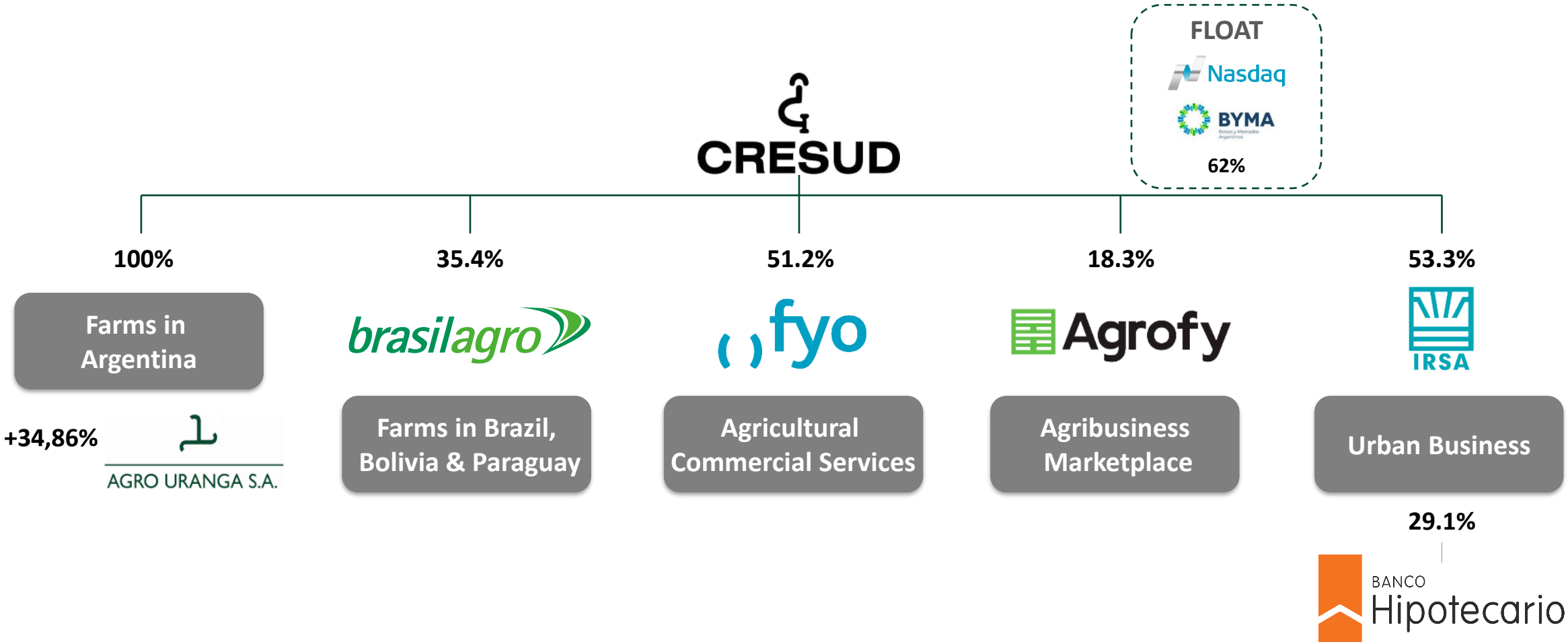
CRESUD

Institutional Presentation

IQ 2026

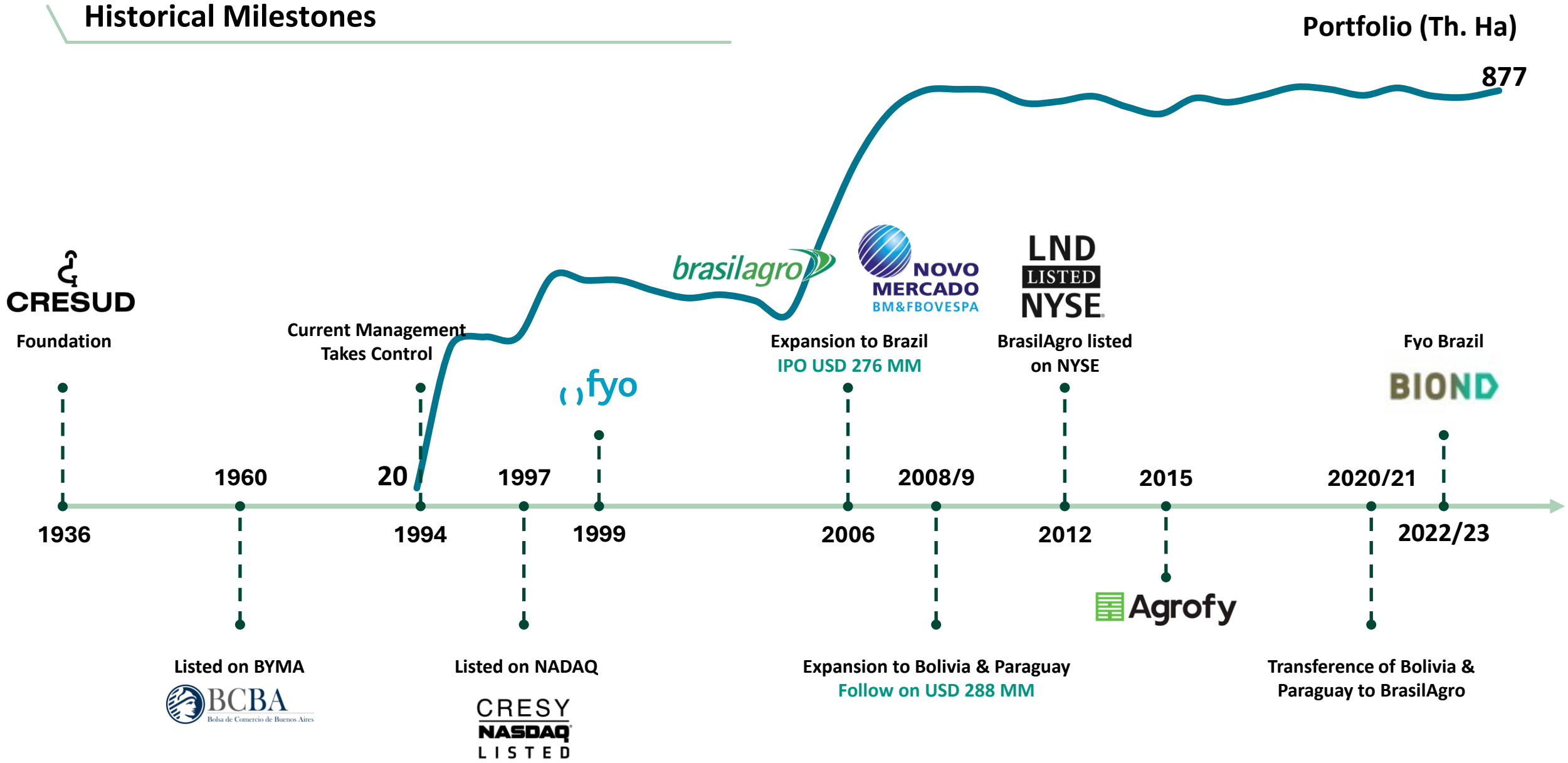
Corporate Structure

More Than 30 Years Investing In Real Assets



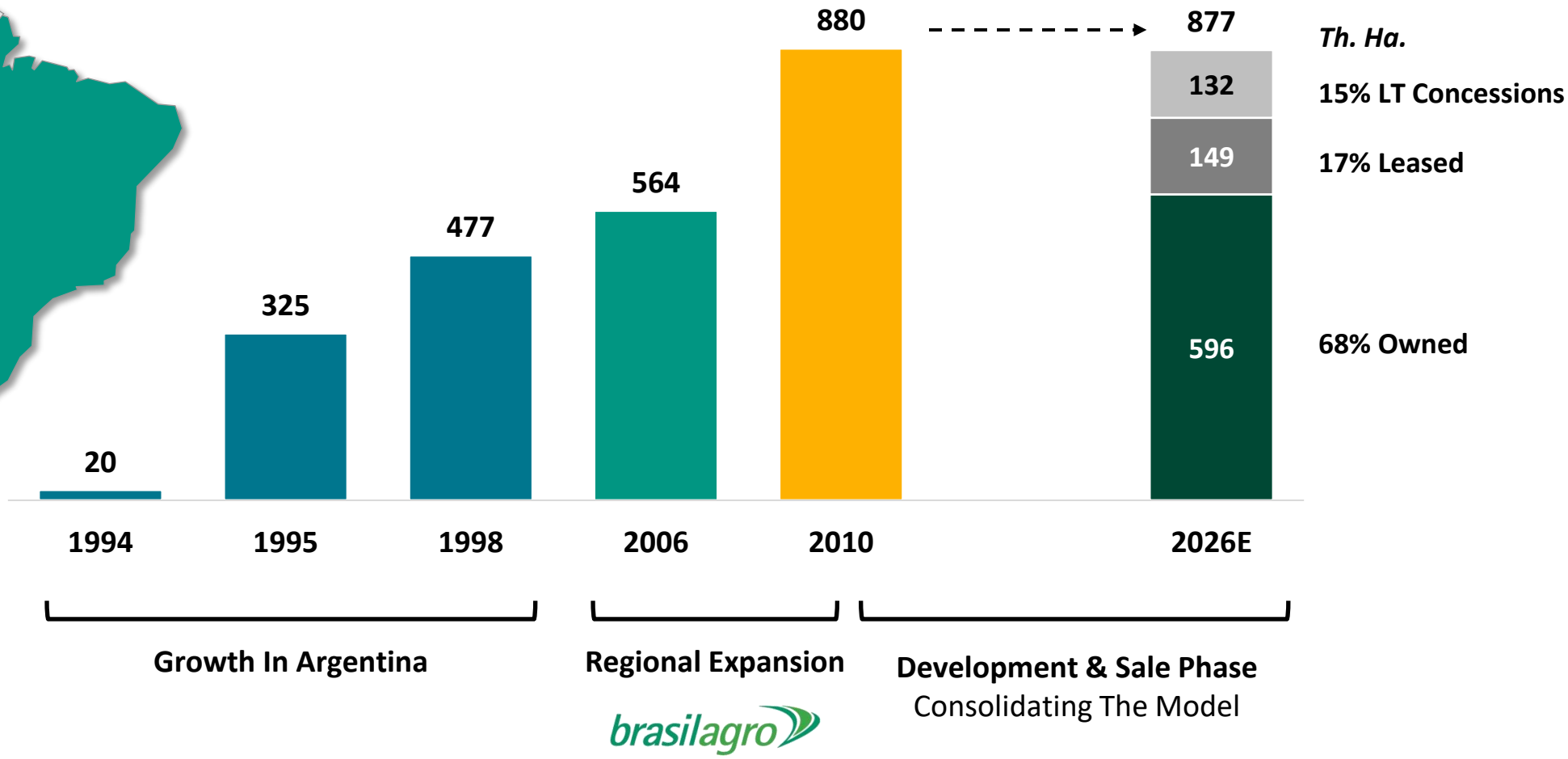
Leading Agribusiness In The Region Since 1994

Historical Milestones



Farmland Portfolio Evolution

Expanding Our Agribusiness Model From Argentina To The Region



Current Regional Agribusiness Portfolio

Through CRESUD, BrasilAgro & Subsidiaries

877,200 ha — **Under Management**
68% owned, 17% leased & 15% LT concession

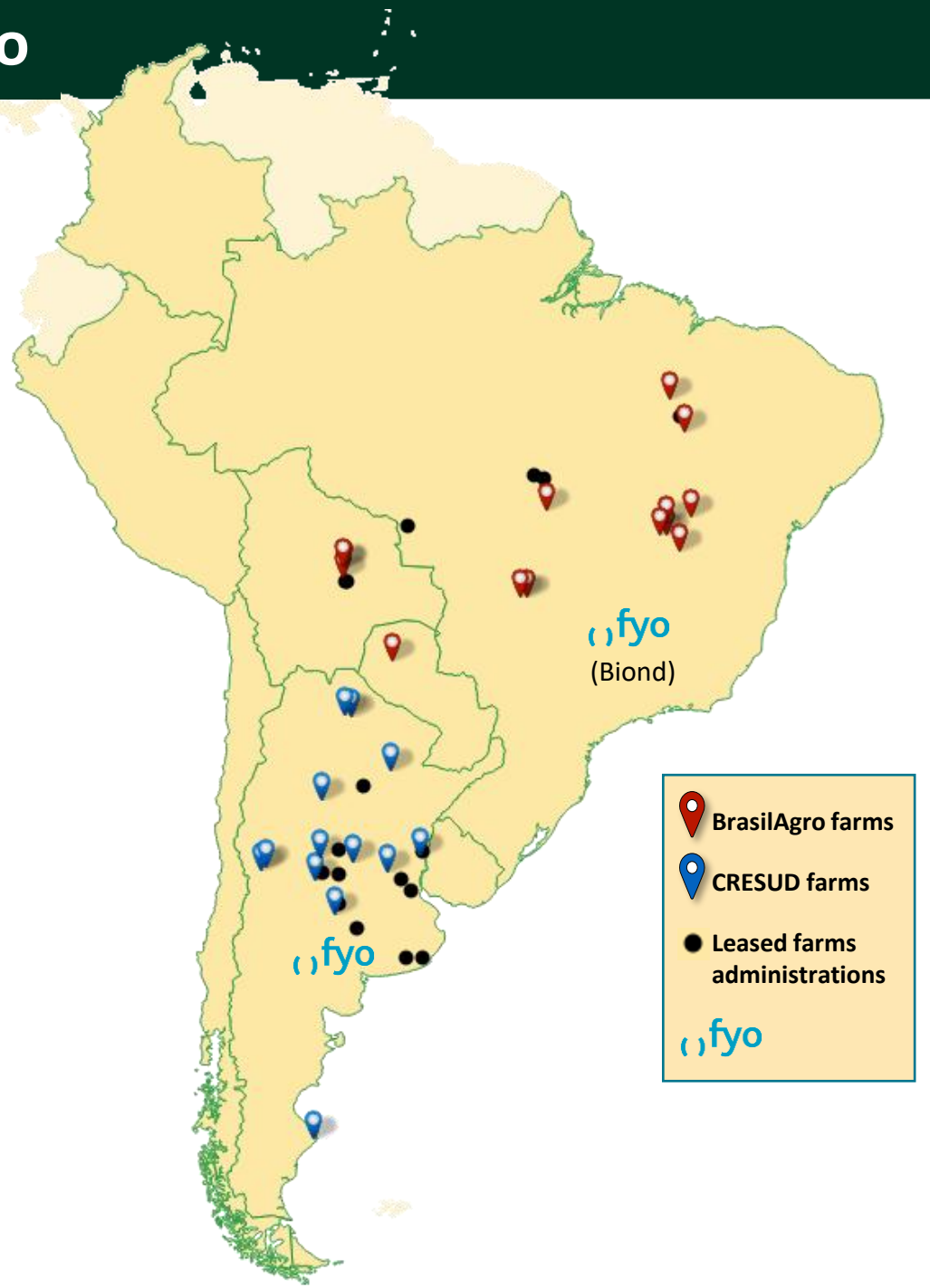
26 — **Farms Across The Region**

437,400 ha — **Productive hectares**
63% crop & 37% cattle

439,700 ha — **Land Reserves**

77,780 — **Cattle Heads**

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



Agribusiness Strategy

CRESUD

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

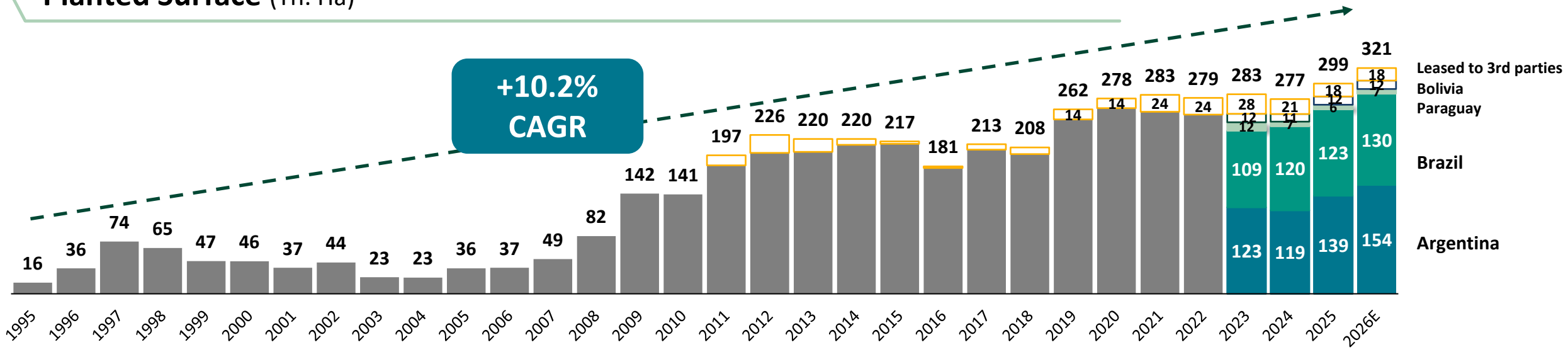
2 **Farmland Real Estate**
Adding Value To The Land & Rotating The Portfolio

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

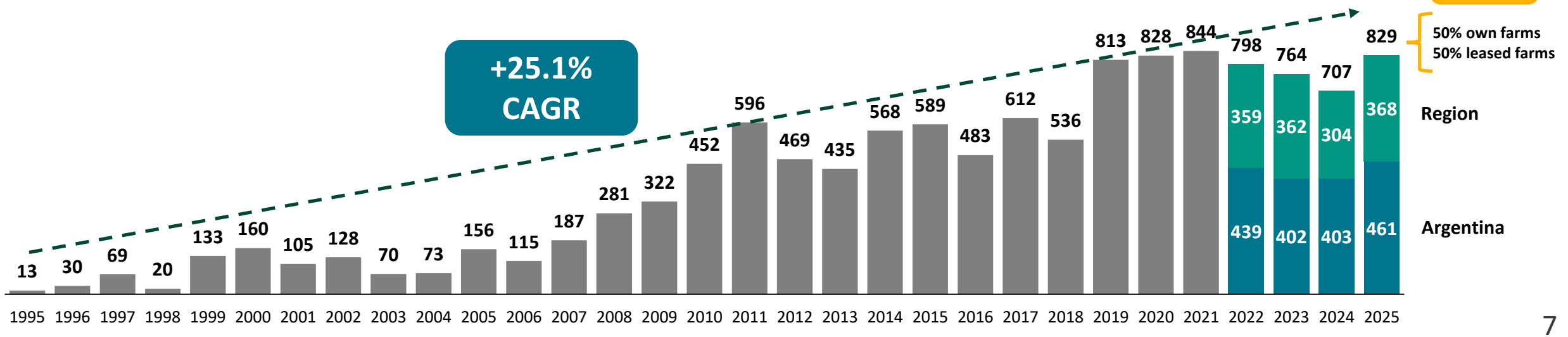
4 **ESG Commitment**
Sustainability In Our Operations

Farming Activity: Track Record

Planted Surface (Th. Ha)

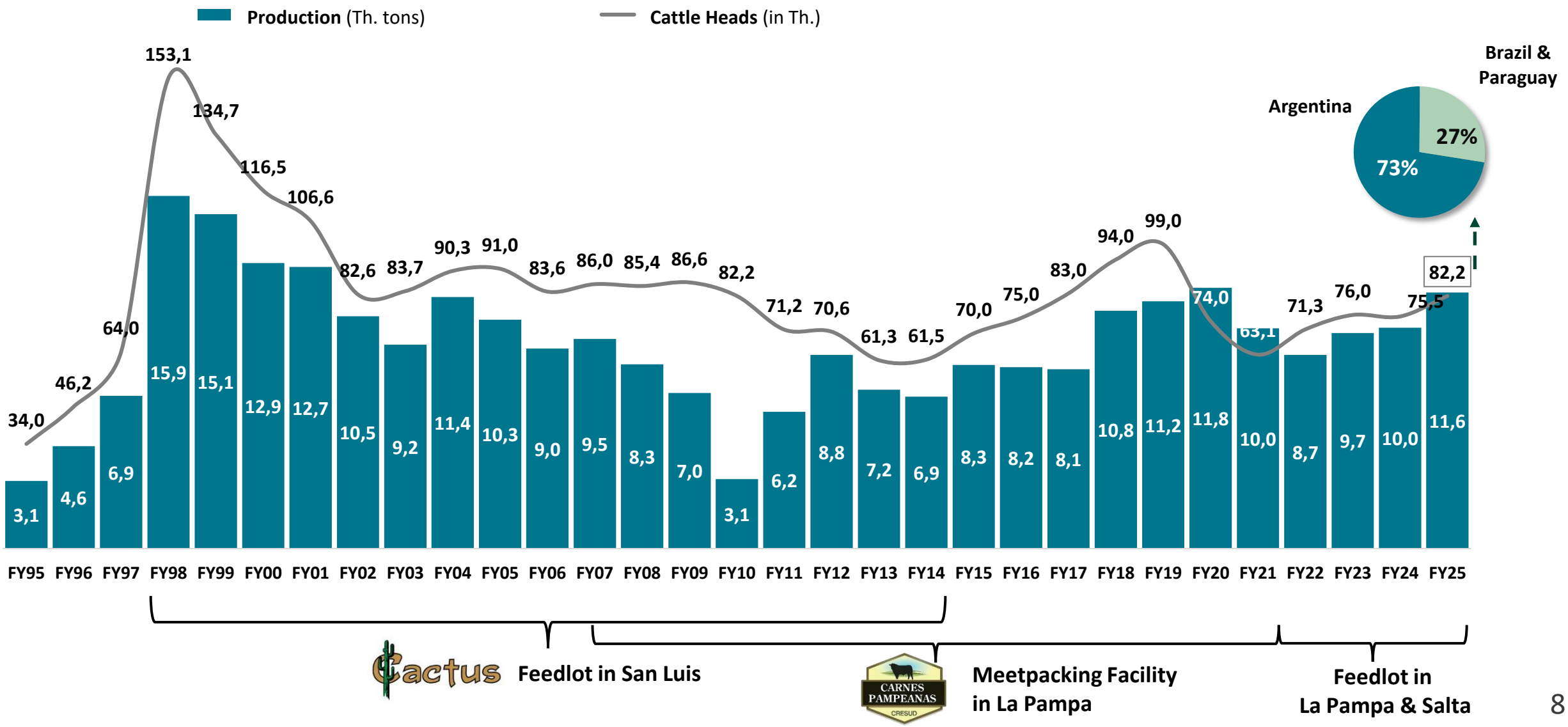


Grain Production (Th. Tn)



Cattle Activity Evolution: Complete Cycle Including Feedlot

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



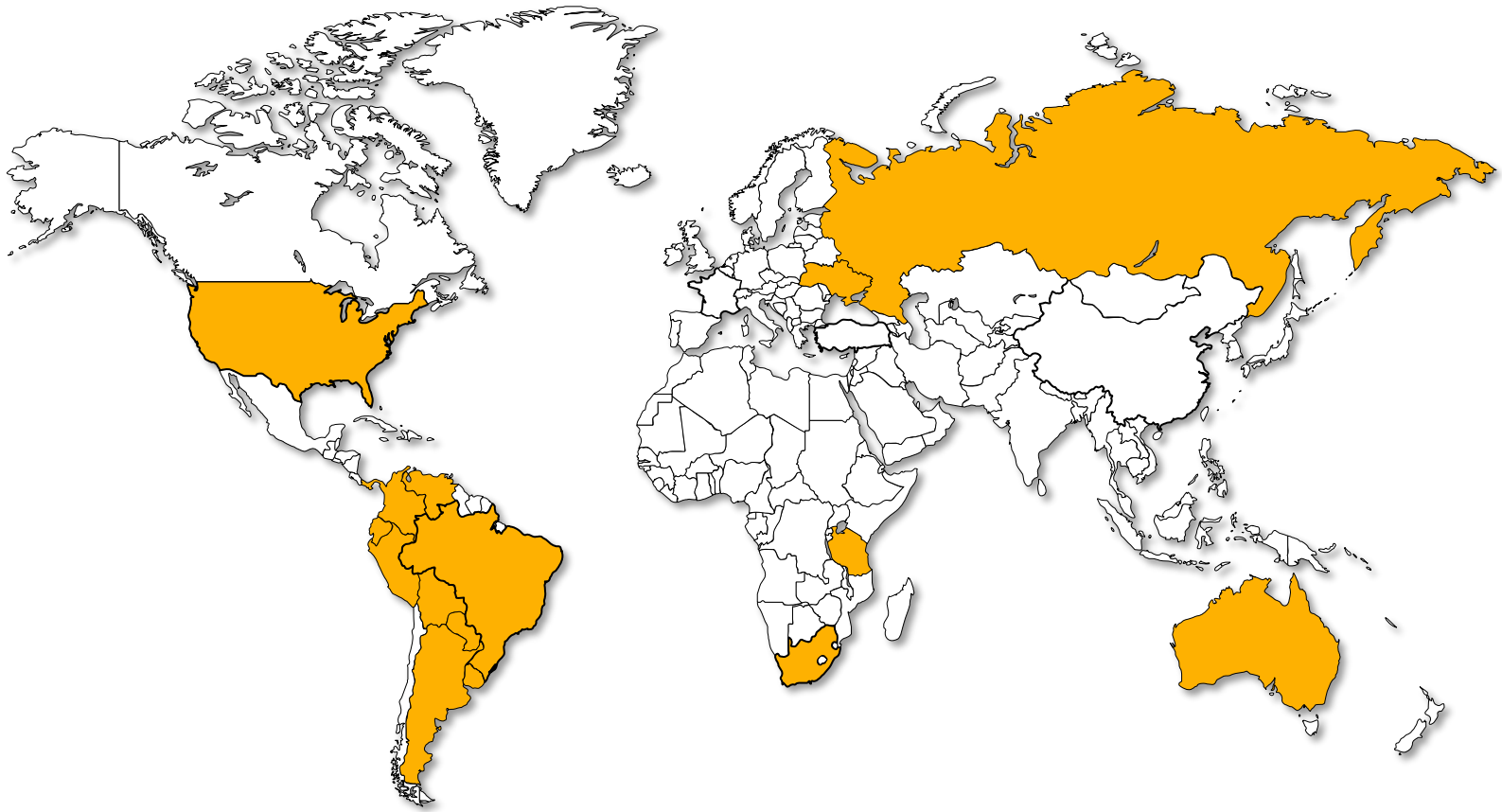
Agricultural Real Estate Pioneers

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

Land optimization due to change of activity and technological innovation

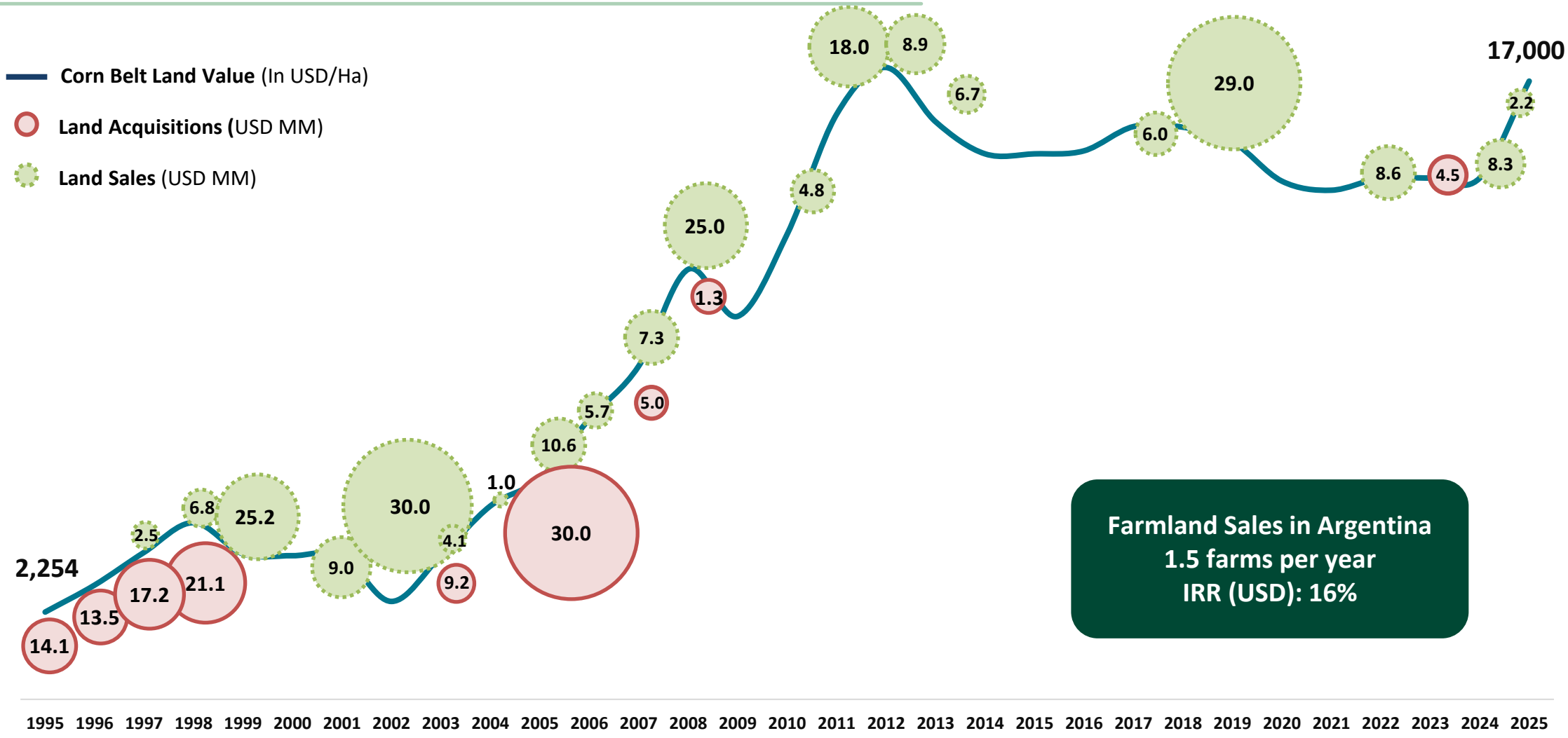
Farm or owned company purchases and **partial financed sales**

Due Diligence of more than 10 mm hectares across the world



Farmland Real Estate: Acquisition, Land Appreciation and Sale

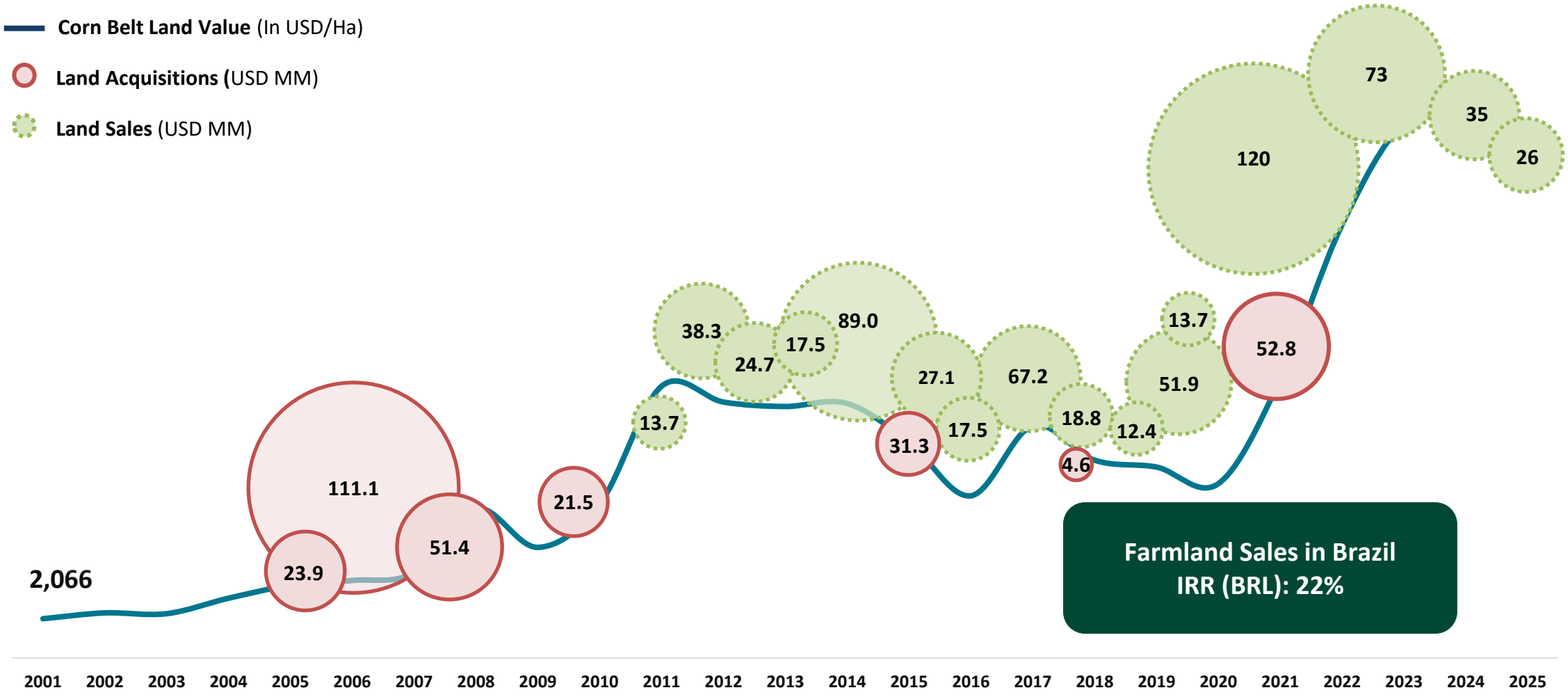
Farmland Prices in Argentina (In USD/ha)



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)



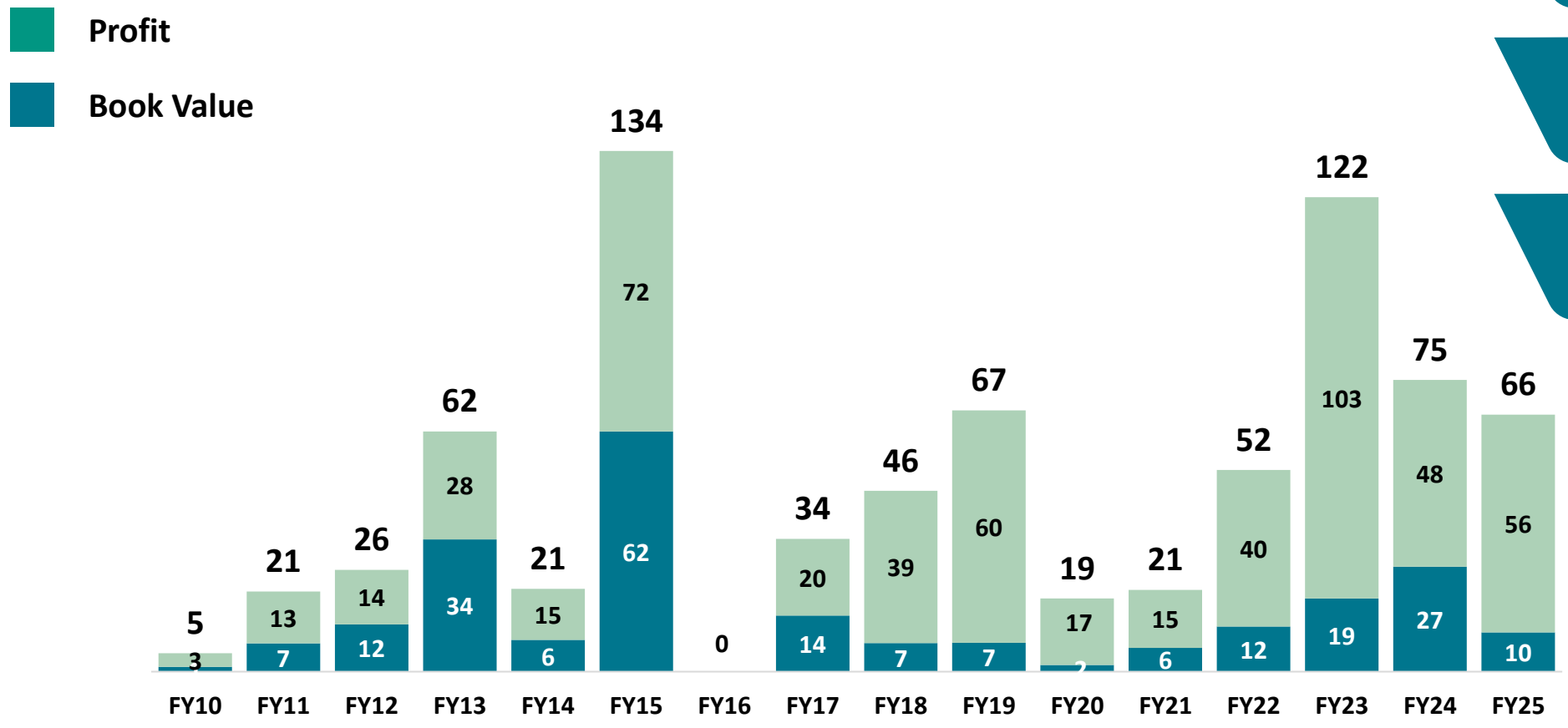
Farmland Real Estate

Farmland Sales Track Record

2.4x
Sold farms per year

17k
Sold ha per year

3.0%
Sold portfolio per year



	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Farms sold[1]	1	2	3	4	2	4	-	6	3	3	4	2	2	4	3	4[2]

[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

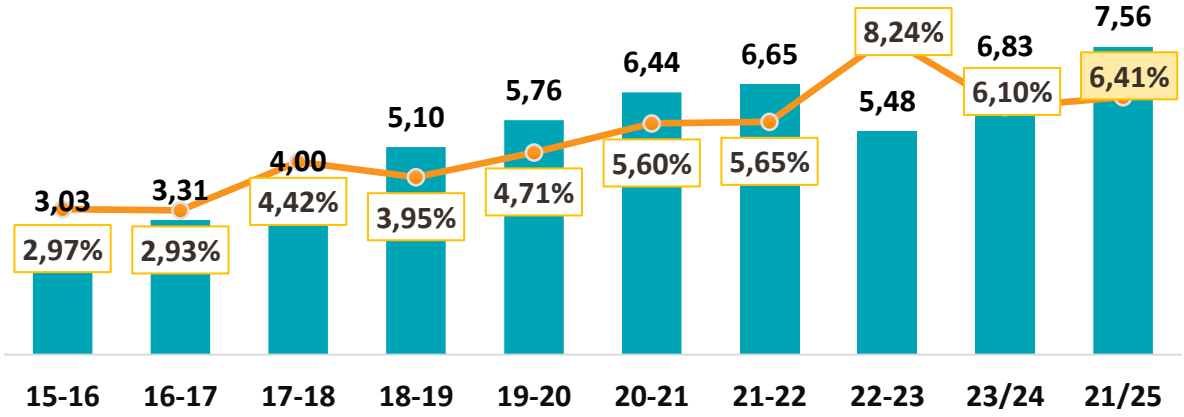
Agricultural Commercial Services

CRESUD's Stake: 51.2%

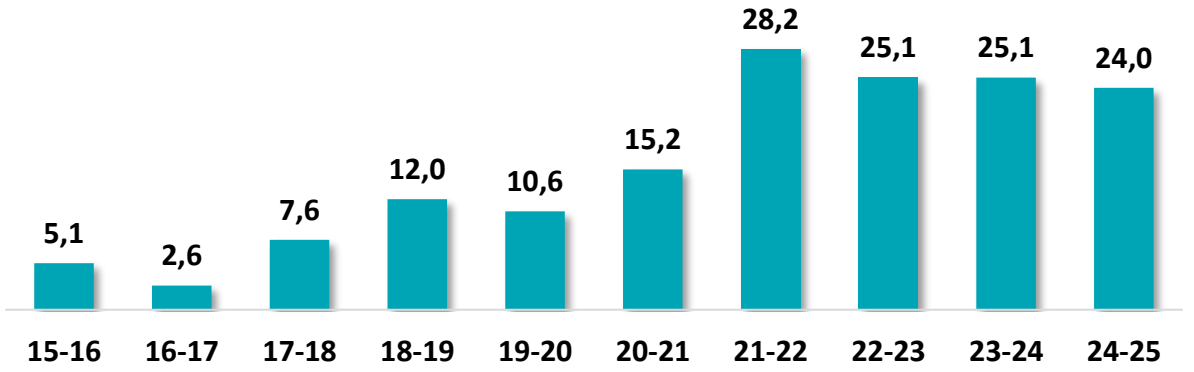
Complementing Traditional Farming With Services, Trading and AgTech

Traded Tons Evolution & Market Share

(In MM tons & %)



EBT Evolution (In MM USD)



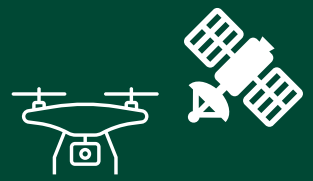
ESG Commitment

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

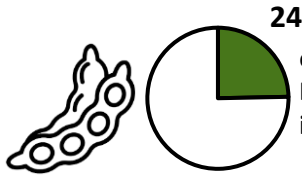
GHG measuring system

WAY CARBON

ESG Progress During FY 2025

Environmental Progress 2024/2025 Campaign

RTRS



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

Founded by CRESUD in 2005

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

CRESUD

Fundación IRSA

+850 Group Social Investment
ARS million – FY 2025

+80 Relationships with NGOs
FY 2025

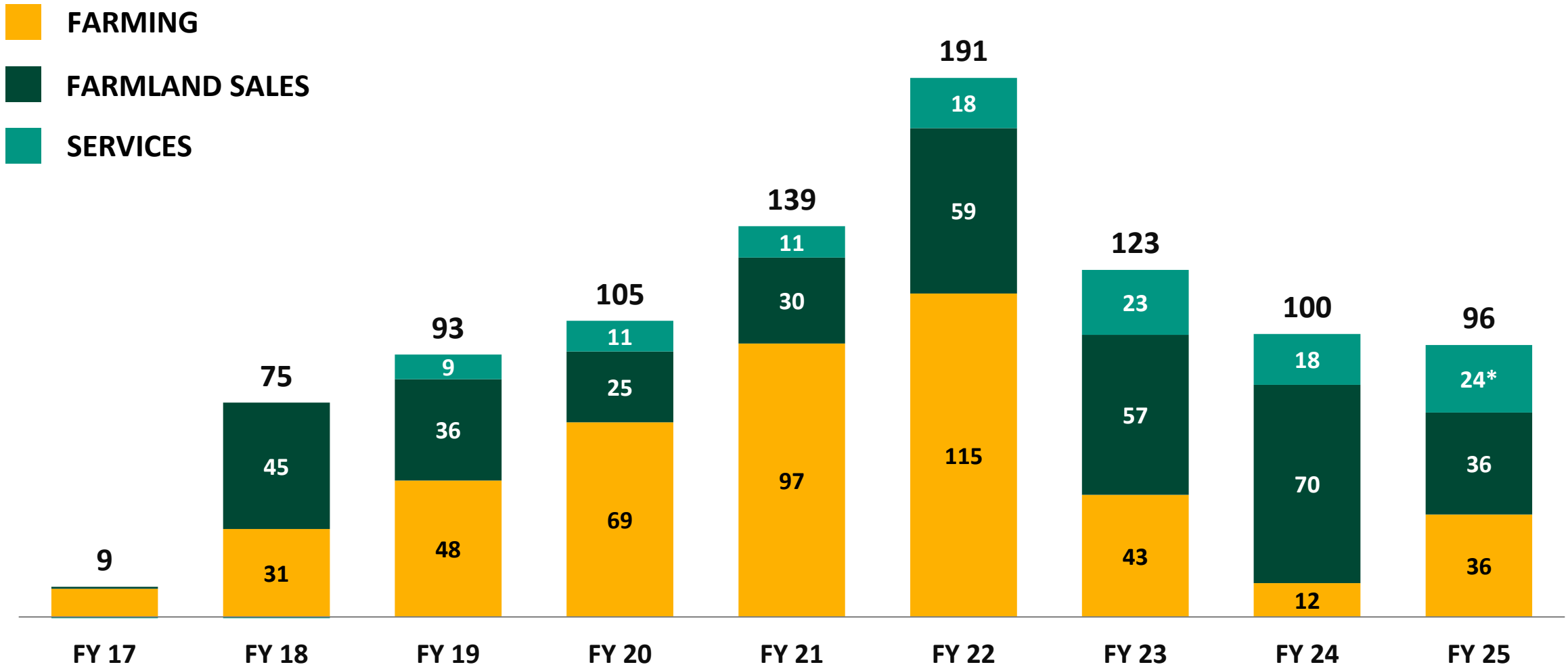
+100 Community Initiatives
FY 2025

CRESUD

Financial Results

Agribusiness Adjusted EBITDA Evolution

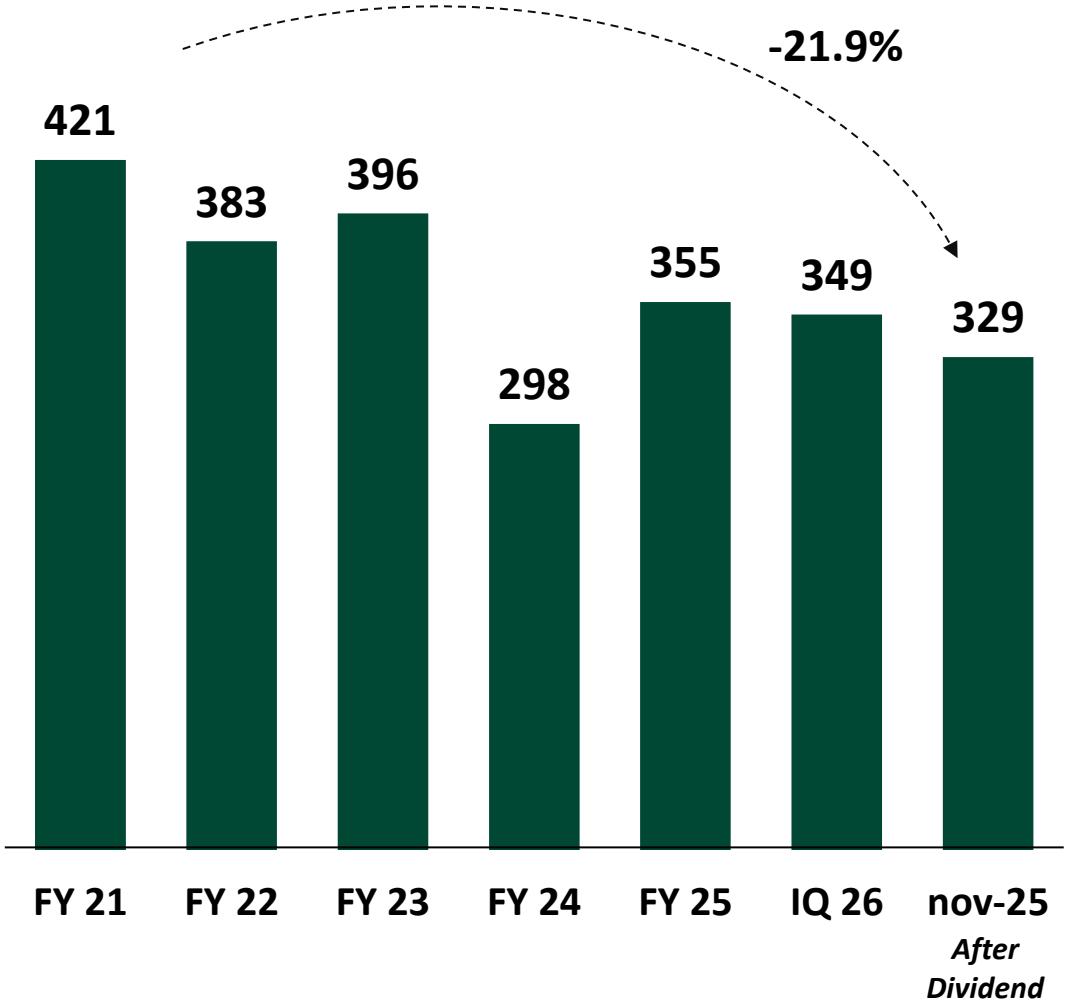
By Agribusiness Segment (In USD MM)



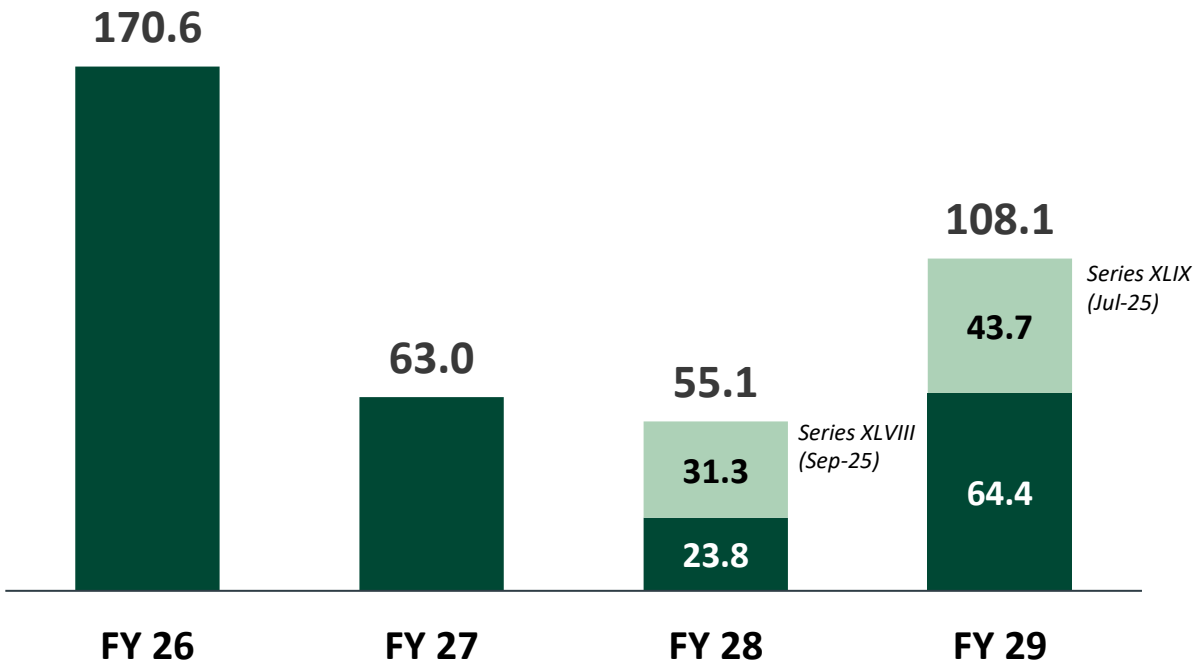
*EBT FyO

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

Net Debt Evolution



Amortization Schedule



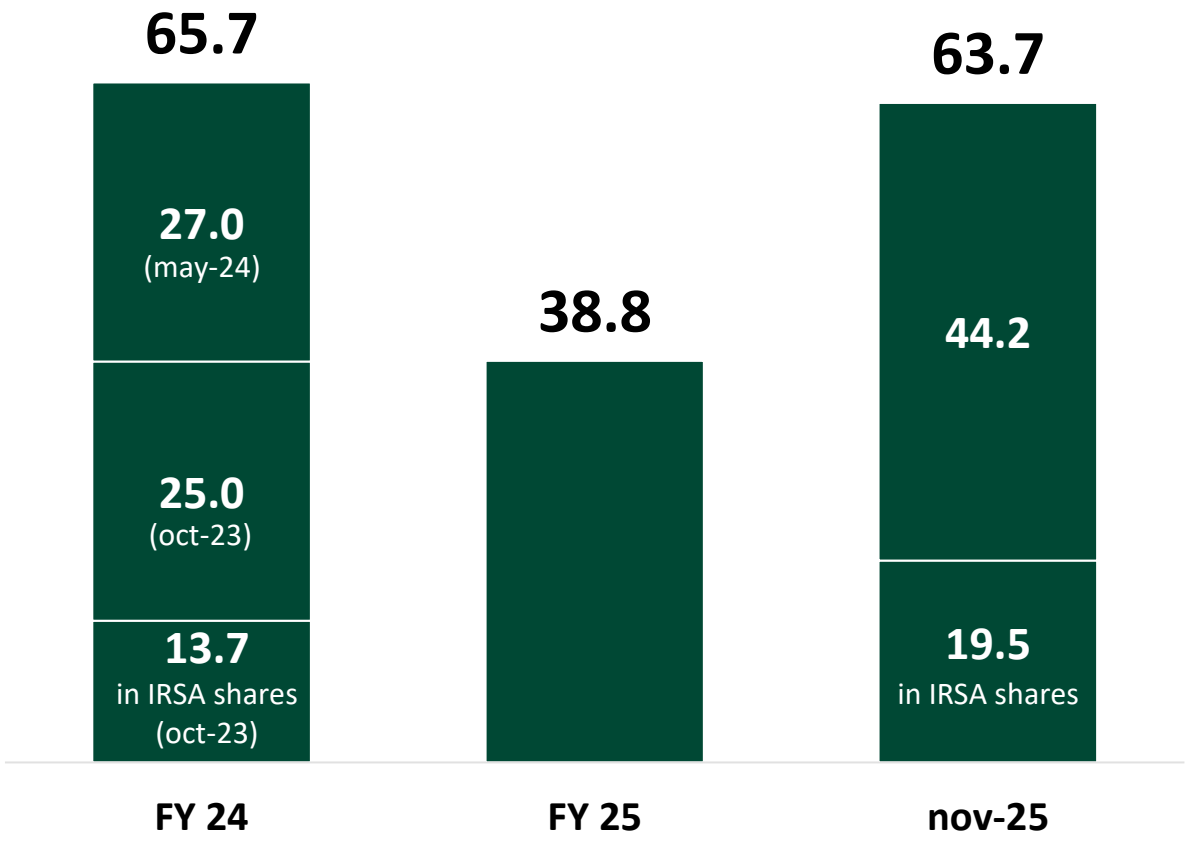
CRESUD Dividend Distribution - Approved on Oct-30, 2025

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**

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

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

2021
LOCAL MARKET ISSUANCES & DEBT EXCHANGES

IRSA INTERNATIONAL NOTE
USD 300 MM

2022/5

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