CRESUD

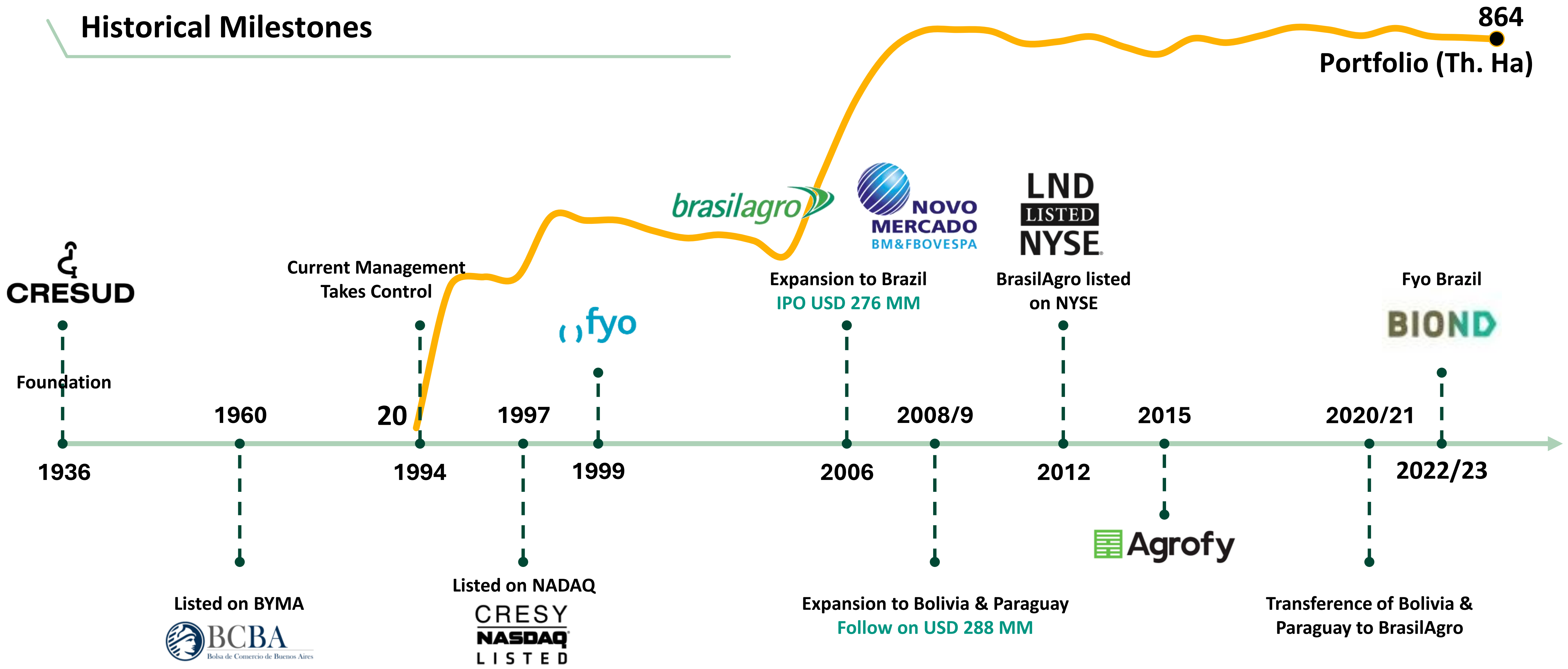
Institutional Presentation

FY 2026

Maximizing Agricultural Potential

Leading Agribusiness In The Region Since 1994

Historical Milestones



Growth Driven by Capital Markets Access:

More than USD 18 billion issued in over 200 transactions across the Group's history

CRESUD at a Glance

More Than 30 Years Investing In Real Assets

Leading agricultural company in LATAM

Diversified portfolio by activity & regions

Mixed strategy combining farming, real estate & agricultural commercial services

CRESUD

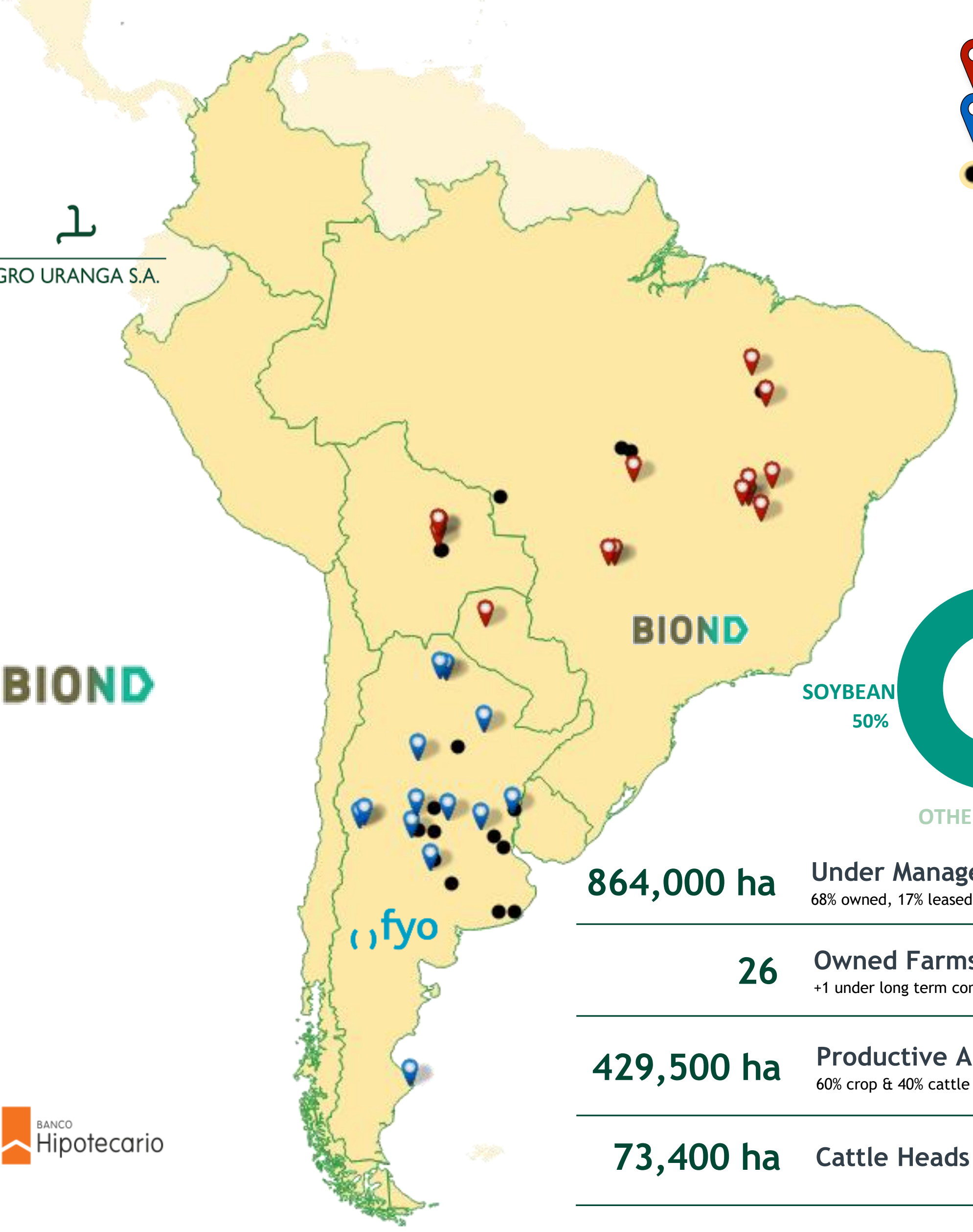
Pioneers in agricultural **real estate**

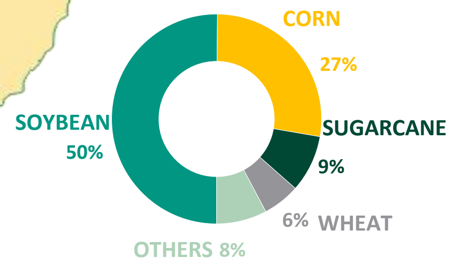
Due diligence of more than **10 mm** hectares across the world

Strong capital markets **track record**

BYMA listed since **1960** & **NASDAQ** listed since **1994**

- 100% — FARMS IN ARGENTINA — 34.86% AGRO URANGA S.A.
- 35.4% — brasilagro — Farms in Brazil, Bolivia & Paraguay
- 51.2% — fyo — Agricultural Commercial Services — BIOND
- 18.3% — Agrofy — Agribusiness Marketplace
- 55.14% — IRSA Urban Business — 29.12% Banco Hipotecario





864,000 ha	Under Management 68% owned, 17% leased & 15% LT concession
26	Owned Farms Across the Region +1 under long term concession
429,500 ha	Productive Area 60% crop & 40% cattle
73,400 ha	Cattle Heads

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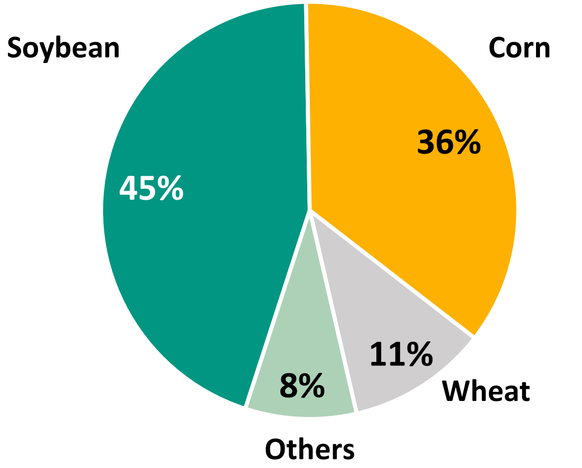
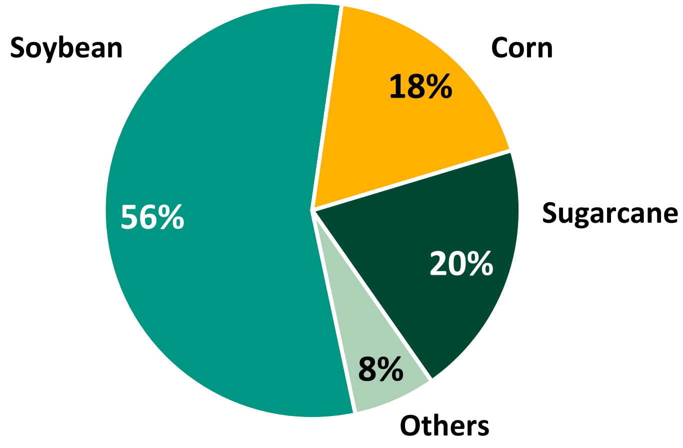
Planted Area by Crop by Country

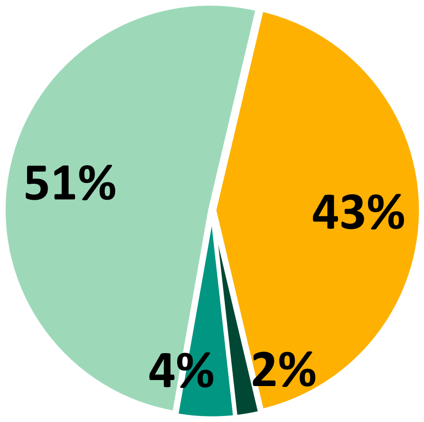
Total: 313.6k ha
(owned & leased)

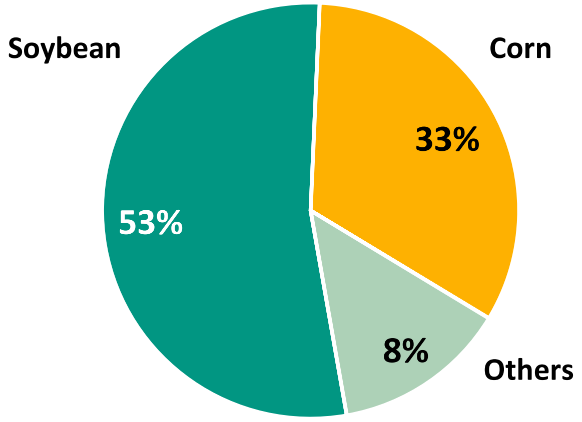


159.6k ha
Argentina

133.7k ha
Brazil

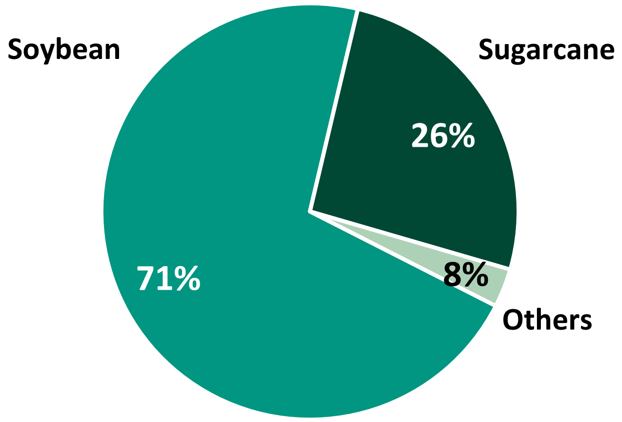






Paraguay
14.3k ha

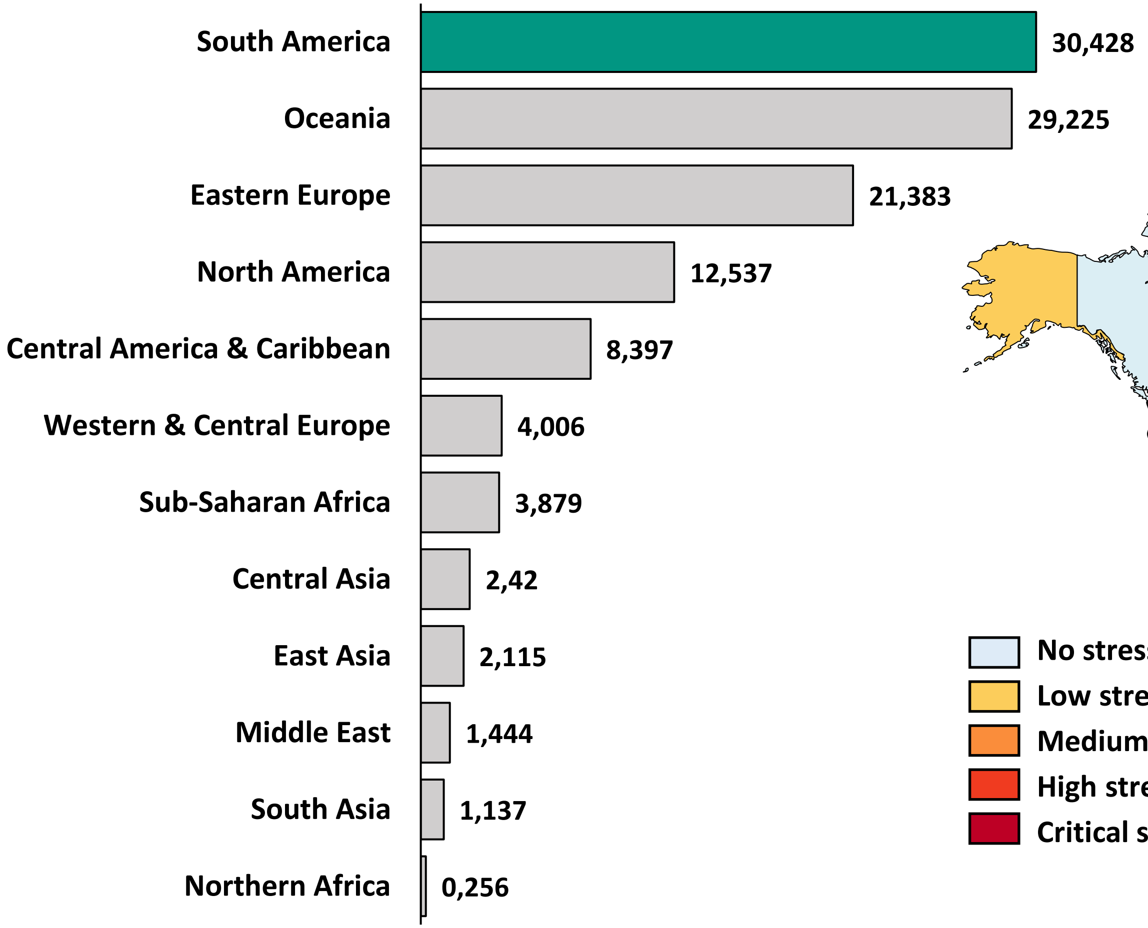
Bolivia
6.0k ha



Regional Agribusiness Strengths

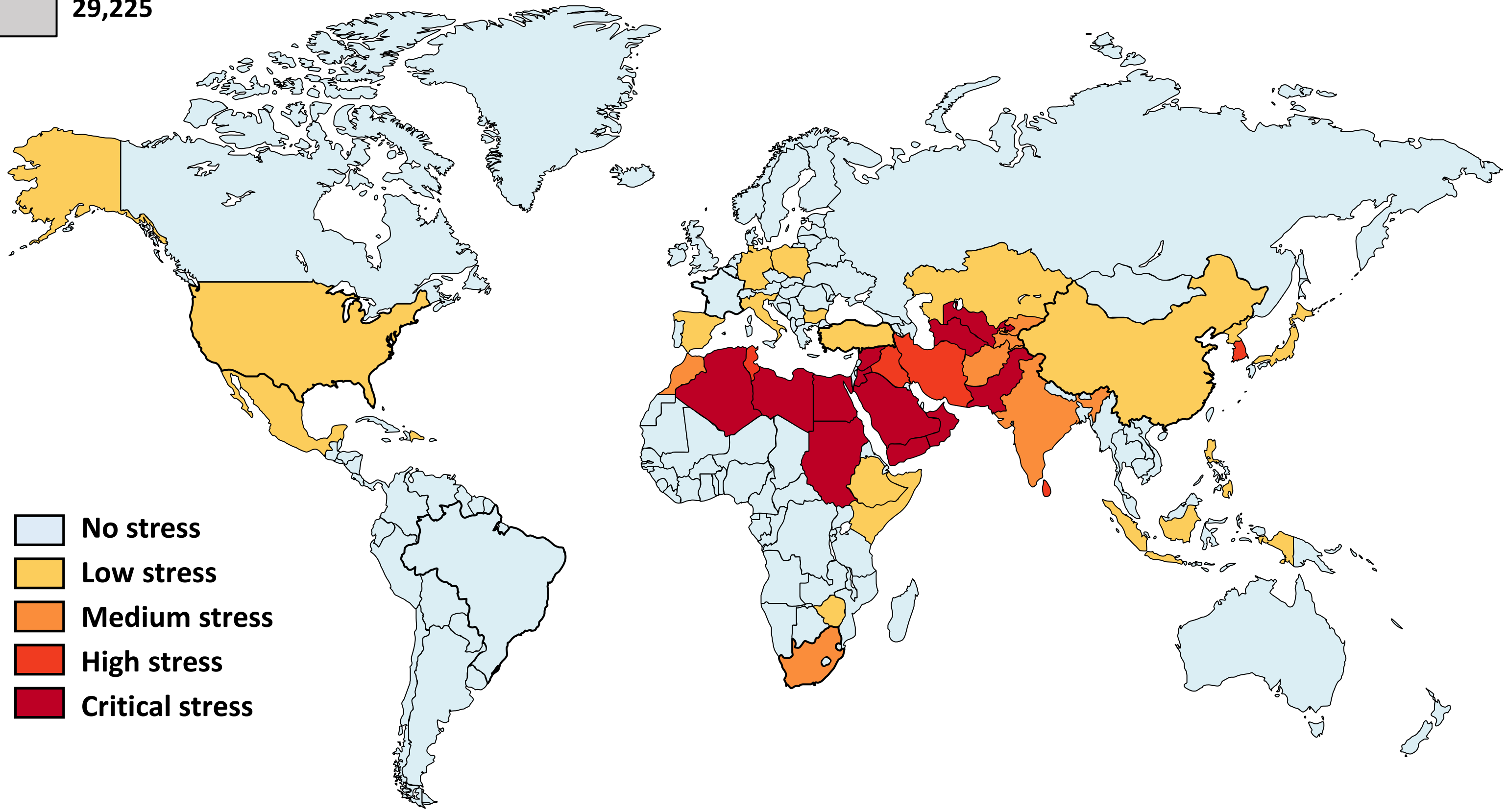
SOUTH AMERICA EXCESS OF WATER RESOURCES PER CAPITA

Per Capita Renewable Freshwater Resources (m^3)



Freshwater Stress Levels

Water Withdrawals as a Share of Internal Resources



Sources: Water resources by continent – FAO AQUASTAT & OurWorldinData.org/water-use-stress

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Regional Agribusiness Strengths

LATAM GROWING IMPORTANCE AS A WORLD FOOD SUPPLIER

Crops Net Trade by Region in Constant Value

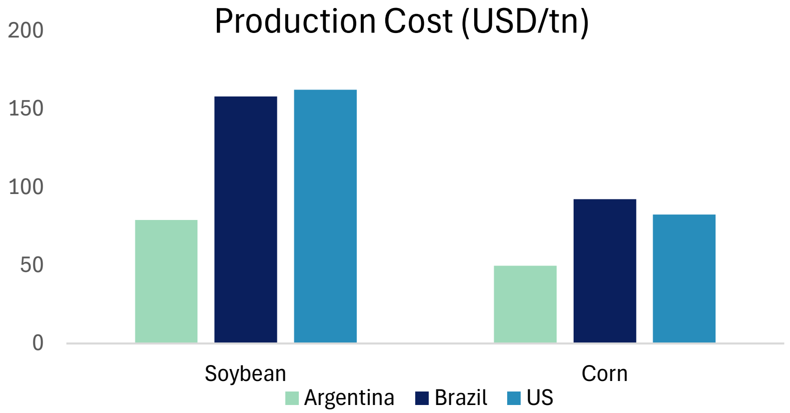
Source: OECD-FAO Agricultural Outlook; FAO analysis.

Argentina: World-Class Agriculture, Unlocked Potential Ahead

Argentina's Strengths As A Global Agricultural Leader

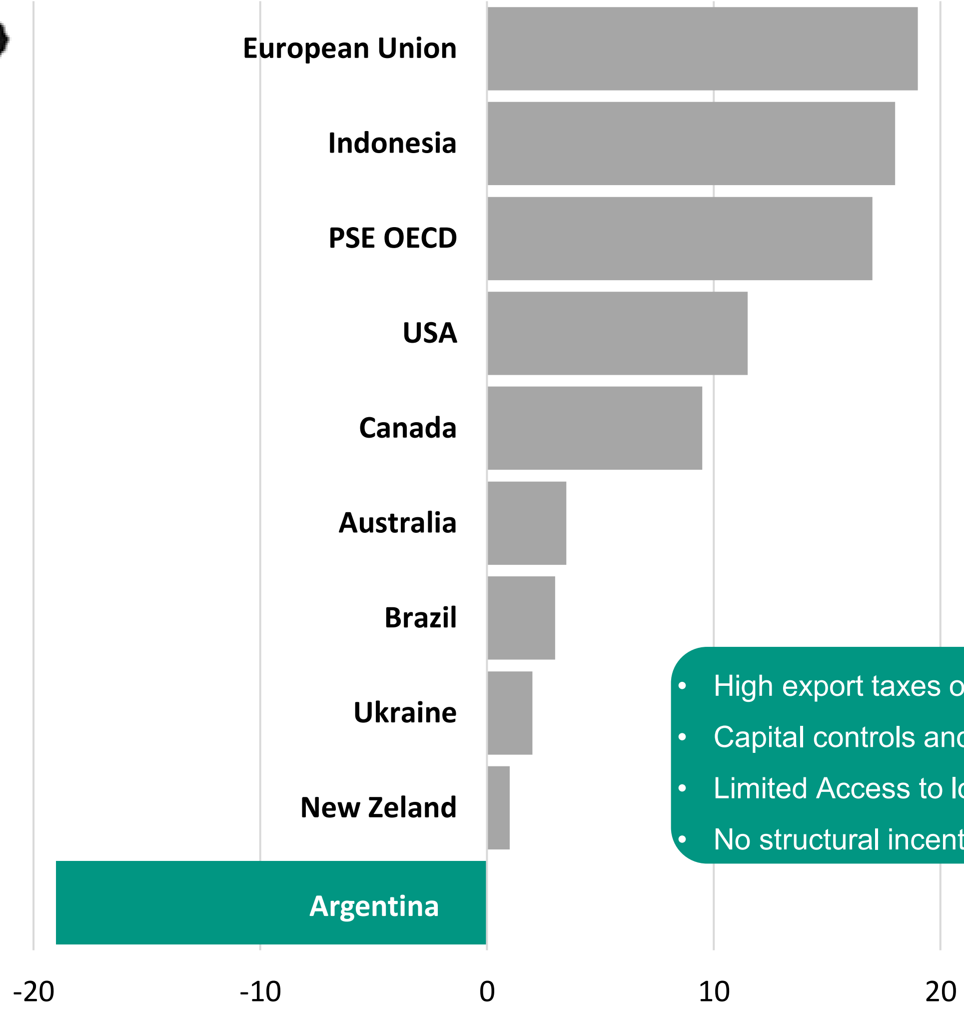
- **Top Global Food Exporter**
  #1 in Soybean Oil & Meal & #3 in Corn
- **Leader in Sustainable Agriculture**
  +95% no-till farming; cover crops; precision agriculture
- **Agribusiness as a Key Economic Driver**
  +15% of Argentina's GDP and jobs, and ~50% of export dollars
- **Low-Cost Producer**

Structurally Low-Cost Producer(USD/Tn)



Source: CEPEA (USP) – Center for Advanced Studies on Applied Economics – University of Sao Paulo

Agricultural Subsidies (% of Gross Income)



- High export taxes on grains
- Capital controls and FX distortions
- Limited Access to long-term financing
- No structural incentives for reinvestment

Source: OCDE - 2022

Agribusiness Strategy

CRESUD

1 Farmland Real Estate

Value Creation through Optimization and Portfolio Rotation

2 Farming Activity

Supplying Global Food Demand from South America

3 Agricultural Commercial Services

Complementing Traditional Farming With Services, Trading and AgTech

4 ESG Commitment

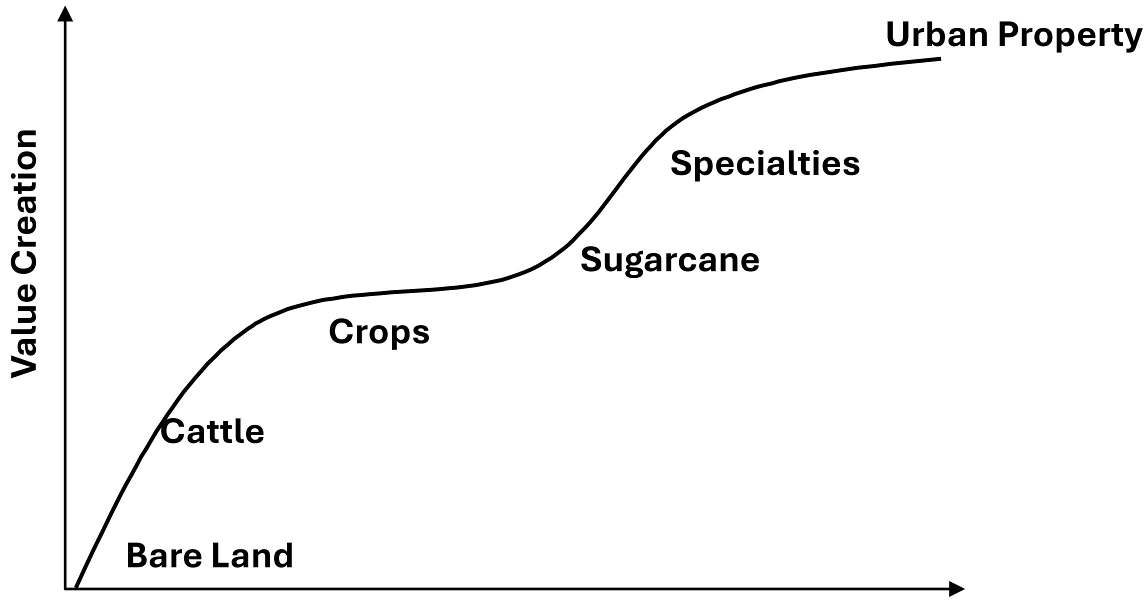
Diving Sustainability & Technological Innovation Across Our Operations

Farmland Real Estate: Value Creation through Optimization & Rotation

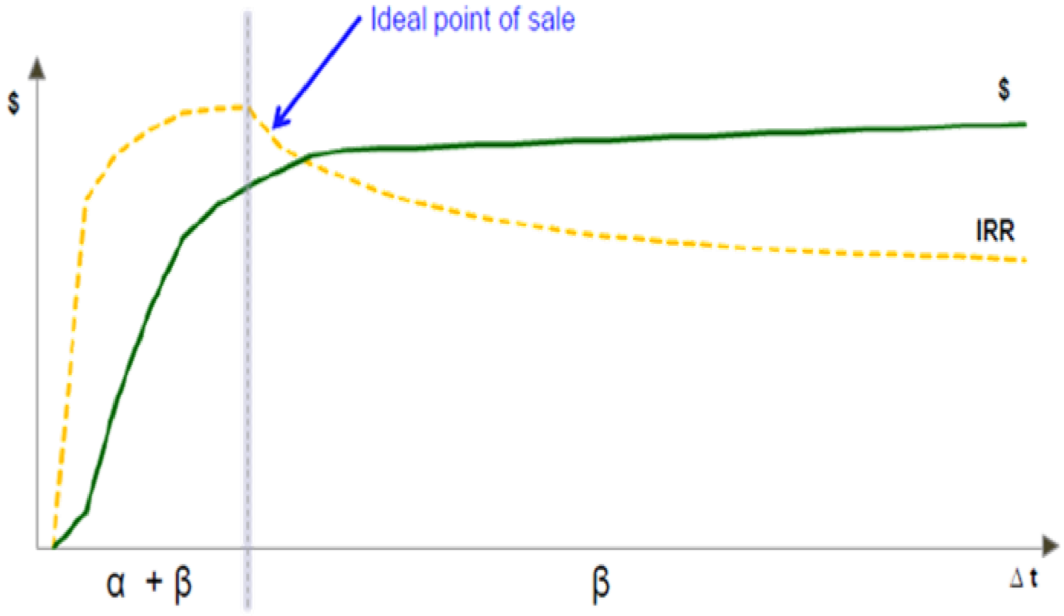
Value Strategy → Land ROIC Improvement →

- Change in Land Allocation and Use
- Productivity Increases
- Crop and Livestock Management

Farmland Value Creation



Farmland Appreciation Returns



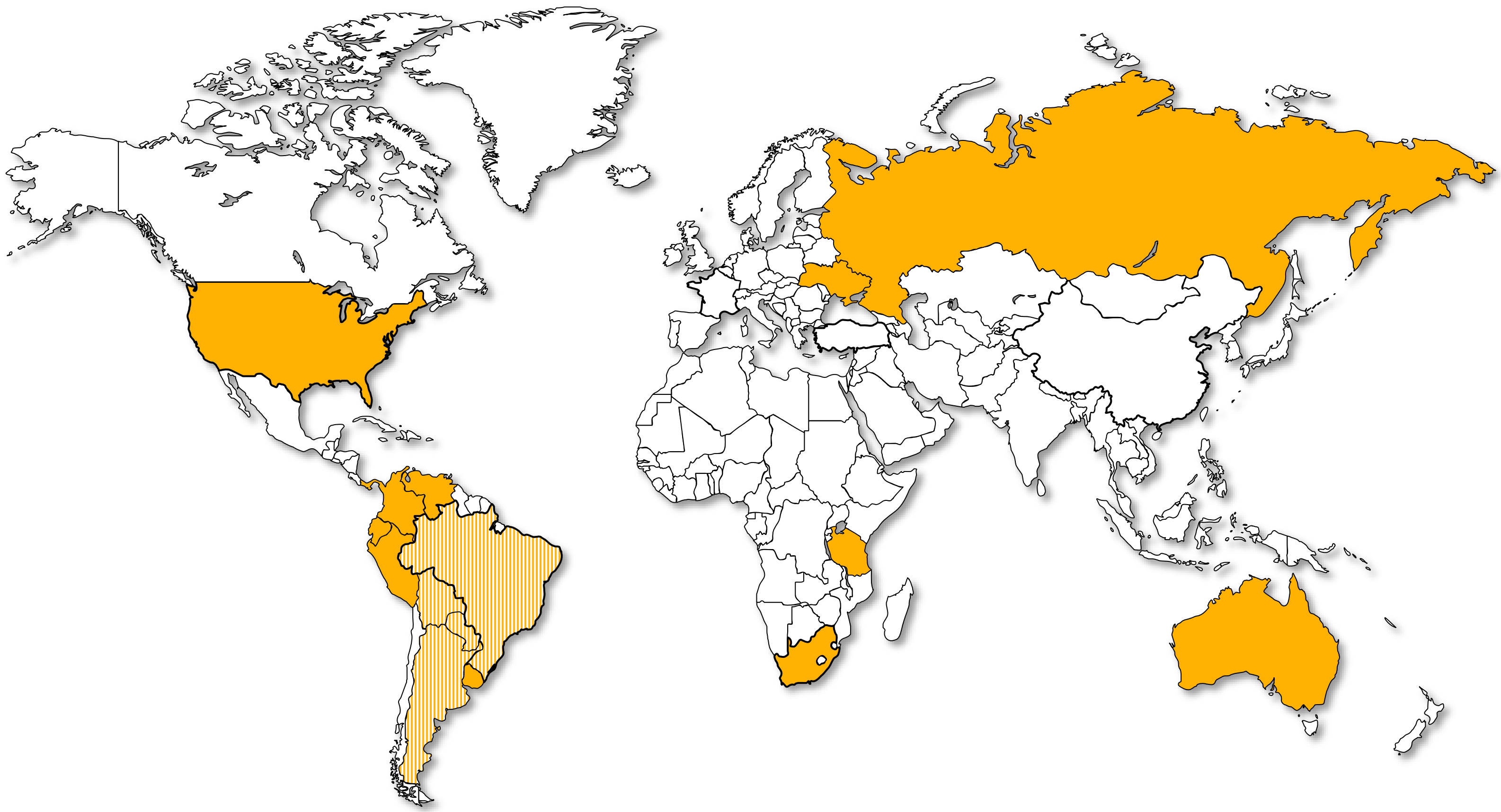
Agricultural Real Estate Pioneers

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

Land optimization due to change of activity and technological innovation

Large-scale farm acquisitions and **partially financed land sales**

Due Diligence of more than 10 mm hectares across the world



CRESUD's Regional Farmland Rotation Track Record

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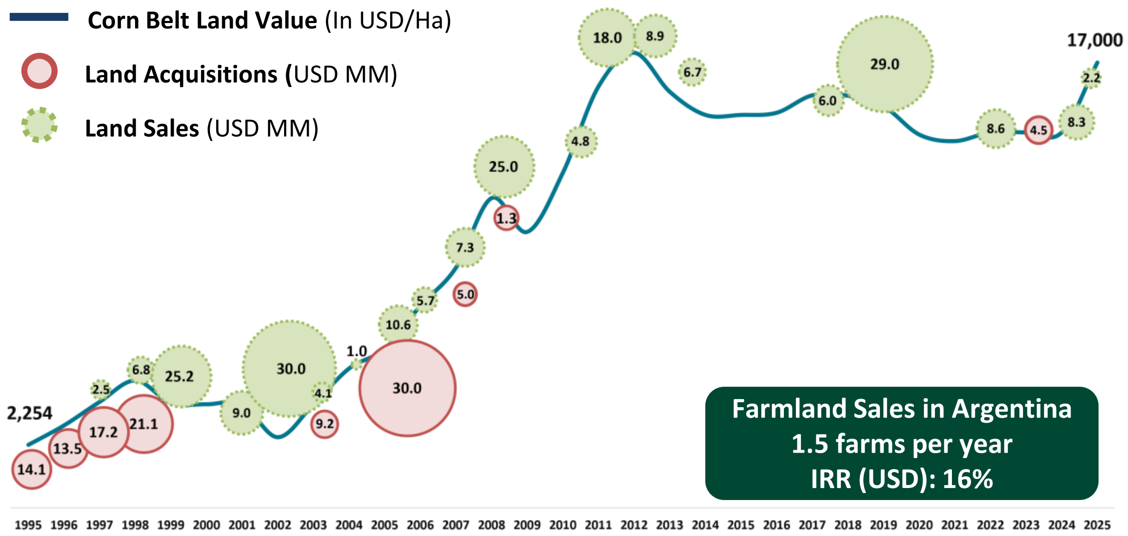
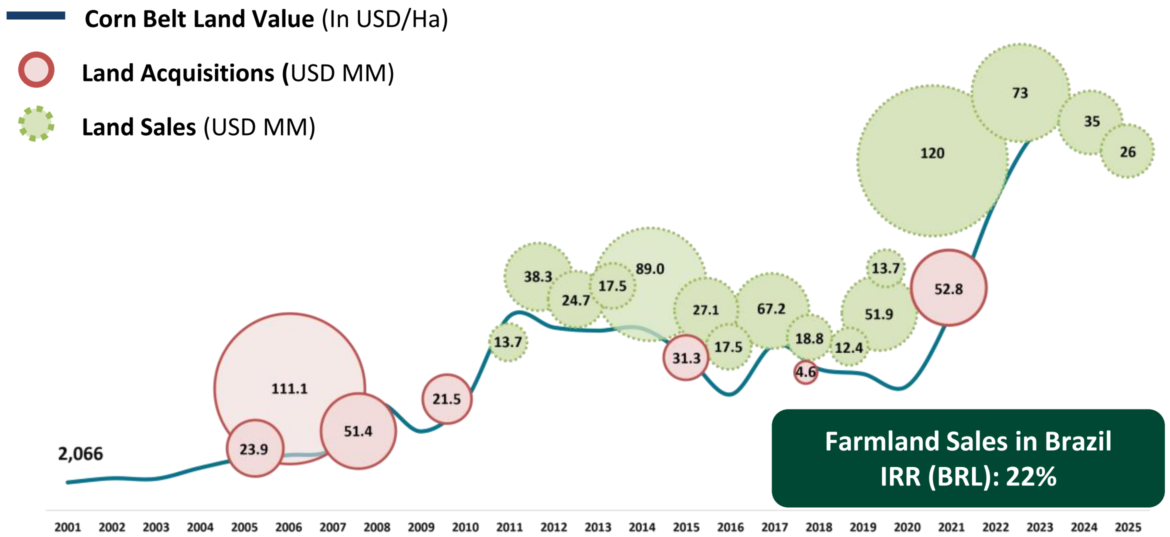
STRONGER APPRECIATION AND LIQUIDITY IN BRAZIL OVER THE PAST DECADE VS. ARGENTINA

Argentina



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

Brasil



Farmland Sales in Brazil
IRR (BRL): 22%

Last 10 years farmland sales

170k Total sold ha

+600 USD MM

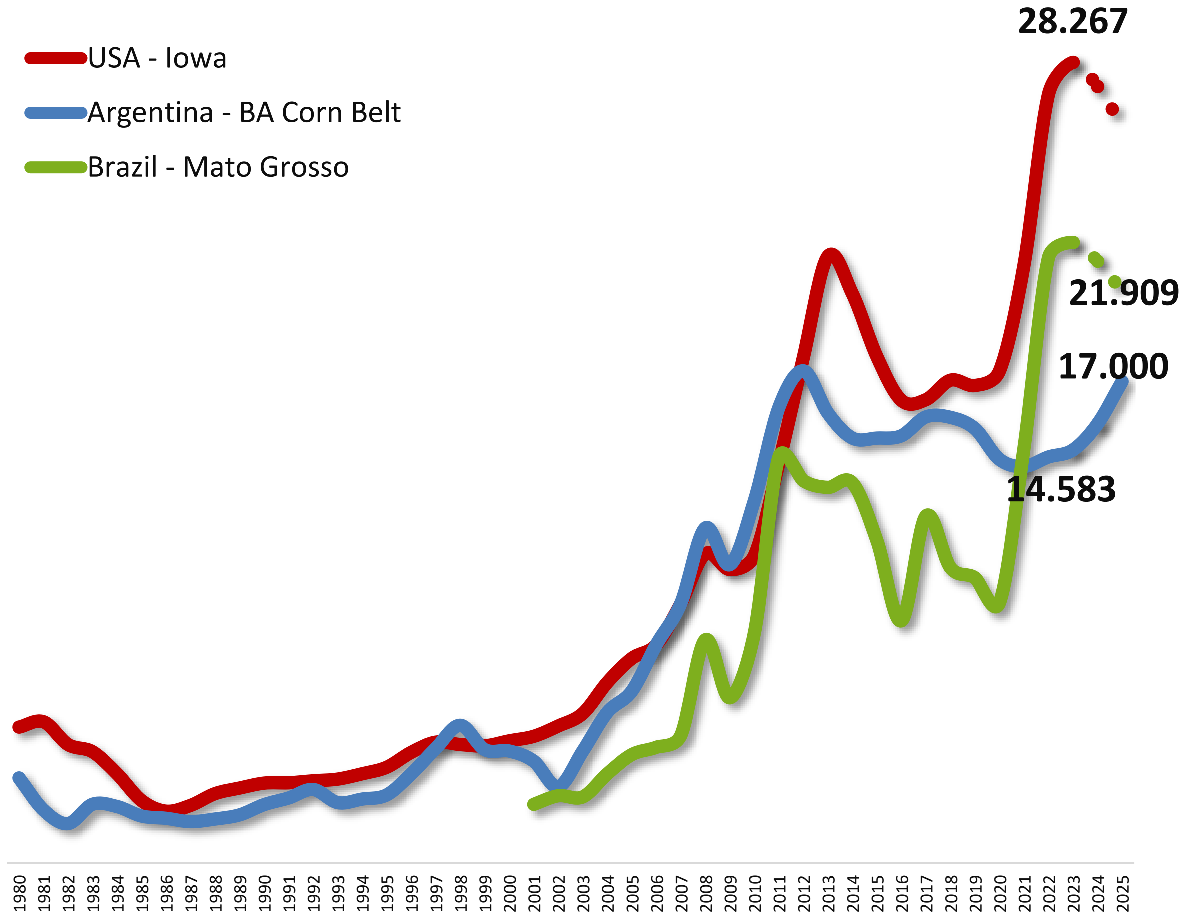
3.2x Sold farms/fractions per year

3.0% Sold portfolio per year

Farmland Values: Argentina Lagged Compared to US & Peers

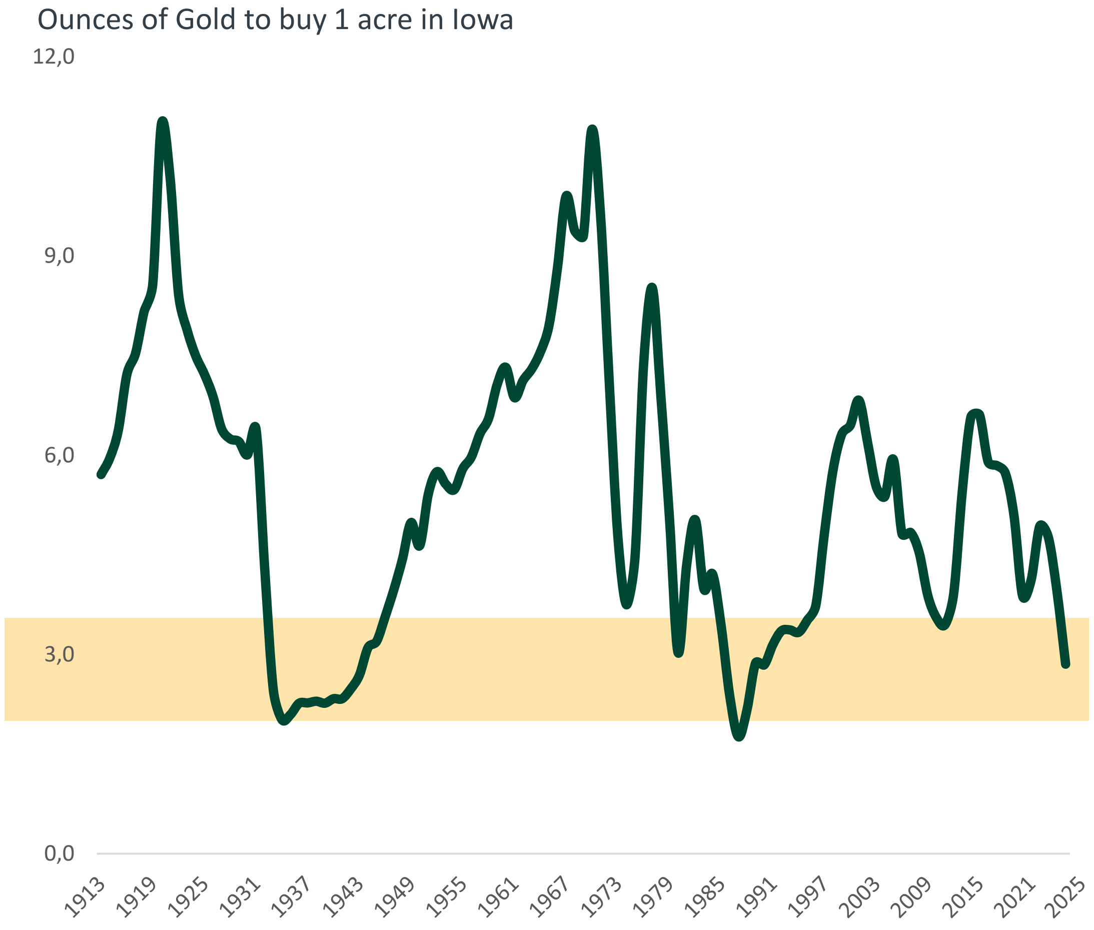
FARMLAND TRADING AT MINIMUM LEVELS IN GOLD TERMS

Farmland Prices (In USD/ha)



Sources: Argentina (Agricultural Margins, Corn Belt), IOWA (IOWA State University, state average), Brazil: "Instituto INCRA y Fuentes Locales".

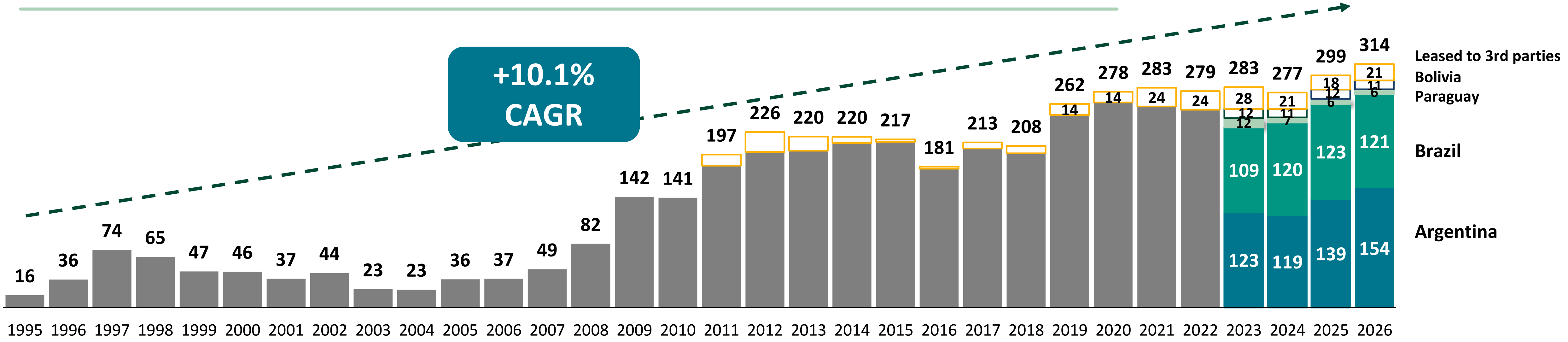
US Farmland in Gold Terms: Trading at minimum levels



Sources: Gold price (annual average): World Gold Council; Iowa farmland value (farm real estate, per acre): USDA National Agricultural Statistics Service (NASS), compiled by University of Missouri Extension; own calculations.

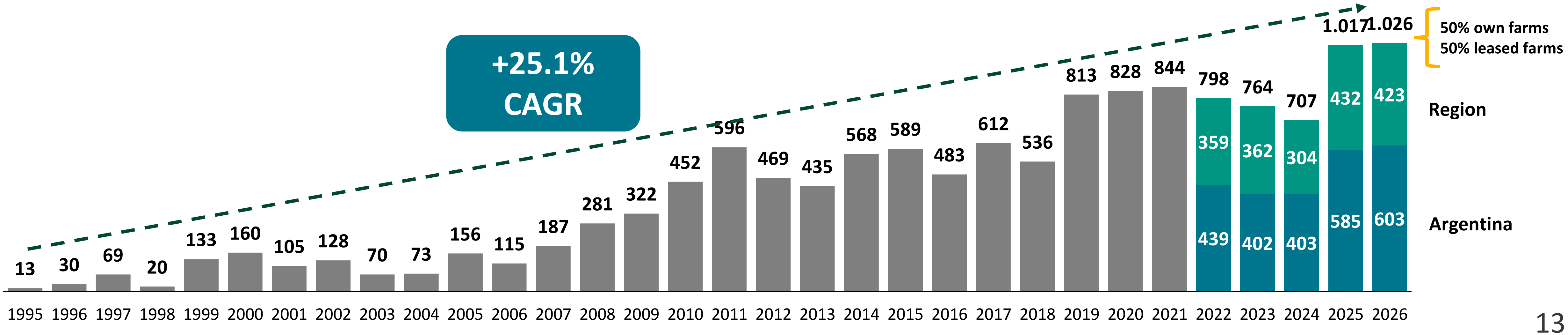
Farming Track Record

Planted Area (Th. hectares)



Grain Production (Th. tons)

+2.1 mm tn sugarcane



Farming Activity: Areas Under Irrigation in Argentina

Technological Irrigation Systems Applied to Our Production

~ 5,000 ha
Crops under irrigation (mainly in ARSL)

~ 300 mm
irrigated per ha/per year

Bayer's largest seed facility in Argentina

Integrated Beef Production Model: Breeding, Backgrounding & Finishing

CRESUD operates a fully integrated cattle system across El Tigre (La Pampa) and Los Pozos (Salta)

1. BREEDING (LOS POZOS – SALTA)

- **Natural service** with **own genetics** (Braford, Brangus, Brahman)
- **~85% pregnancy rate**
- **Calving** in spring; calves born ~35 kg
- **Weaning** at ~7 months / ~180 kg

2. BACKGROUNDING

- **Pasture-based growth** with seasonal supplementation
- **Rotational grazing** on Gatton panic & alfalfa
- **Weight progression**:
  - ~260 kg at 13 months
  - ~300–330 kg at ~14 months

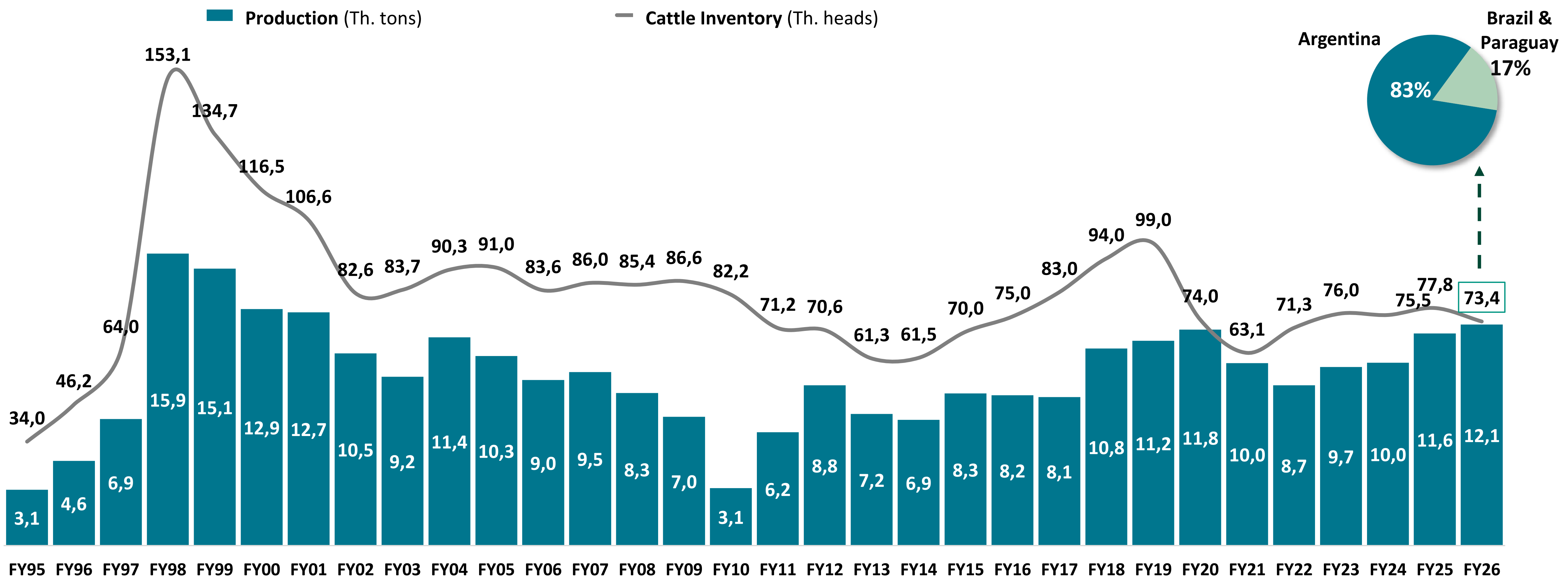
3. FINISHING (FEEDLOT + PASTURE)

- **Grain-based finishing** (~140 days)
- **Own silage** (corn & sorghum) from cropping operations
- **Target**: ~500 kg live weight at ~22–23 months

Expansion works for a 3,000-head feedlot (El Tigre). Construction Completion (Apr-26)

Cattle Activity: Integrated Cycle

Cattle Production & Inventory



Cactus Feedlot in San Luis

CARNES PAMPEANAS CRESUD Meatpacking Facility in La Pampa

Feedlot in La Pampa & Salta

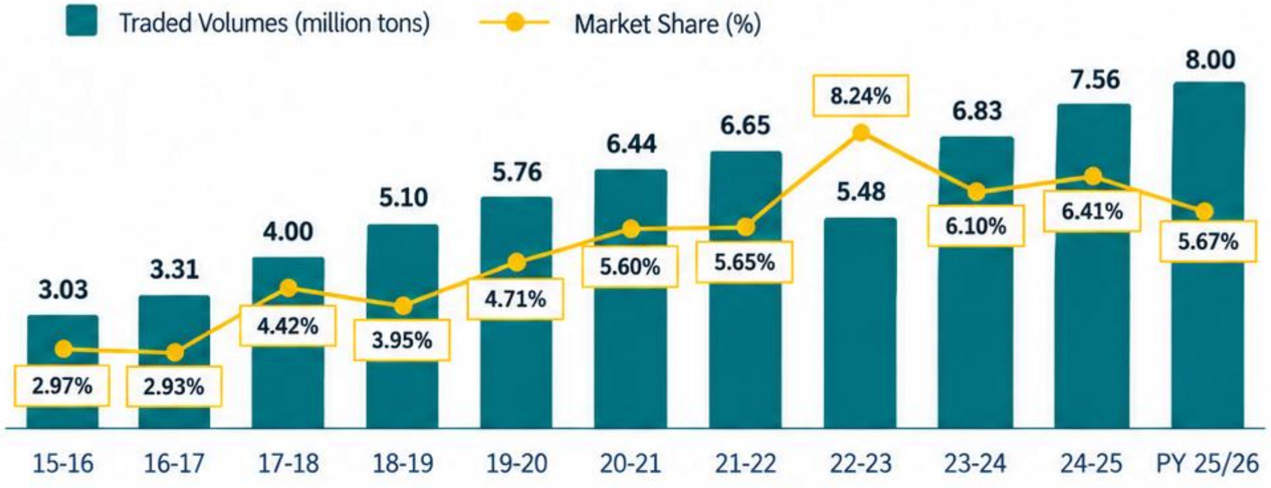
Agricultural Commercial Services Performance (51.2% stake)

Business Segments

fyo acopio
fyo advisory
fyo capital
fyo foods
fyo credits
fyo digital
BIOND

BIOND EXPECTS TO REACH
+400k tons
this year
(+30% YoY)

Traded Volumes and Market Share Evolution (million & %)



FY26 Investment Highlights

Net Income
ARS 10,992 million
(vs. ARS 13,505 million in FY25)

Dividends
USD 5 million distributed
CRESUD received ~ USD 2.56 meillion according to its 51.2% stake

Capital Markets
USD 28 million notes issued
in Jan-26

Technology & Innovation Across our Farms

From Data to Better Decisions in the Farm

01 PRECISION AGRICULTURE
From field-by-field to meter-by-meter management

Variable-rate seeding and fertilization
Adjusting input application to the variability of each square meter

Selective spraying with camera-based weed detection
Applying products only where needed, reducing the use of crop protection products

Yield maps and site-specific management
Identifying differences within each field to maximize productivity and efficiency

02 CONNECTED OPERATIONS
More real-time data across our fields

Increasing automatic weather stations and rain gauges across our farms
More field-specific information to support agronomic decisions

Expanded farm connectivity
Connecting fields, machinery and teams to generate and share information

Real-time monitoring of field operations
Tracking seeding, spraying and harvesting to improve efficiency and control

03 DATA INTEGRATION & DIGITAL MANAGEMENT
Turning data into actionable information

Integrating data from multiple sources
Combining information from machinery, weather and field operations in a single environment

Advanced analytics and management dashboards
Turning data into actionable insights to evaluate productivity, input use and costs

Digital tools for field data collection
Monitoring crops, pests and operations directly in the field, synchronized with our platforms

Technology Applied to Production & Natural Resources

Generating long-term value through sustainable practices

01 SATELLITE IMAGERY, DRONES AND REMOTE SENSING
Better information for better land management

Crop monitoring and field characterization
High-resolution satellite imagery and drones to analyze crop development and soil potential

Identification of underperforming areas
Detecting degraded zones and defining targeted recovery strategies

Site-specific land management
Information-driven decisions for more efficient use of inputs and selective vegetation control

Support for biodiversity and ecosystems
Monitoring natural environments across our fields

02 EFFICIENT WATER MANAGEMENT
Technology to optimize the use of water resources

Use of weather data and satellite information
Integrating field weather data and satellite imagery to optimize irrigation decisions

Automated irrigation systems
Optimizing irrigation based on field conditions

Underground drip irrigation
Increasing water efficiency and reducing losses, especially in key fields

Better planning and resource allocation
Using data to improve water use efficiency and long-term productivity

03 SUSTAINABLE PRODUCTION PRACTICES
Preserving resources for future generations

No-till farming and crop rotation
Preserving soil quality, structure and fertility

Cover crops
Improving soil health, increasing organic matter and reducing erosion

Integrated pest and weed management
Combining agronomic practices and precision technologies

Efficient use of natural resources
Monitoring and optimizing the use of fertilizers, crop protection products, water and energy

Environmental, Social & Governance (ESG) Progress

ENVIRONMENTAL PROGRESS – 2025/2026 CAMPAIGN
More efficient and responsible production

SOYBEANS

21.1% of total soybean production in Argentina

39,198 certified tons

+8% vs. FY25

CORN

22.0% of total corn production in Argentina

58,726 certified tons

+63% vs. FY25

12 farms RTRS certified in Argentina

4 owned | 8 leased **(+3 leased farms vs. FY25)**

We increased RTRS certified area in Argentina through the addition of 3 leased farms.

Other certifications

2BSvs – Cargill Triple S™ Soy – EPA

SOCIAL CONTRIBUTION & MAIN PROGRAMS
We are part of the communities where our farms operate

Founded by CRESUD in 2005
- 13 primary school students
- 10 high school students
- 3 teachers

20 Years Anniversary

School built by CRESUD: Dr. Mario Julio Elsztain

CRESUD – Fundación IRSA

+USD 2 MM Social Investment
CRESUD & Fundación IRSA | FY2026

80 Relationships with NGOs FY2026

+80 Community Initiatives FY2026

GOVERNANCE & CAPITAL MARKETS
Strong operational track record and commitment to transparency and responsibility

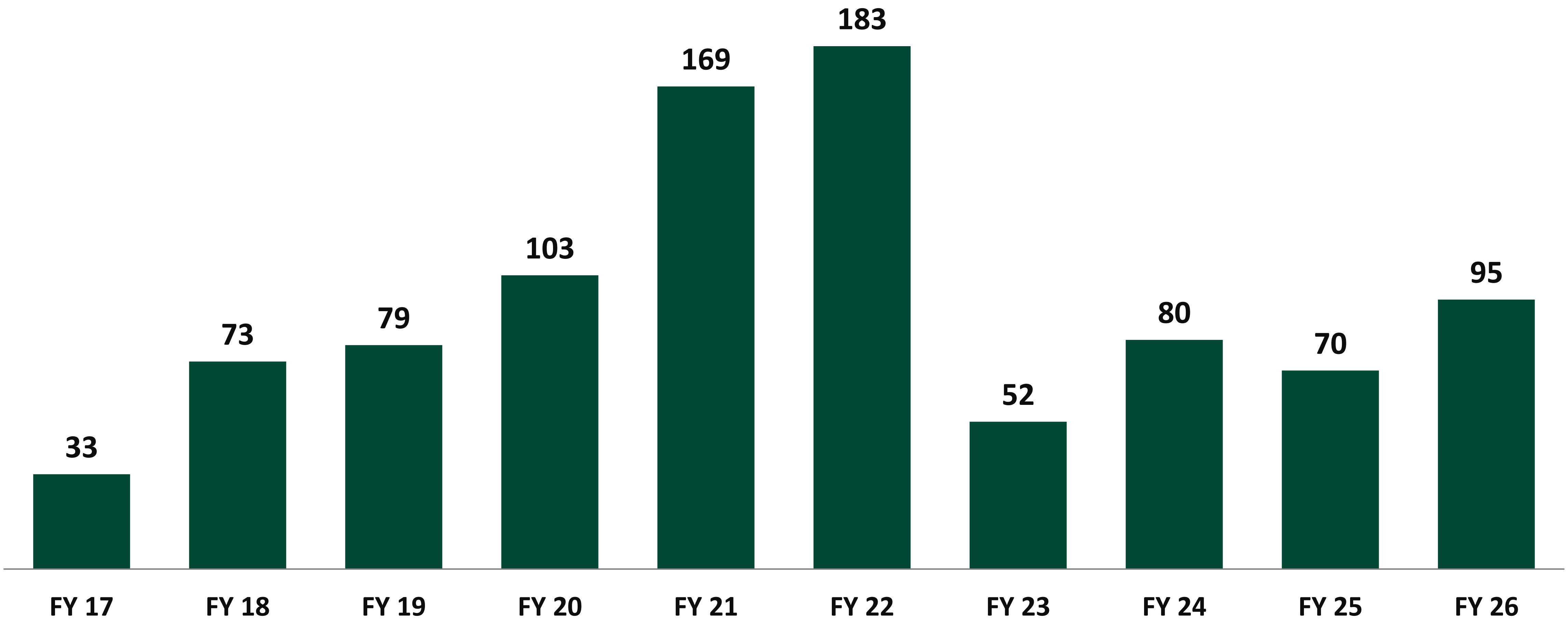
90 YEARS	30+ YEARS	30 YEARS
of Corporate History	under the Current Management	ANNIVERSARY on NASDAQ Next Year
Founded in Argentina in 1936	Since 1994	Listed since 1997

Responsible production. Stronger communities. Built on transparency.

CRESUD

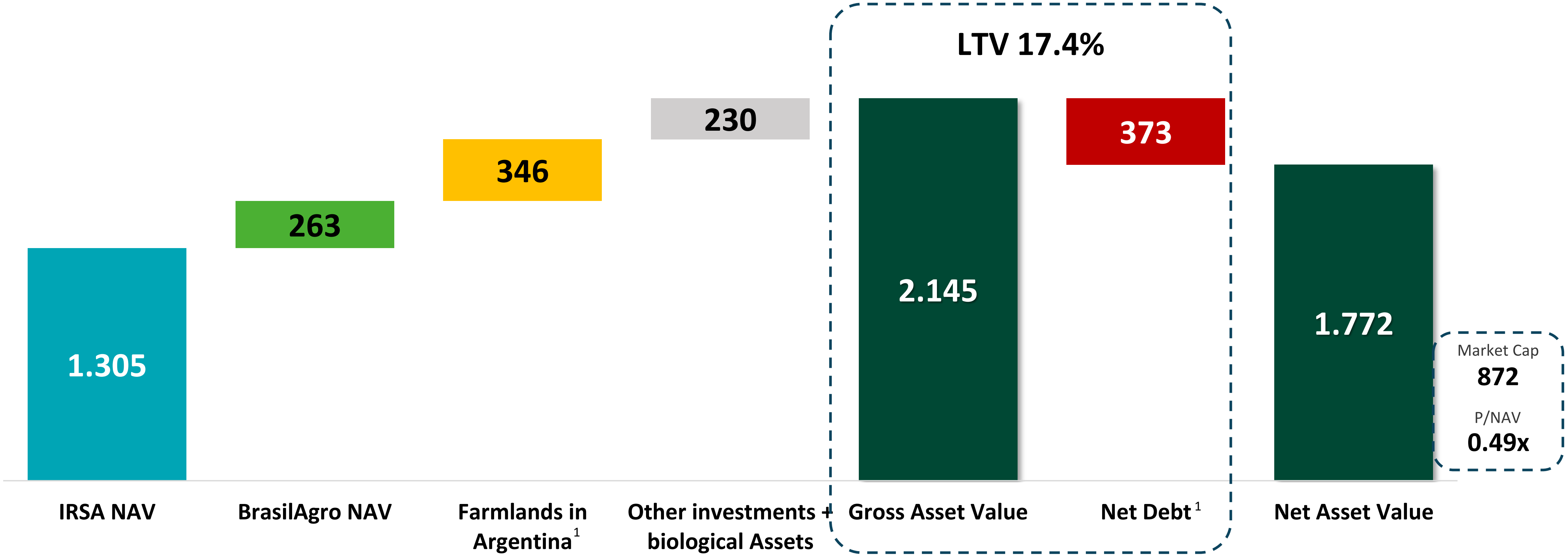
Financial Results

Agribusiness Gross Profit (USD million)



Net Asset Value (NAV)

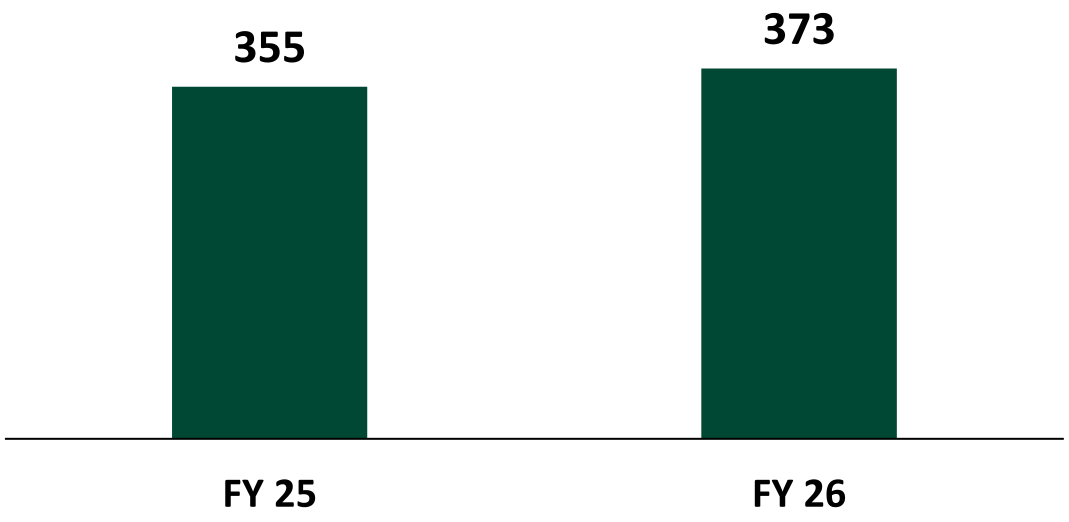
USD Million (as of June 30, 2026)



1 - Internal valuation

Standalone Debt Profile as of June 30, 2026 (USD million)

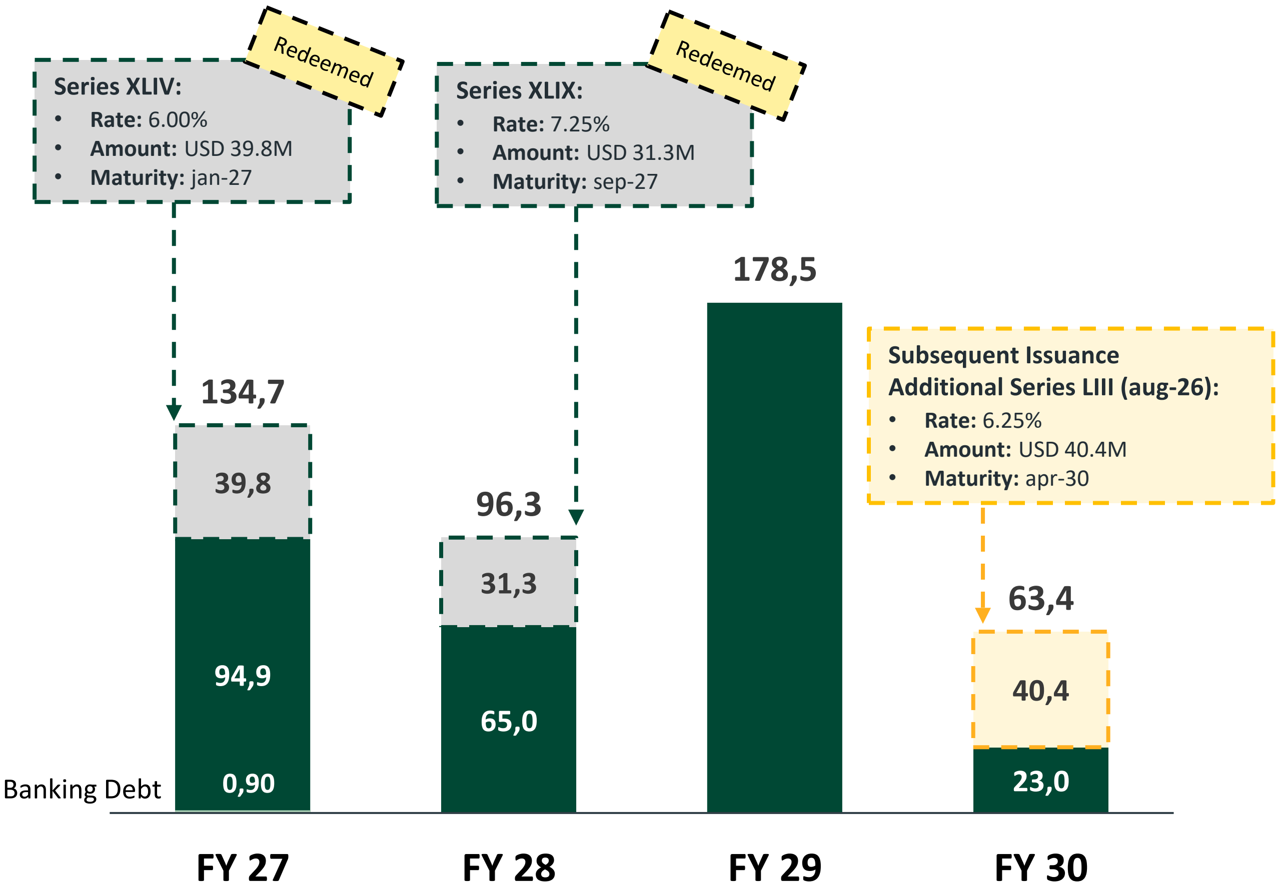
Net Debt Evolution



	USD
Gross Debt	**432.5**
Cash & Equivalents	**59.5**
Net Debt	**373.0**
Grain Stocks	45.0
Adjusted Net Debt	**328.0**

Amortization Schedule

USD 256 MM Notes Issued in FY26
Reducing the Company's average financing cost and extending maturities.



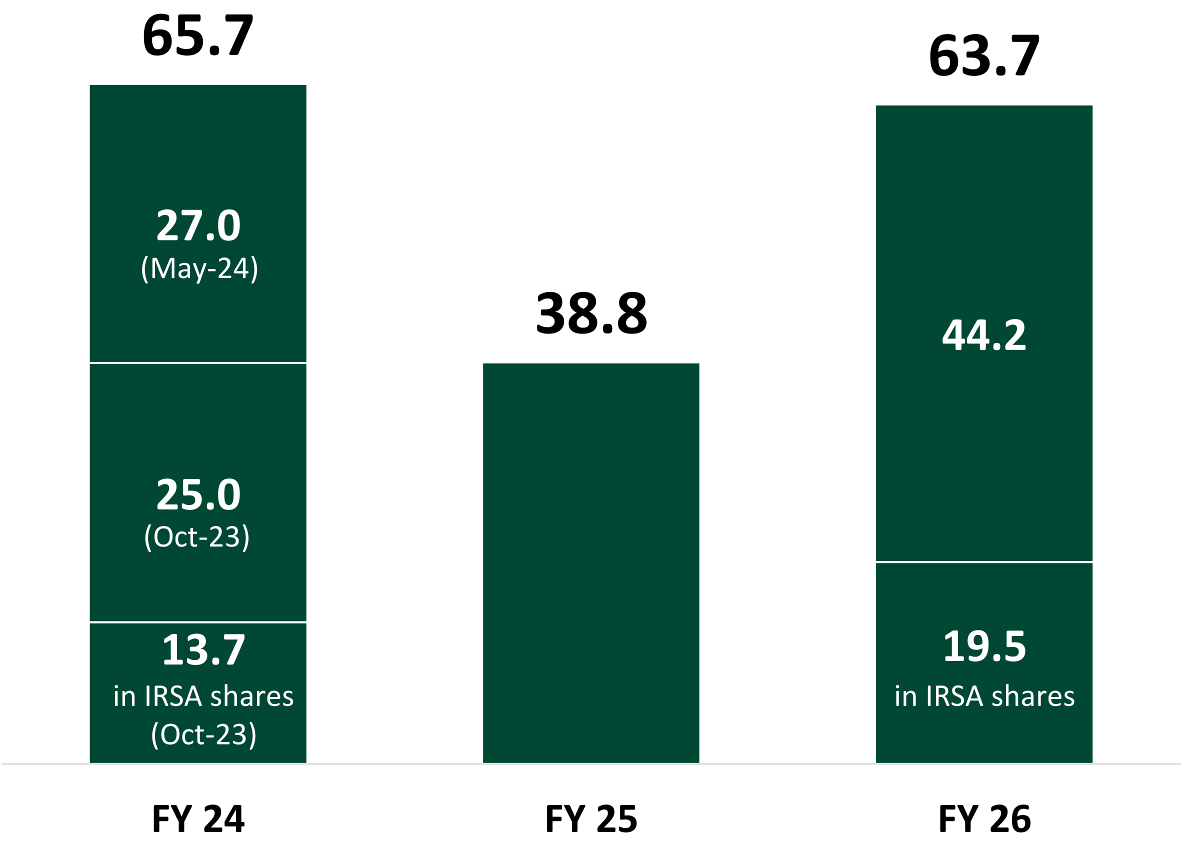
CRESUD Dividend Distribution (Approved Oct 30, 2025)

Dividend & Treasury Shares Distribution

	Dividends	
	In cash	In kind
Amount	ARS 65,080 MM	12,7 MM IRSA shares
Per ordinary share	ARS 103.8769	0.02027 IRSA shares
Per ADS	ARS 1,038.769	0.20271 IRSA shares
Dividend yield	~8.4%	

	Treasury Shares
Amount	5,300,000
Per ordinary share	0.0084595617664
Per ADS	0.084595617664

Dividend Distribution (USD CCL million)



Contact Information

CRESUD

Our Website	Our Email	Our Phone	Our Address	Our Twitter
www.cresud.com.ar	*ir@cresud.com.ar*	*+54 11 4323-7449*	*Della Paolera 261, 9th Floor*	*@CRESUDIR*