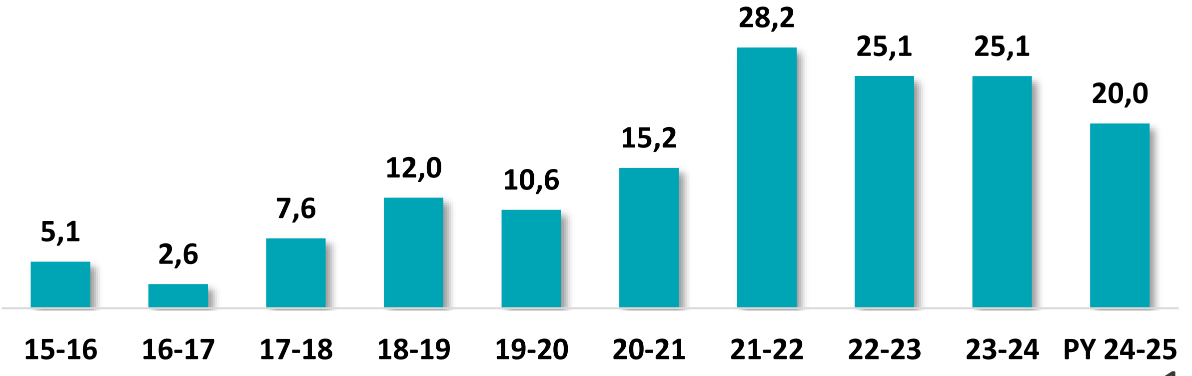
Complementing Traditional Farming With Services, Trading and AgTech

Traded Tons Evolution & Market Share

(In MM tons & %)



EBT Evolution (In MM USD)



CRESUD

ESG Commitment

Sustainable & Digital Agriculture: Technology Applied To Our Production

No-till farming & Cover cropping

Precision planting, agriculture by environments & intelligent agrochemicals application (WEEDSEEKER)

Irrigation equipment: Drip & sprinkler systems

Drones for digital harvest control & use of satellites: weather data & yield maps

Common database in all farms
AGROBIT & SAP ERP systems

GHG measuring system

ESG Progress During FY 2025

Environmental Progress 2024/2025 Campaign

RTRS SOY CORN

24,7% o/total Production in Argentina

36.258 certified tons

15% o/total Production in Argentina

36.058 certified tons

Other certifications

2BSvs Biomass Biofuel Sustainability voluntary scheme

Cargill Triple S™ Soy

EPA

Social Contribution & Main Programs

Founded by CRESUD in 2005

- 13 primary school students
- 10 high school students
- 3 teachers

CRESUD

Fundación IRSA

+700 Group Social Investment
ARS million – FY 2025

+80 Relationships with NGOs
FY 2025

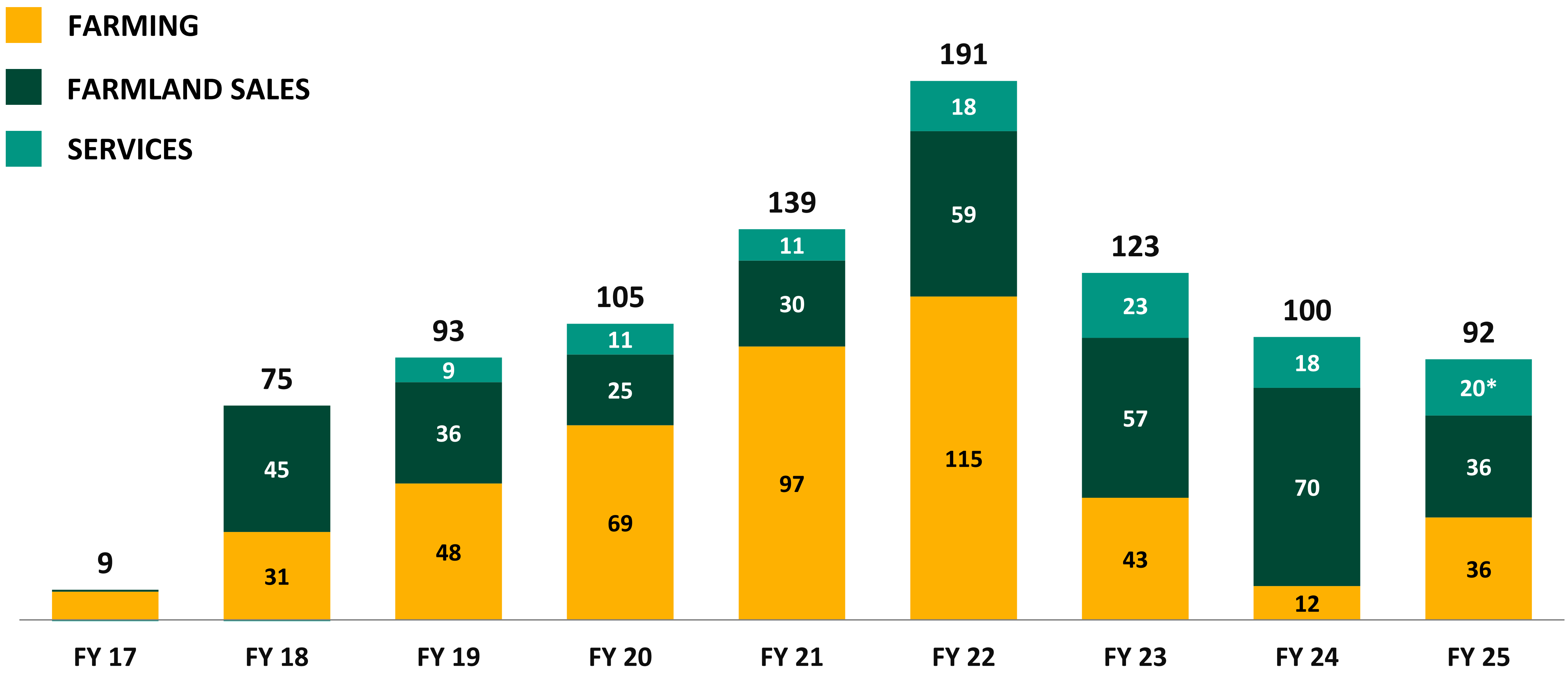
+100 Community Initiatives
FY 2025

20 Years Anniversary

Financial Results

Agribusiness Adjusted EBITDA Evolution

By Agribusiness Segment (In USD MM)



*EBT FyO

Stand Alone Debt Profile – June 30, 2025 – USD million

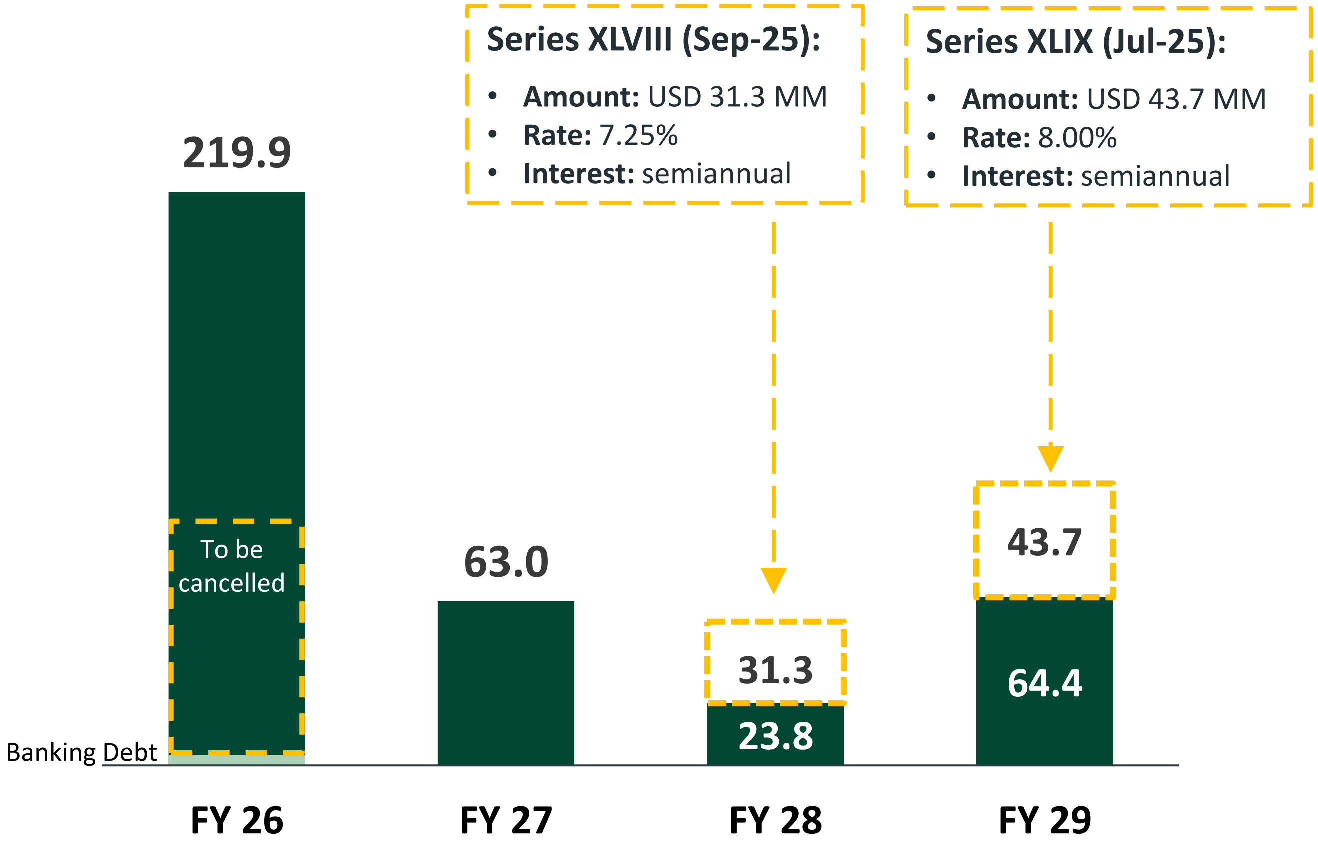
Debt Profile

GROSS DEBT	371.1
CASH & EQUIVALENTS	16.4
NET DEBT	354.7

Credit local rating upgrade to "AAA"
(February 2025)

FixScr affiliate of FitchRatings

Amortization Schedule



Dividend Distribution & Shares Repurchase Program

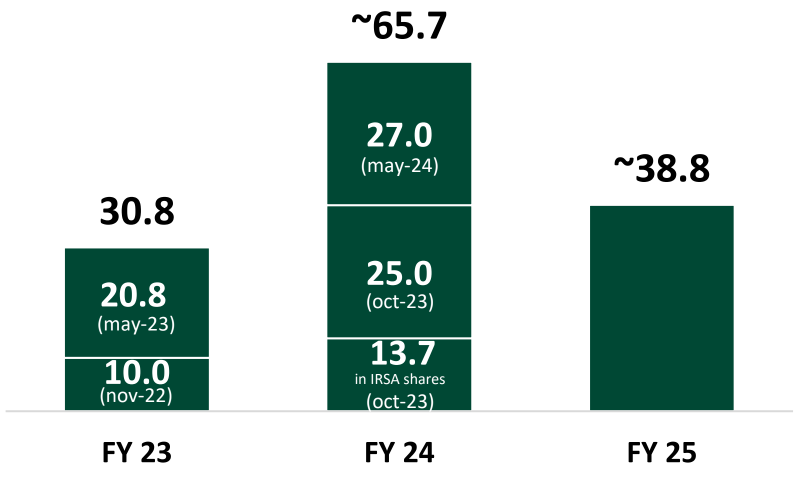
Dividend Distributed

	Nov-24
Amount	ARS 45,000 MM
Per ordinary share	ARS 75.2725
Per GDS	ARS 752.7254
Dividend yield	~7%
Payment Date	November 7th, 2024

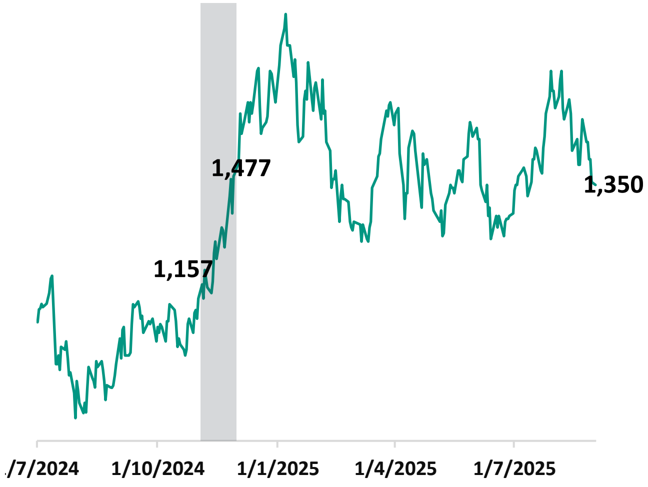
Shares Repurchase Program

Period	From Nov to Dec 2024
Shares repurchased	4,522,623 ordinary shares
Investment	ARS 6,498 million (~USD 6.4 million)
Average price paid	ARS 1,437 per share (~USD 13.32 per GDS)
% of Social Capital	~ 0.75%

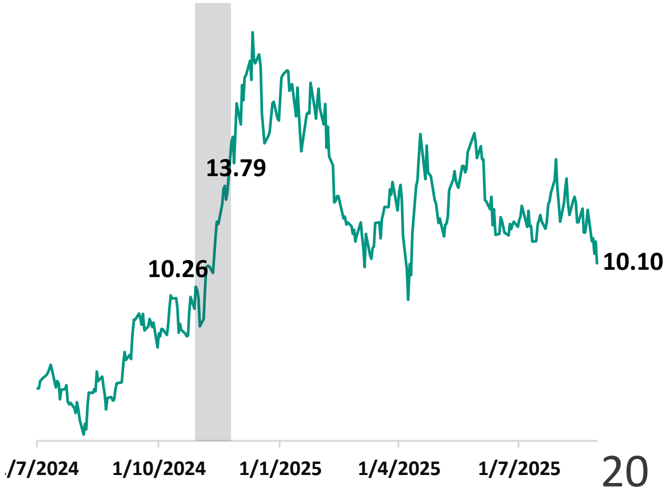
Dividends Evolution (In USD CCL Million)



Share Price Evolution (ARS)



ADS Price Evolution (USD)



Group Capital Markets Track Record

NUMBER OF CAPITAL MARKETS TRANSACTIONS
+200

AMOUNT ISSUED
+USD 18bn

GROUP LISTED VEHICLES
4 New York, Buenos Aires, & Sao Paulo

NON-DEFAULT HISTORY
Even in the worst Argentinean crisis (2001) & COVID-19

1994
CRESUD US LISTING
Follow on
USD 92 MM

1997
IRSA IPO
BA & NY LISTING

2000/1
BRASILAGRO IPO
USD 276 MM
Company Foundation

2006
APSA IPO (now IRCP)
BA & NY LISTING
APSA & IRSA CONVERTIBLE NOTES

2008
CRESUD FOLLOW ON
USD 288 MM
Regional expansion

2012
BRASILAGRO US LISTING

2016/7
LIABILITY MANAGEMENT
Tender offer IRSA bonds
New IRCP USD 360 MM bond
IRCP 8% SPO USD 138 MM

2018/9
DEBT REFINANCING
CRESUD USD 246 MM
IRSA USD 227 MM

2020
COVID-19 PANDEMIC
LOCAL MARKET DOLLAR LINKED ISSUANCES
USD 265 MM
DEBT EXCHANGES
USD 148 MM

CAPITAL INCREASE
BRASILAGRO USD 93 MM
CRESUD USD 45 MM
IRSA USD 29 MM
LOCAL MARKET ISSUANCES & DEBT EXCHANGES
USD 255 MM

2021

2022/5
LOCAL MARKET ISSUANCES & DEBT EXCHANGES
IRSA INTERNATIONAL NOTE
USD 300 MM

CRESUD

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