CRESUD

Institutional Presentation

IIIQ 2025

Corporate Structure

More Than 30 Years Investing In Real Assets

FLOAT
Nasdaq
BYMA
61.45%

CRESUD

100%
Farms in Argentina
+34,86% AGRO URANGA S.A.

35.4%
brasilagro
Farms in Brazil, Bolivia & Paraguay

51.2%
fyo
Agricultural Commercial Services

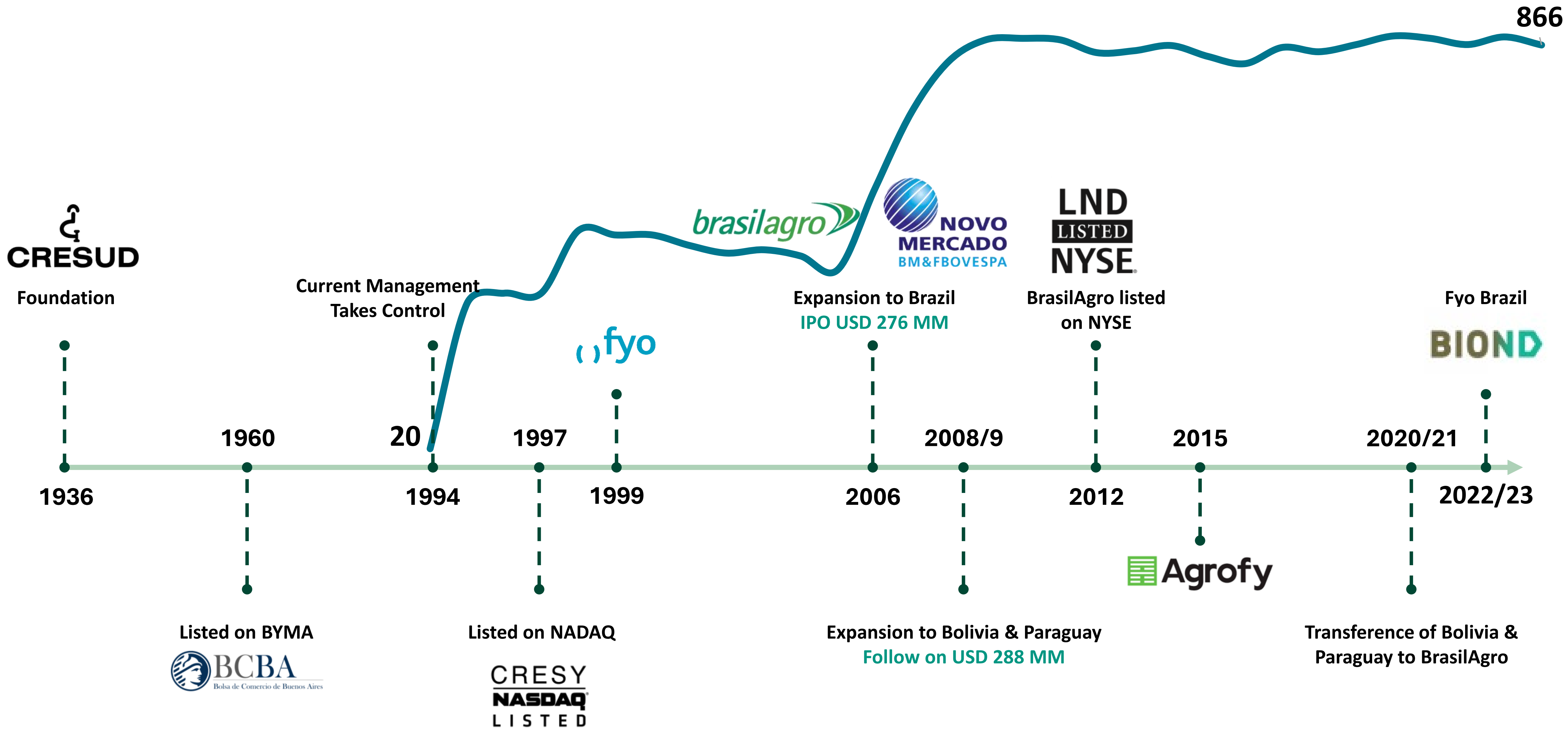
18.3%
Agrofy
Agribusiness Marketplace

55.1%
IRSA
Urban Business
29.1%
BANCO Hipotecario

CRESUD

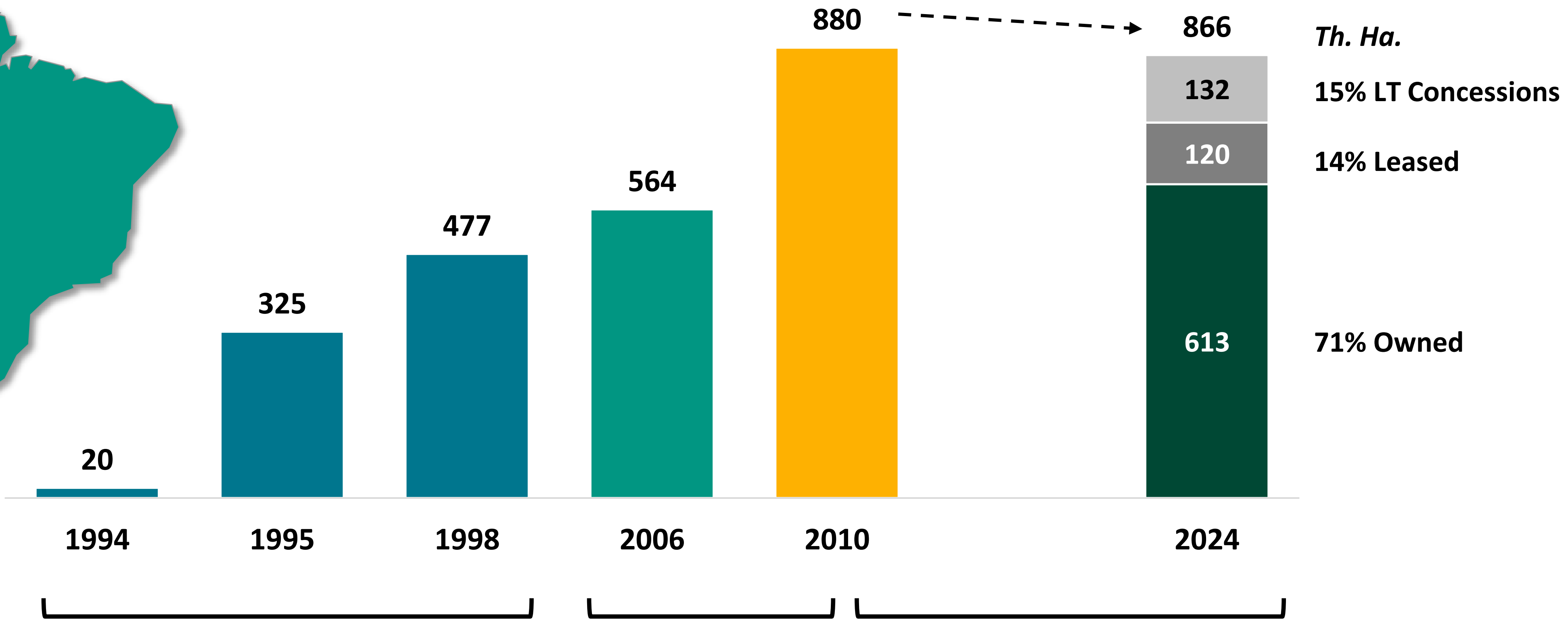
Leading Agribusiness In The Region Since 1994

Historical Milestones



Farmland Portfolio Evolution

Expanding Our Agribusiness Model From Argentina To The Region



Growth In Argentina

Regional Expansion

Development & Sale Phase
Consolidating The Model

Current Regional Agribusiness Portfolio

Through CRESUD, BrasilAgro & Subsidiaries

864,700 ha — **Under Management**
71% owned, 14% leased & 15% LT concession

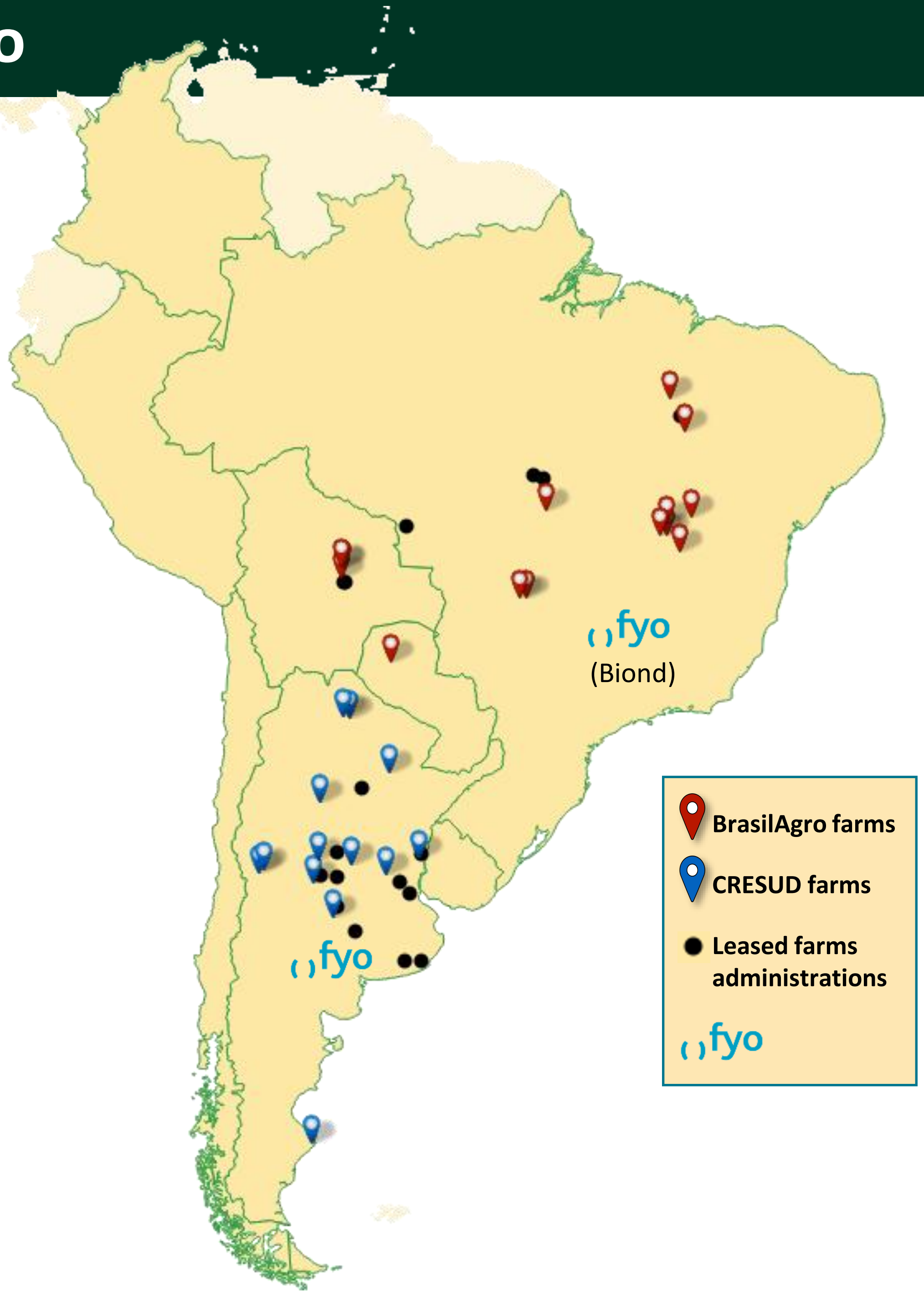
27 — **Farms Across The Region**

434,300 ha — **Productive hectares**
60% crop & 40% cattle

430,400 ha — **Land Reserves**

82,150 — **Cattle Heads**

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



Agribusiness Strategy

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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

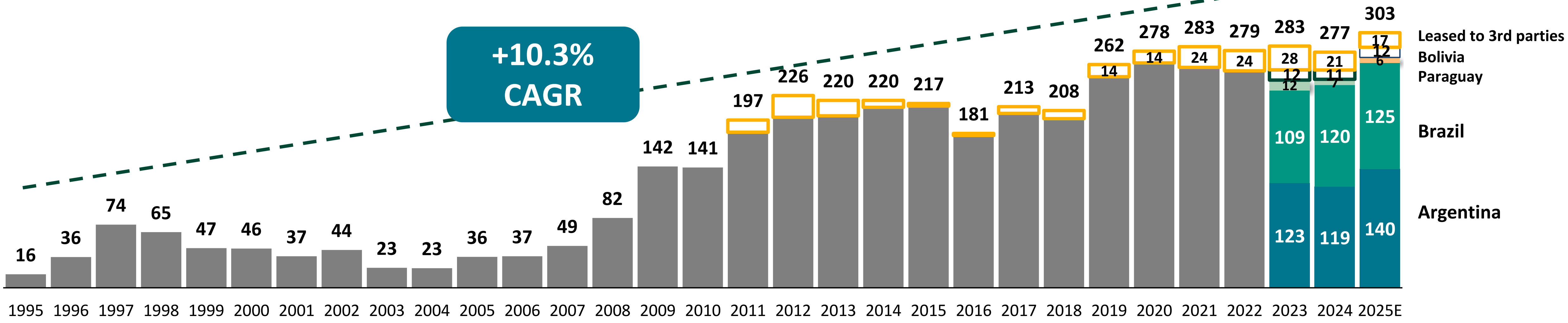
4 **ESG Commitment**

Sustainability In Our Operations

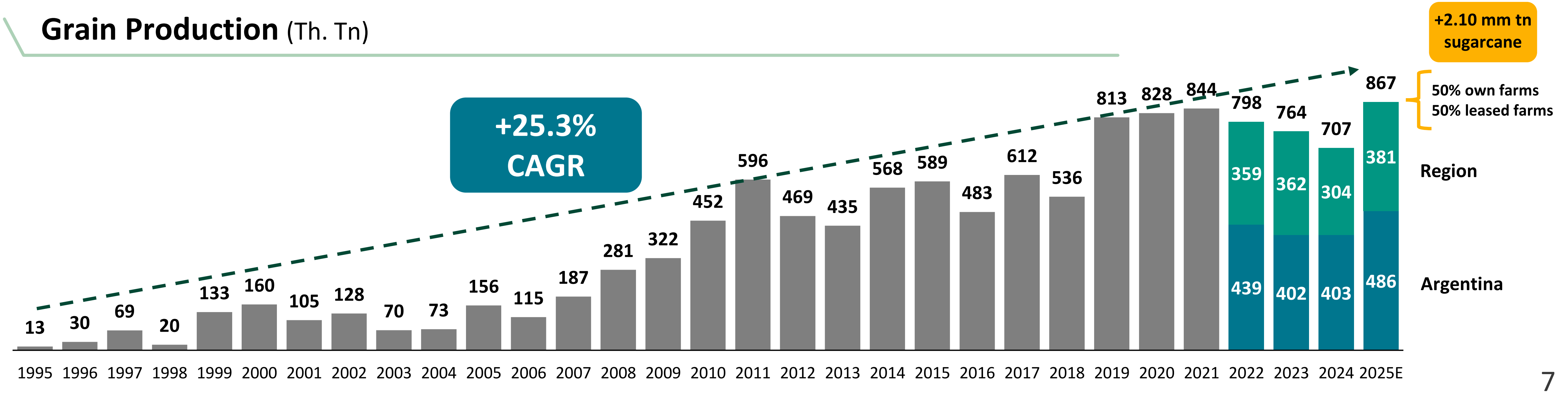
CRESUD

Farming Activity: Track Record

Planted Surface (Th. Ha)

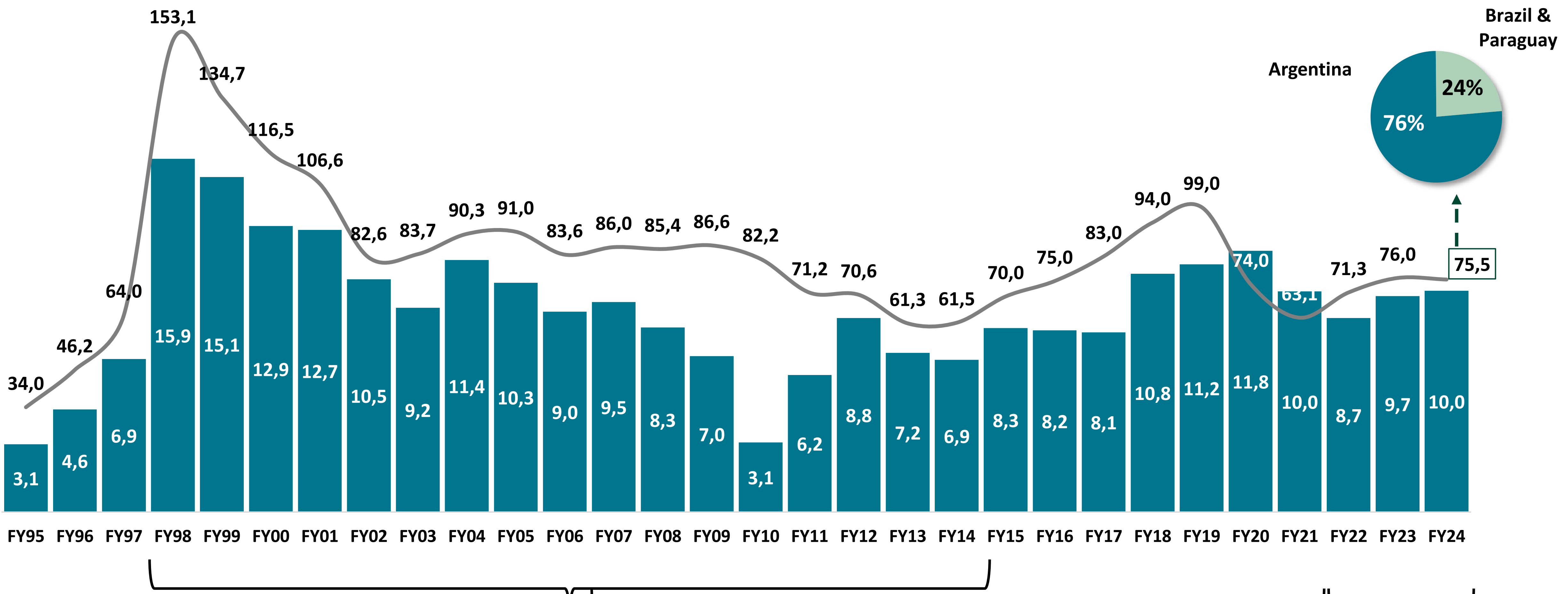


Grain Production (Th. Tn)



Cattle Activity Evolution: Complete Cycle Including Feedlot

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



Cactus Feedlot in San Luis

Carnes Pampeanas Meetpacking Facility in La Pampa

Feedlot in La Pampa & Salta

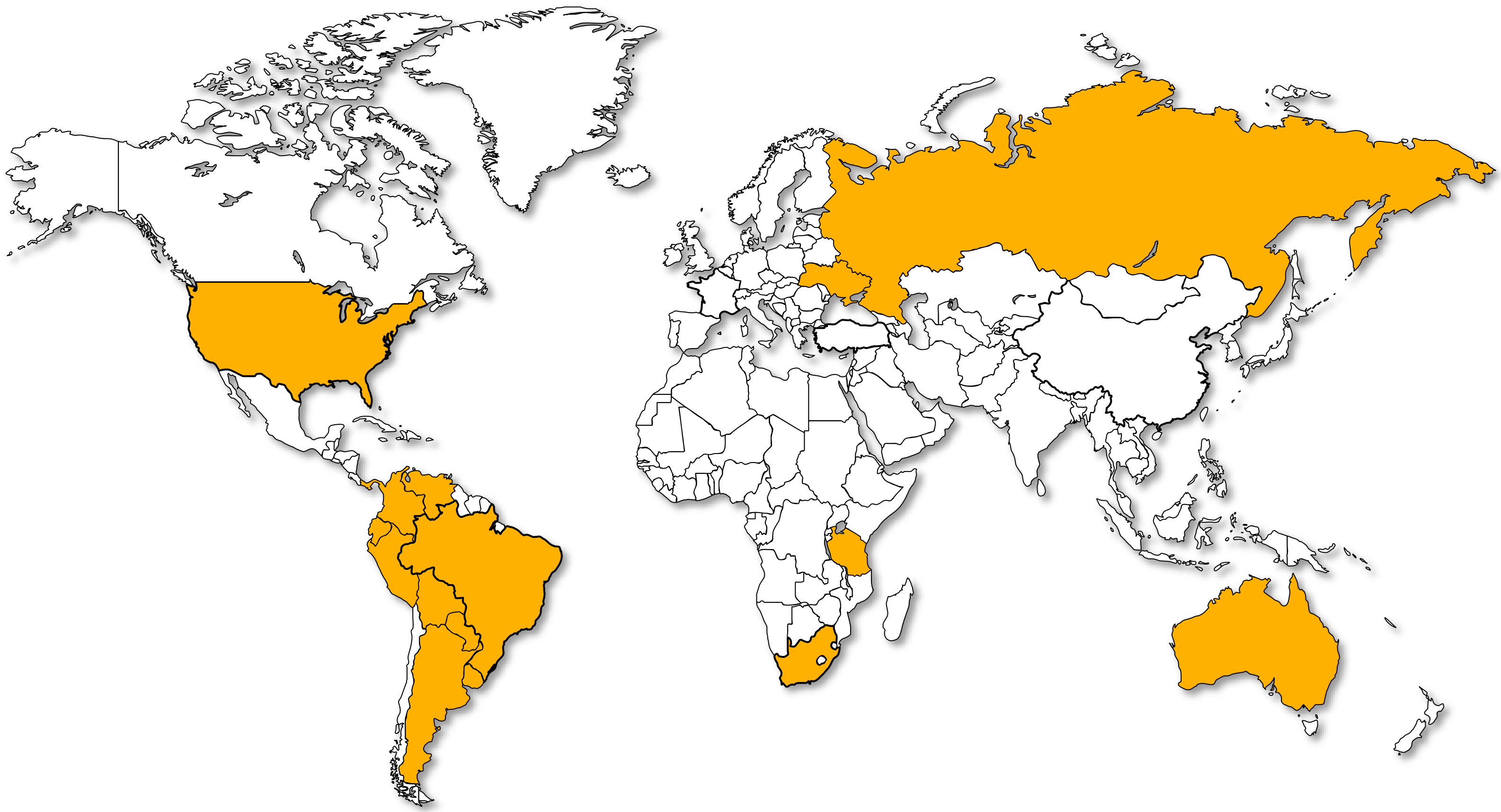
Agricultural Real Estate Pioneers

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

Land optimization due to change of activity and technological innovation

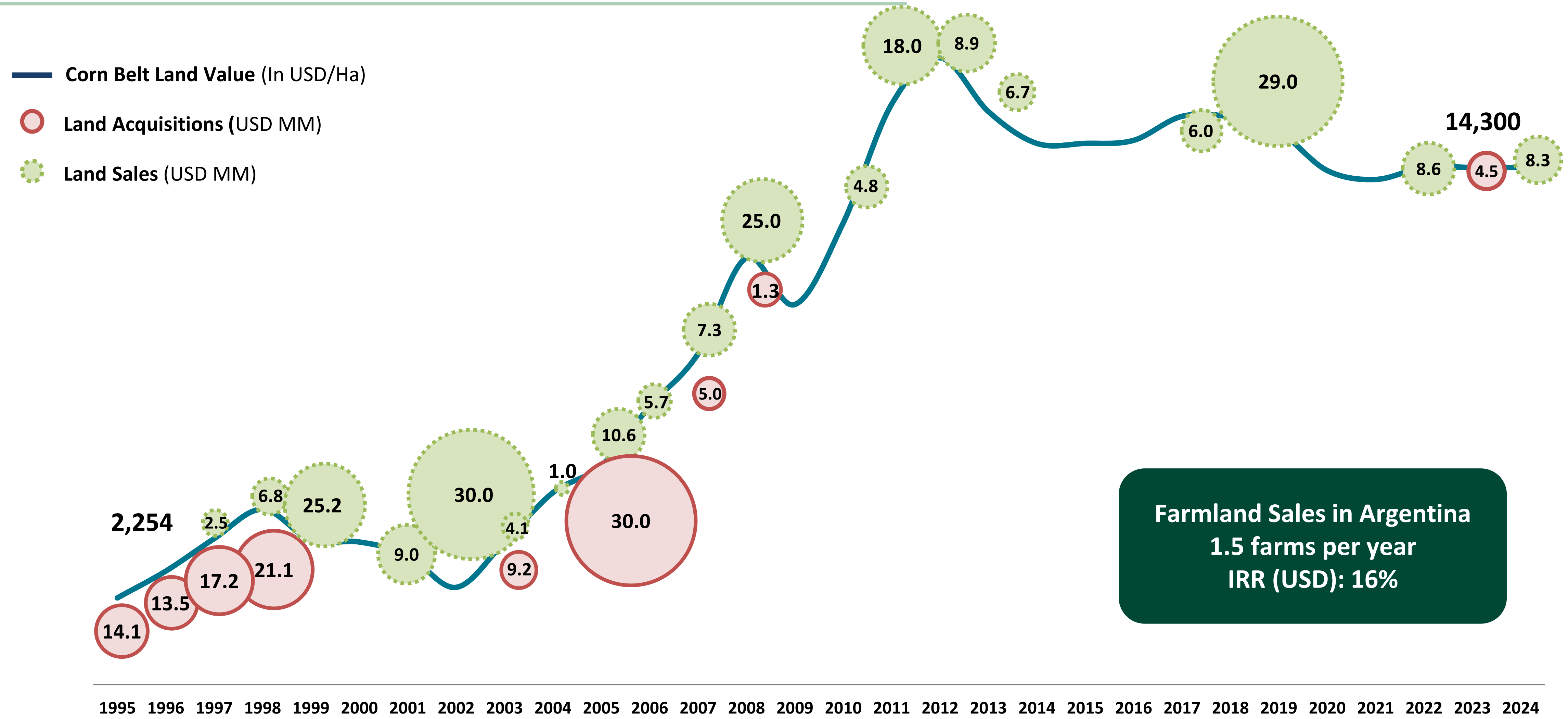
Farm or owned company purchases and **partial financed sales**

Due Diligence of more than 10 mm hectares across the world



Farmland Real Estate: Acquisition, Land Appreciation and Sale

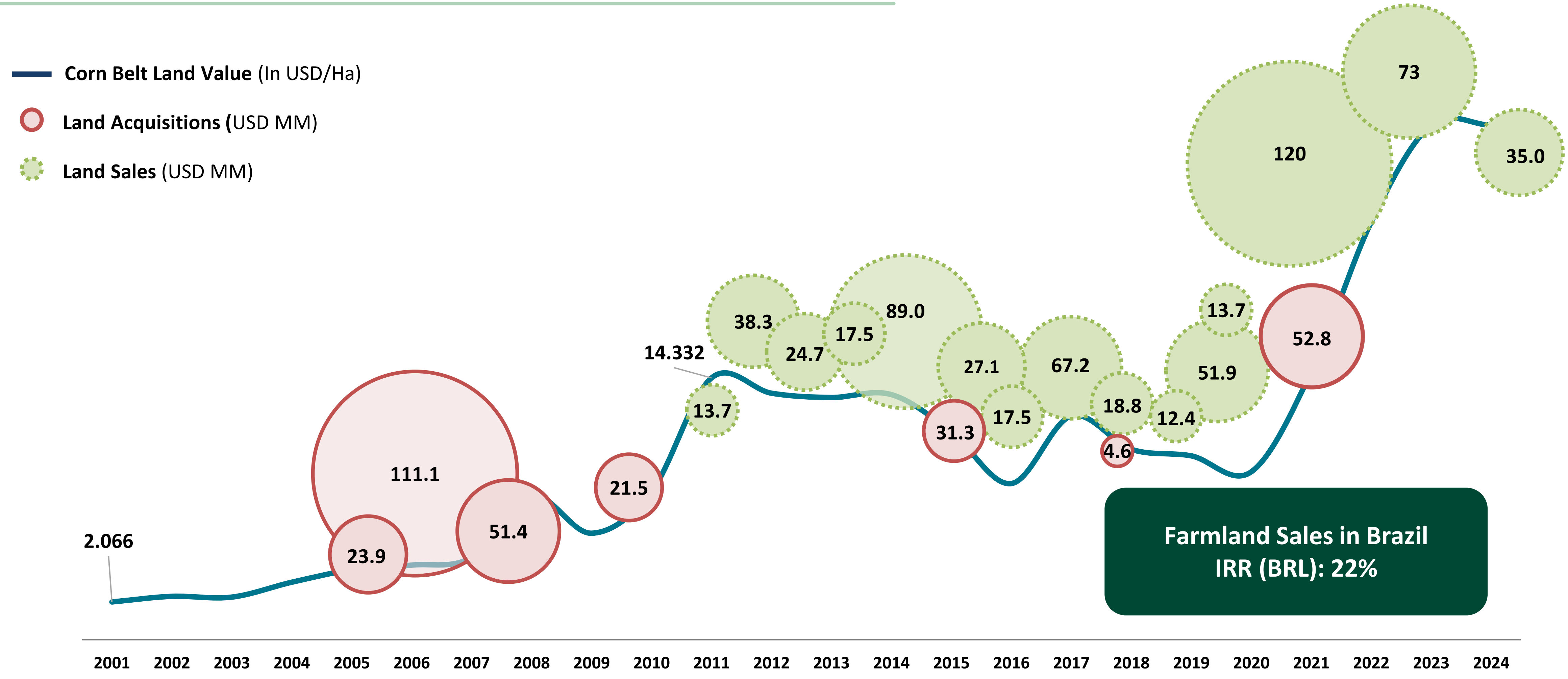
Farmland Prices in Argentina (In USD/ha)



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)

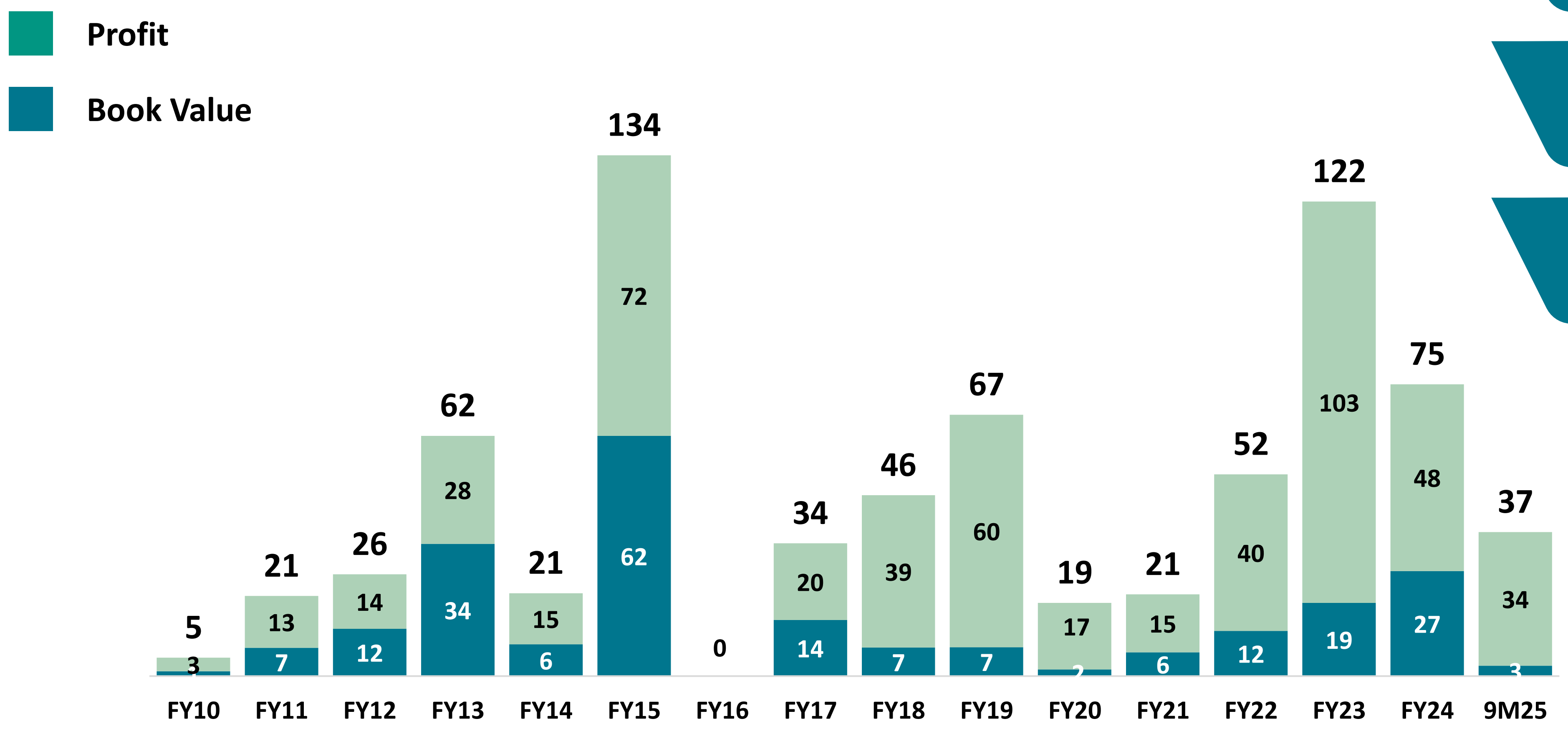


Farmland Sales in Brazil
IRR (BRL): 22%

Farmland Real Estate

fyo
CRESUD's Stake: 51.2%

Farmland Sales Track Record



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

2.4x
Sold farms per year

17k
Sold ha per year

3.0%
Sold portfolio per year

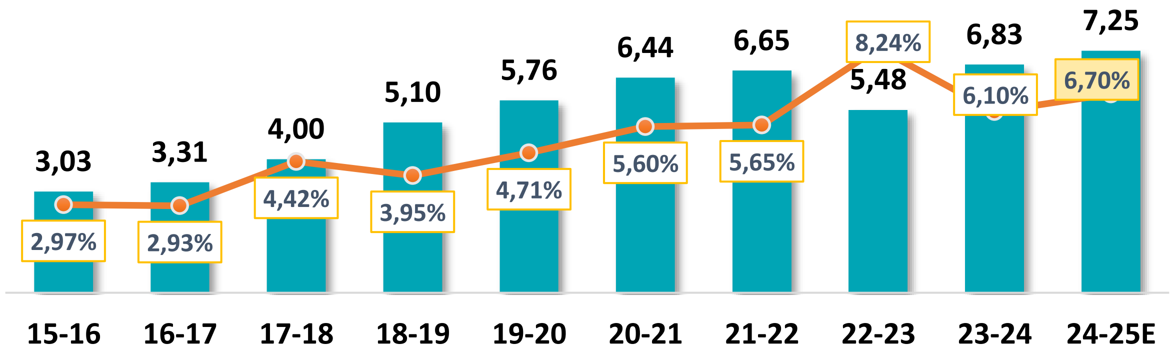
Agricultural Commercial Services

CRESUD's Stake: 51.2%

Complementing Traditional Farming With Services, Trading and AgTech

Traded Tons Evolution & Market Share

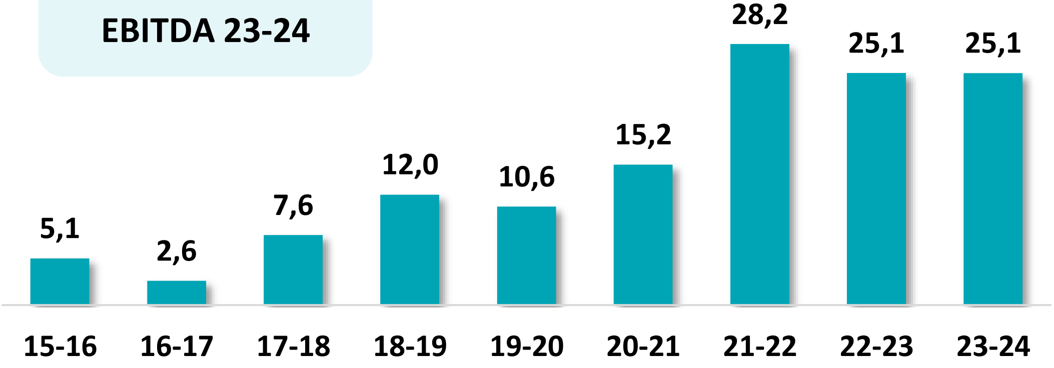
(In MM tons & %)



EBT Evolution (In MM USD)

USD 29.5 MM

EBITDA 23-24



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 Commitment: Social Contribution to our Communities

Directly and through Fundación IRSA - Focus on Infrastructure, Education & Health

We are part of the communities where our farms are located

- We have built 1 **school** in "Los Pozos" farm, and we work with 16 schools in 5 provinces where our farms are located.
- We deliver school kits, organize workshops with extra curricular activities such as theater, puppet factory and educational visits for students.
- We **promote transformations stimulating economic activity** in the territories helping to access to social, health and educational services, as well as to housing and **better infrastructure**, including technology in communications.
- We collaborate in the **hospitals** doing first aid courses, donating water purification filters, creating a primary care room for the communities in the farms, among other proposals.

Fundación IRSA 1996

- The Foundation supports initiatives that enhance the interaction between education and culture for the growth of society.

500 Group Social Investment
ARS million – FY 2024

+100 Relationship with NGOs
FY 2024

+100 Social Actions
FY 2024

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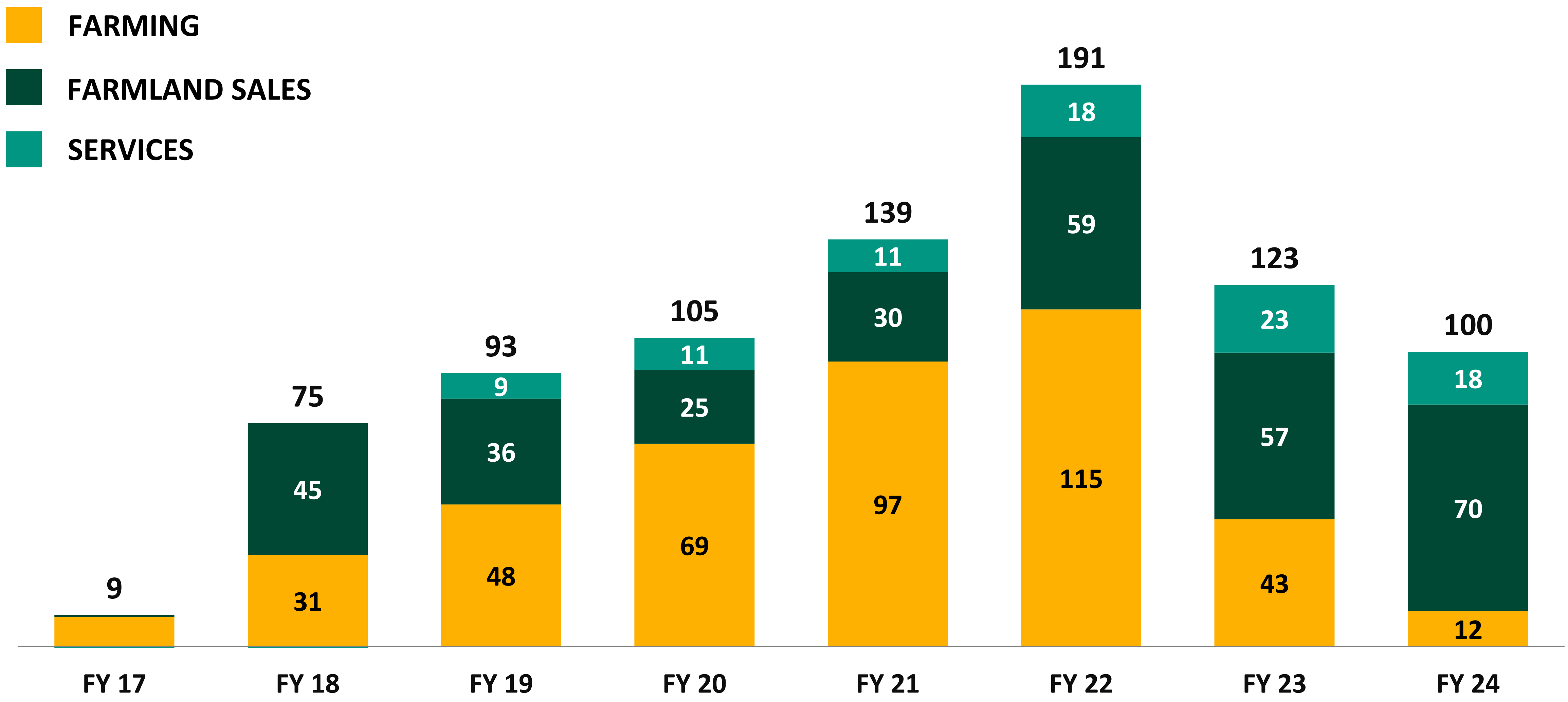
Financial Results

Agribusiness Adjusted EBITDA Evolution

By Agribusiness Segment (In USD MM)



Stand Alone Debt Profile – March 31, 2025 – USD million

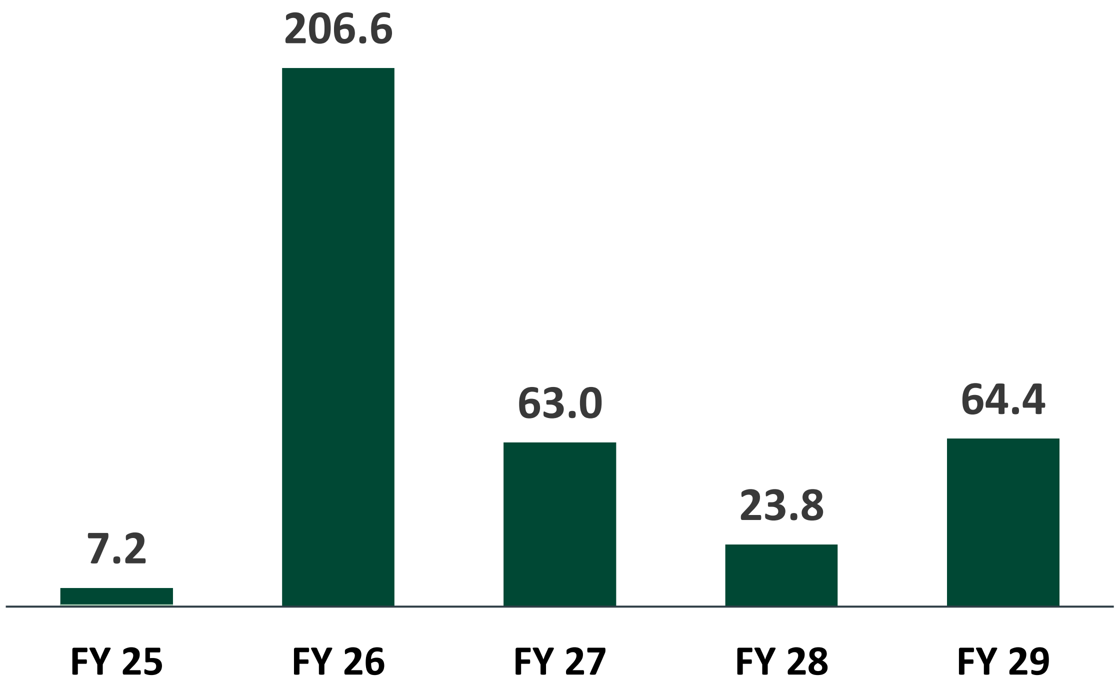
Debt Profile

GROSS DEBT	365.0
CASH & EQUIVALENTS	15.3
NET DEBT	349.7

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

FixScr affiliate of FitchRatings

Amortization Schedule

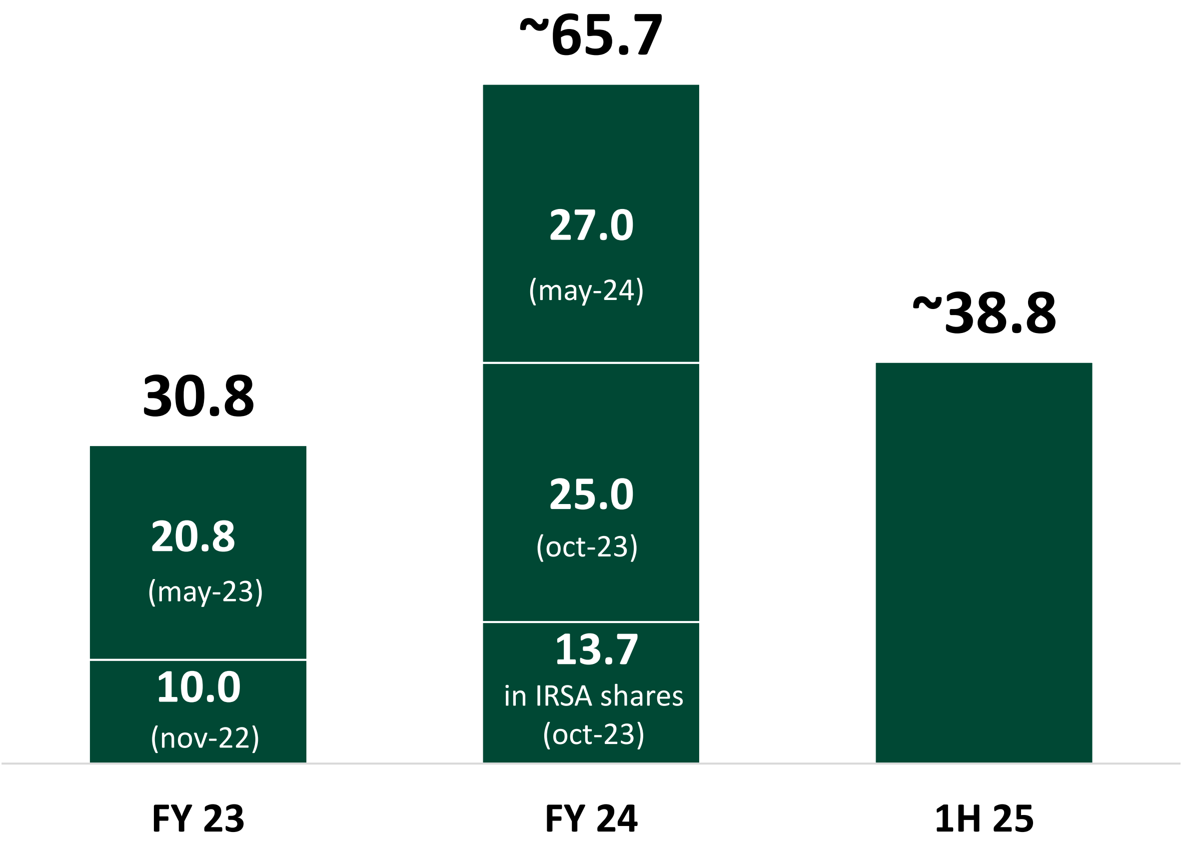


Dividend Distribution

Dividend Approved on October 28th, 2024

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

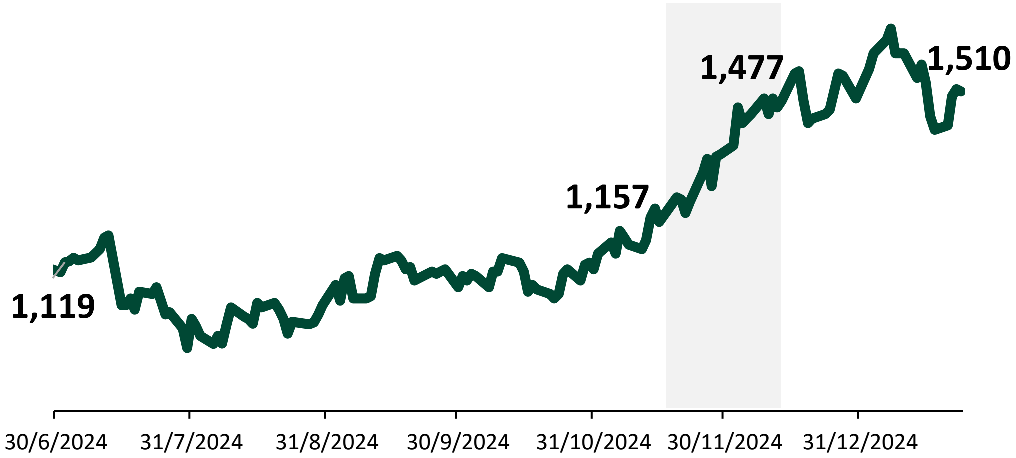
Latest Dividends Distributed (USD CCL million)



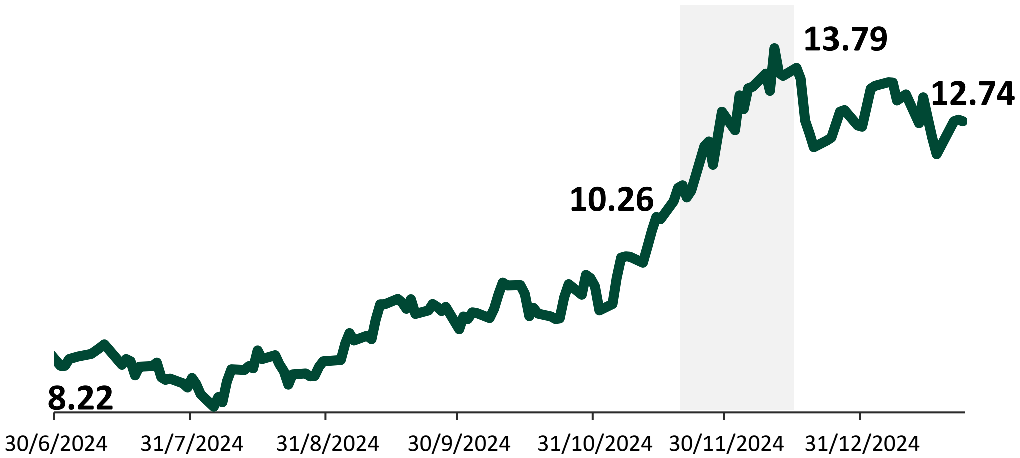
Shares Repurchase Programs

Period	November to December 2024
Number of 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%

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
IRSA IPO
BA & NY LISTING

1997
CRESUD US LISTING
Follow on
USD 92 MM

2000/1
APSA IPO (now IRCP)
BA & NY LISTING
APSA & IRSA CONVERTIBLE NOTES

2006
BRASILAGRO IPO
USD 276 MM
Company Foundation

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

2021
CAPITAL INCREASE
BRASILAGRO USD 93 MM
CRESUD USD 45 MM
IRSA USD 29 MM
LOCAL MARKET ISSUANCES & DEBT EXCHANGES
USD 255 MM

2022/4
LOCAL MARKET ISSUANCES & DEBT EXCHANGES

CRESUD

Contact Information

Our Website

www.cresud.com.ar

Our Email

ir@cresud.com.ar

Our Phone

(+54) 911 4323-7449

Our Address

Della Paolera 261

9th floor

Our Twitter

@CRESUDIR