CRESUD

Institutional Presentation

IIQ 2026

Maximizing Agricultural Potential

Corporate Structure

More Than 30 Years Investing In Real Assets

CRESUD

FLOAT: Nasdaq, BYMA Bolsas y Mercados Argentinos – 64%

- 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
- 51.6% – IRSA – Urban Business
  - 29.1% – BANCO Hipotecario

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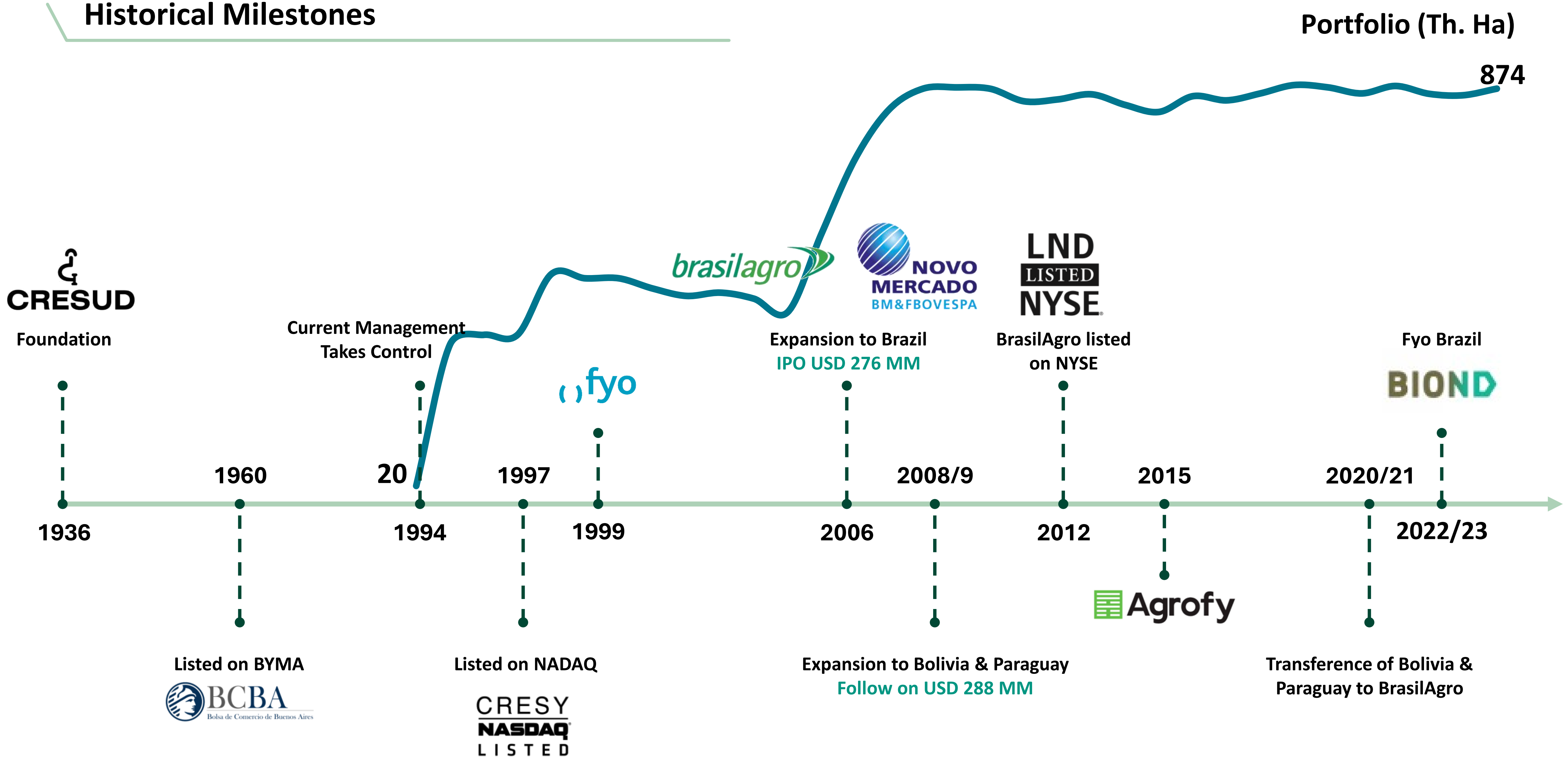
Leading Agribusiness In The Region Since 1994

Historical Milestones



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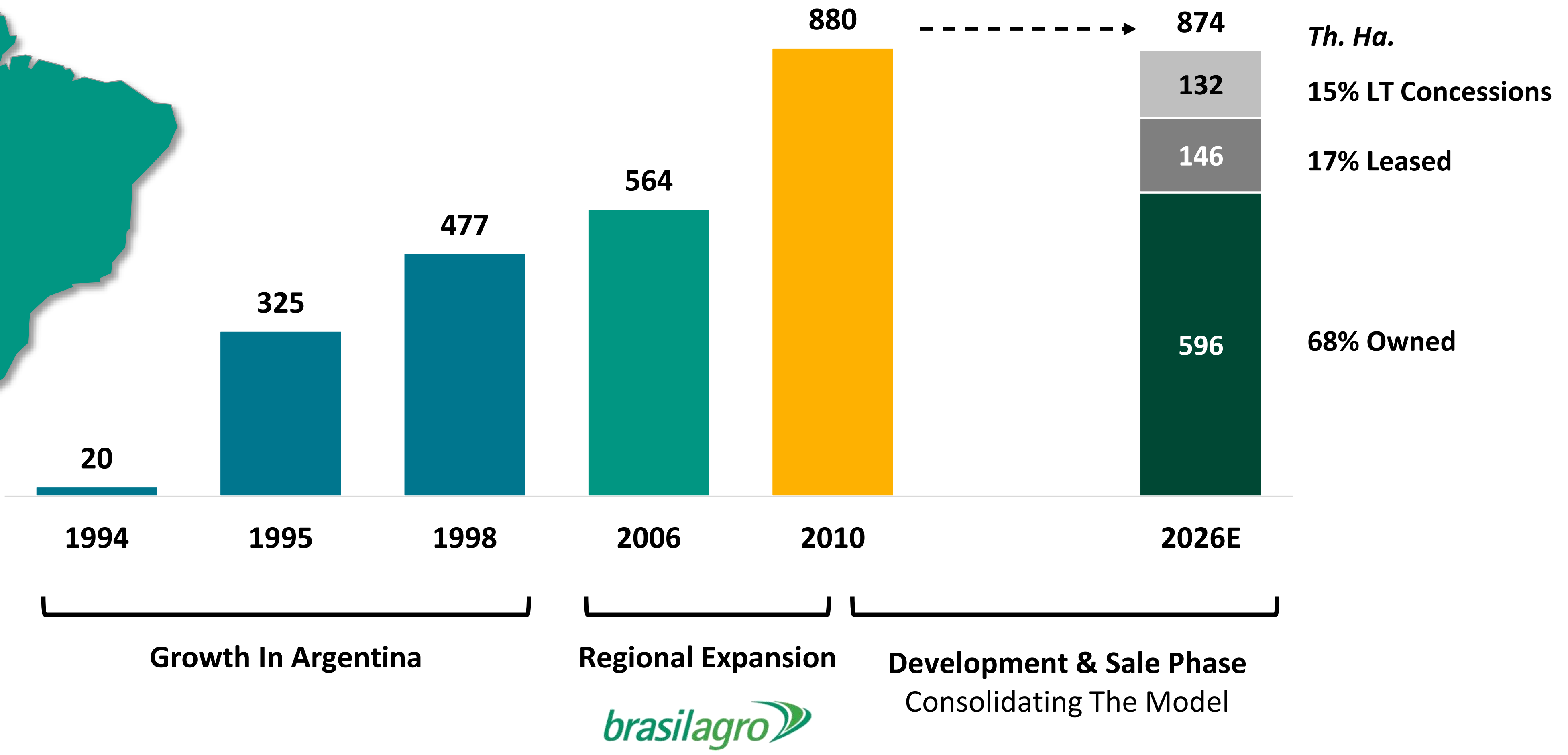
Farmland Portfolio Evolution

Expanding Our Agribusiness Model From Argentina To The Region



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Current Regional Agribusiness Portfolio

Through CRESUD, BrasilAgro & Subsidiaries

874,400 ha — **Under Management**
68% owned, 17% leased & 15% LT concession

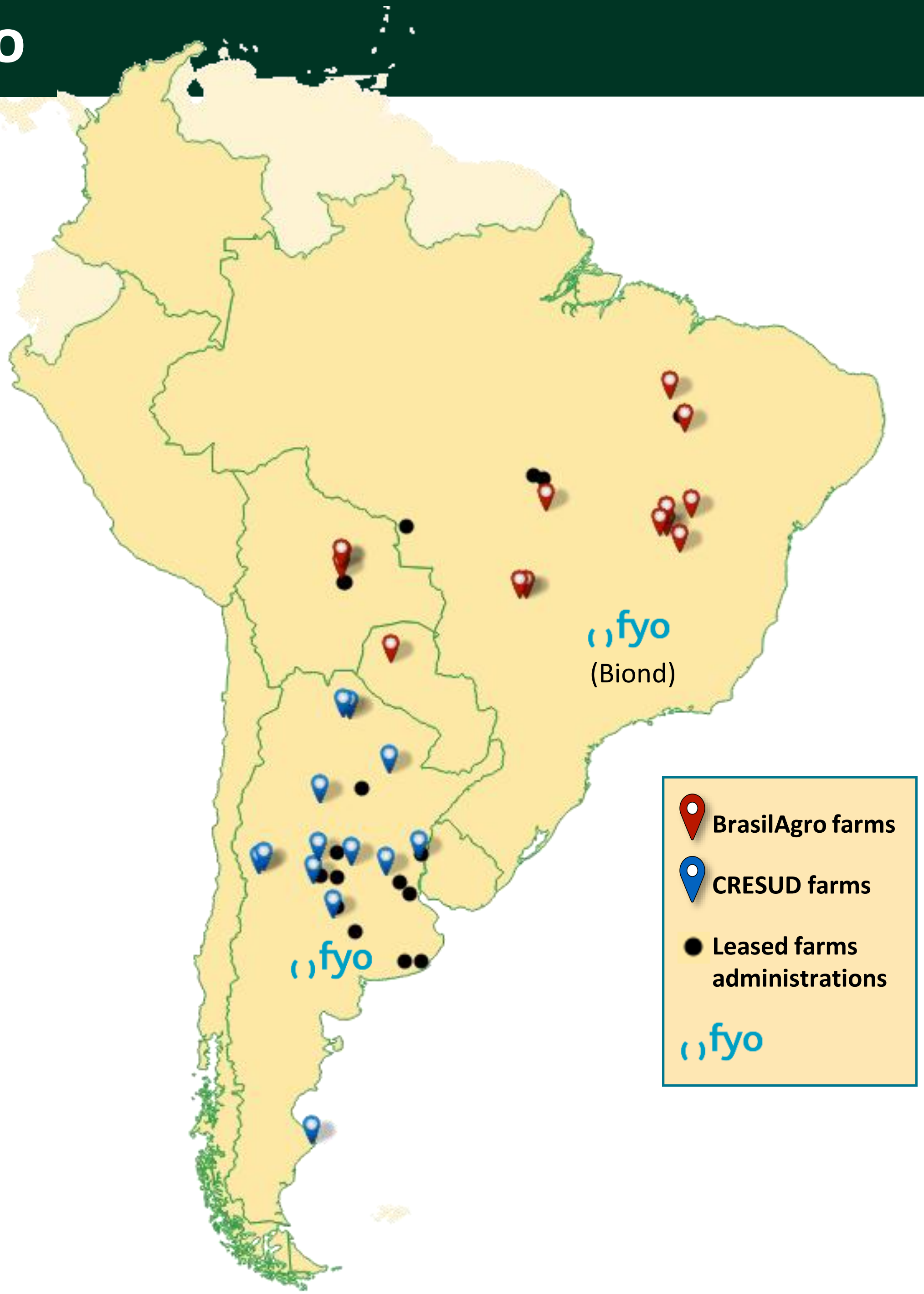
26 — **Farms Across The Region**

430,300 ha — **Productive hectares**
63% crop & 37% cattle

444,100 ha — **Land Reserves**

75,490 — **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**

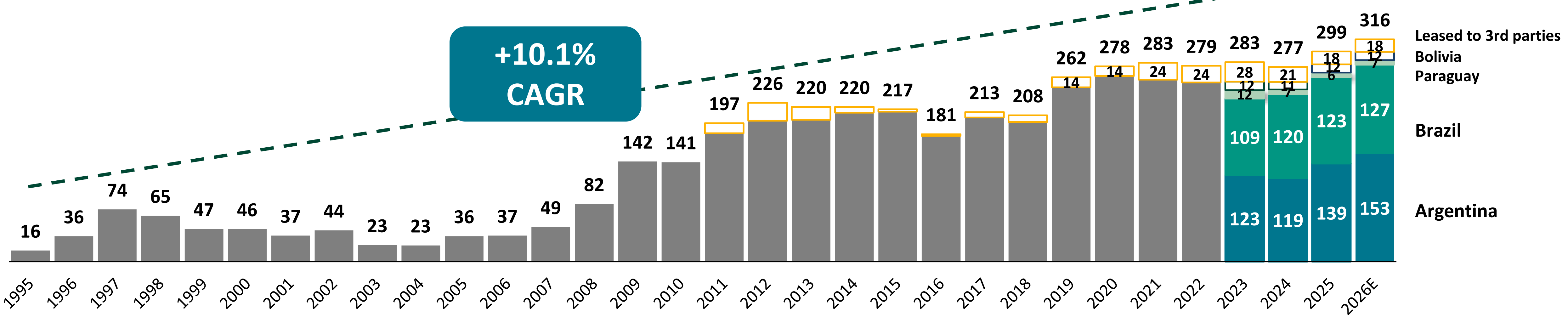
Complementing Traditional Farming With Services, Trading and AgTech

4 **ESG Commitment**

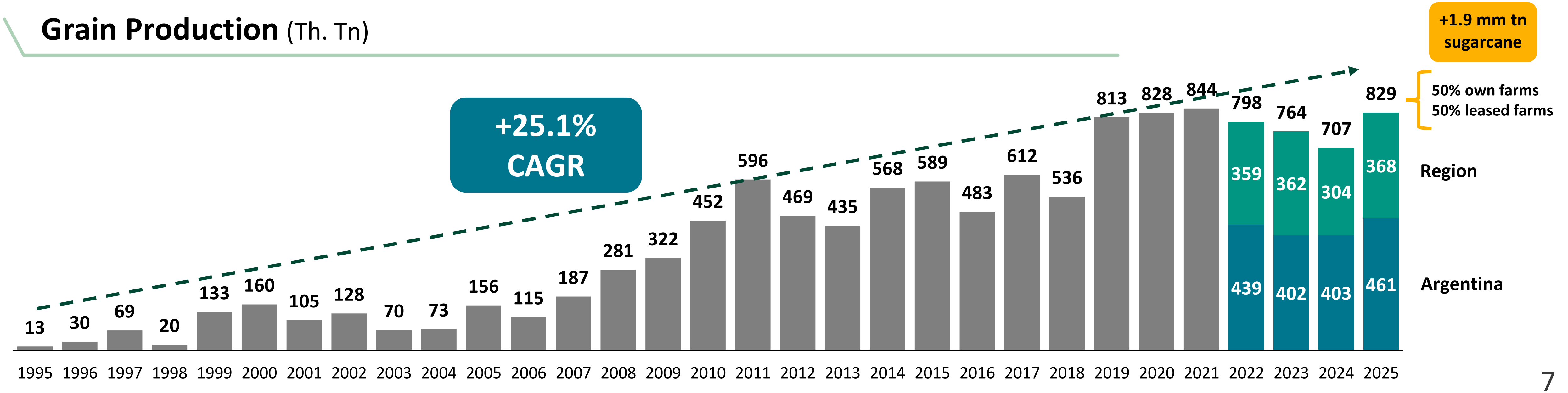
Sustainability In Our Operations

Farming Activity: Track Record

Planted Surface (Th. Ha)

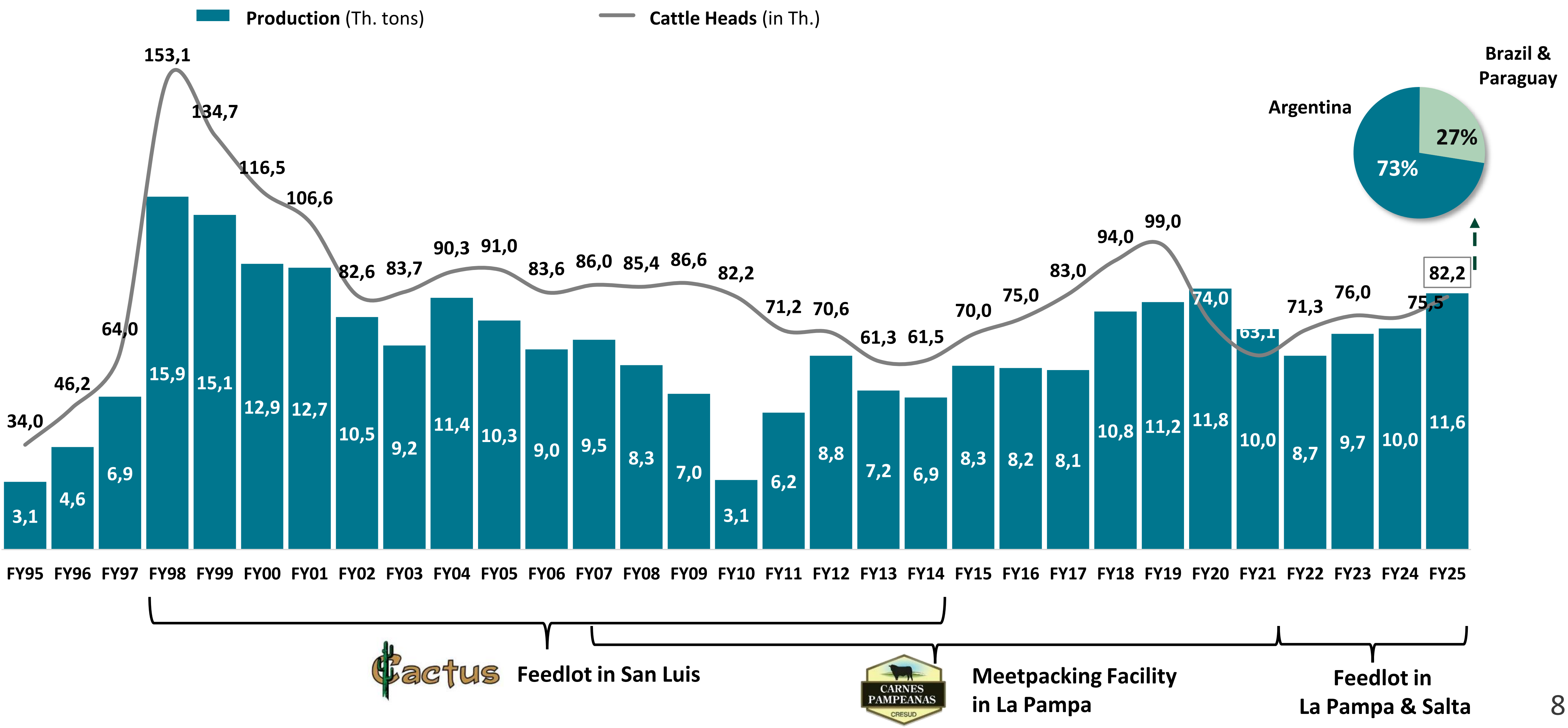


Grain Production (Th. Tn)



Cattle Activity Evolution: Complete Cycle Including Feedlot

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



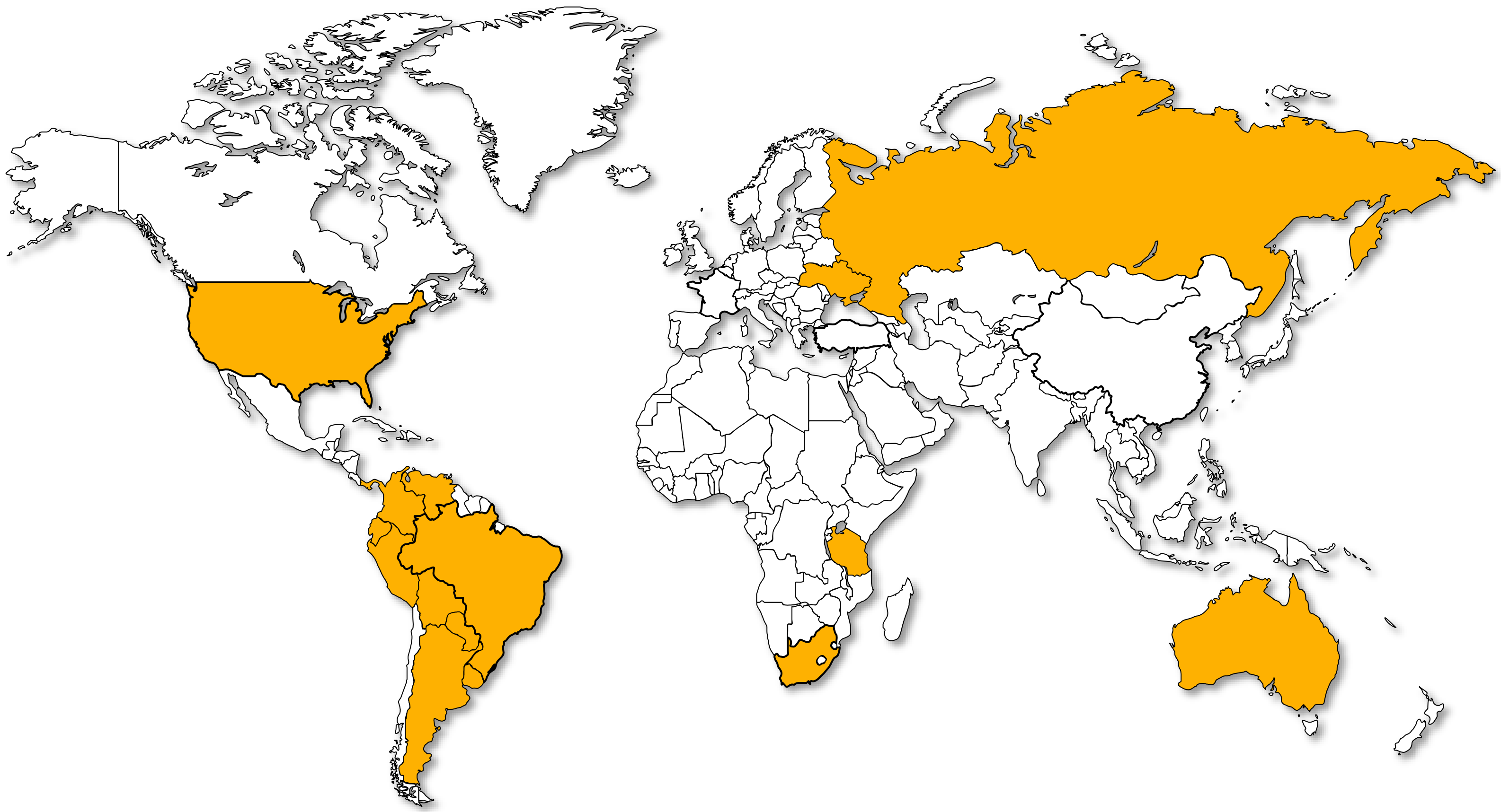
Agricultural Real Estate Pioneers

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

Land optimization due to change of activity and technological innovation

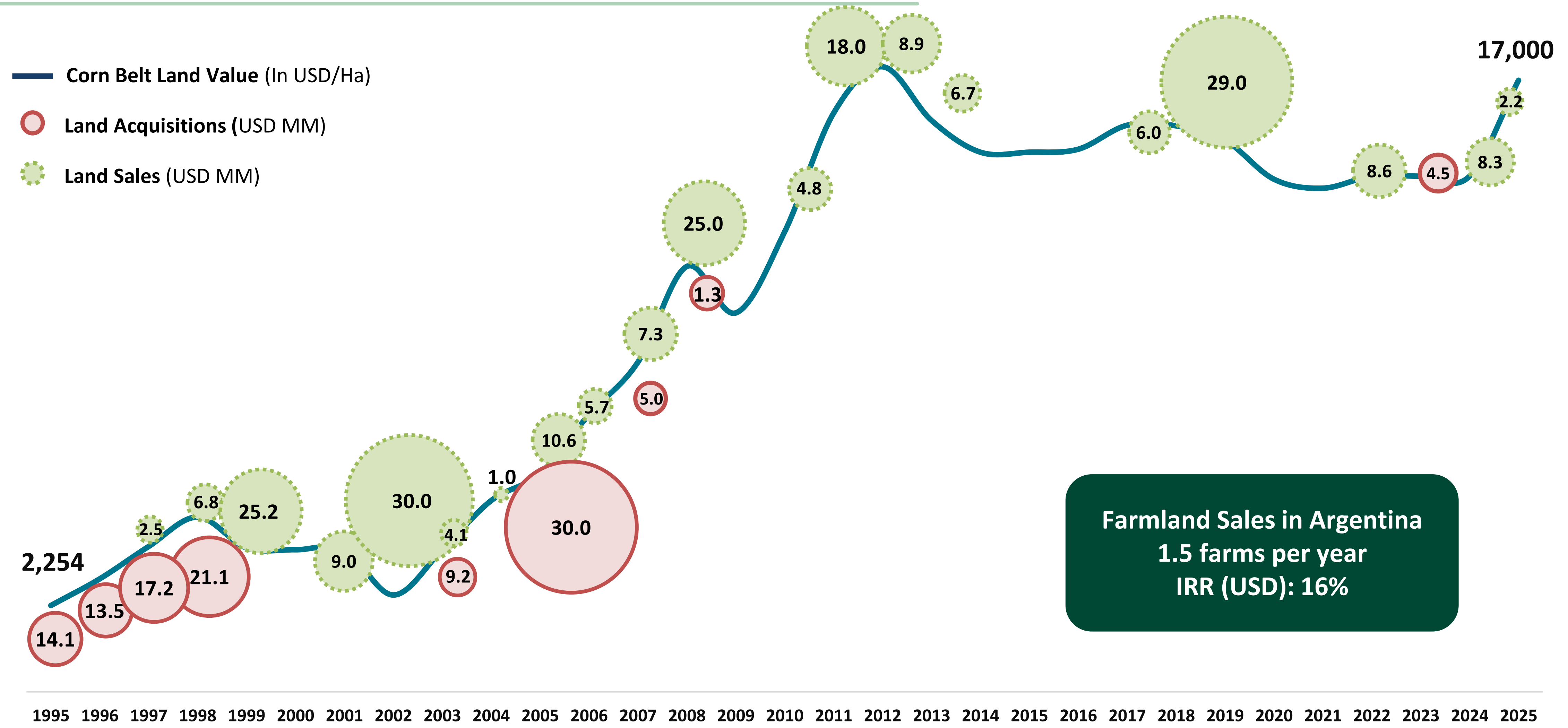
Farm or owned company purchases and partial financed sales

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%

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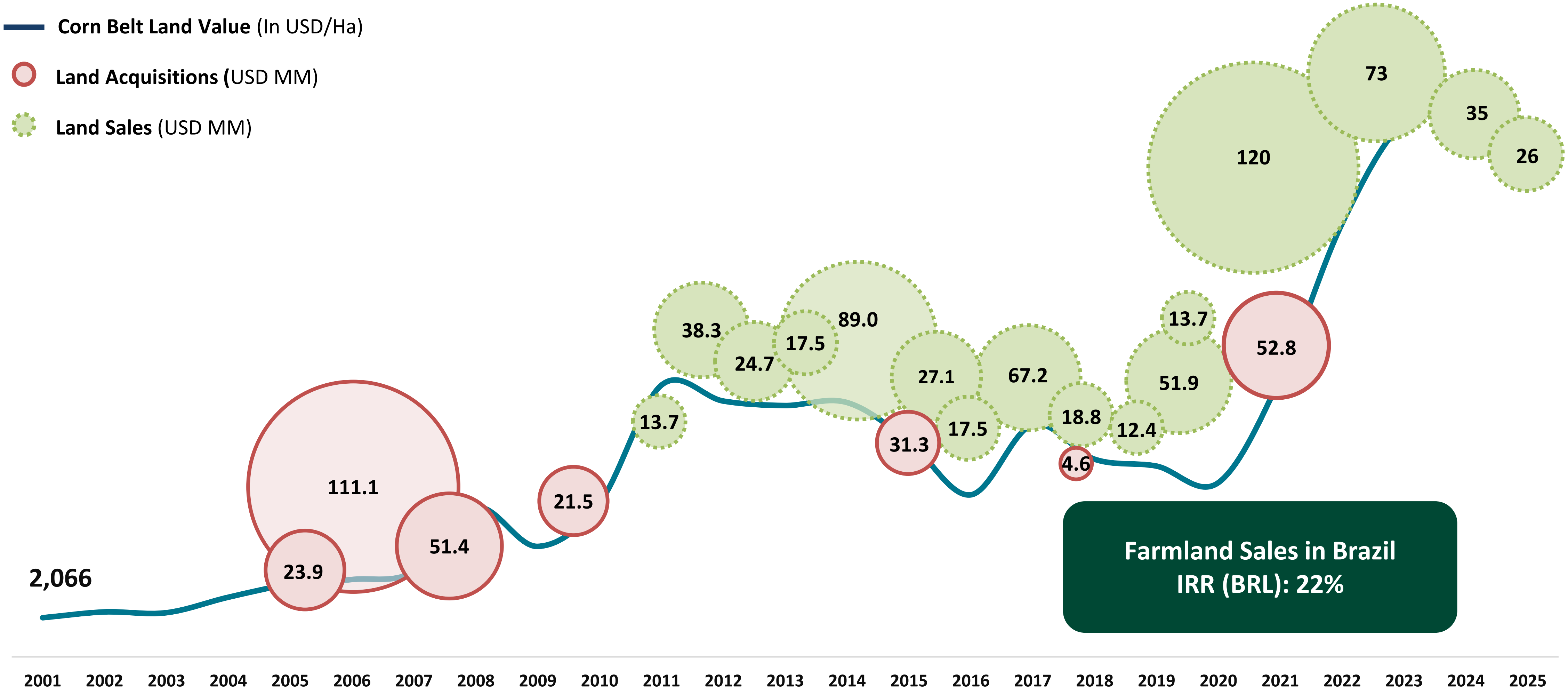
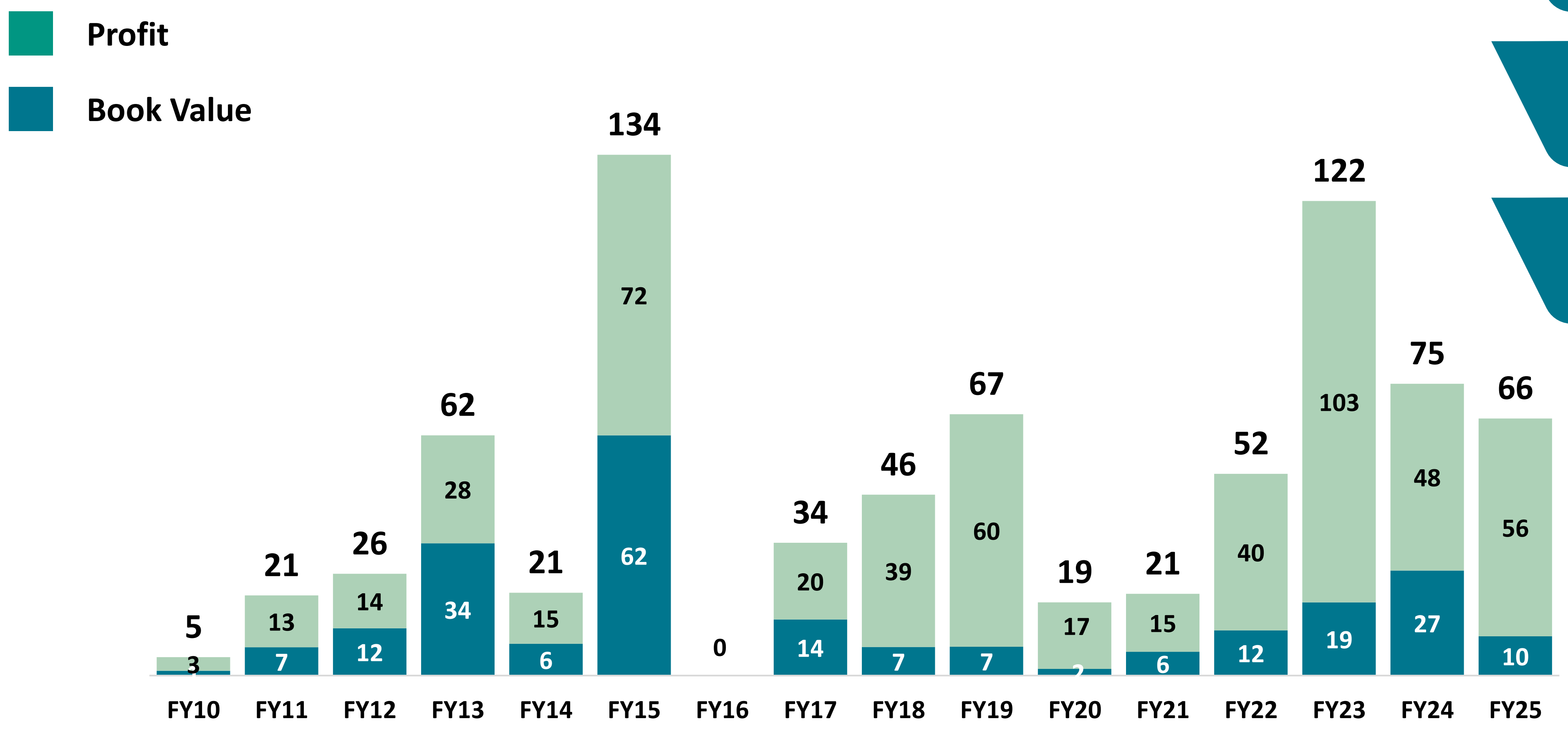
Farmland Real Estate: Acquisition, Land Appreciation and Sale

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

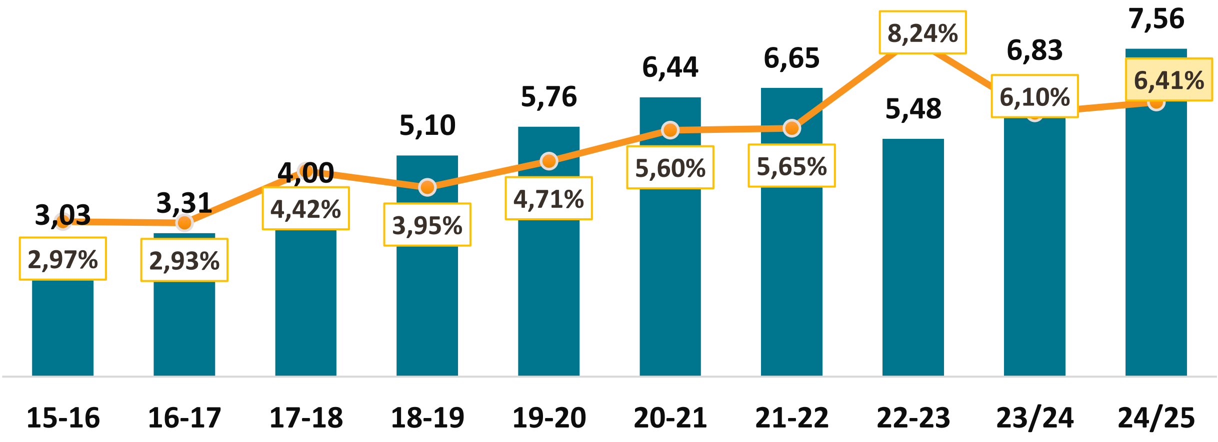
[1] Including farmland fractions
[2] Includes 3 financed sales in Brazil: "Preferencia" farm, "Alto Taquari" 2nd stage and "Rio do Meio" 3rd and 4th stage

Agricultural Commercial Services (51.2% stake)

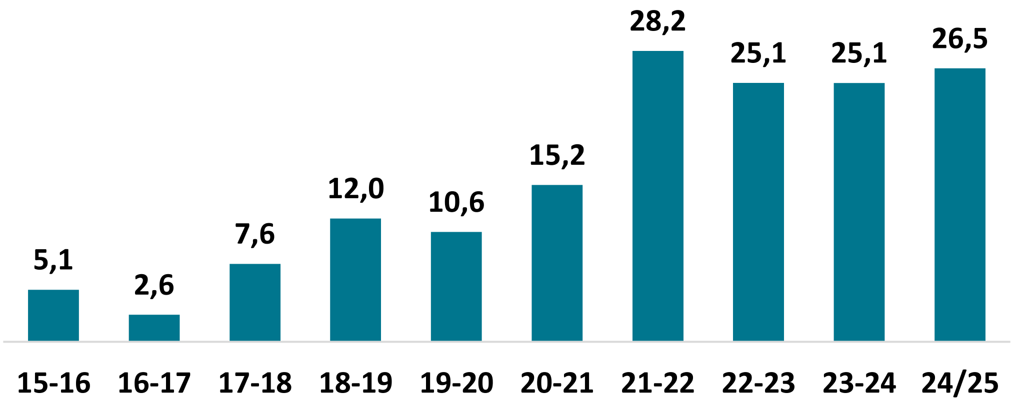
Business Segments

fyoacopio
fyoadvisory
fyocapital
fyofoods
fyocredits
fyodigital
BIOND

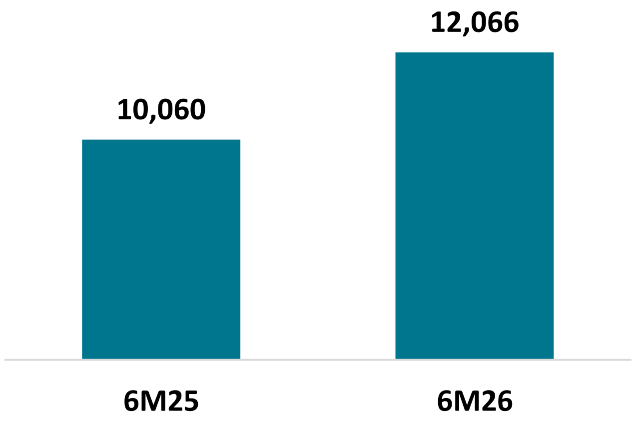
Traded Tons Evolution & Market Share (million & %)



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 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

Agrobit SAP

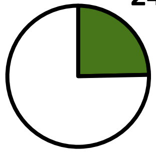
Common database in all farms
AGROBIT & SAP ERP systems

GHG measuring system

WAY CARBON

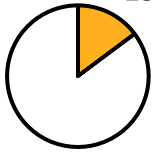
ESG Progress During FY 2025

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

9 Farms Certified
(7 during FY 25)

Other certifications

Social Contribution & Main Programs

Founded by CRESUD in 2005

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

+828 Group Social Investment
ARS million – FY 2025

80 Relationships with NGOs
FY 2025

+80 Community Initiatives
FY 2025

20 Years Anniversary

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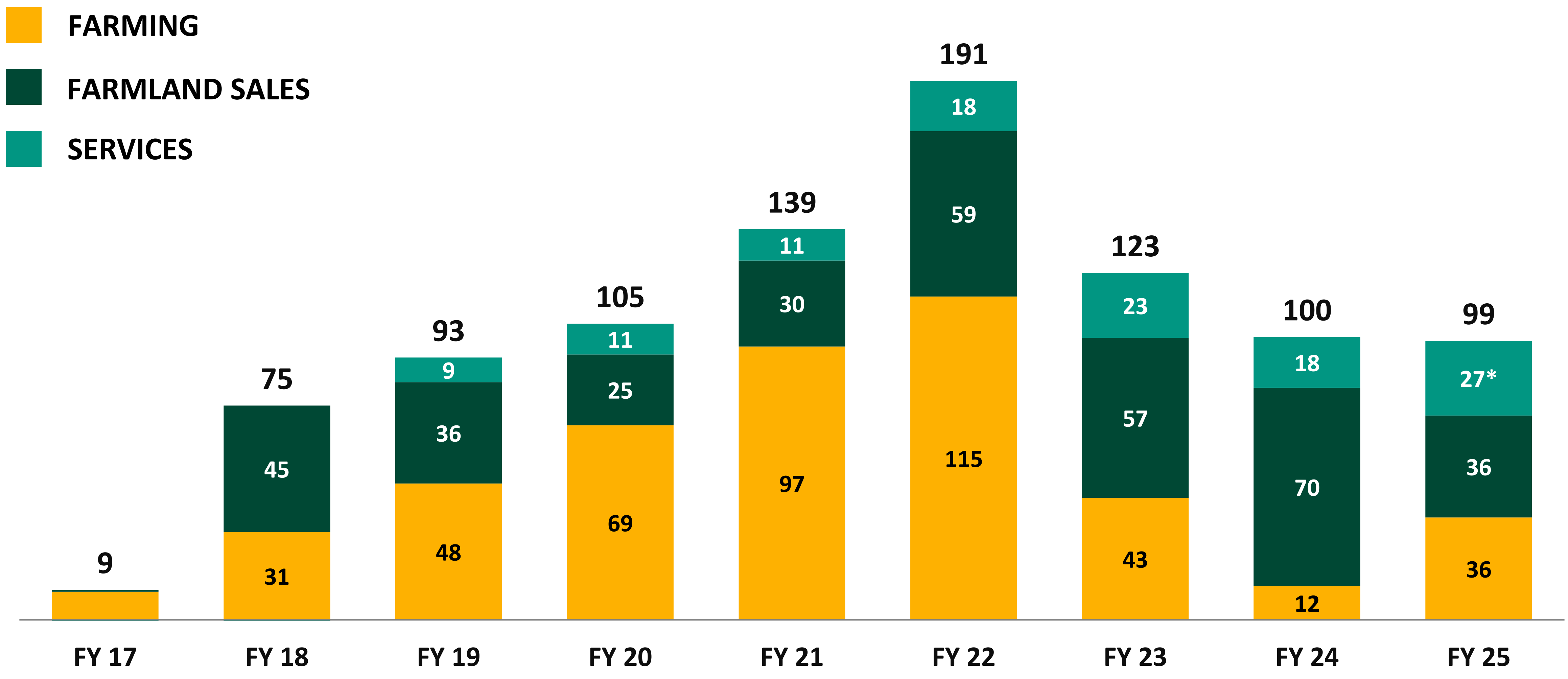
Financial Results

Agribusiness Adjusted EBITDA Evolution

By Agribusiness Segment (In USD MM)

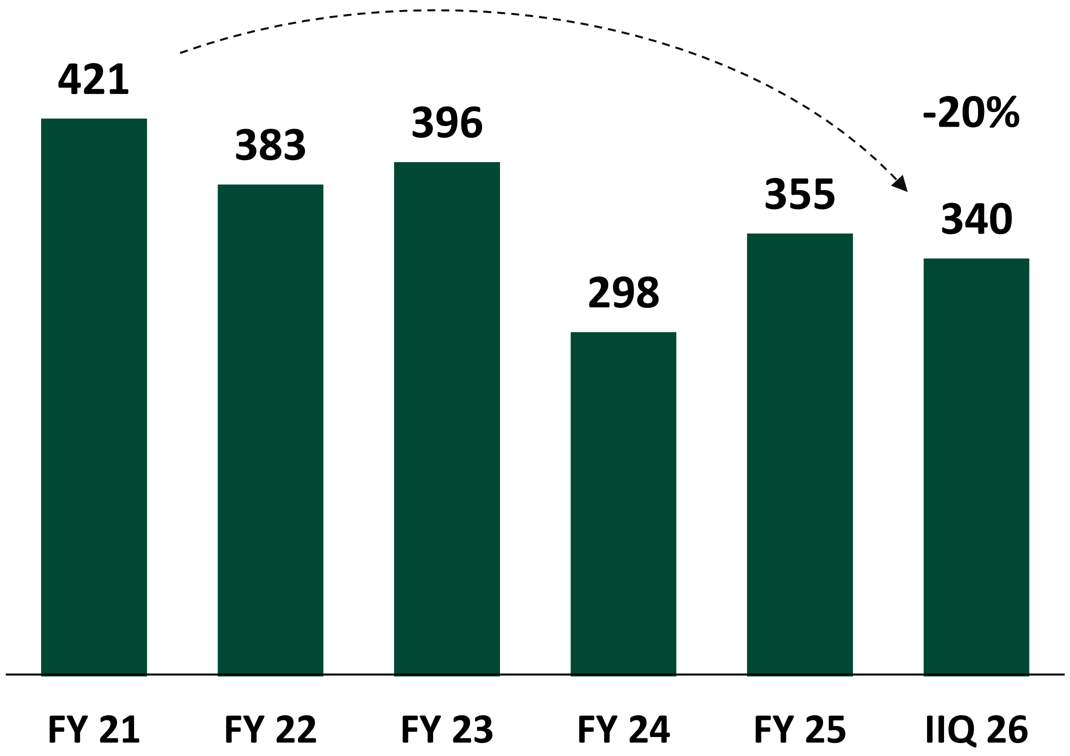


*EBT FyO

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

Net Debt Evolution

GROSS DEBT	418.3



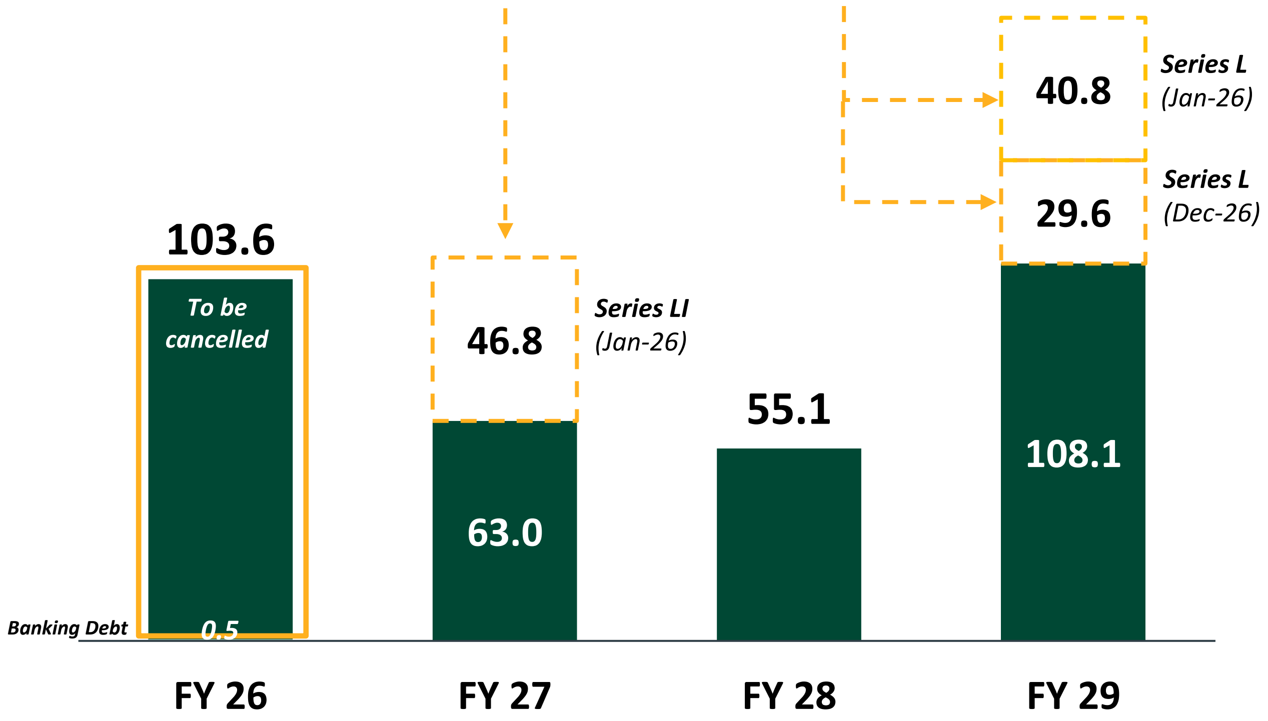
Amortization Schedule

Series LI (Jan-26):

- **Amount:** USD 46.8 MM
- **Rate:** 5.75%
- **Interest:** semiannual

Series L (Dec-25 & Jan-26):

- **Amount:** USD 70.4 MM
- **Rate:** 7.25%
- **Interest:** semiannual



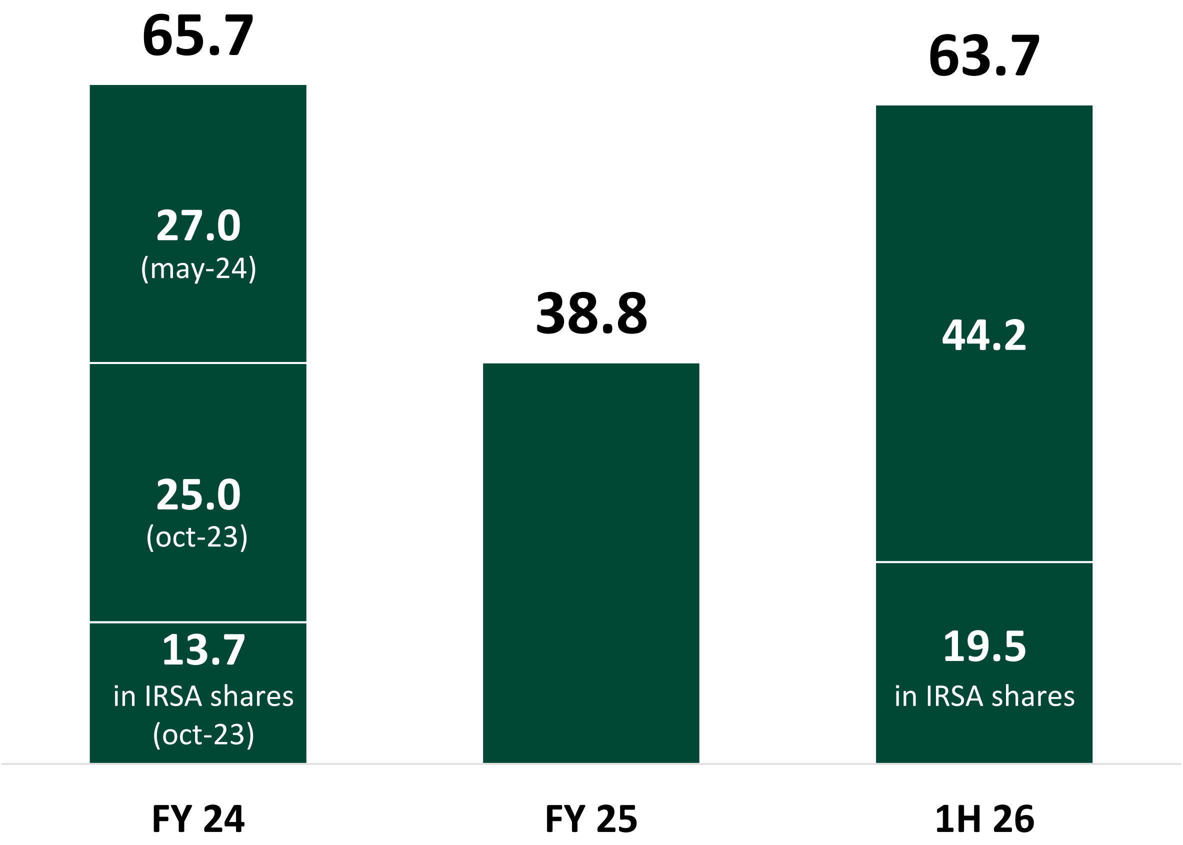
CRESUD Dividend Distribution - Approved on Oct-30, 2025

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)



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

COVID-19 PANDEMIC

2020
- **LOCAL MARKET DOLLAR LINKED ISSUANCES**
  USD 265 MM
- **DEBT EXCHANGES**
  USD 148 MM

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

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

CRESUD

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