CRESUD

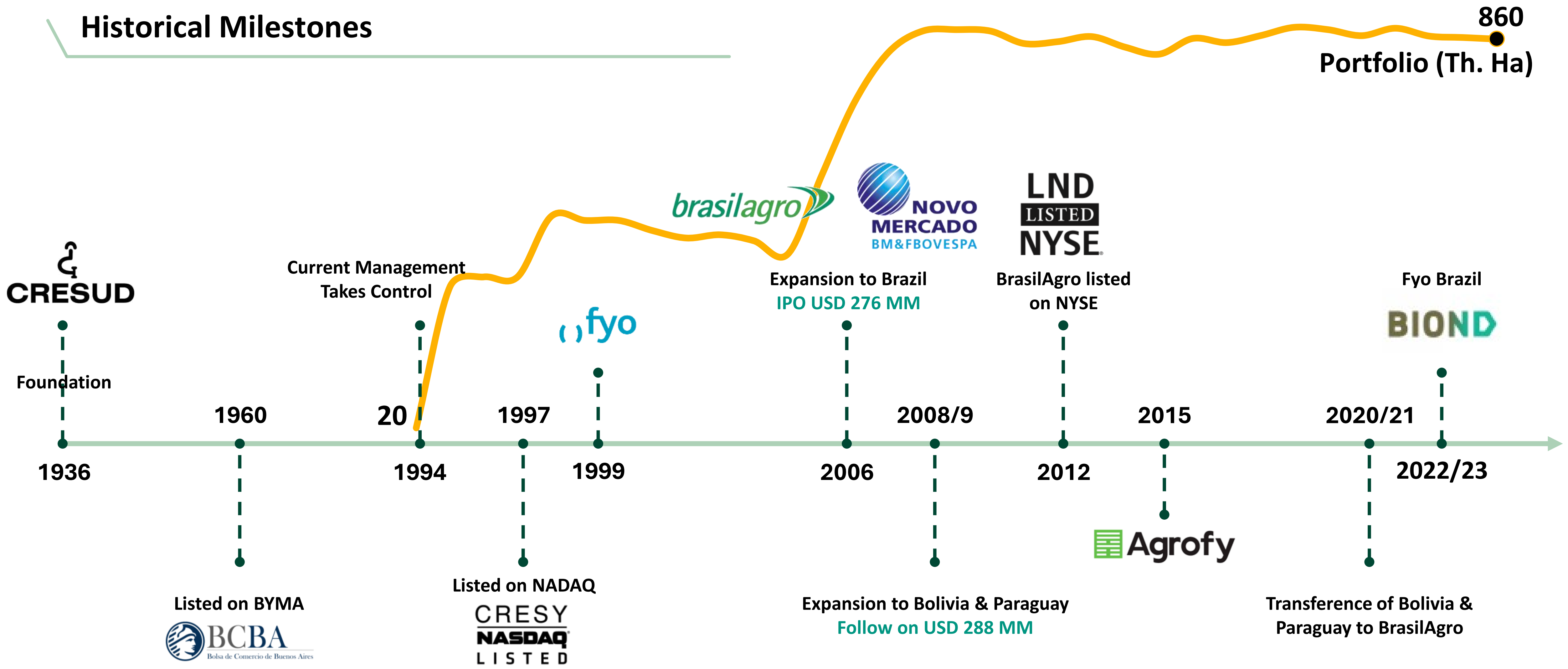
Institutional Presentation

IIIQ 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

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Pioneers in agricultural **real estate**

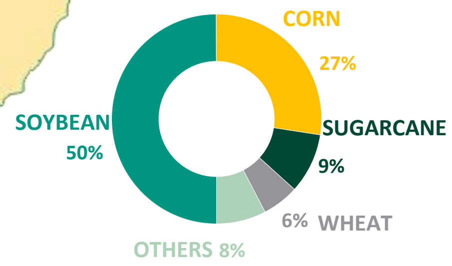
Due diligence of more than **10 mm** hectares across the world

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% — IRSA Urban Business — 29.12% Banco Hipotecario

BrasilAgro farms
CRESUD farms
Leased farms administrations



859,500 ha Under Management
68% owned, 17% leased & 15% LT concession

26 Owned Farms Across the Region
+1 under long term concession

430,300 ha Productive Area
60% crop & 40% cattle

77,000 ha Cattle Heads

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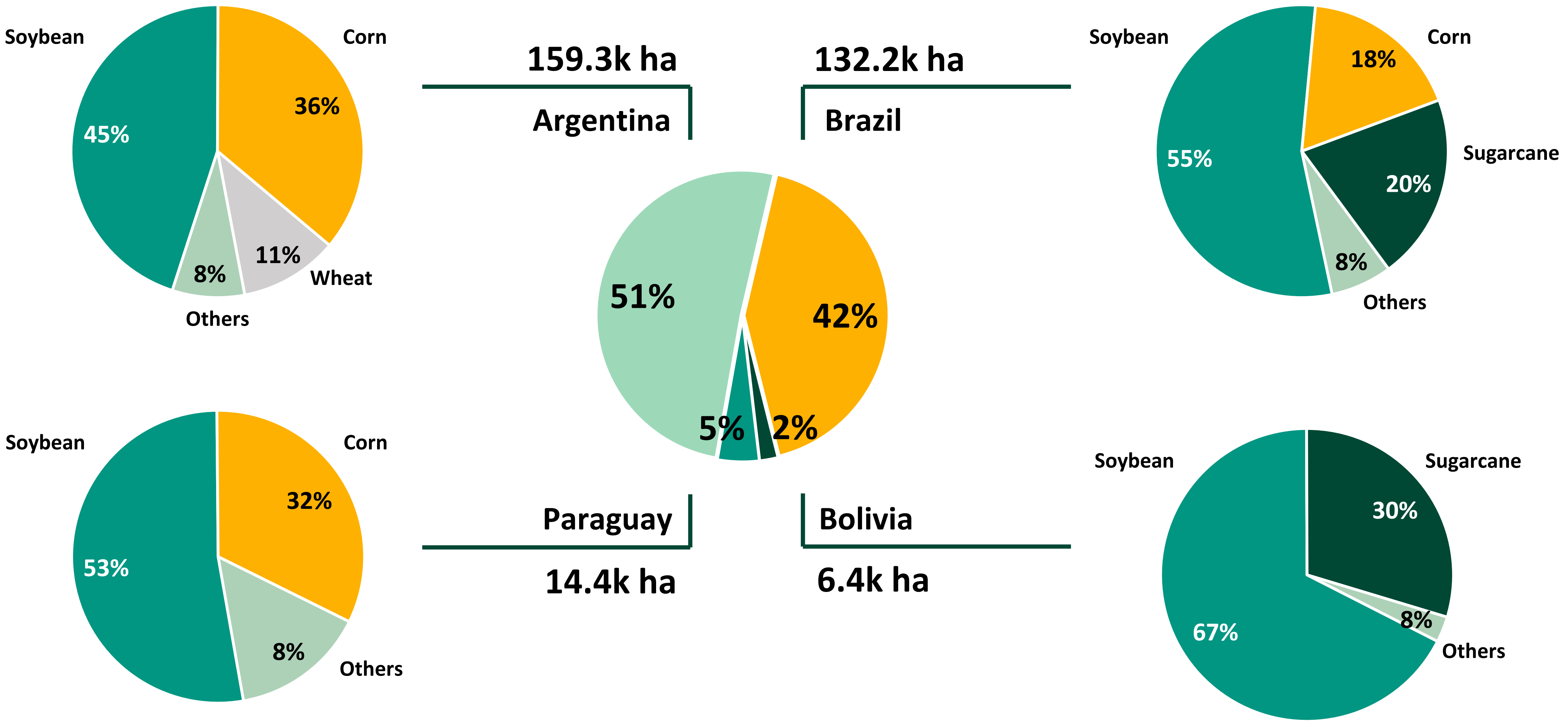
Planted Area by Crop by Country

Total: 311.5k ha
(owned & leased)



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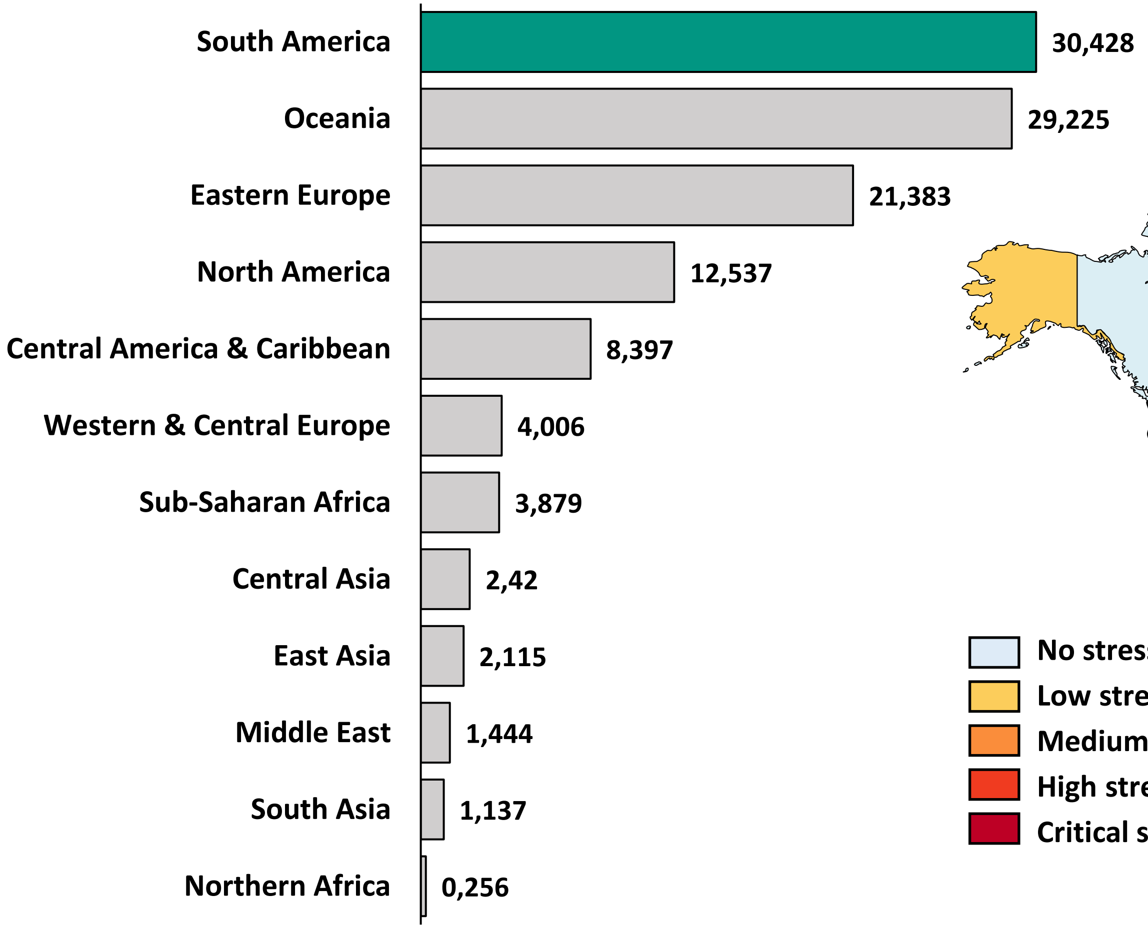
Regional Agribusiness Strengths

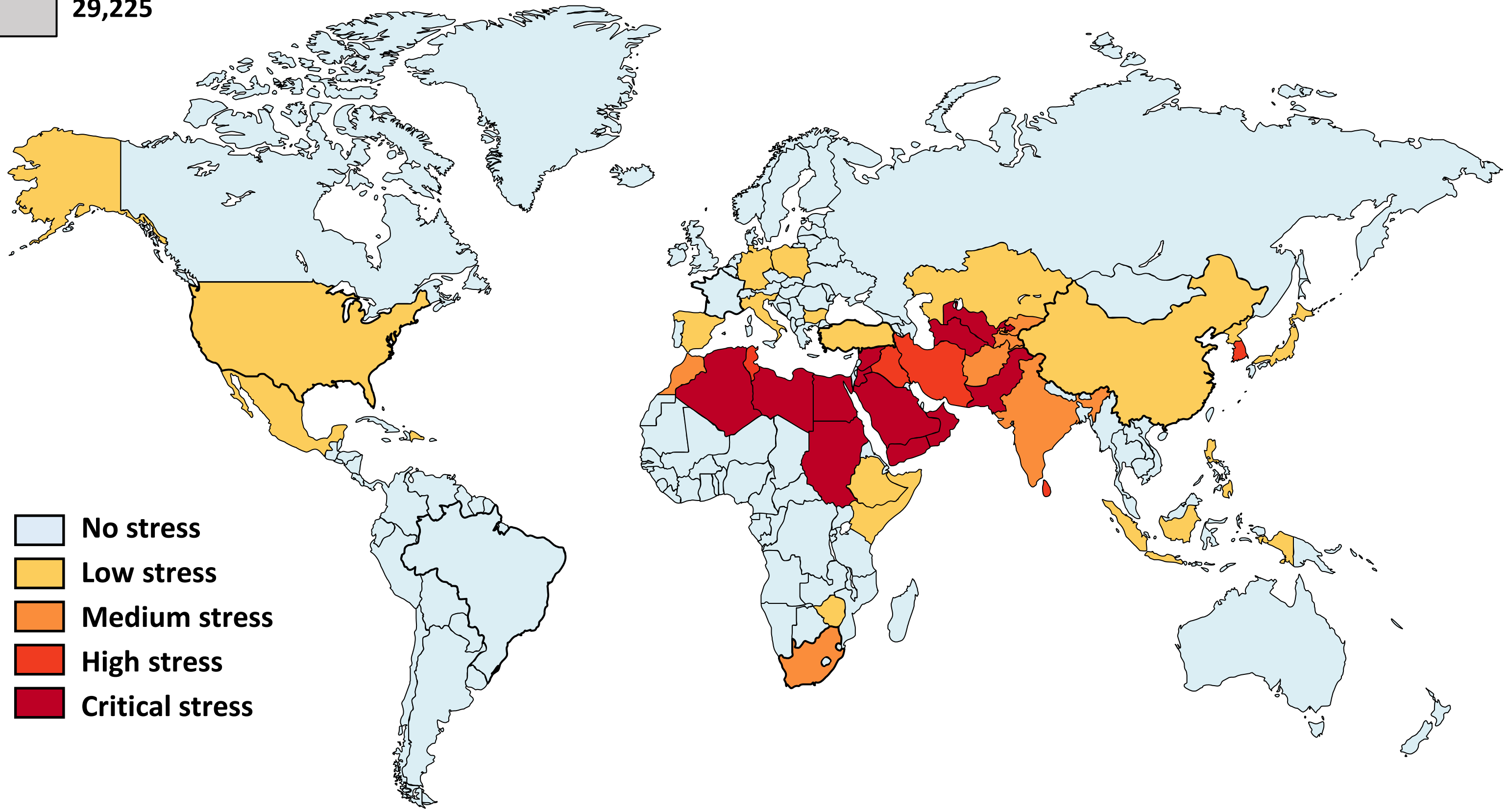
SOUTH AMERICA EXCESS OF WATER RESOURCES PER CAPITA

Per Capita Renewable Freshwater Resources (m³)



Freshwater Stress Levels

Water Withdrawals as a Share of Internal Resources

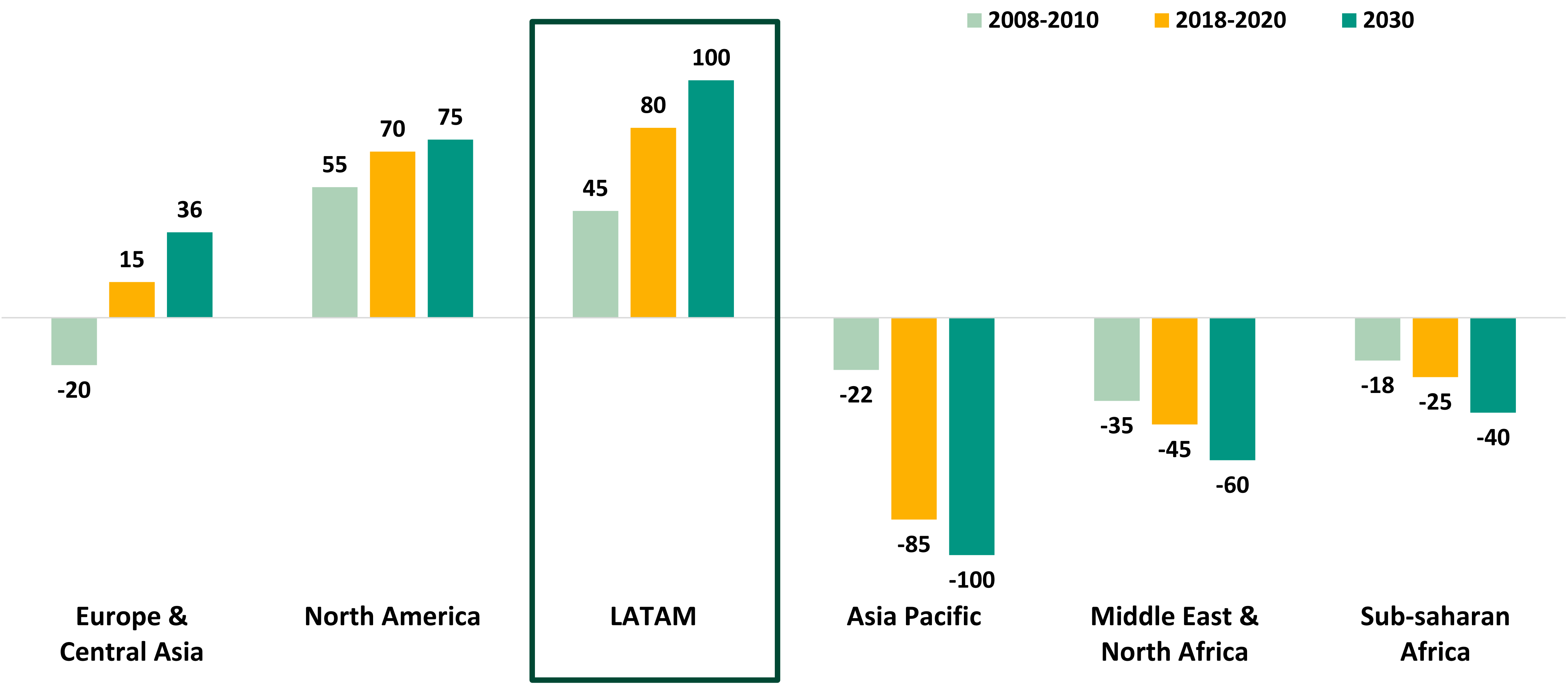


Sources: Water resources by continent – FAO AQUASTAT & OurWorldinData.org/water-use-stress

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.

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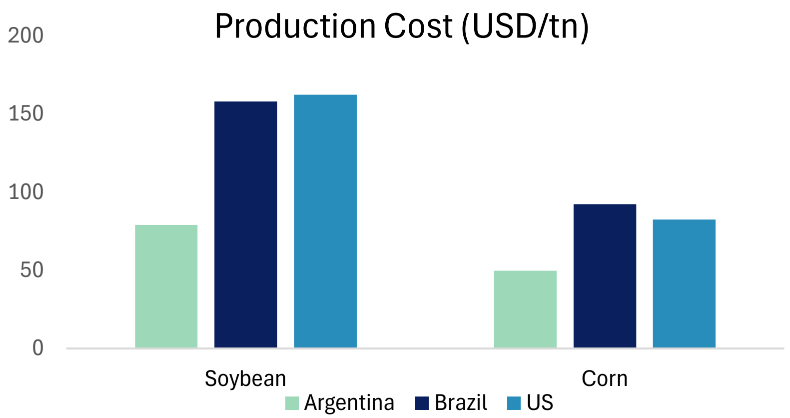
Argentina: World-Class Agriculture, Unlocked Potential Ahead

Argentina's Strengths As A Global Agricultural Leader

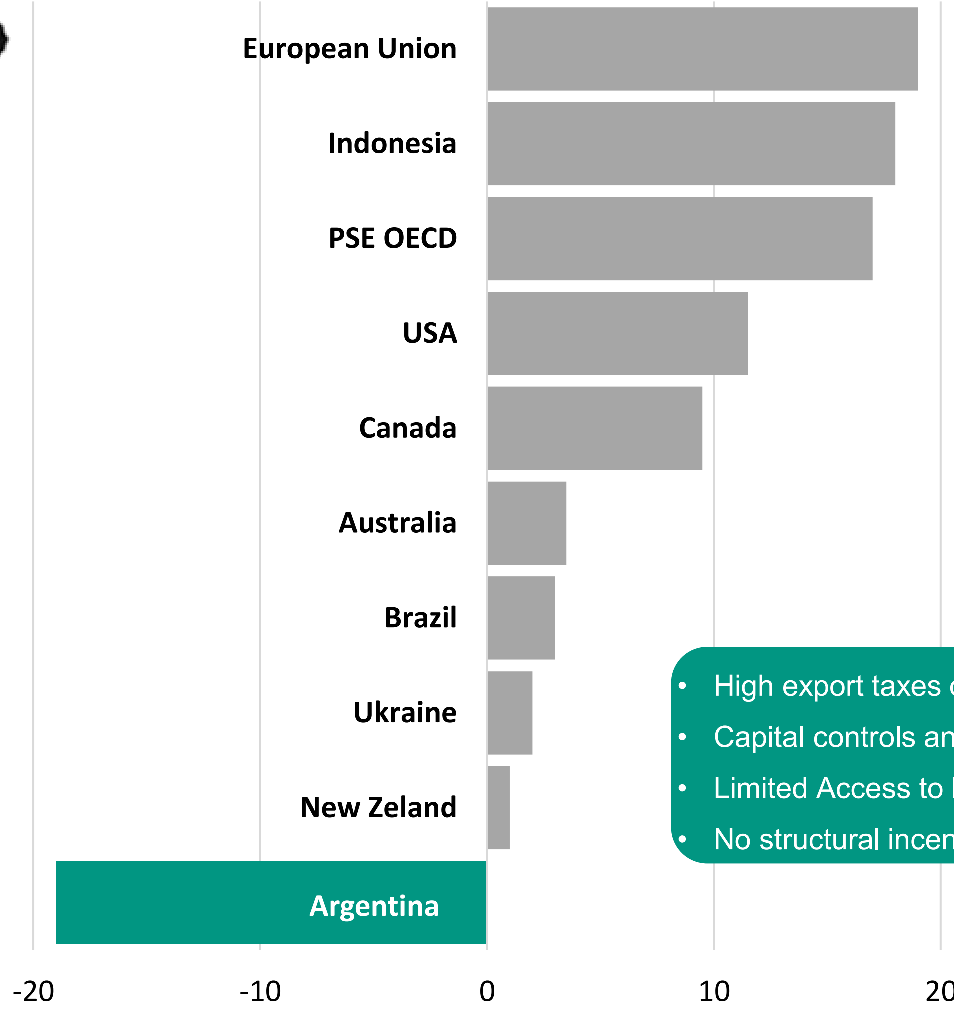
- **Top Global Food Exporter**
  #1 in Soybean Oil & Meal & #3 in Corn
- **Leader in Sustainable Agriculture**
  +95% no-till farming; cover crops; precision agriculture
- **Agribusiness as a Key Economic Driver**
  +15% of Argentina's GDP and jobs, and ~50% of export dollars
- **Low-Cost Producer**

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

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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

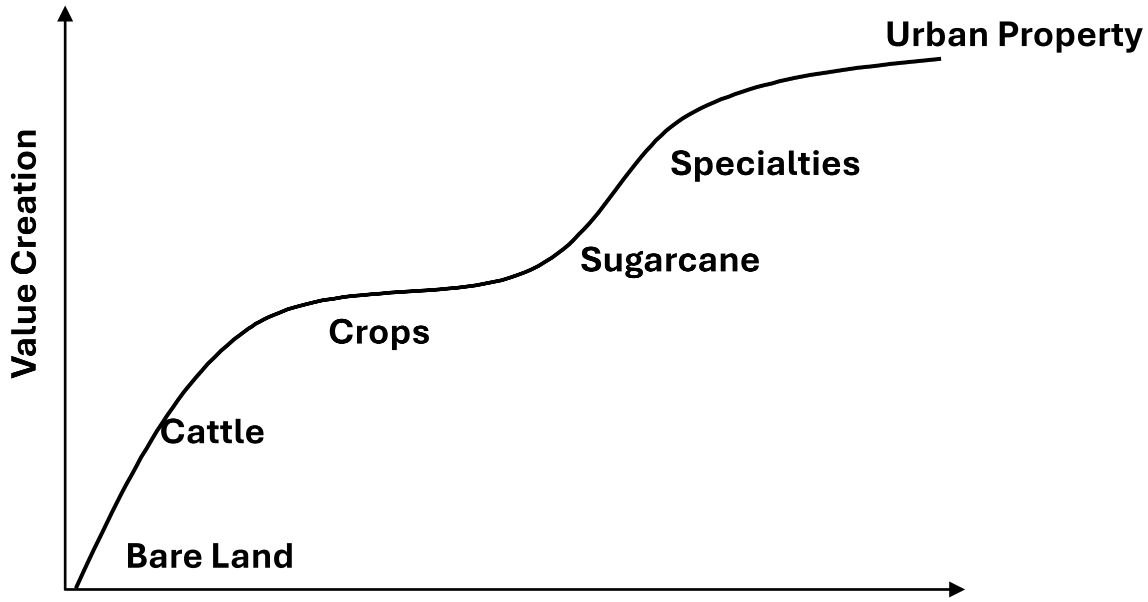
Diving Sustainability & Technological Innovation Across Our Operations

Farmland Real Estate: Value Creation through Optimization & Rotation

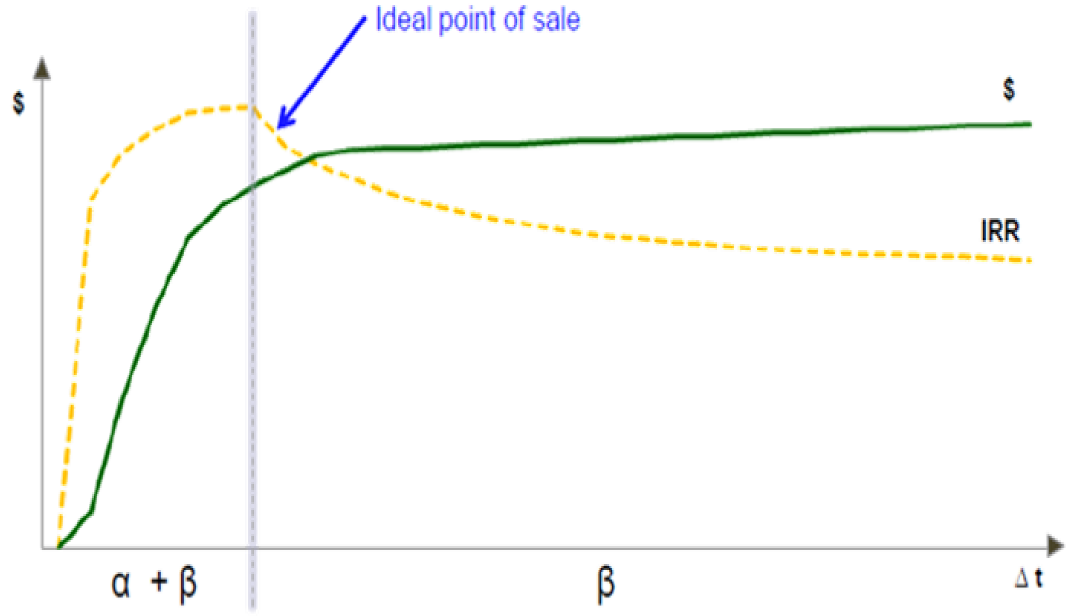
Value Strategy → Land ROIC Improvement →

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

Farmland Value Creation



Farmland Appreciation Returns



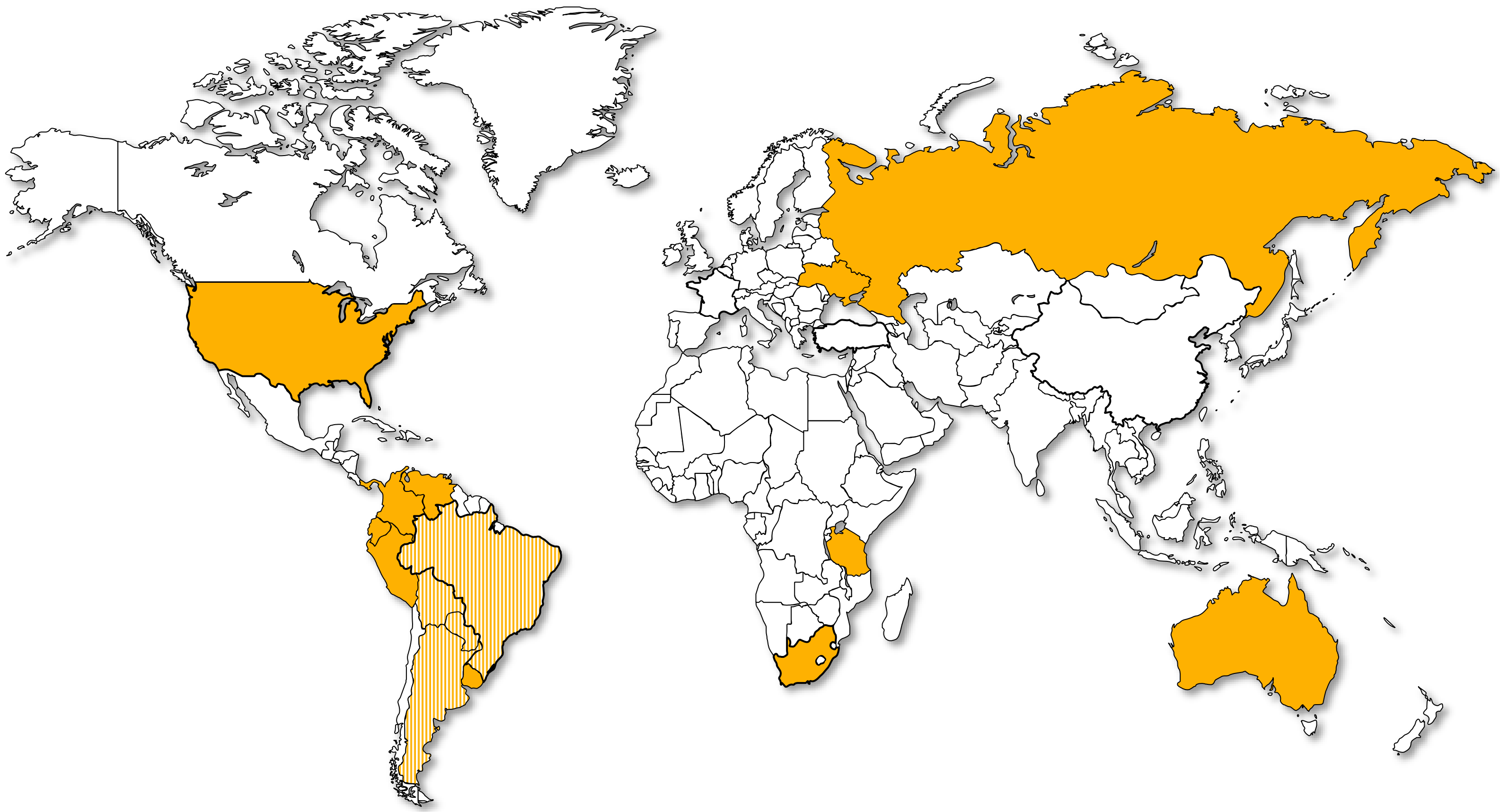
Agricultural Real Estate Pioneers

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

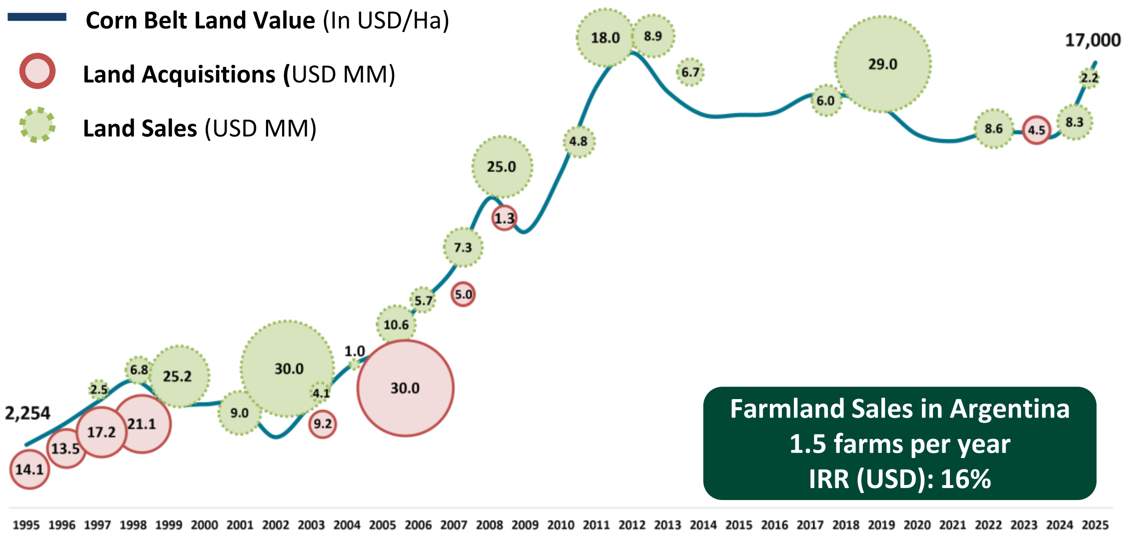
Due Diligence of more than 10 mm hectares across the world



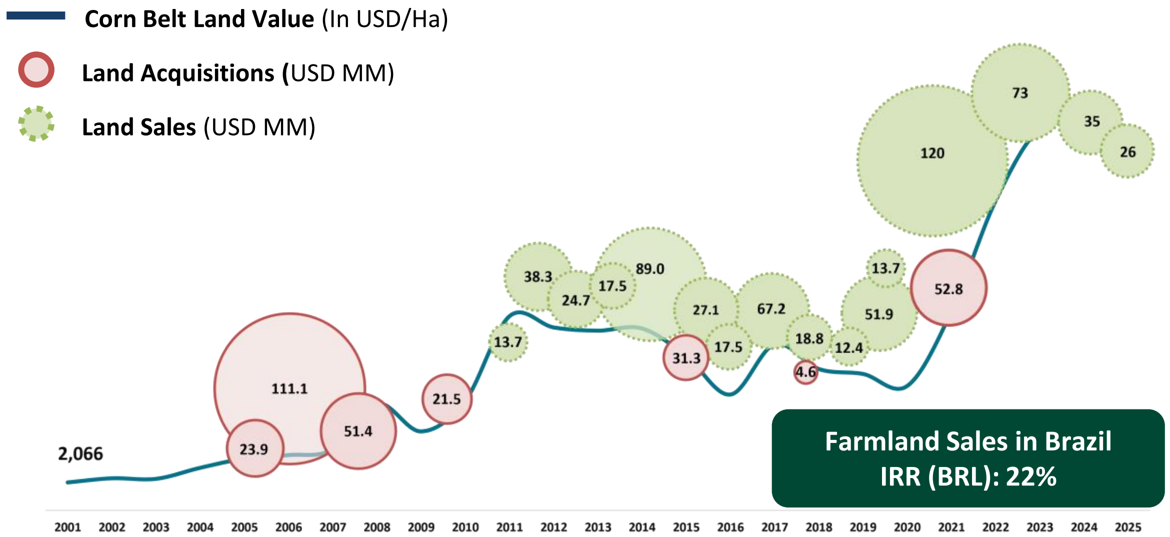
CRESUD's Regional Farmland Rotation Track Record

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

Argentina



Brasil



Last 10 years farmland sales

170k Total sold ha

+600 USD MM

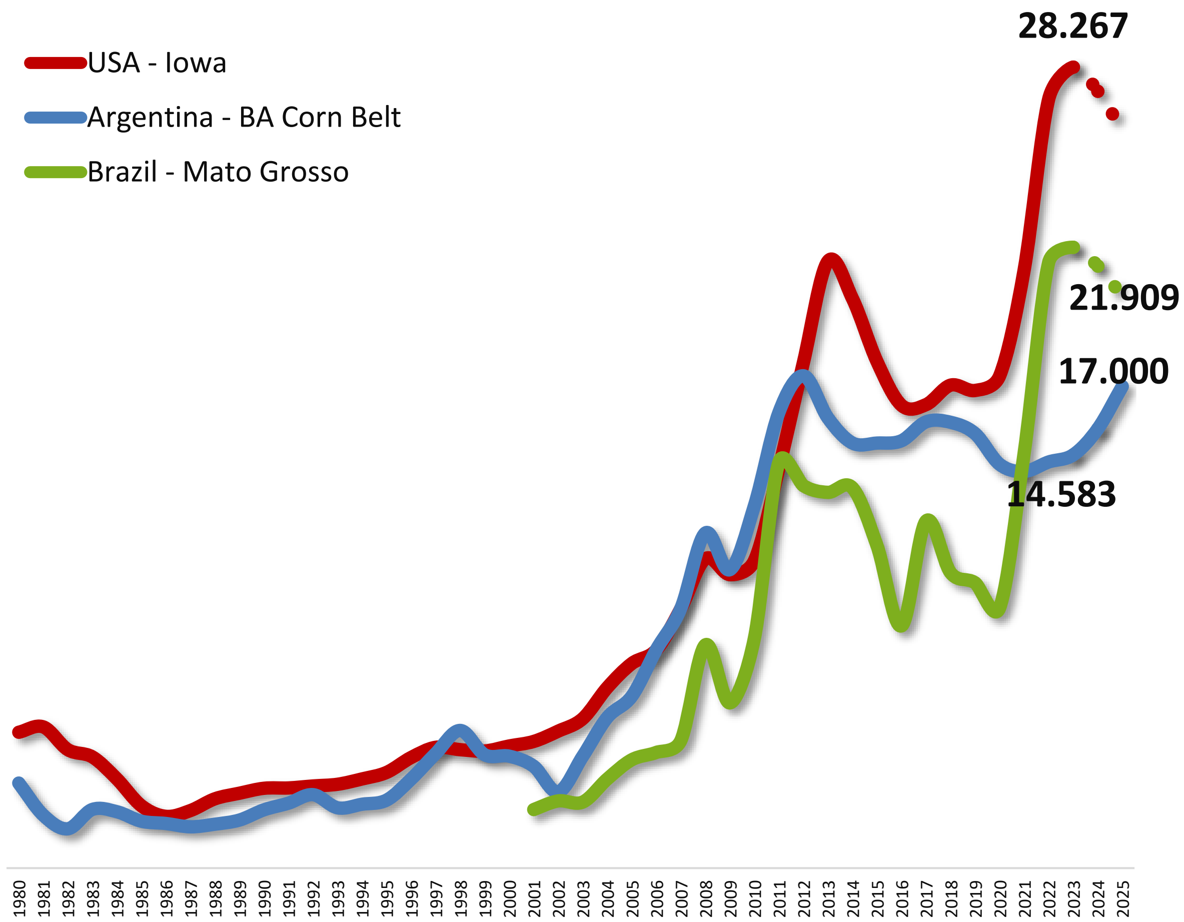
3.2x Sold farms/fractions per year

3.0% Sold portfolio per year

Farmland Values: Argentina Lagged Compared to US & Peers

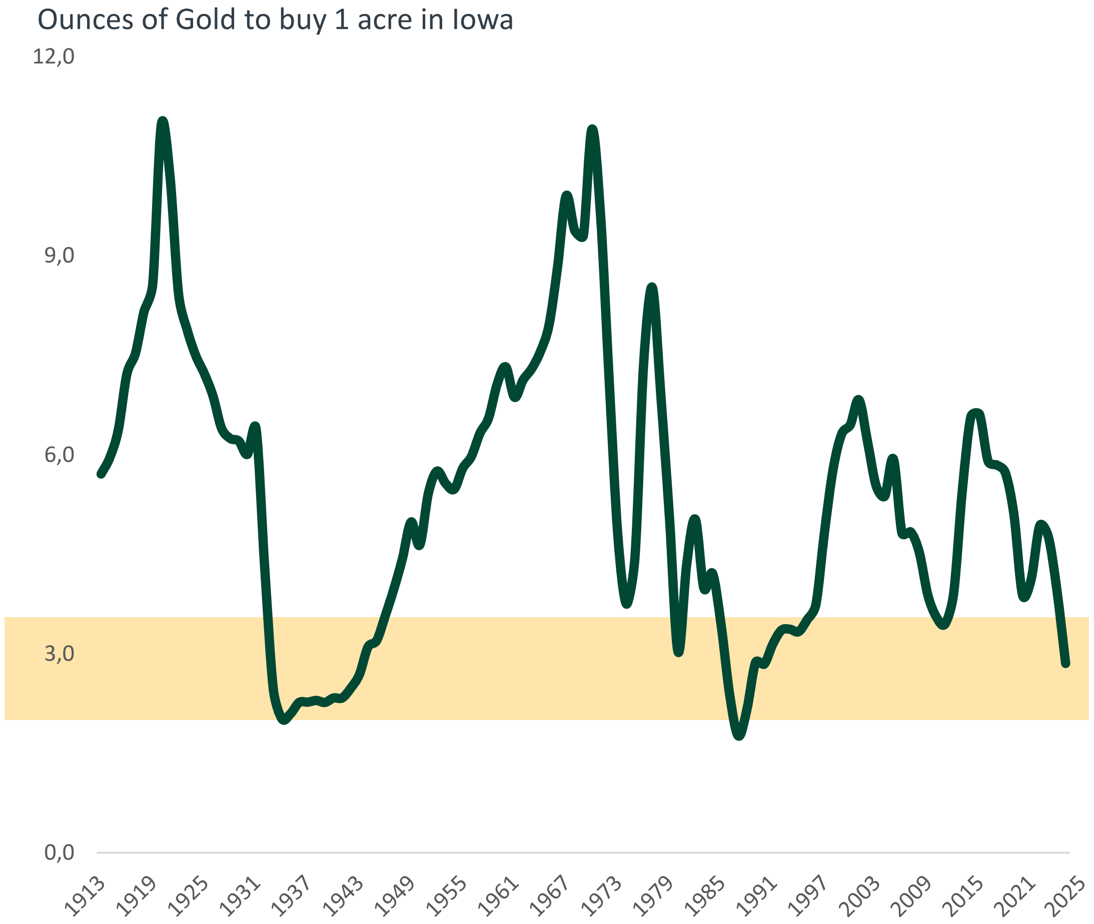
FARMLAND TRADING AT MINIMUM LEVELS IN GOLD TERMS

Farmland Prices (In USD/ha)



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

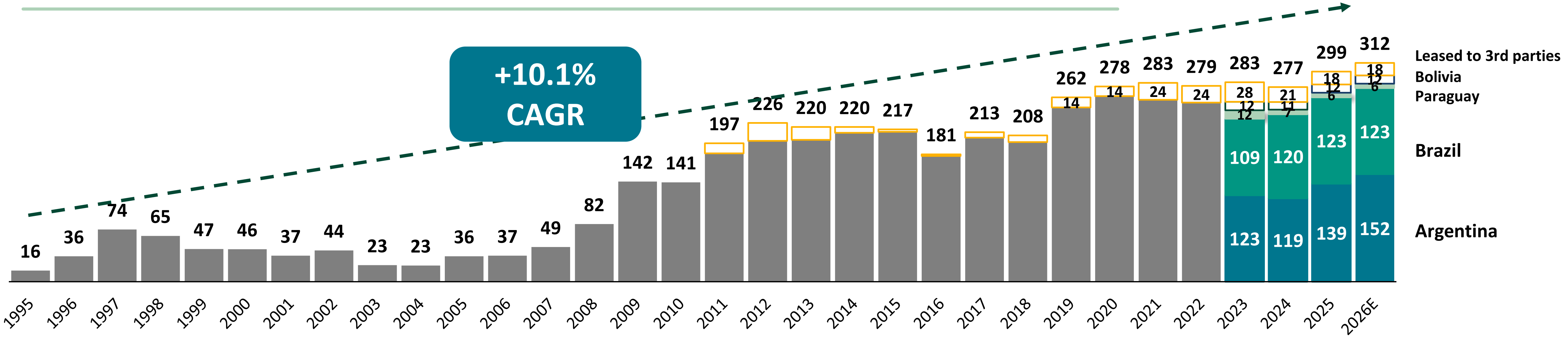
US Farmland in Gold Terms: Trading at minimum levels



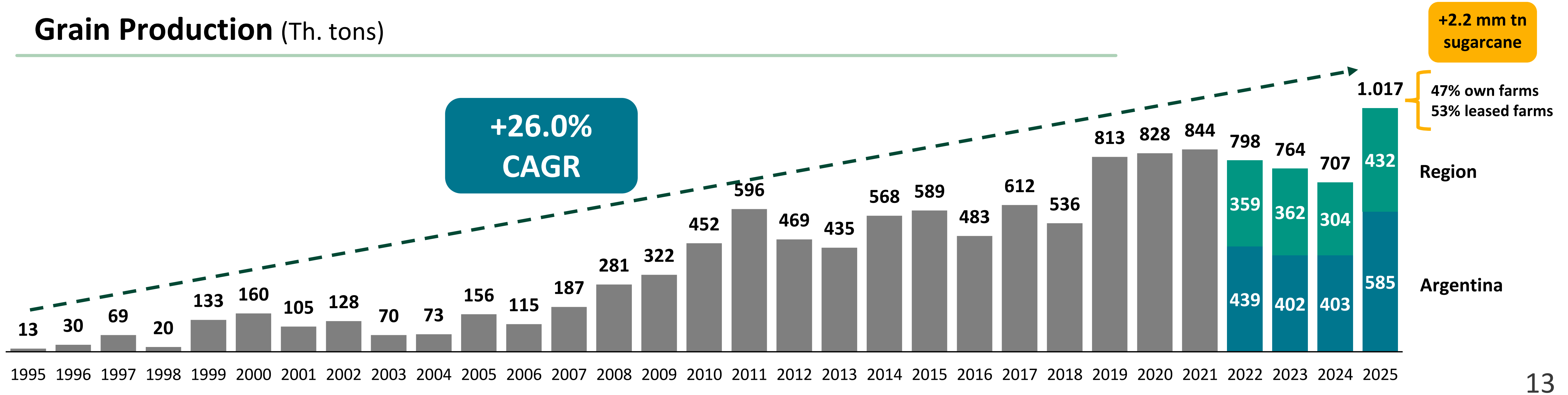
Sources: Gold price (annual average): World Gold Council; Iowa farmland value (farm real estate, per acre): USDA National Agricultural Statistics Service (NASS), compiled by University of Missouri Extension; own calculations.

Farming Track Record

Planted Area (Th. hectares)



Grain Production (Th. tons)



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

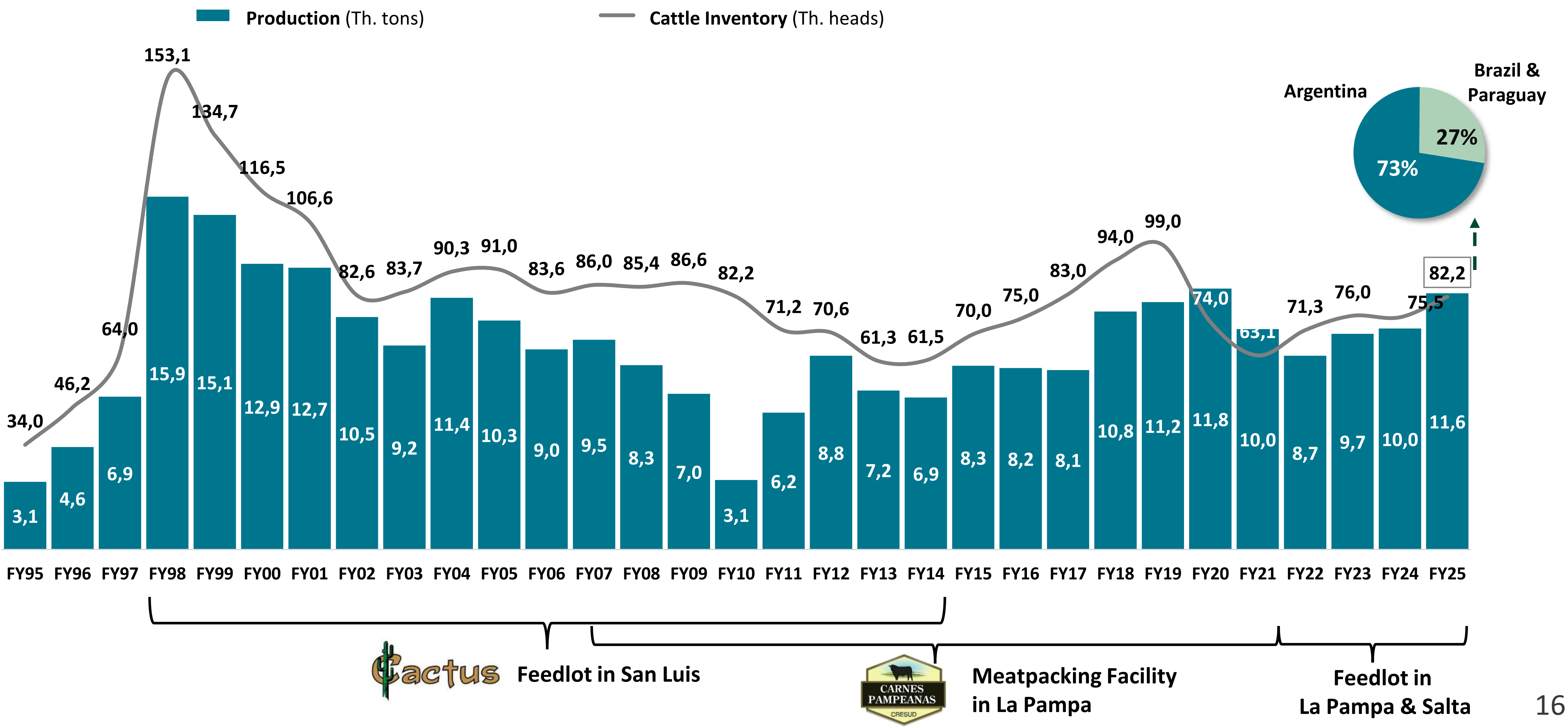
3. FINISHING (FEEDLOT + PASTURE)

- **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

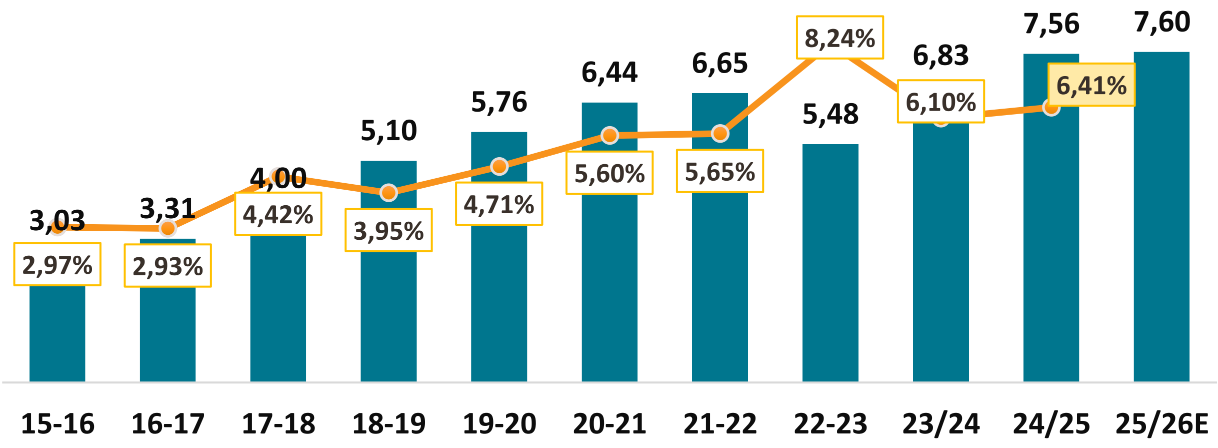


Agricultural Commercial Services Performance (51.2% stake)

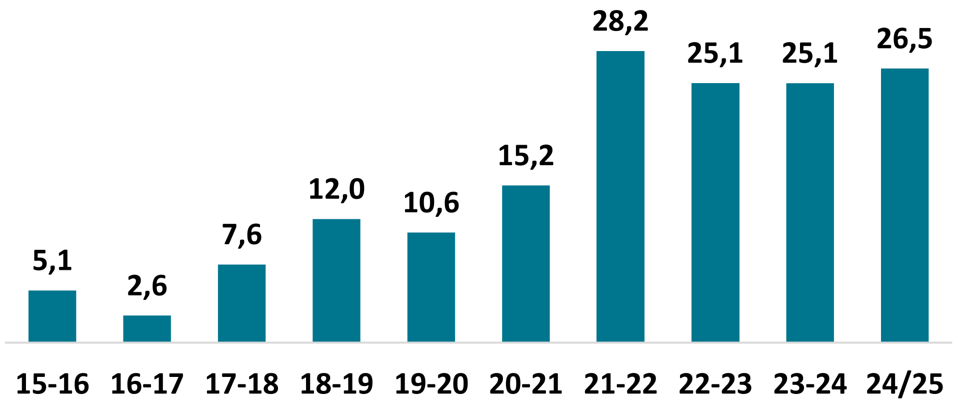
Business Segments

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

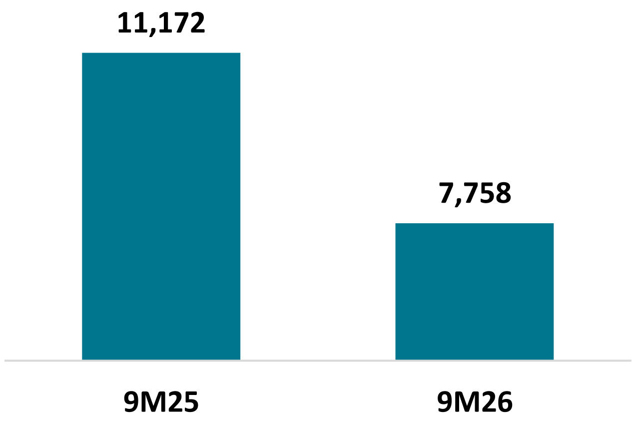
Traded Volumes and Market Share Evolution (million & %)



EBT Evolution (USD million)



Net Income (ARS million)



Notes Issuance for USD 28 MM (Jan-26)

Series IV Class A (USD)

- **Amount**: USD 21 MM
- **Interest Rate**: 7.9%
- **Interest Payment:** Quarterly
- **Maturity**: Jul-27

Series IV Class B (USD linked)

- **Amount**: USD 7 MM
- **Interest Rate**: 8,5%
- **Interest Payment:** Semiannual
- **Maturity**: Jan-27

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ESG Commitment

Sustainable & Digital Agriculture: Technology Applied to Operations

No-till farming & cover cropping

Precision planting & targeted agrochemical application (WeedSeeker)

Irrigation systems: drip & sprinkler

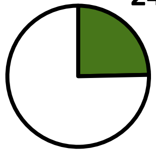
Drones & satellite data for crop monitoring and yield mapping

Integrated farm management systems (Agrobit & SAP)

GHG emissions monitoring

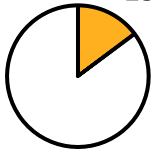
Environmental Certifications & Social Impact

Environmental Progress 2024/2025 Campaign



24,7% o/total Production in Argentina

36.258 certified tons



15% o/total Production in Argentina

36.058 certified tons

Other certifications

BIOMASS BIOFUEL SUSTAINABILITY 2BSvs voluntary scheme

Cargill Triple S™ Soy

EPA

Social Contribution & Main Programs

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Fundación IRSA

1M Group Social Investment
USD - 5 years annual avg.

80 Relationships with NGOs
FY 2025

+80 Community Initiatives
FY 2025

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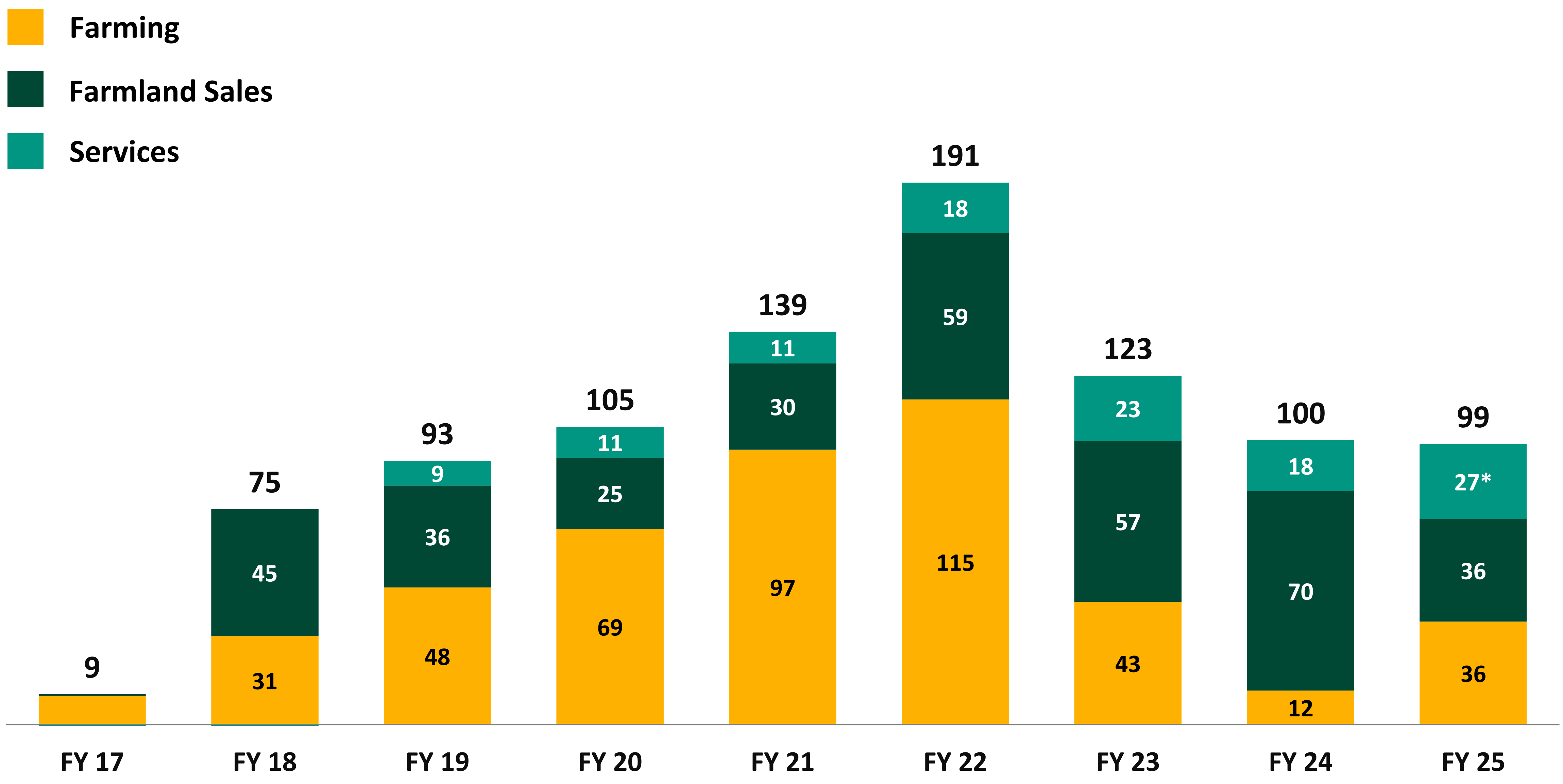
Financial Results

Adjusted EBITDA by Agribusiness Segment (USD million)

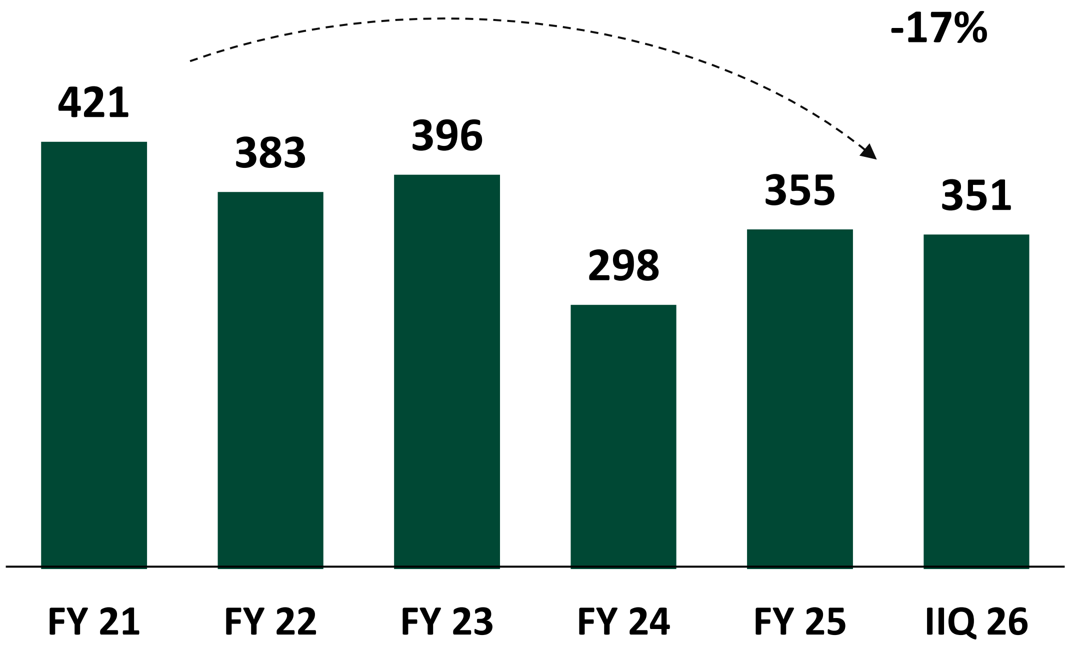


*FyO EBT

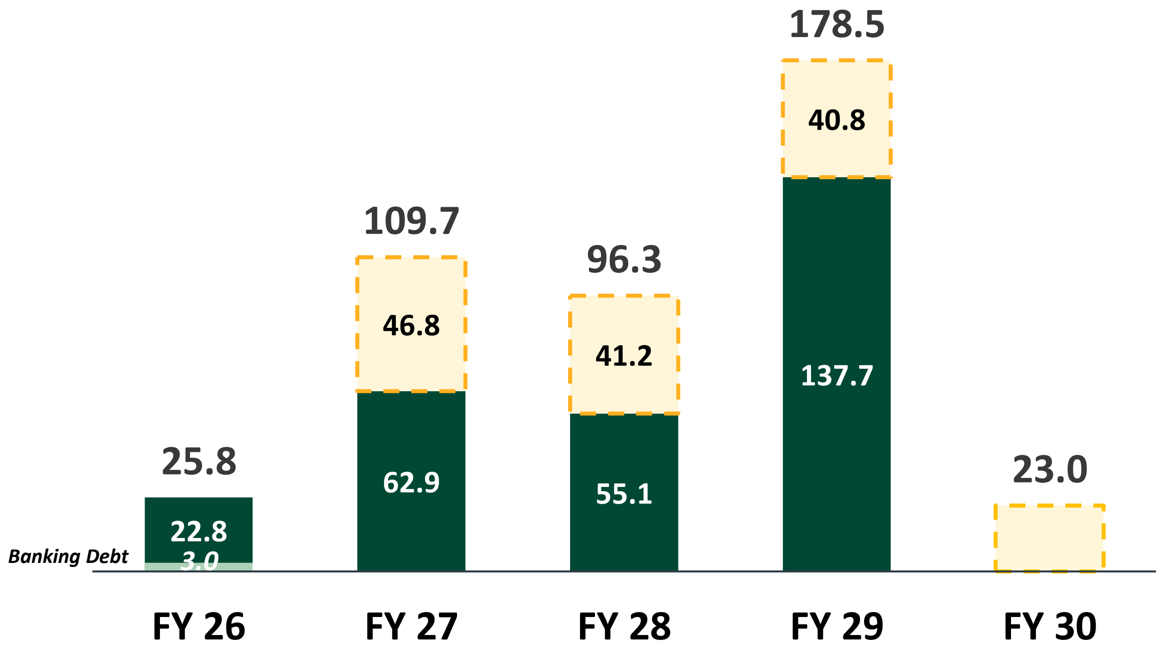
Standalone Debt Profile as of March 31, 2026 (USD million)

Net Debt Evolution

Gross Debt	393.1



Amortization Schedule



Warrants Expiration (Mar-26)

Warrants exercised in Feb-26: 48,057,889
Total Warrants exercised: 98.2%
Total Shares Outstanding: 709,308,309 ordinary shares

Local Notes Issuances

During IIIQ 26 and subsequently we issued **USD 181.4 million** in four series, lowering the average financing cost for the company and extending tenor

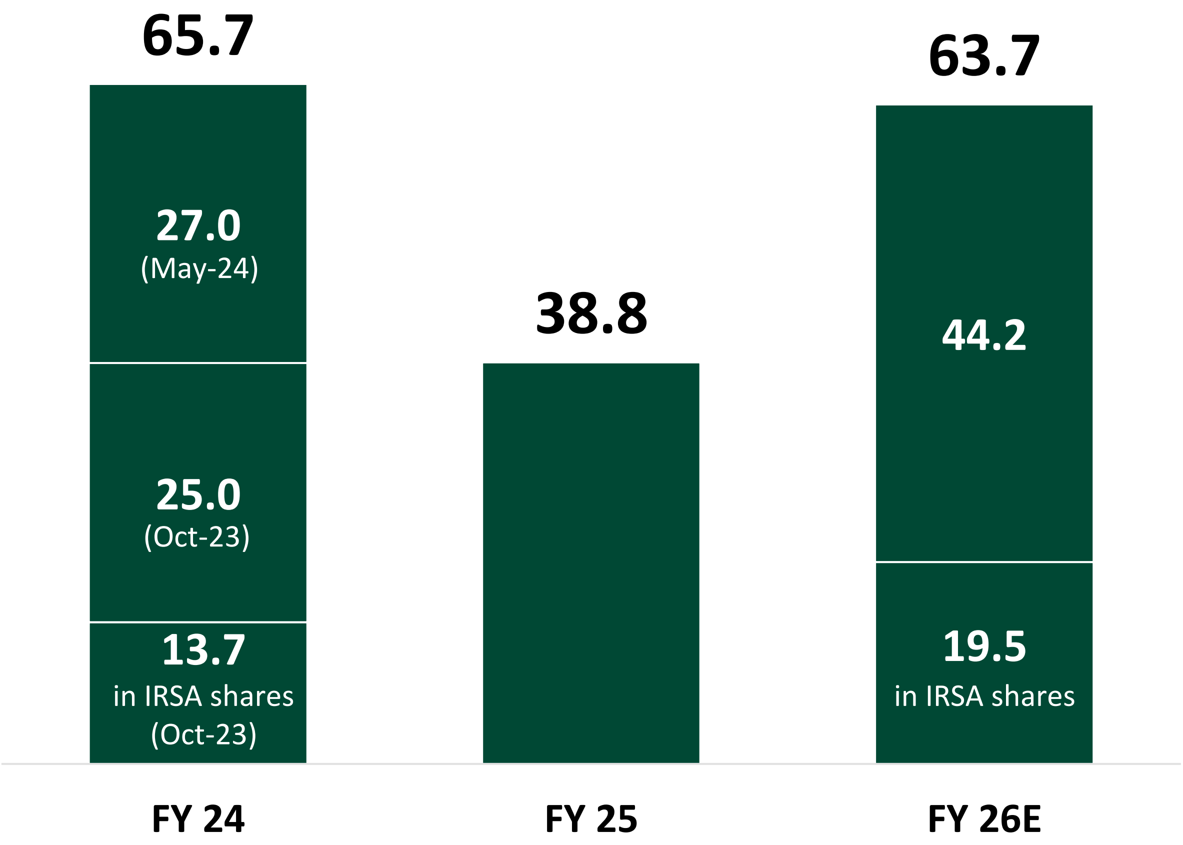
CRESUD Dividend Distribution (Approved Oct 30, 2025)

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)



CRESUD

Contact Information

Our Website

www.cresud.com.ar

Our Email

ir@cresud.com.ar

Our Phone

+54 11 4323-7449

Our Address

Della Paolera 261,
9th Floor

Our Twitter

@CRESUDIR