

CRESUD

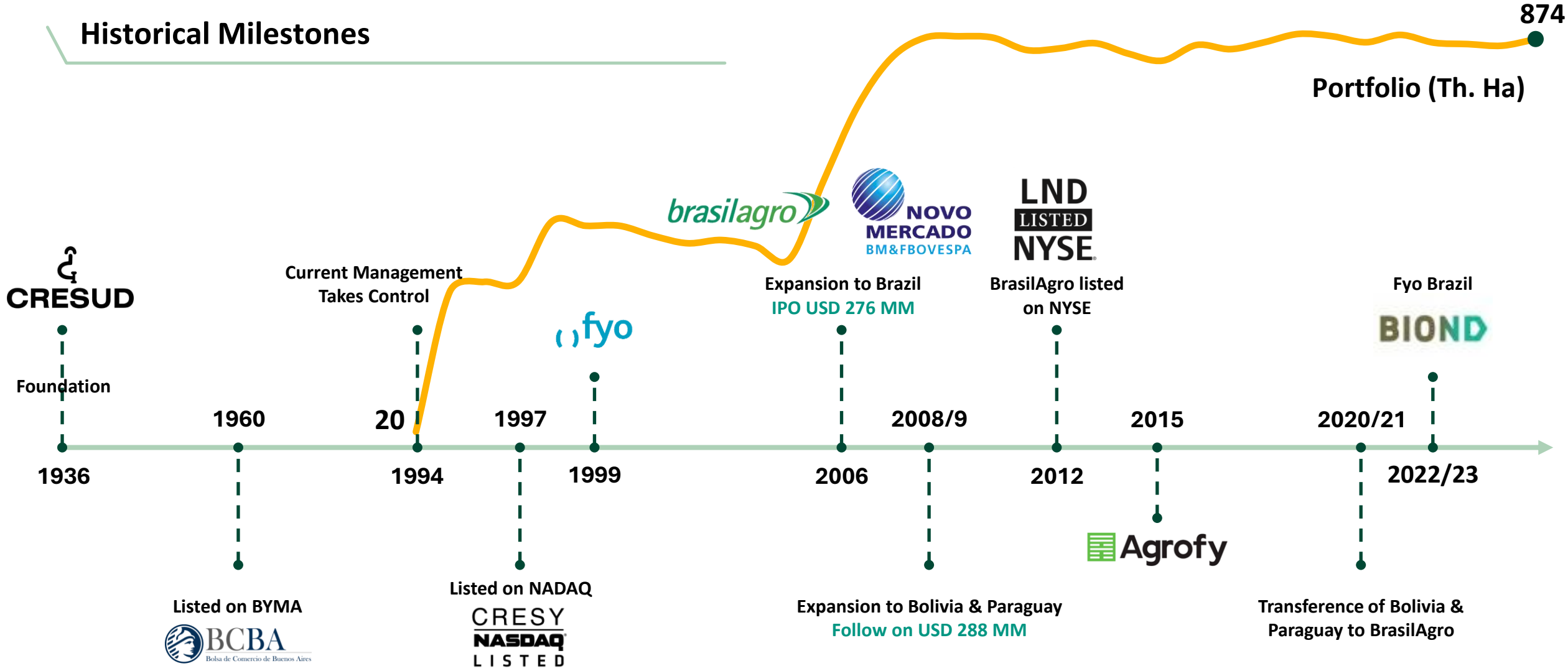
Institutional Presentation

IQ 2027

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**

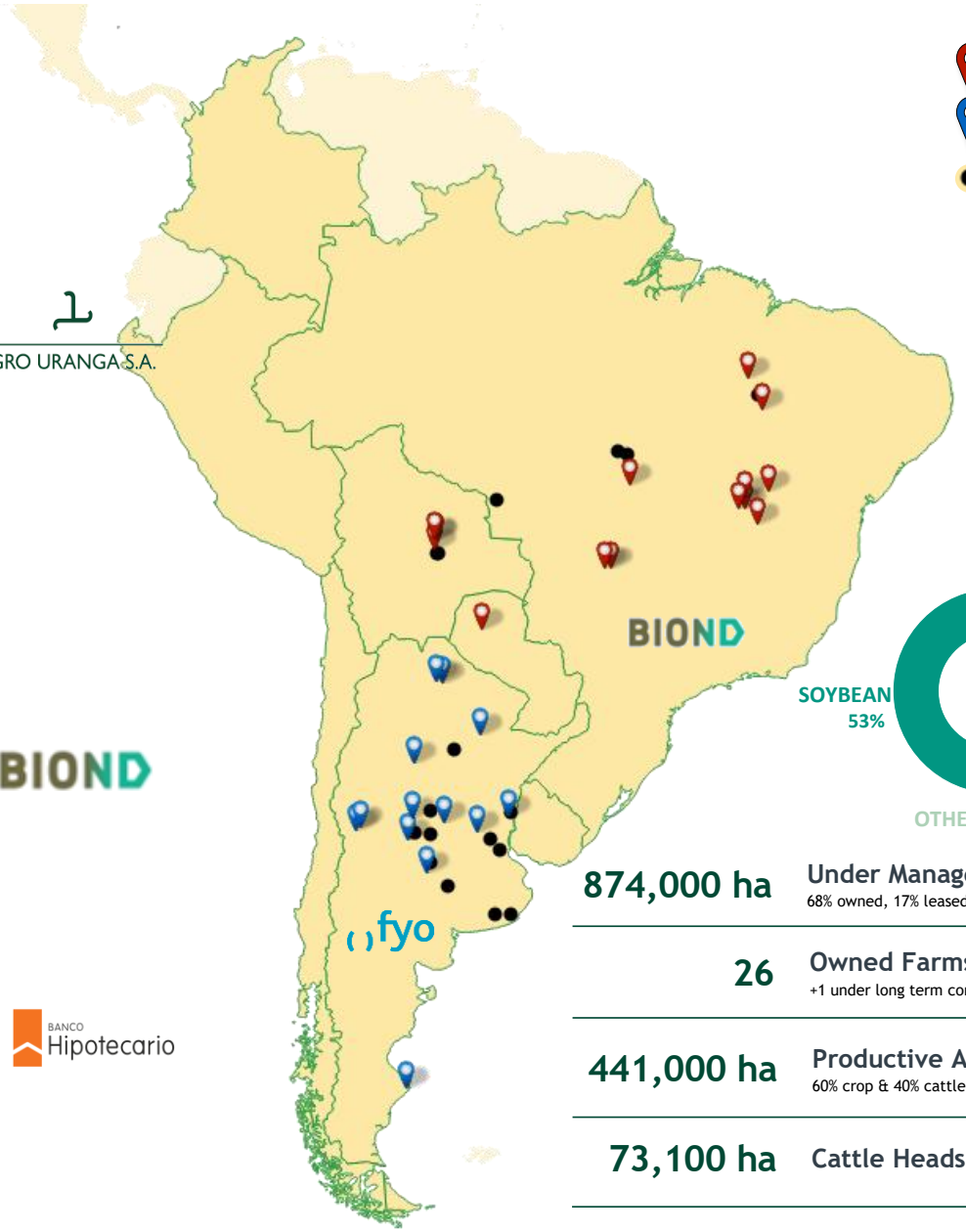
100% — FARMS IN ARGENTINA — 34.86% — AGRO URANGA S.A.

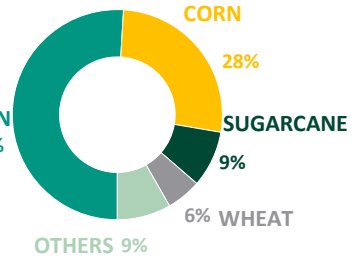
35.4% — brasilagro — Farms in Brazil, Bolivia & Paraguay

51.2% — fyo — Agricultural Commercial Services — BIOND

53.36%* — IRSA — Urban Business — 29.12% — BANCO Hipotecario

*After dividend distribution in IRSA shares

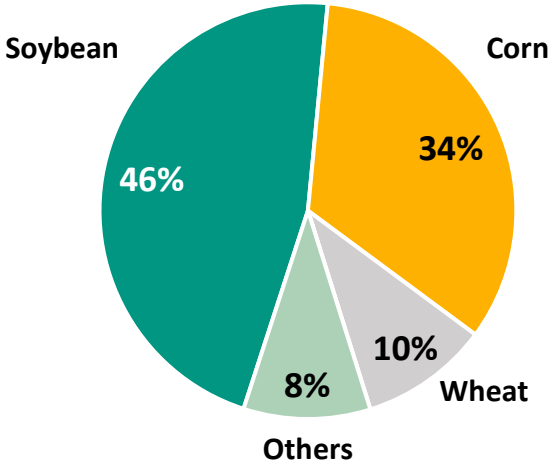




874,000 ha	Under Management 68% owned, 17% leased & 15% LT concession
26	Owned Farms Across the Region +1 under long term concession
441,000 ha	Productive Area 60% crop & 40% cattle
73,100 ha	Cattle Heads

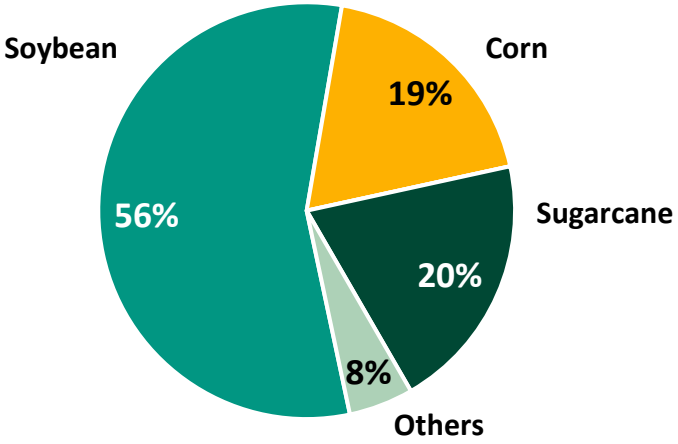
Planted Area by Crop by Country

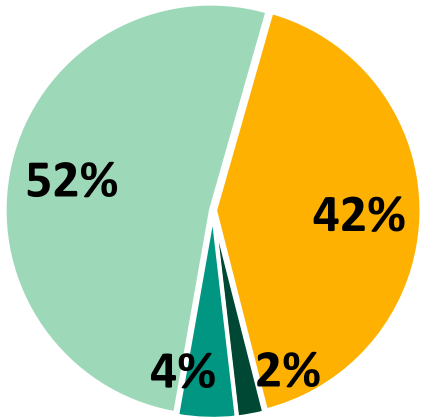
Total: 323.9k ha
(owned & leased)

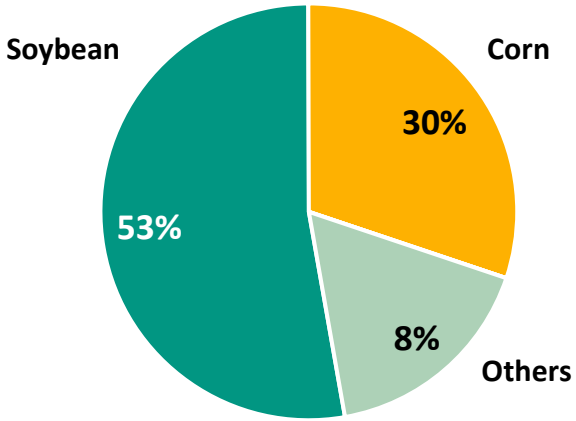


167.3k ha
Argentina

134.8k ha
Brazil

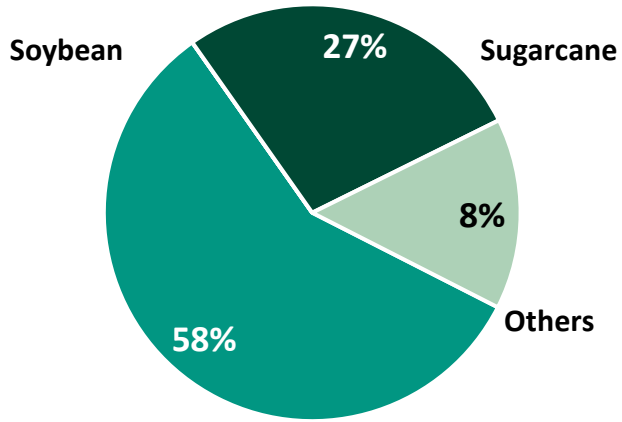






Paraguay
14.9k ha

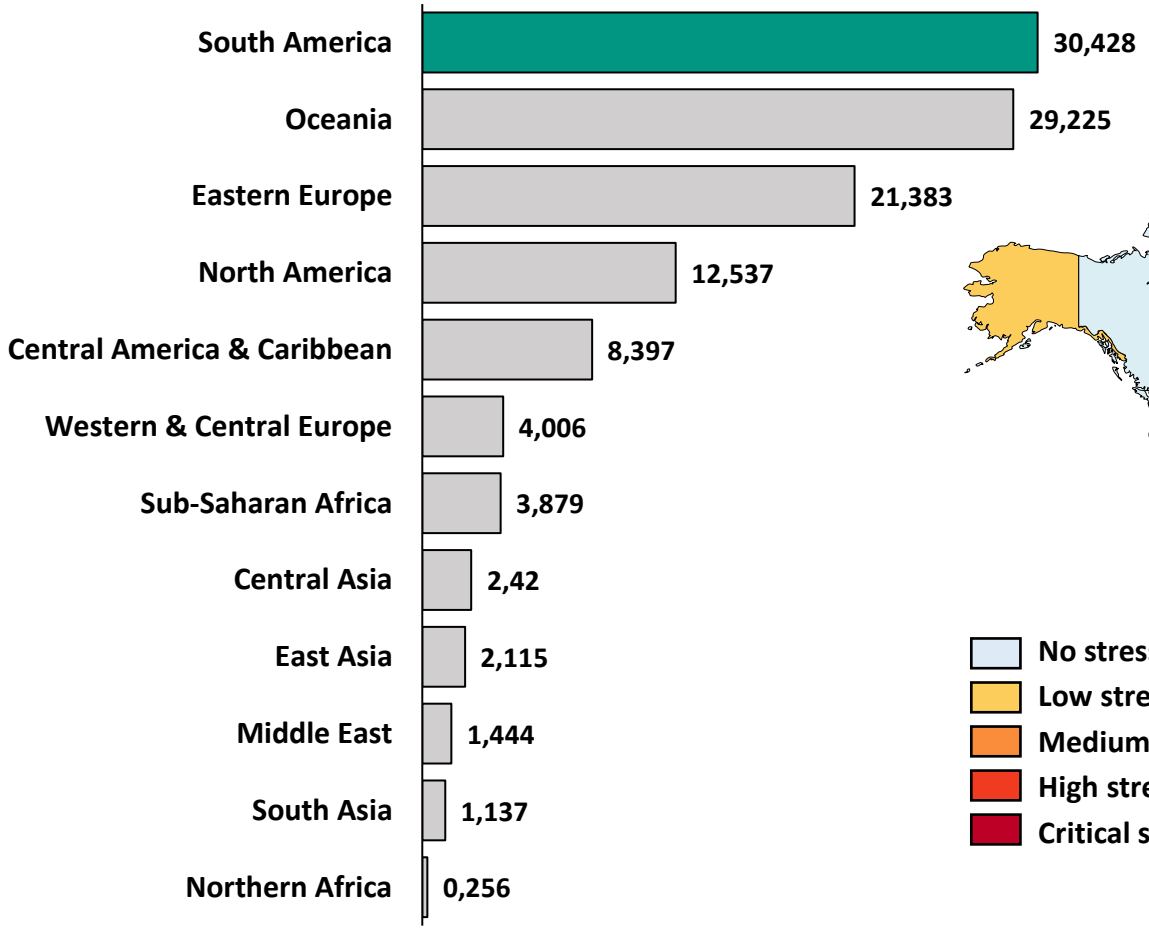
Bolivia
6.9k ha



Regional Agribusiness Strengths

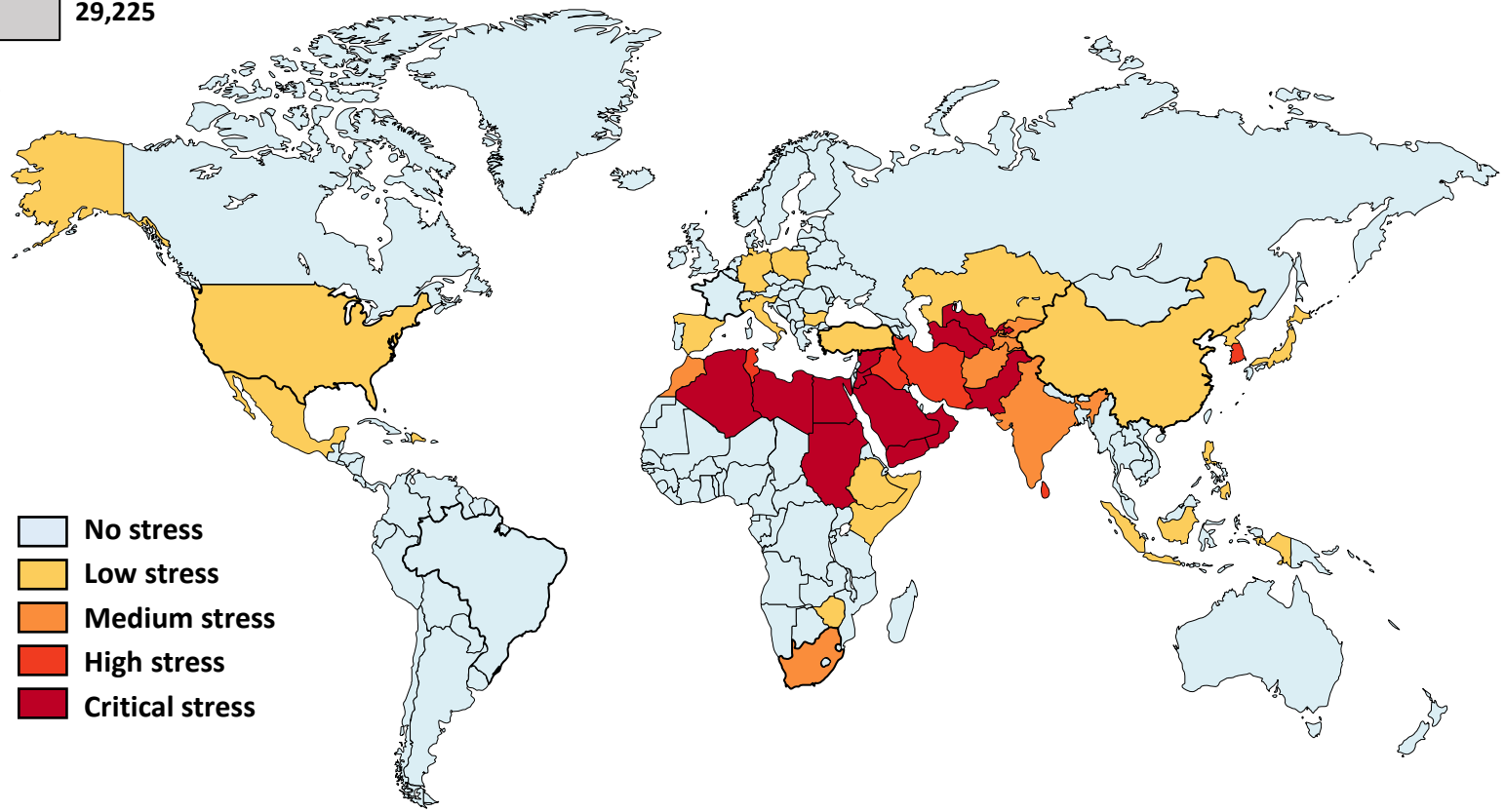
SOUTH AMERICA EXCESS OF WATER RESOURCES PER CAPITA

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

Regional Agribusiness Strengths

LATAM GROWING IMPORTANCE AS A WORLD FOOD SUPPLIER

Crops Net Trade by Region in Constant Value

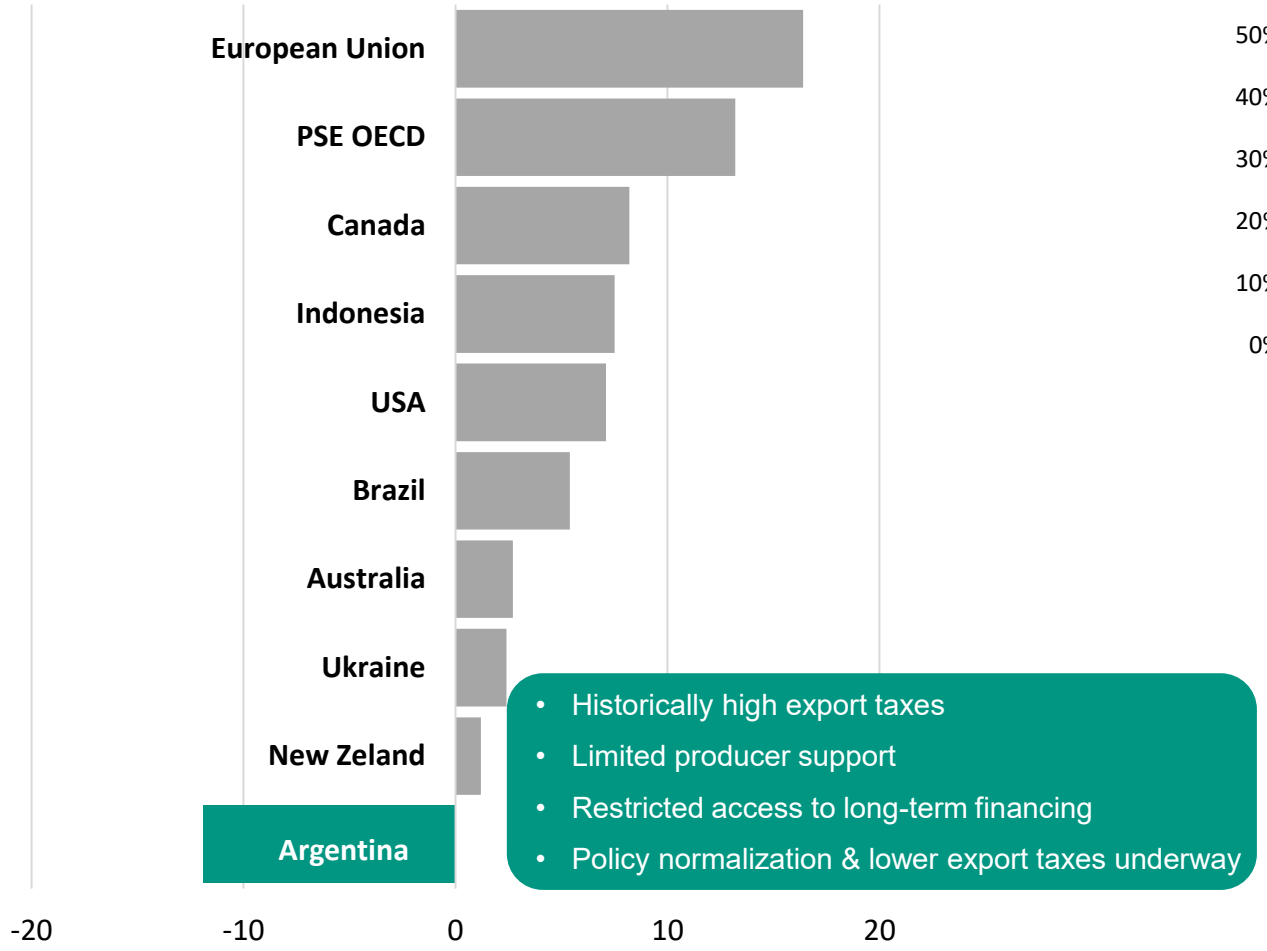


Source: OECD-FAO Agricultural Outlook; FAO analysis.

Argentina: Removing Historical Constraints on Agriculture

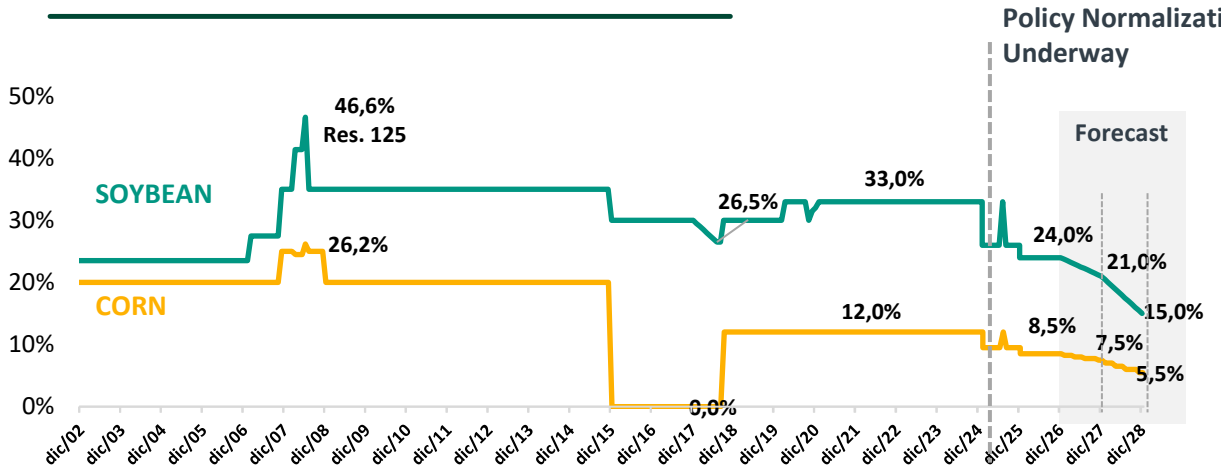
A MORE SUPPORTIVE ENVIRONMENT FOR INVESTMENT, PRODUCTION AND EXPORTS

Agricultural Producer Support (% of Gross Farm Receipts)

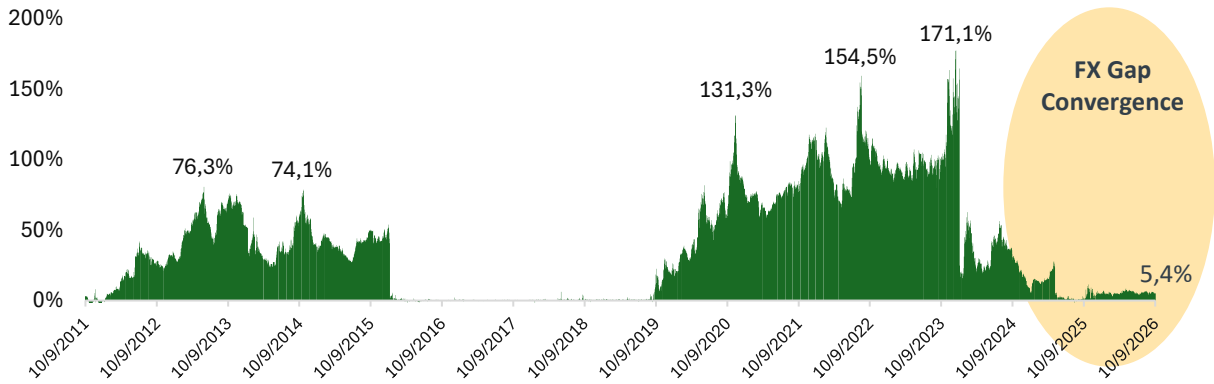


- Historically high export taxes
- Limited producer support
- Restricted access to long-term financing
- Policy normalization & lower export taxes underway

Argentine Crop Tax Exports Evolution



Argentina FX Gap on Capital Controls Periods



Source: OECD, Agricultural Policy Monitoring and Evaluation 2025

Agribusiness Strategy



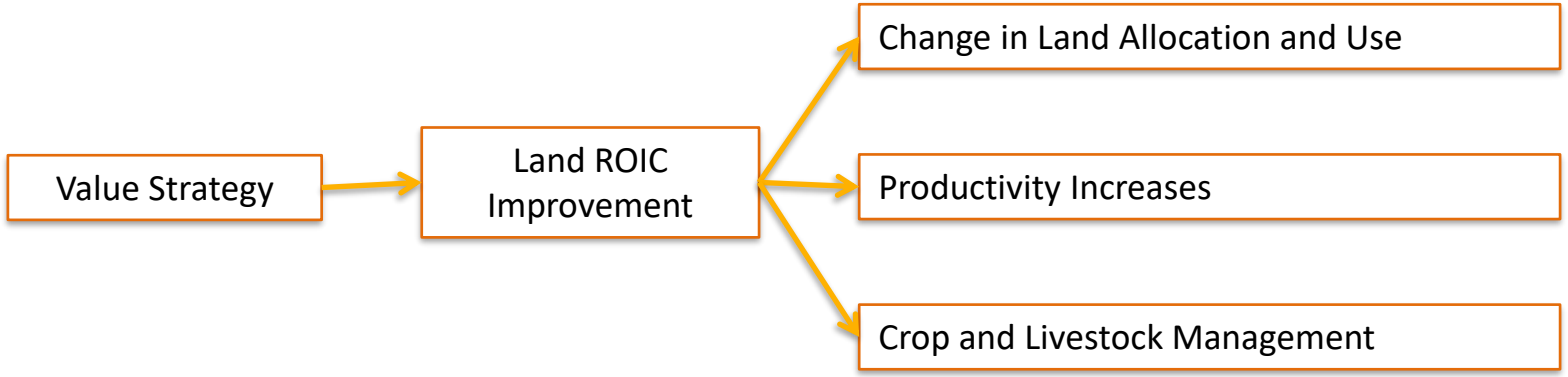
1. **Farmland Real Estate**
   Value Creation through Optimization and Portfolio Rotation

2. **Farming Activity**
   Supplying Global Food Demand from South America

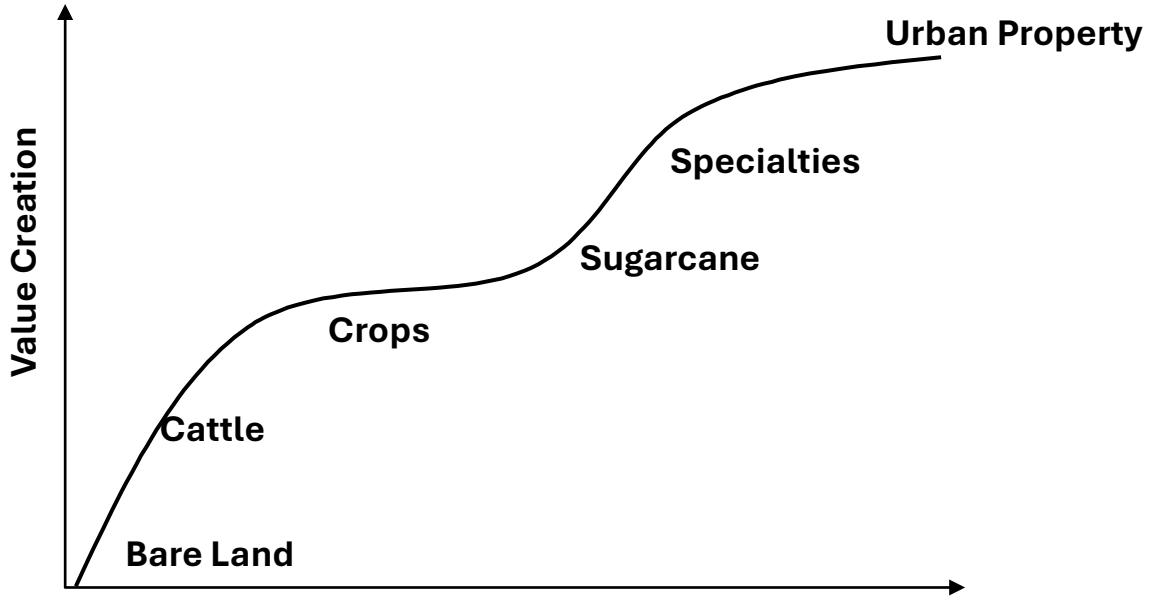
3. **Agricultural Commercial Services**
   Complementing Traditional Farming With Services, Trading and AgTech

4. **ESG Commitment**
   Diving Sustainability & Technological Innovation Across Our Operations

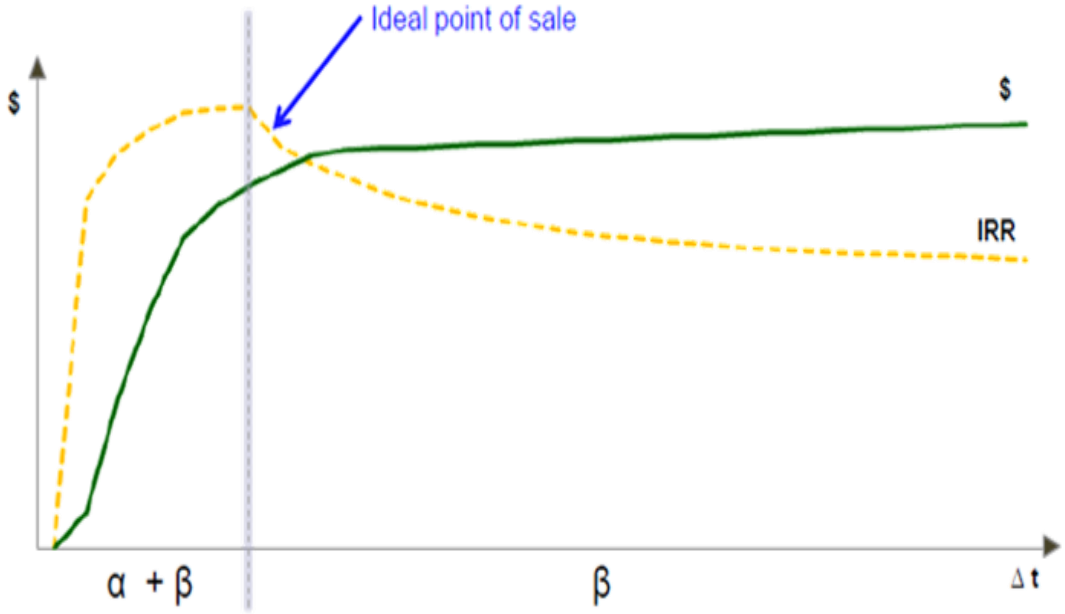
Farmland Real Estate: Value Creation through Optimization & Rotation



Farmland Value Creation



Farmland Appreciation Returns



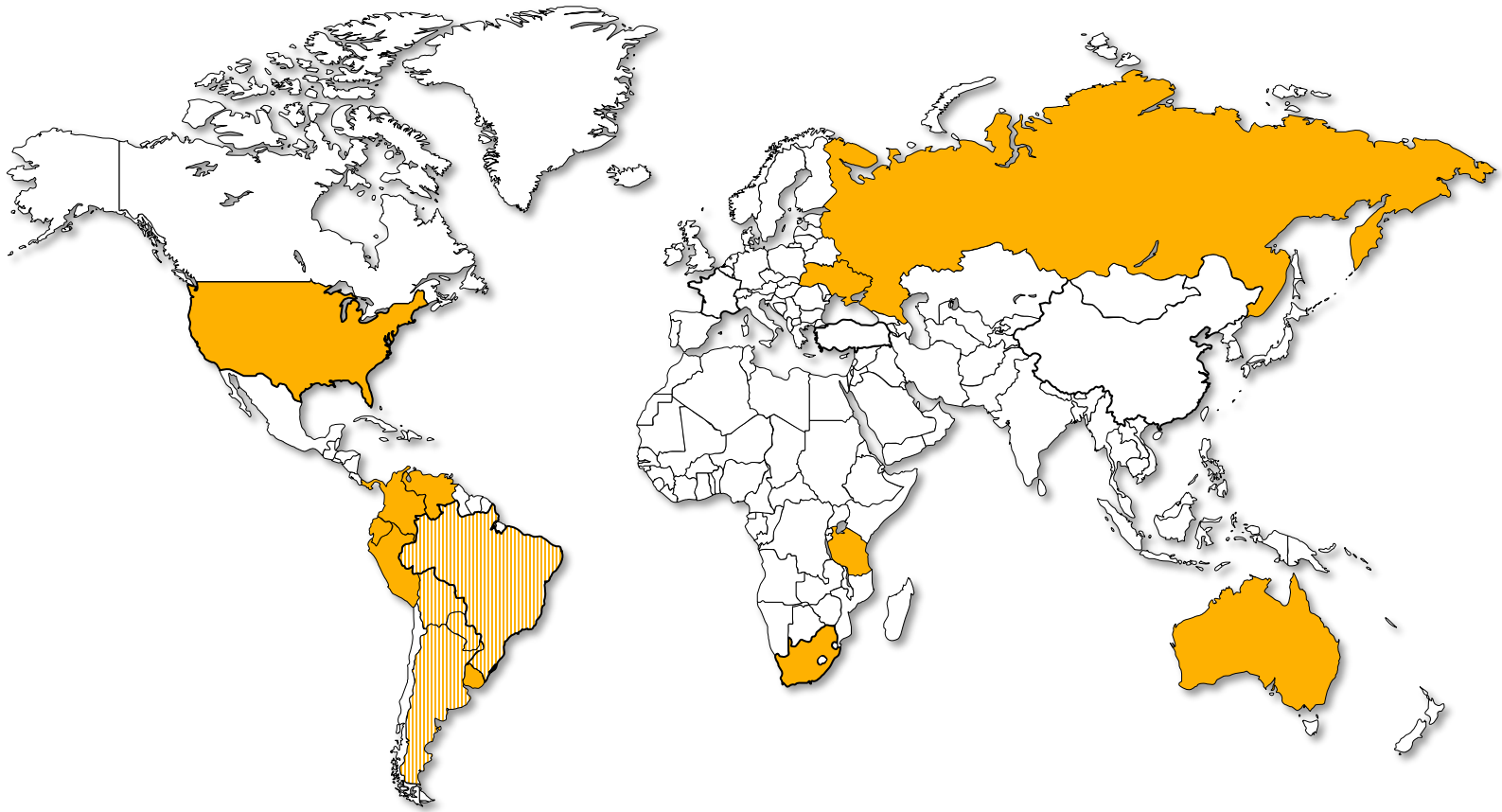
Agricultural Real Estate Pioneers

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**

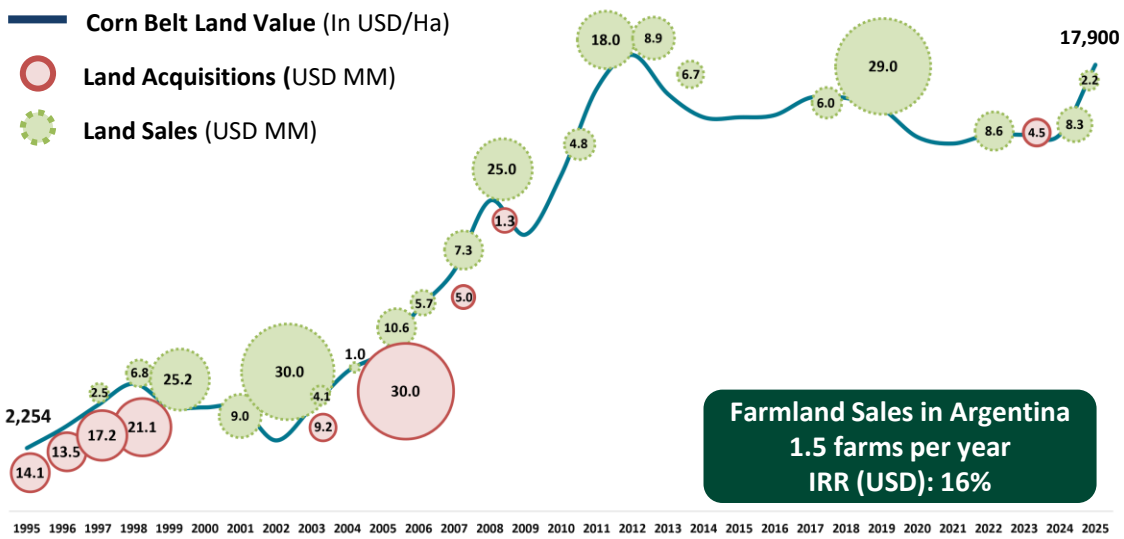
Due Diligence of more than 10 mm hectares across the world



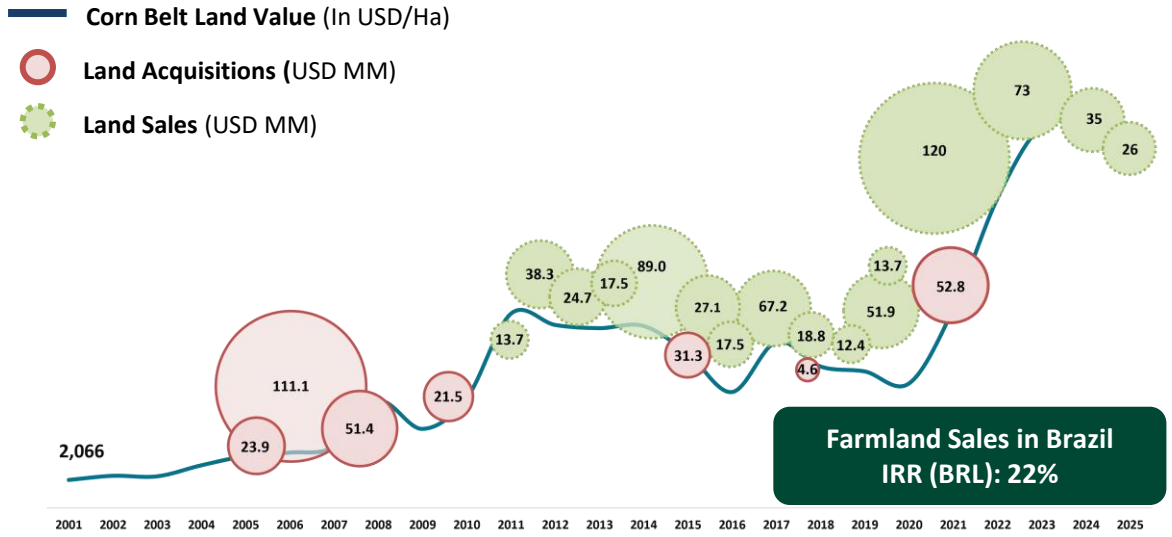
CRESUD's Regional Farmland Rotation Track Record

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

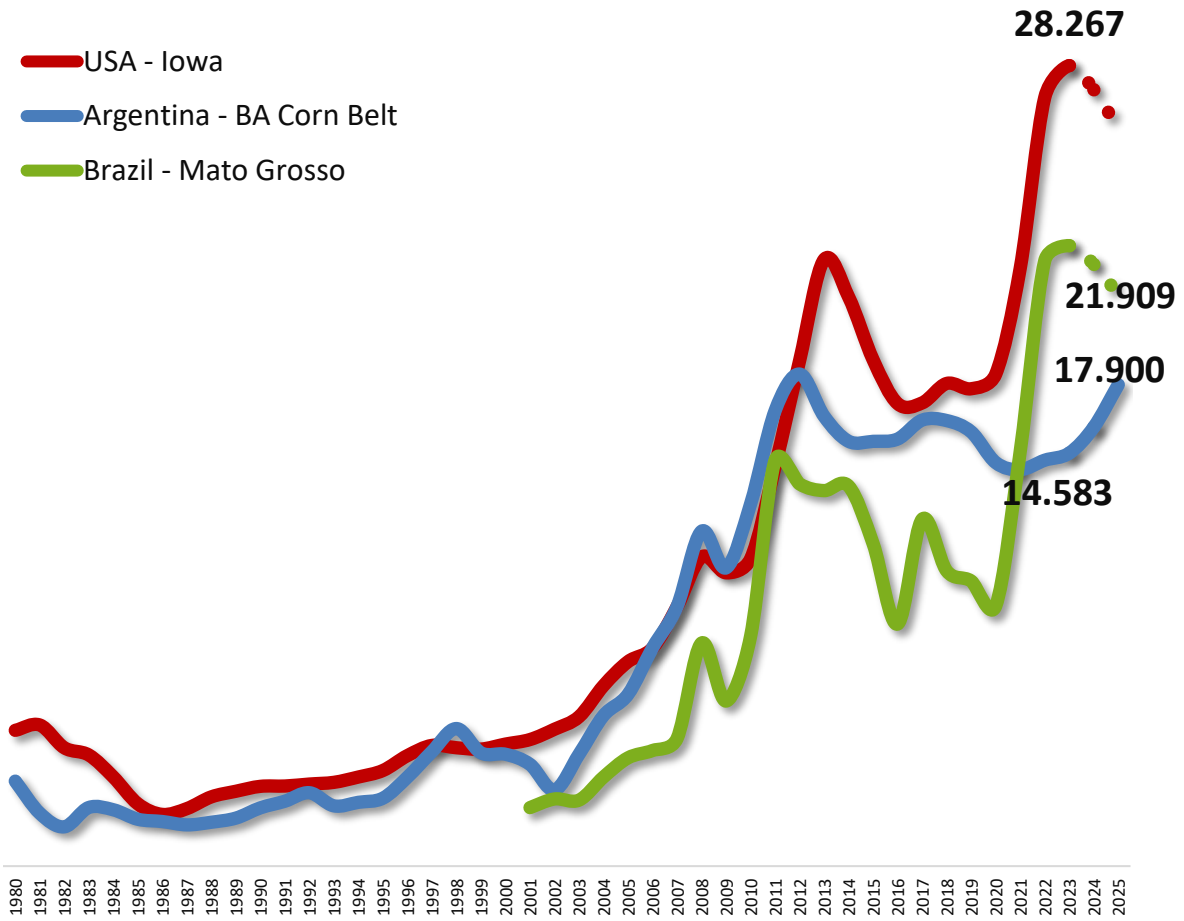
3.2x
Sold farms/fractions per year

3.0%
Sold portfolio per year

Farmland Values: Argentina Lagged Compared to US & Peers

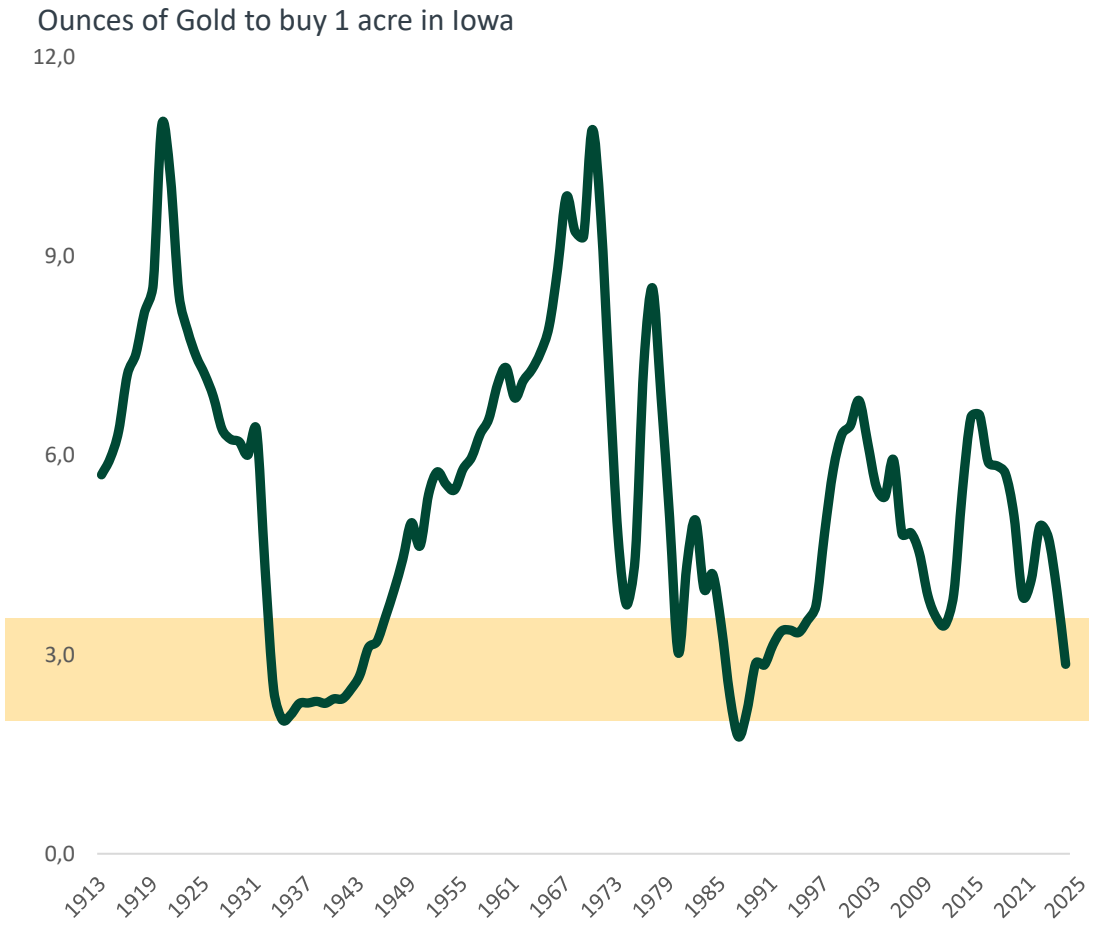
FARMLAND TRADING AT MINIMUM LEVELS IN GOLD TERMS

Farmland Prices (In USD/ha)



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

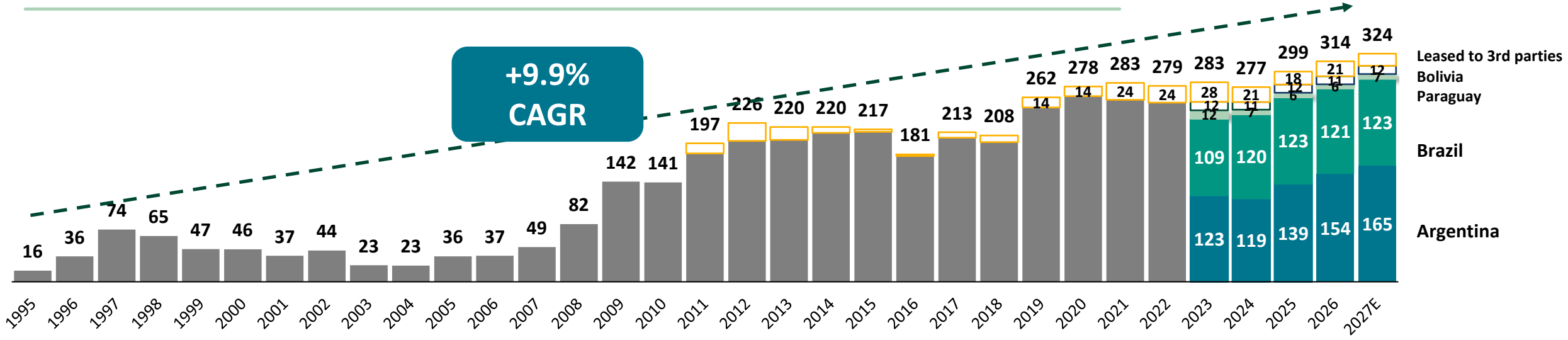
US Farmland in Gold Terms: Trading at minimum levels



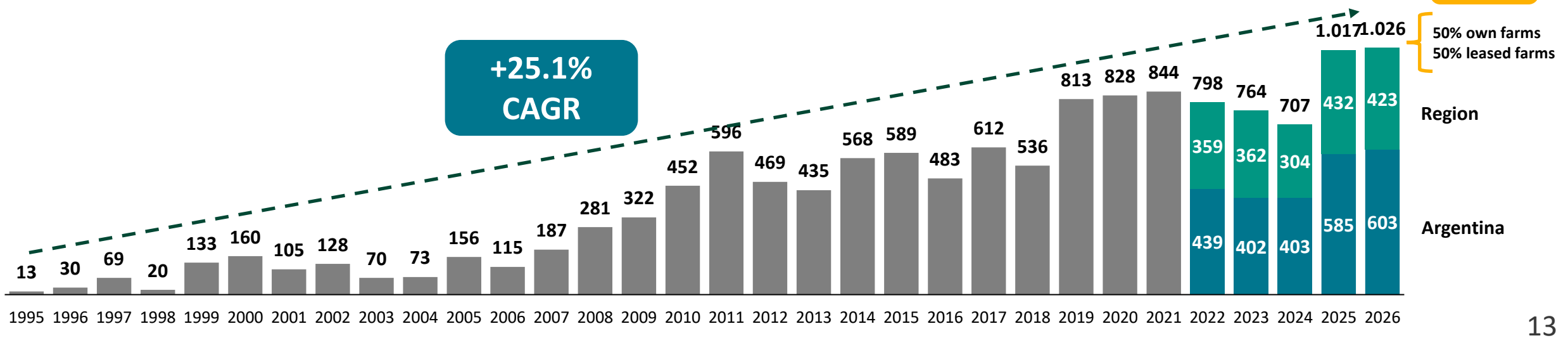
Sources: Gold price (annual average): World Gold Council; Iowa farmland value (farm real estate, per acre): USDA National Agricultural Statistics Service (NASS), compiled by University of Missouri Extension; own calculations.

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

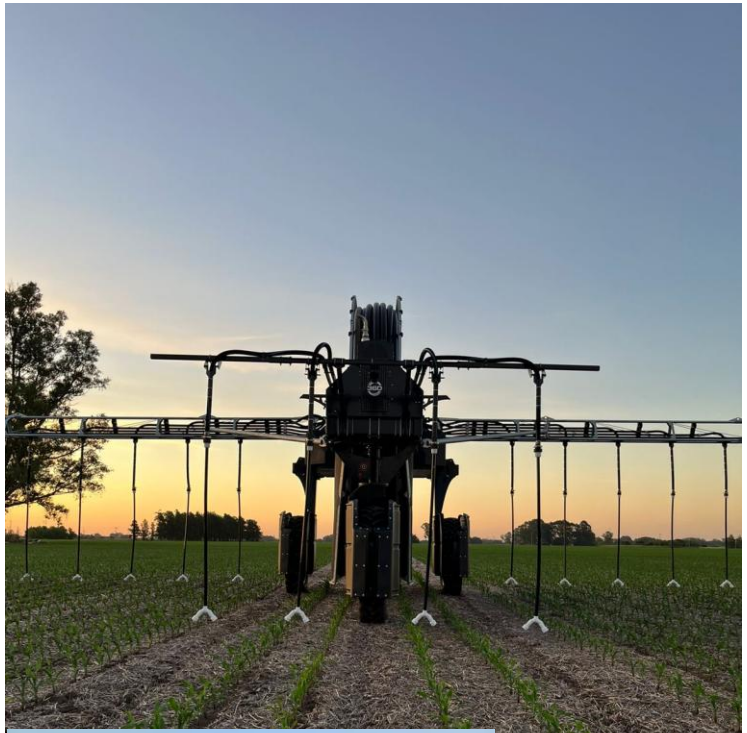
~ 5,000 ha
Crops under irrigation (mainly in ARSL)

~ 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)

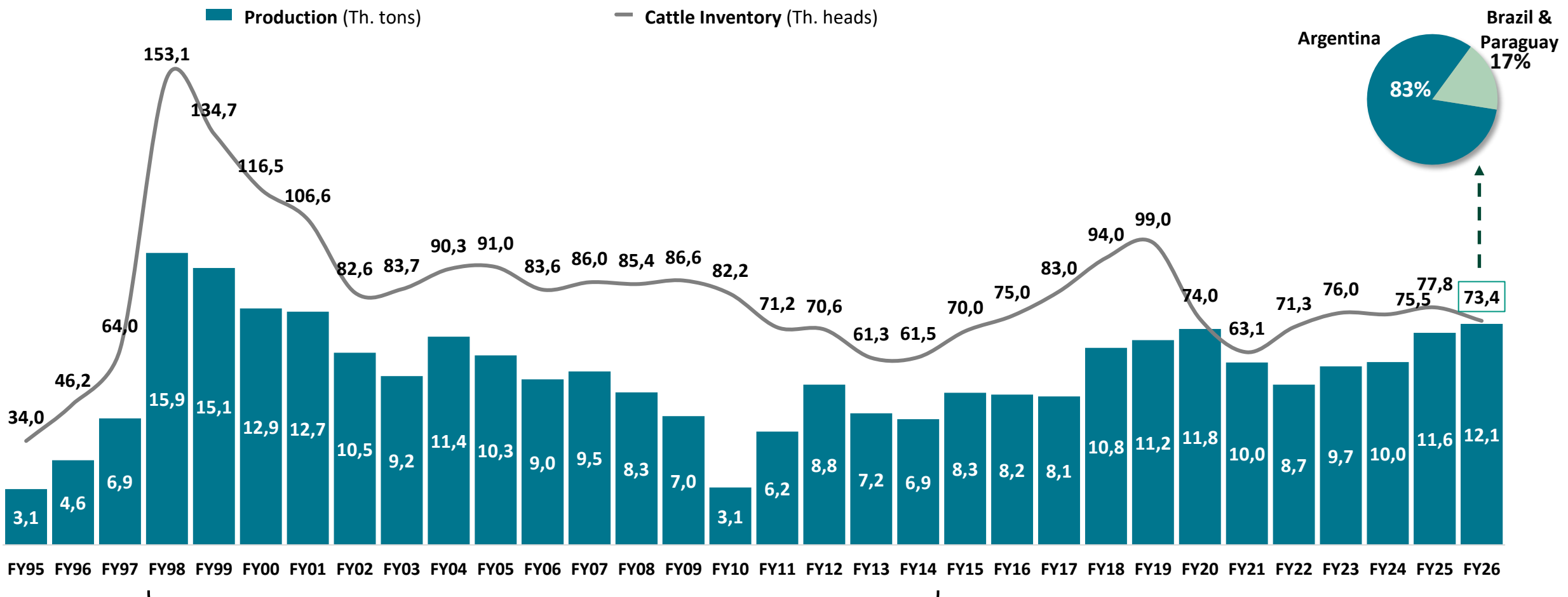
- **Grain-based finishing** (~140 days)
- **Own silage** (corn & sorghum) from cropping operations
- **Target**: ~500 kg live weight at ~22–23 months



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

Cattle Activity: Integrated Cycle

Cattle Production & Inventory



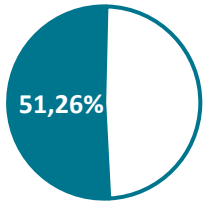
Agricultural Commercial Services

Business Segments

- fyocapital
- fyocredits
- fyoadvisory
- fyofoods
- fyodigital

CRESUD

Stake



fyo | Investment in Agrofy

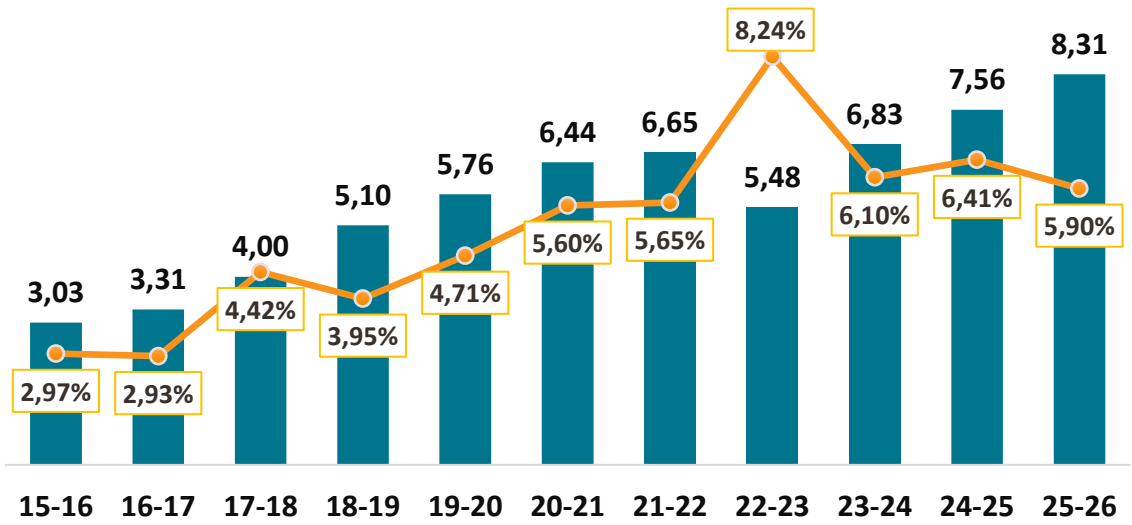
USD 1.05 million
Capital round in 3 instalments (Nov-26, Dec-26, Feb-27)

Majority stake (51.89%)
Fyo took control of the company

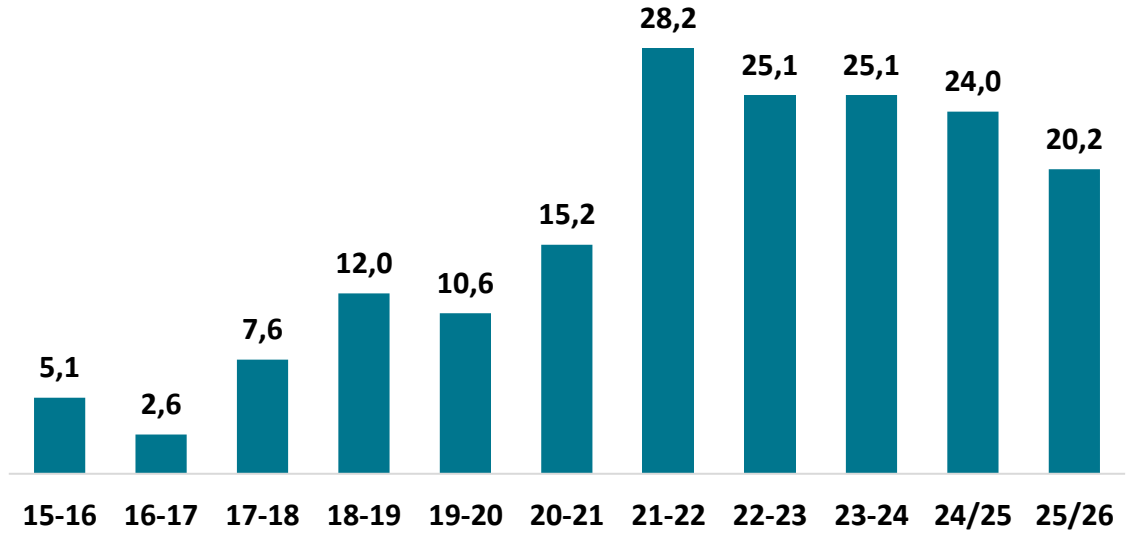
Plan to reach break-even
in March 2027

Strategic rationale
Integration with Fyo's ecosystem and synergies across our businesses.

Traded Tons Evolution & Market Share (million & %)



EBT Evolution (USD million)



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

RTRS

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

2BS

Cargill Triple S™ Soy

EPA

SOCIAL CONTRIBUTION & MAIN PROGRAMS

We are part of the communities where our farms operate





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
of Corporate History
Founded in Argentina in 1936

30+ YEARS
under the Current Management
Since 1994

30 YEARS
ANNIVERSARY
on NASDAQ Next Year
Listed since 1997

Responsible production. Stronger communities. Built on transparency.

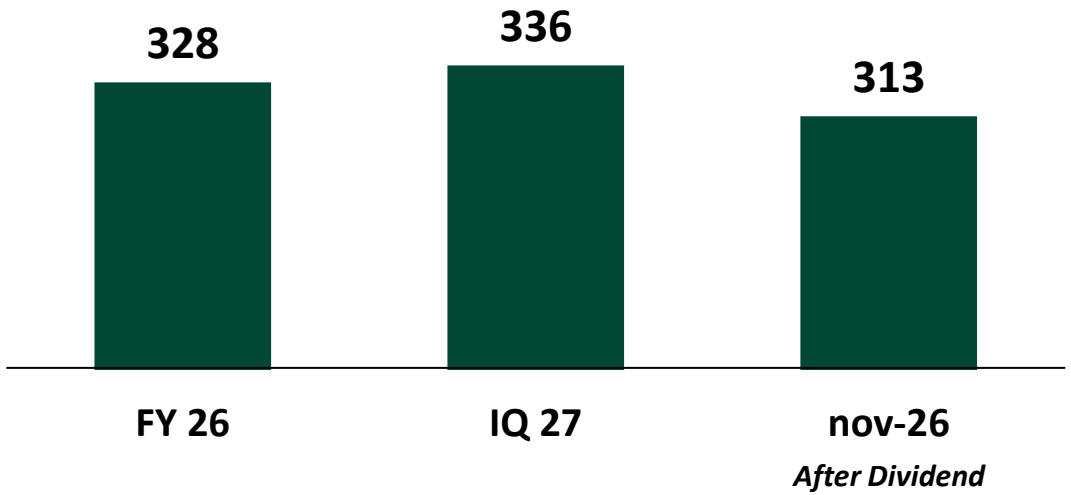


CRESUD

Financial Results

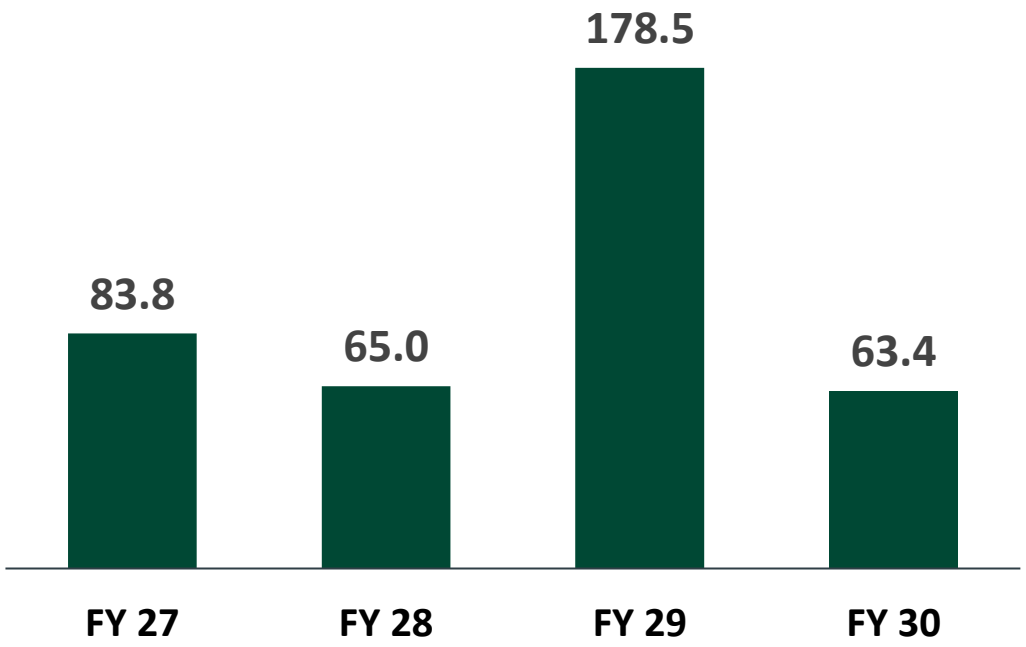
Standalone Debt Profile as of September 30, 2026 (USD million)

Adjusted Net Debt Evolution



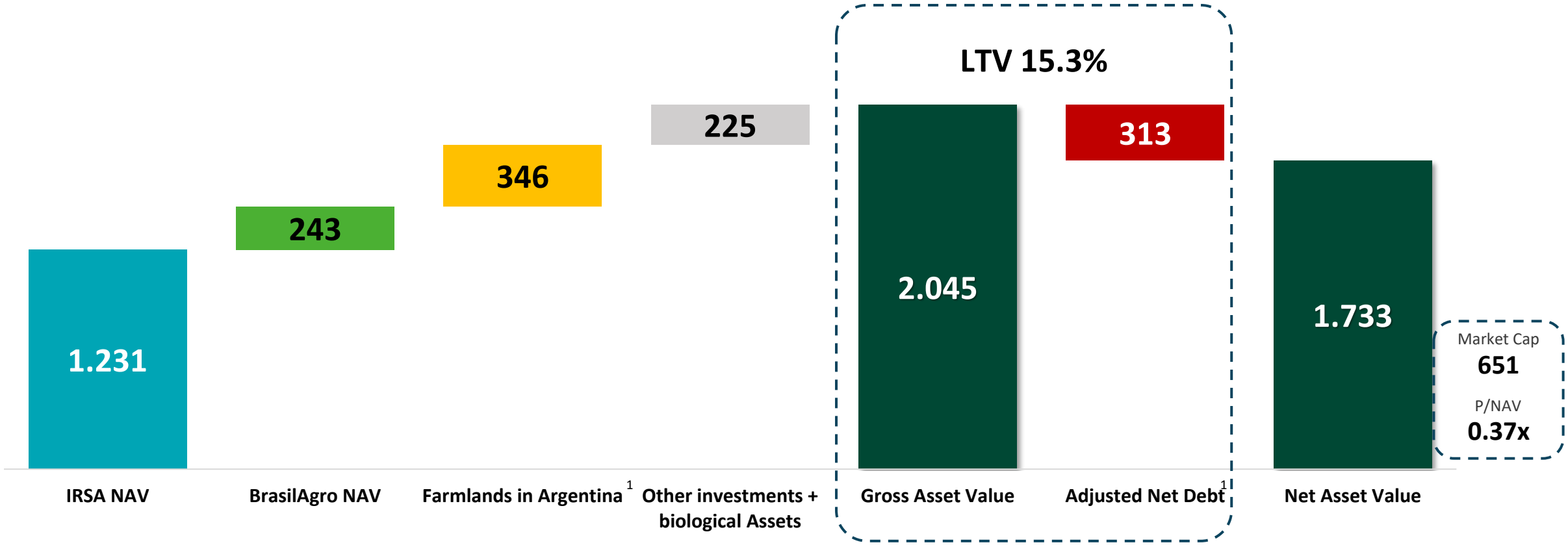
	USD
Gross Debt	**390.7**
Cash & Equivalents	**11.4**
Net Debt	**379.3**
Grain Stocks	43.8
Adjusted Net Debt	**335.6**

Amortization Schedule



Net Asset Value (NAV)

USD Million (as of September 30, 2026)



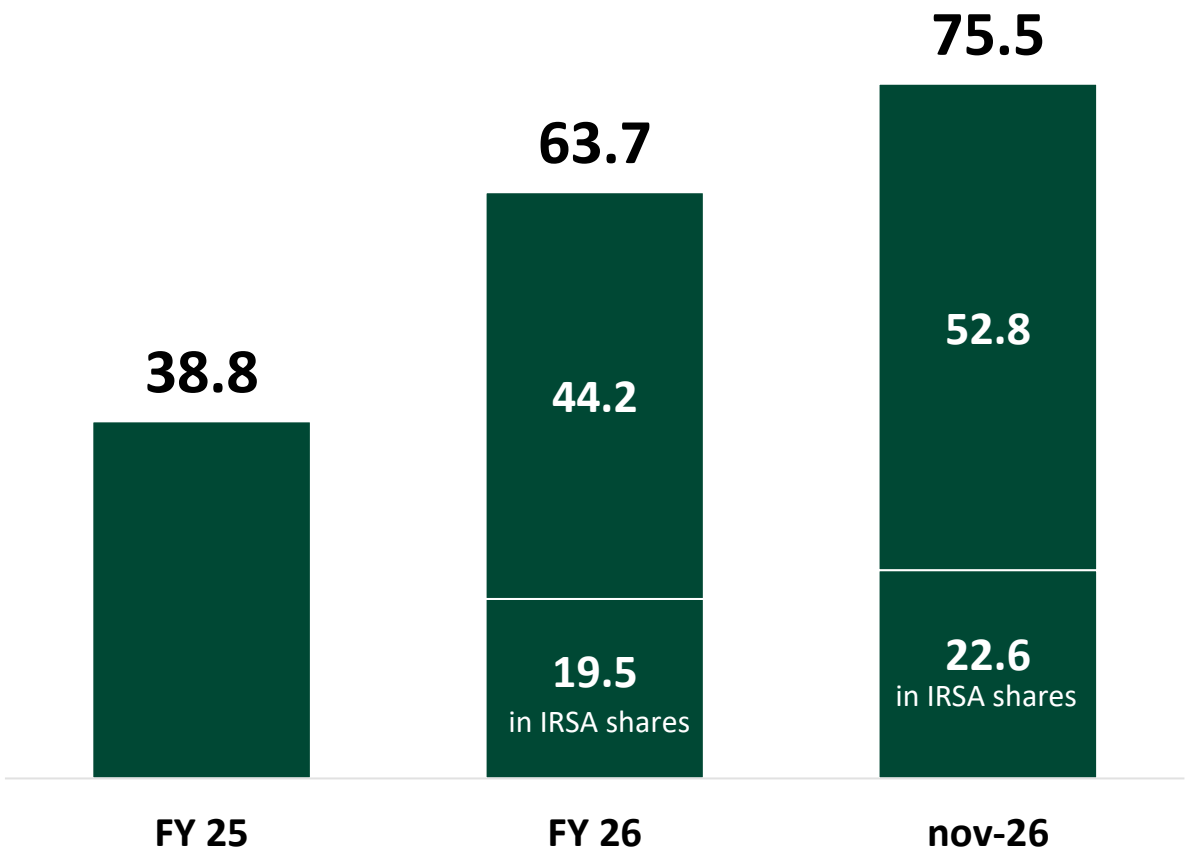
1 - Internal valuation
2 - Net Debt After Dividend

CRESUD Dividend Distribution - Approved on Oct-22, 2026

Dividend & Treasury Shares Distribution

	Dividends	
	In cash	**In kind**
Amount	ARS 81,200 MM	15,1 MM IRSA shares
Per ordinary share	ARS 114.4854	0.021286 IRSA shares
Per ADS	ARS 1,144.8535	0.212864 IRSA shares
Dividend yield	~9%	
Payment date	November 5, 2026 (Nov 12th to ADR holders)	

Dividend Distribution (USD CCL million)



CRESUD

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