CRESUD

FY 2026 Conference Call

September 8, 2026

Hosted by:

Alejandro Elsztain, CEO
Matias Gaivironsky, CFO
Santiago Donato, Head of IR & ESG

Maximizing Agricultural Potential

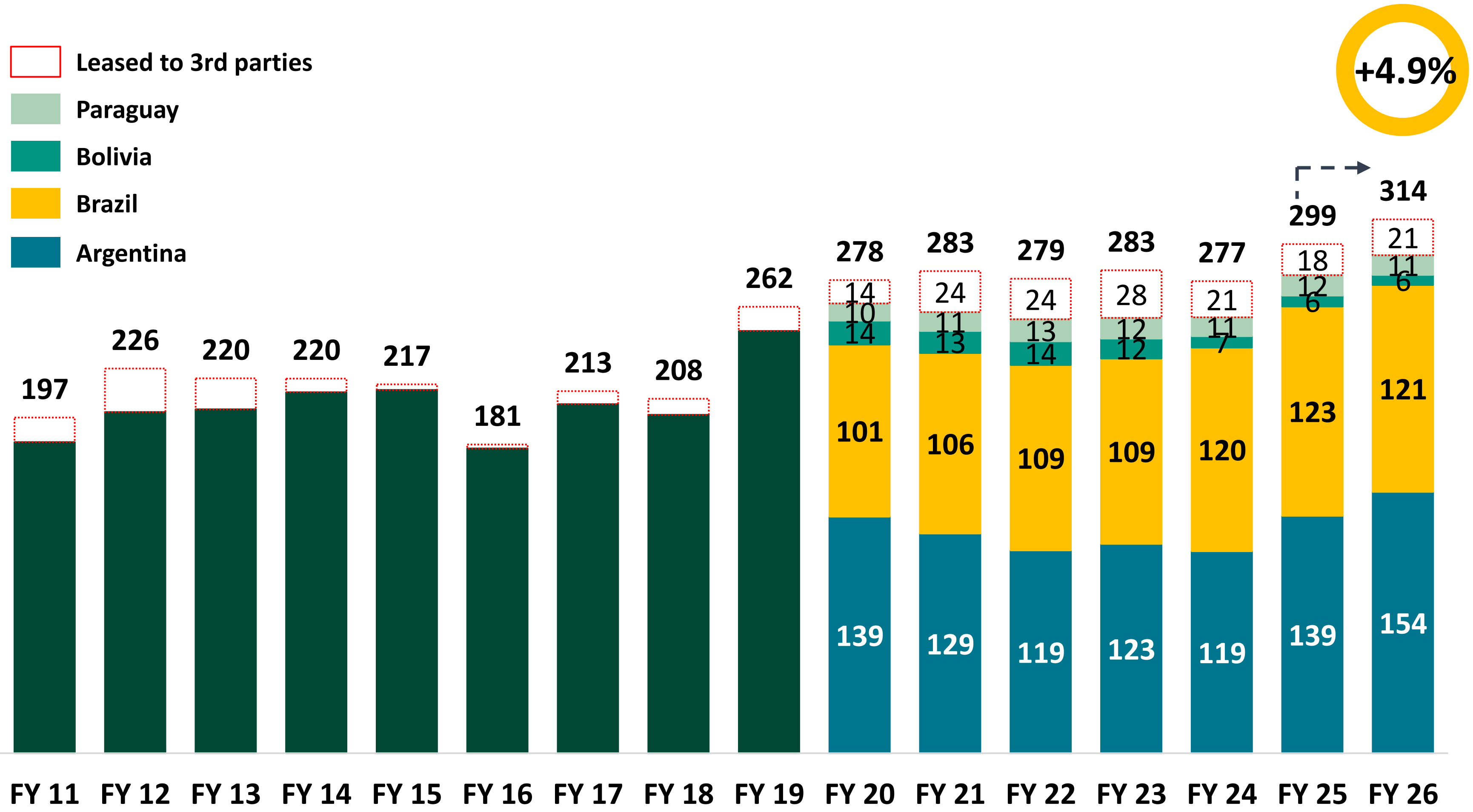
Main Events for FY 26

CRESUD

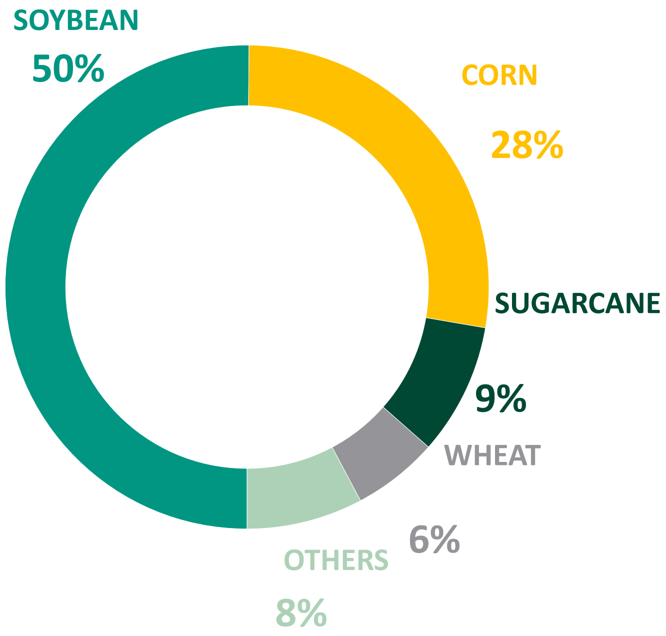
1. **2026 Campaign Concluded with Record Grain & Cattle Production**
   Larger Area, both in Owned and Leased Farms + Favorable weather conditions overall, except for some regions
2. **Rising Commodity Prices and Input Costs**
   Reduction in export taxes supported prices in Argentina. Global Geopolitical Context Boosted Fertilizer and Fuel Costs
3. **Argentina: Strong Crop Production Results**
   Record wheat production and strong soybean & corn yields, supported by favorable weather conditions
4. **BrasilAgro: Challenging Campaign, Mainly in Sugarcane** (due to climate, fires and operational issues)
   Other Crops Performed in Line with Expectations, Although with Tighter Margins
5. **Livestock: Record Cattle Prices, Margins and Production**
   Ongoing intensification through feedlots in Salta and La Pampa
6. **Real Estate: First Sale of Productive Lots in Los Pozos (Argentina): 3,500 ha for USD 6.1M**
   Not recognized in the FS (deed execution and transfer of possession expected in Jun-28). Morotí (Paraguay) partial sale recognized in FY26.
7. **USD 256 Million Notes Issuance in the Local Capital Market**
   Reducing the average financing cost for the company and extending maturities
8. **ARS 93.8 Billion Distributed in Dividends**
   Representing an approximate 8% Dividend Yield

FY 2026 – Regional Planted Area

Planted Area Evolution (Th. Ha)



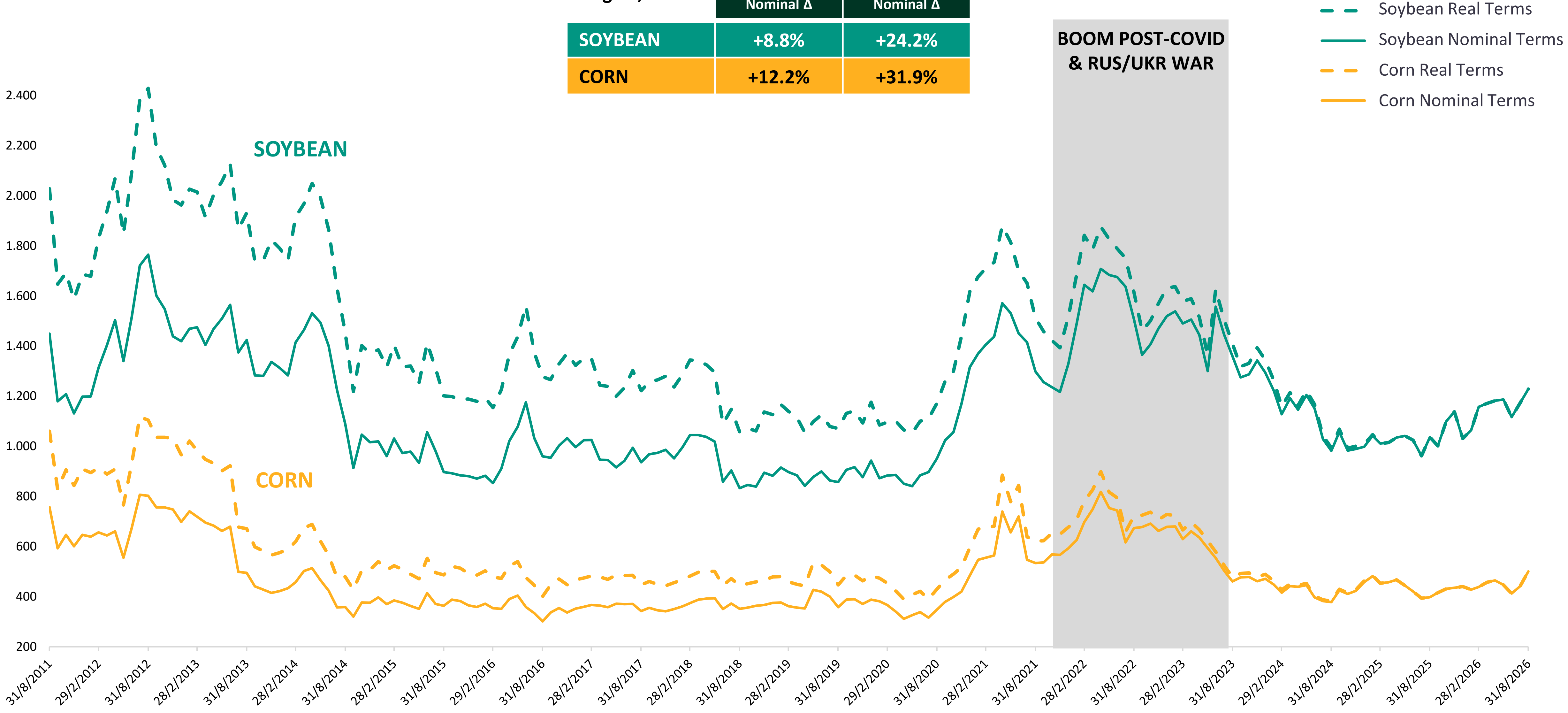
Crop Breakdown



Commodity Price Trends – Nominal & Real Terms

USD cents per bushel

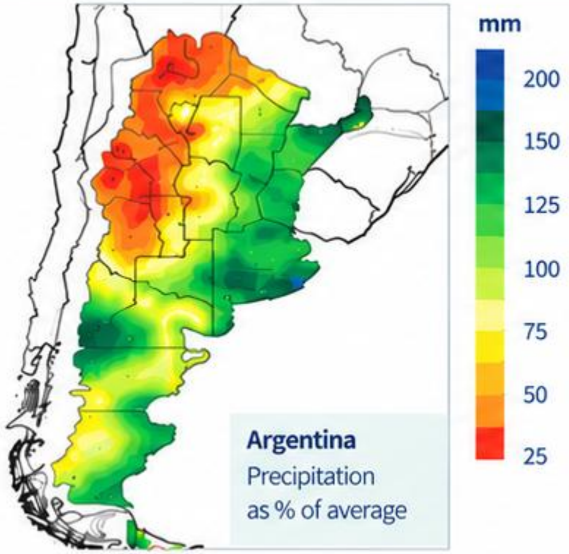
Aug 31, 2026	Since IIIQ26 Nominal Δ	YOY Nominal Δ
SOYBEAN	+8.8%	+24.2%
CORN	+12.2%	+31.9%

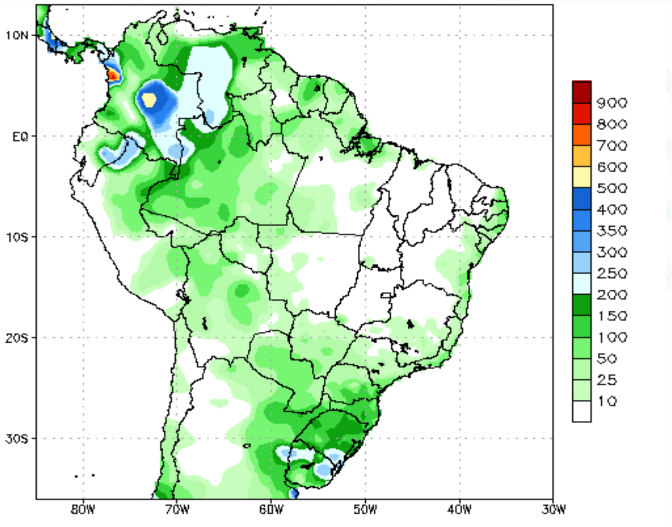


2026 Campaign – Climate Conditions and Production Performance

Regional Weather Conditions – 2026 Campaign

Accumulated precipitation (mm)





Data Source: CPC Unified (gauge-based & 0.5x0.5 deg resolution) Precipitation Analysis

Source: CPC Unified (gauge-based and 0.5°x0.5° resolution) – Precipitation Analysis

Harvest – 2026 Campaign

% of harvested area to date

	Soybean	Corn
Argentina	100.0%	85.0%
Bolivia	100.0%	-
Brazil	100.0%	100.0%
Paraguay	100.0%	100.0%
Total Region	**100.0%**	**89.0%**

CRESUD Argentina

Favorable weather conditions supported **record wheat production** and **strong soybean and corn yields**, driving **record grain production** in Argentina.

brasilagro

More challenging weather conditions and fires affected production, **mainly in sugarcane from the previous campaign**, while other crops performed broadly in line with expectations.

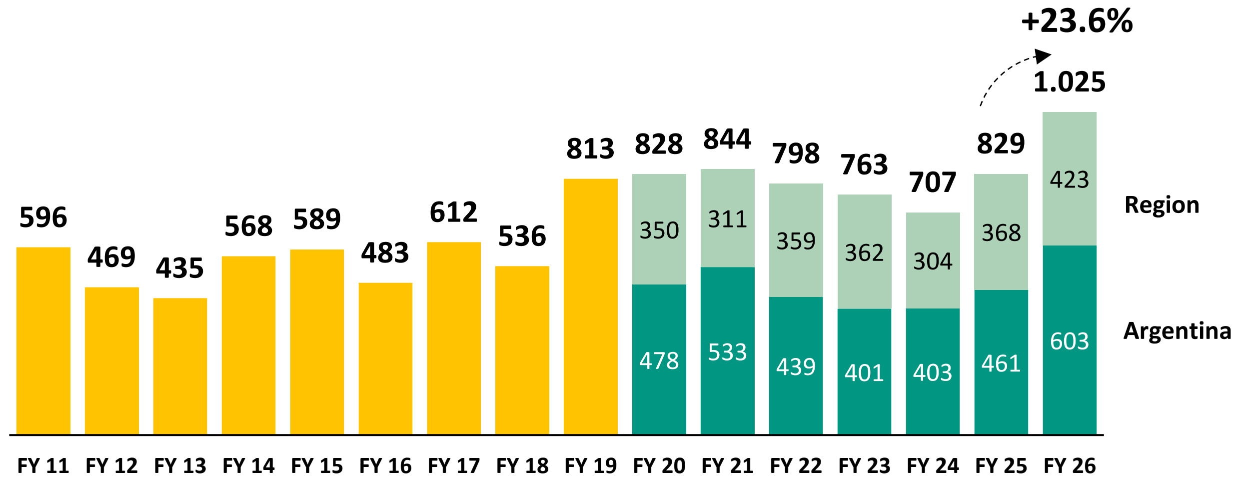
2027 Campaign – Outlook

Favorable climate outlook

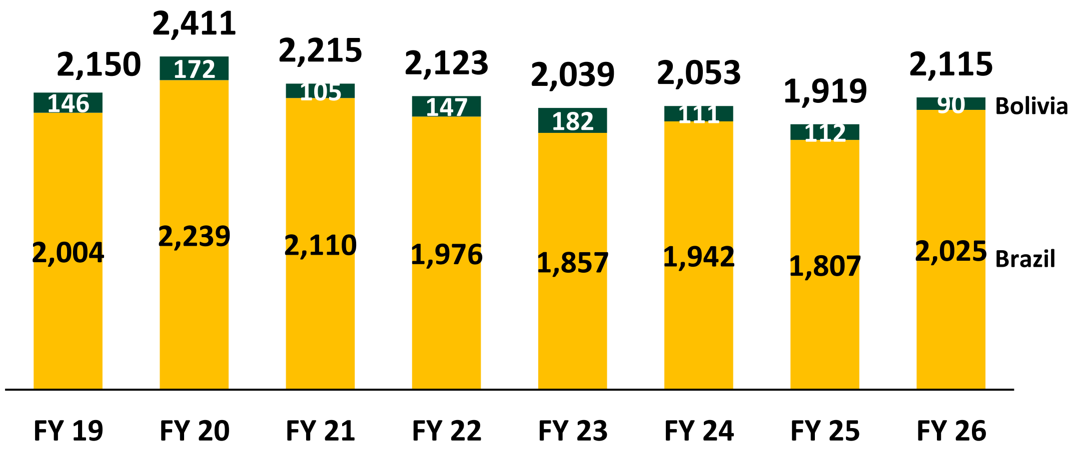
- **El Niño year expected** across the region.
- **Above-average precipitation** expected across most productive regions.
- **Supportive** weather conditions for crop development and yield potential.

2026 Campaign: Strong Yields & Record Regional Crop Production

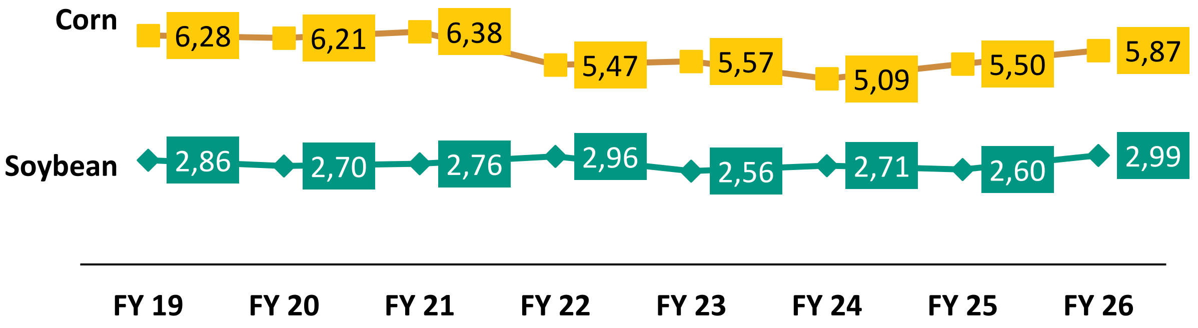
Crop Production (th. tn)



Sugarcane Production (th. tn)



Crop Yields (Tn/ha – regional average)



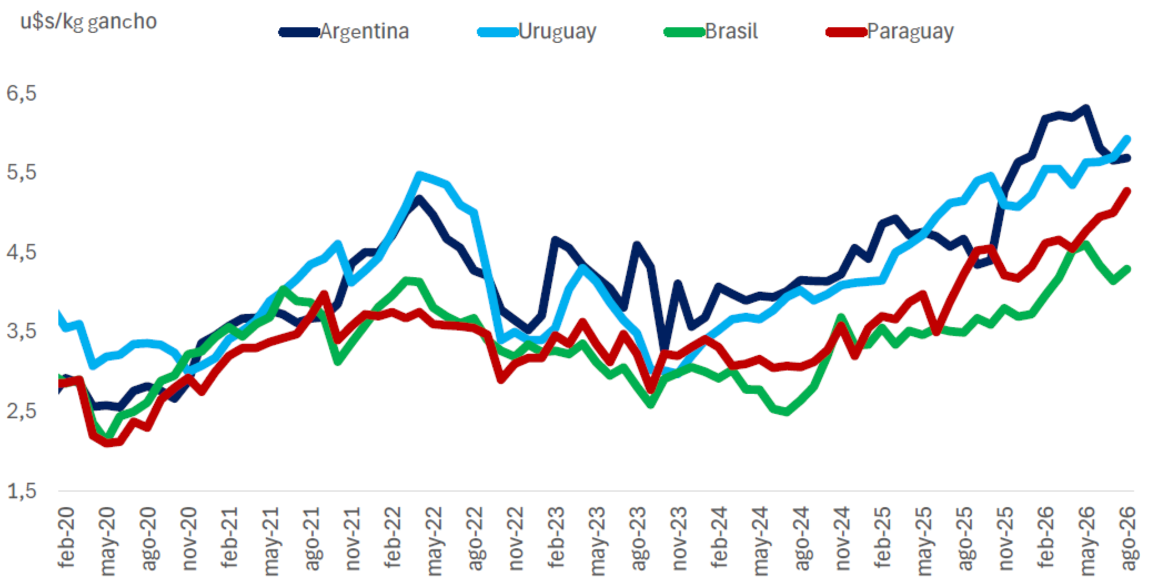
Crop Yields (by Country)

Soybean Yield (tn/ha)	FY 25	FY 26	Var. %
Argentina	2.29	2.80	+22%
Brazil	3.13	3.32	+6%
Bolivia	1.03	1.67	+63%
Paraguay	0.93	2.37	+155%
Region average	**2.60**	**2.99**	**+15%**

Corn Yield (tn/ha)	FY 25	FY 26	Var. %
Argentina	5.25	5.92	+13%
Brazil	6.31	6.23	-1%
Bolivia	-	-	-
Paraguay	3.22	3.93	+22%
Region average	**5.50**	**5.87**	**+7%**

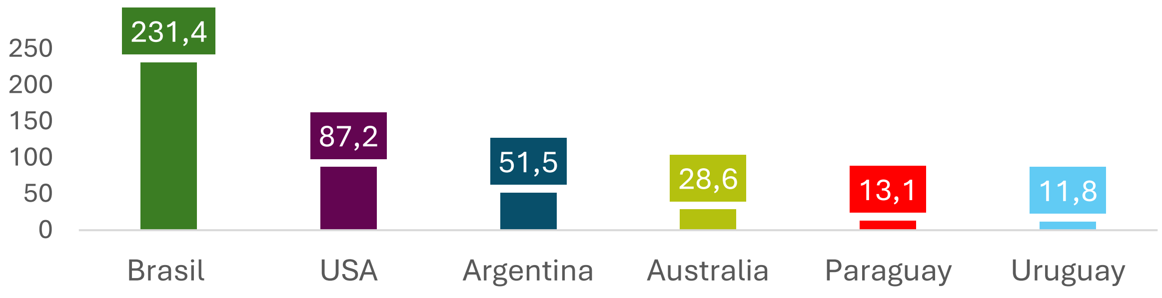
Strong Livestock Activity in Argentina with Record Margin

International Steer Prices (Export)

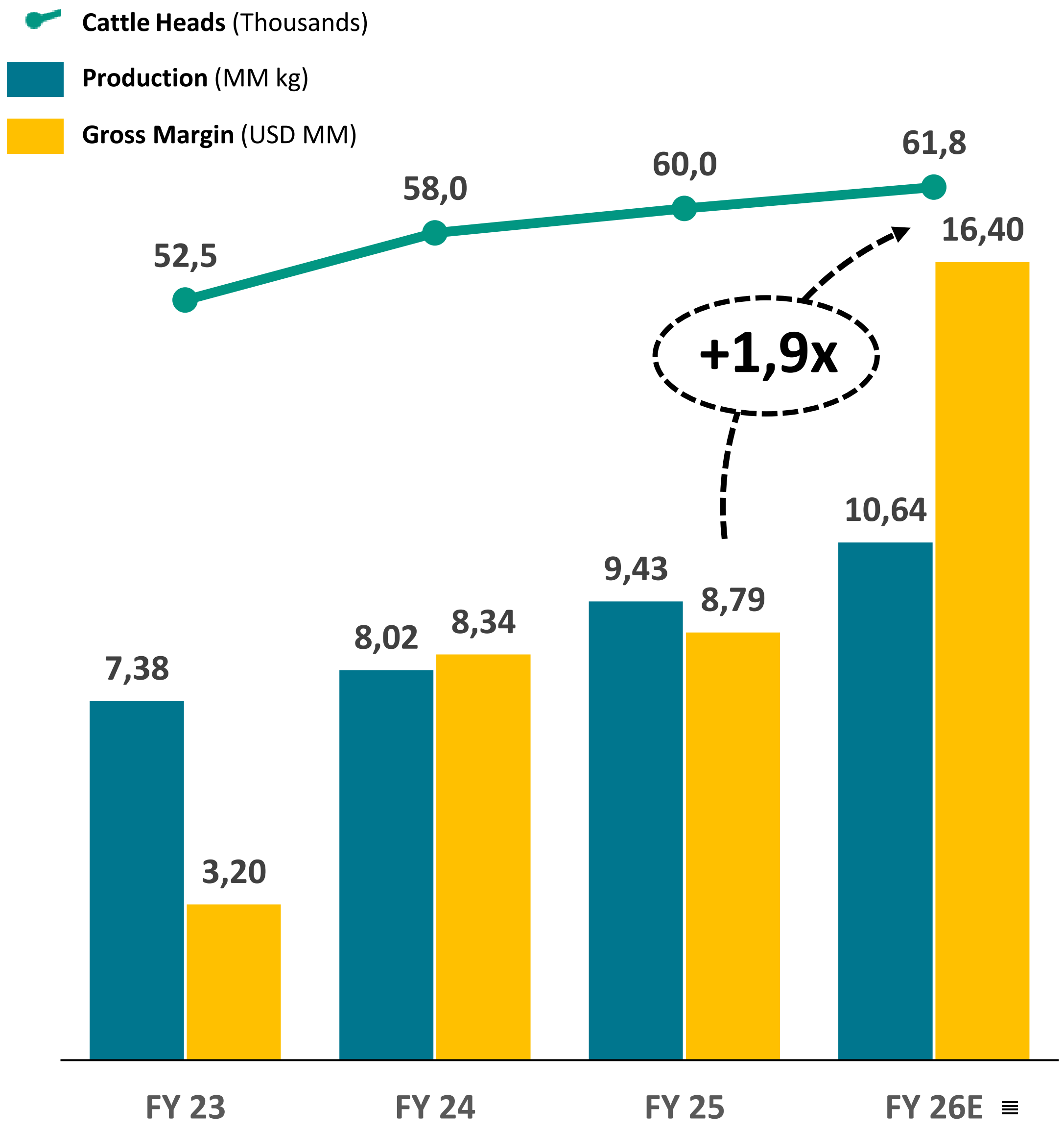


*Argentina: Price adjusted by tax exports and export FX

Current Cattle Stock by Country (Million Heads)



Cattle Inventory, Production and Livestock Margin

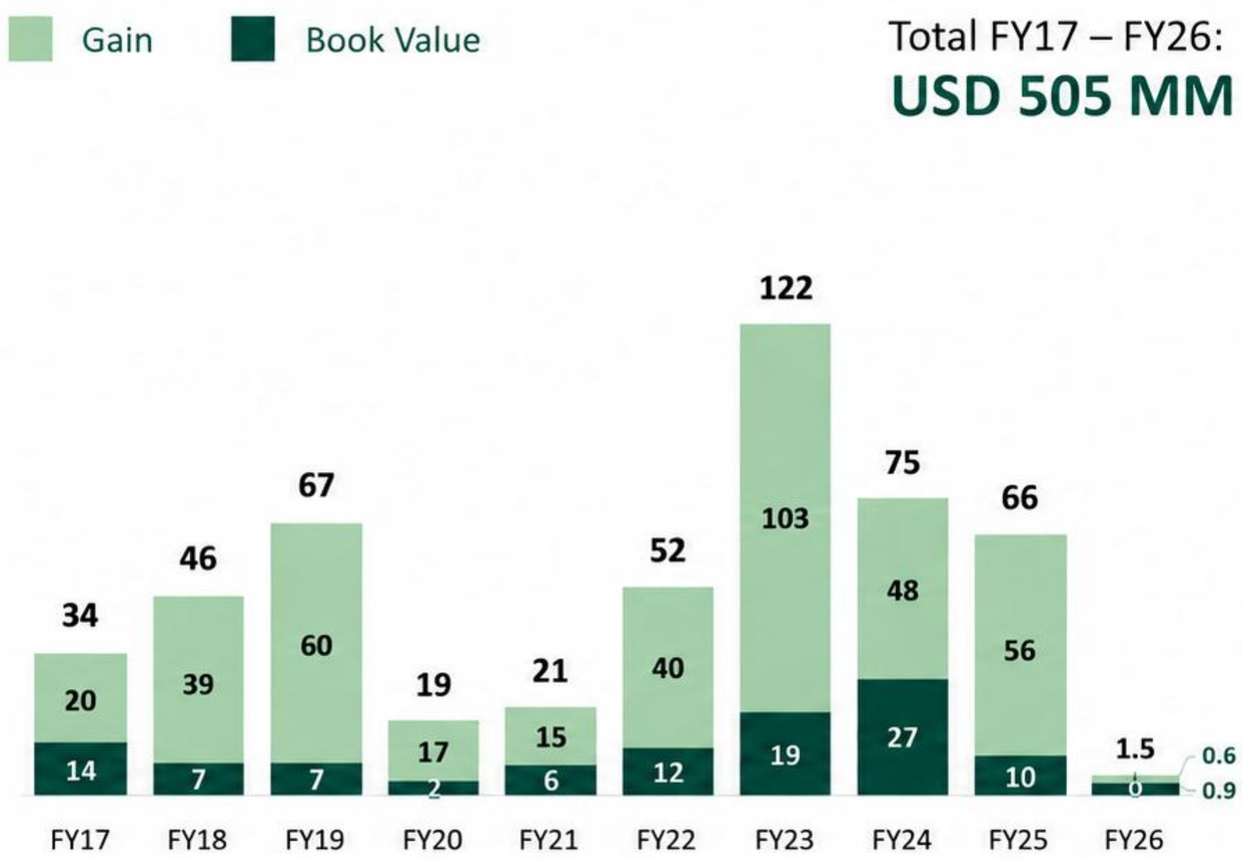


Real Estate: Regional Farmland Sales

A small transaction recognized in FY26 but a relevant new milestone at Los Pozos - Argentina

Farmland Sales (USD million – Nominal Value)

Total FY17 – FY26:
USD 505 MM



Farms Sold[1]	6	3	3	4	2	2	4	3	4[2]	1

[1] Including partial farmland sales.
[2] Corresponds to portions of Los Pozos, Campo Preferencia, 2nd stage Alto Taquari and 3rd and 4th stage Rio do Meio.

MOROTÍ | PARAGUAY

brasilagro

Small Transaction Recognized in FY26

921 ha
agreed to be sold for USD 1.5 MM

372 ha
~ USD 0.6 MM recognized in FY26

Remaining portion subject to fulfilment of certain conditions.

LOS POZOS | ARGENTINA

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First Sale of Productive Land
A milestone in CRESUD's farmland development strategy

3.500 ha
(2,884 productive ha | 616 ha reserves)

USD 6.1 MM
agreed sale price

USD 1,743/ha

13.3%
USD IRR

Los Pozos – Salta (Argentina)

First sale of productive lots in Los Pozos

First sale of productive lots at Los Pozos, following more than 20 years of development and value creation.

Transaction not yet recognized in FY26 financial statements.

Los Pozos Farmland Case: 20+ Years of Transformation and Value Creation

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From an underdeveloped farm to productive land, now validated by a first sale

1 ACQUISITION
1995

240,000 ha acquired

USD 10/ha
acquisition price

- Underdeveloped farm with cattle raising potential

2 INVESTMENT (CAPEX)

Investment in infrastructure and productive development

USD 250/ha	**USD 650/ha**
cattle infrastructure	crop development

- Roads and access
- Productive infrastructure
- Cattle and crop development

3 CURRENT PRODUCTIVE AREA
~60,000 ha

~ 60,000 ha under production

~USD 2,000/ha	**~USD 3,000/ha**
cattle land value ✓	crop land value ✓

- Diversified agricultural and livestock activity
- Significant land value appreciation

First sale of productive lots at Los Pozos,
following more than 20 years of development and value creation.

Transaction Details – 2026

Location	**Los Pozos, Salta (Argentina)**
Surface area	**3,500 ha** (2,884 productive ha | 616 ha reserves) (combination of crop land, cattle land and reserves)
Agreed sale price	**USD 6.1 million**
Price per hectare	**USD 1,743/ha**
USD IRR	**13.3%**
Down payment	**20% already paid** (USD 1.22 million)
Remaining amount	**80%** to be paid in installments
Closing	Deed and possession delivery in Jun-2028 60% of the sale price collected by closing

Agricultural Commercial Services Performance (51.2% stake)

Business Segments

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

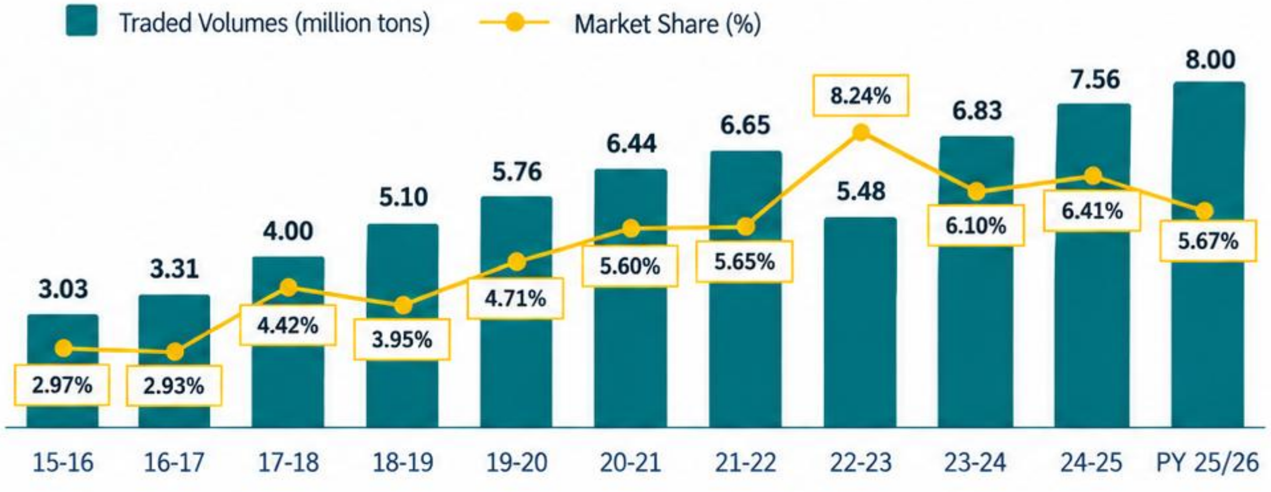
BIOND EXPECTS TO REACH

+400k tons

this year

(+30% YoY)

Traded Volumes and Market Share Evolution (million & %)



FY26 Investment Highlights

Net Income
ARS 10,992 million
(vs. ARS 13,505 million in FY25)

Dividends
USD 5 million distributed
CRESUD received ~ USD 2.56 meillion according to its 51.2% stake

Capital Markets
USD 28 million notes issued
in Jan-26

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

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

2BSvs · Cargill Triple S™ Soy · EPA

SOCIAL CONTRIBUTION & MAIN PROGRAMS
We are part of the communities where our farms operate

Founded by CRESUD in 2005
- 13 primary school students
- 10 high school students
- 3 teachers

20 Years Anniversary

School built by CRESUD: Dr. Mario Julio Elsztain

+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	30+ YEARS	30 YEARS
of Corporate History	under the Current Management	ANNIVERSARY on NASDAQ Next Year
Founded in Argentina in 1936	Since 1994	Listed since 1997

Responsible production. Stronger communities. Built on transparency.

IRSA

Investment in IRSA – Performance Overview (55.14% stake)

FY 26 & Subsequent Main Events

1. **FY26 Net Gain of ARS 420,977 MM**
   Strong Operating Performance across rental segments

2. **Record Rental Adjusted EBITDA in USD Terms**
   Reaching ~ USD 200 million

3. **Shopping Mall Portfolio Expansion & Solid Performance**
   Revenues & EBITDA in line with inflation despite weaker consumption, reflecting business model resilience

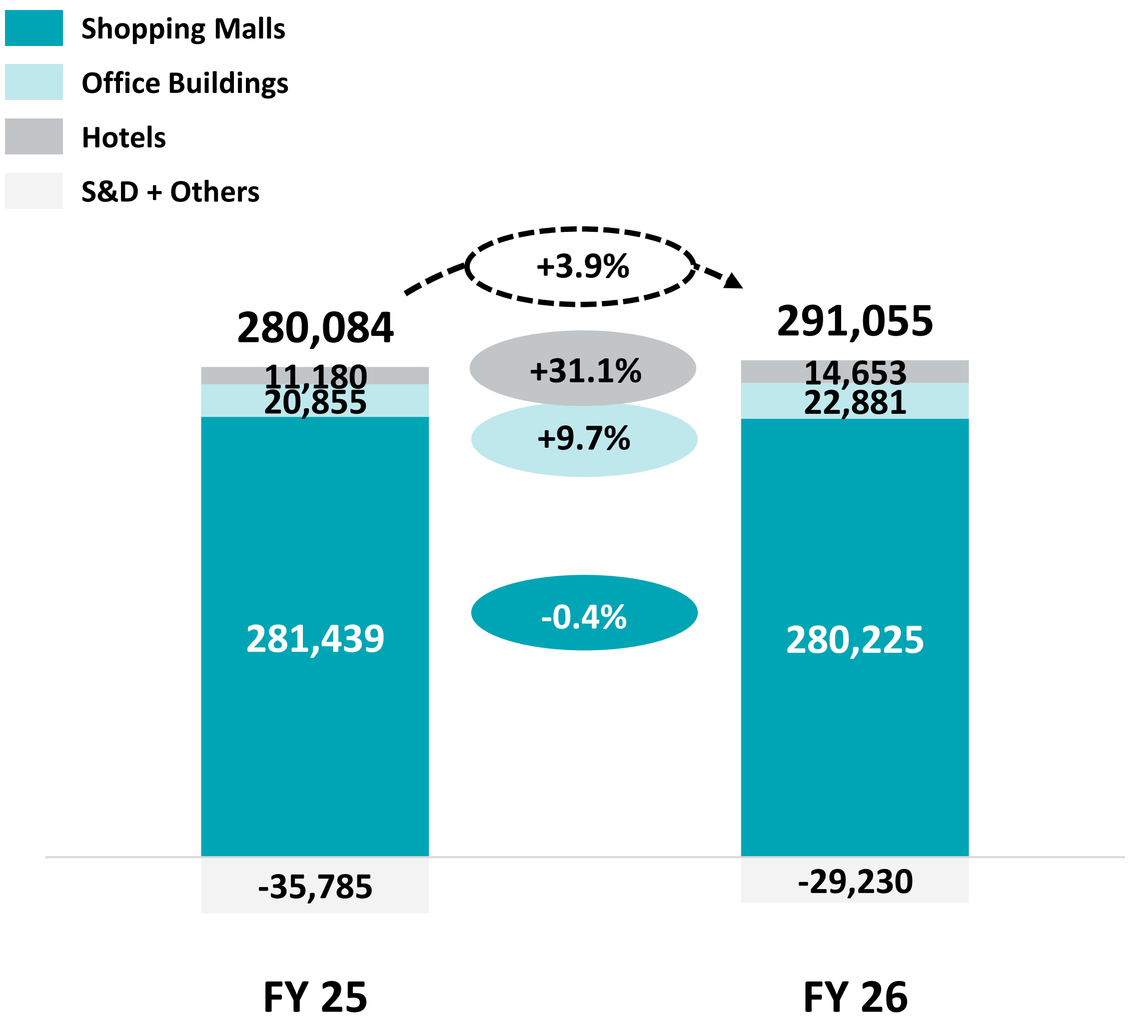
4. **Premium Office Portfolio: 100% Occupancy and New Development**
   Launch of a new office building for Mercado Libre at Polo Dot

5. **Ramblas del Plata: Commercialization & Development Progress**
   5 new barter agreements representing ~45,000 sqm of saleable area; infrastructure works progressing

6. **Successful USD 180 MM Retap of IRS35 International Notes**
   Proceeds aimed at funding growth opportunities; additional USD 50 MM raised in the local market

7. **Strong Shareholder Return**
   8ARS 173 bn cash dividends (~10% dividend yield) and completion of the warrants program issued in 2021

Adjusted EBITDA by Segment (ARS million)



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Financial Results

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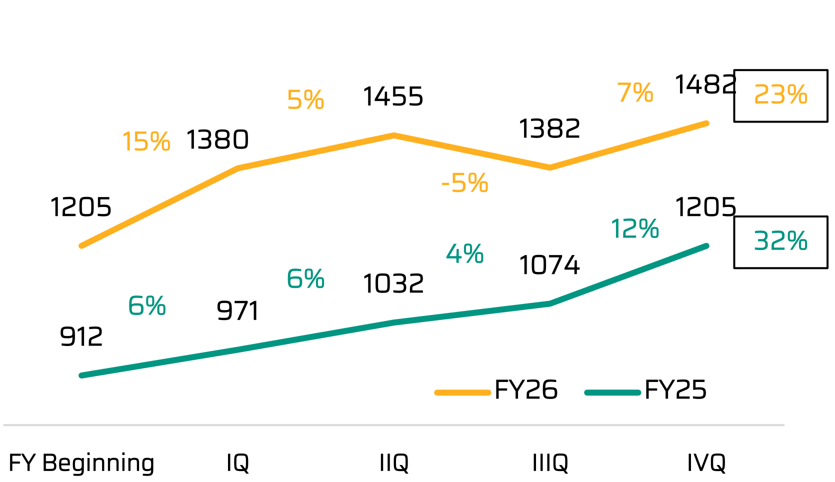
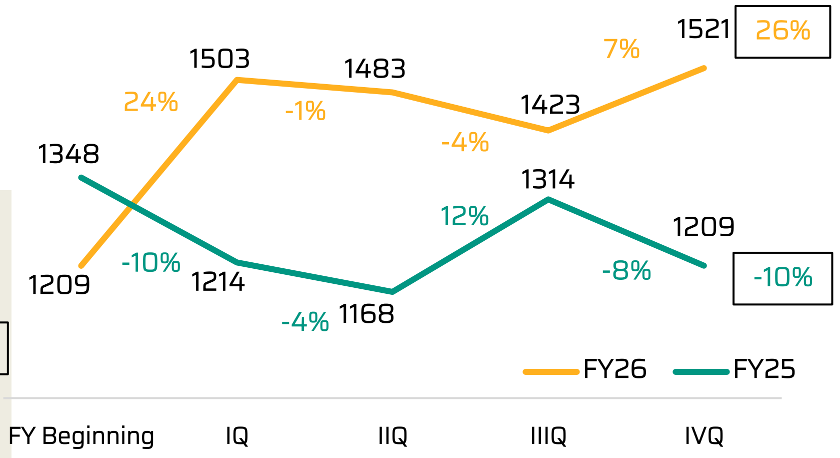
FX & Inflation Evolution

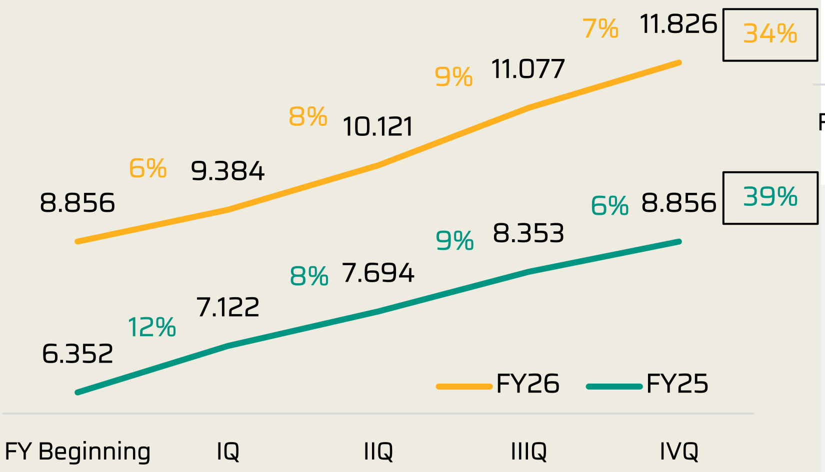
Nominal Official FX Evolution



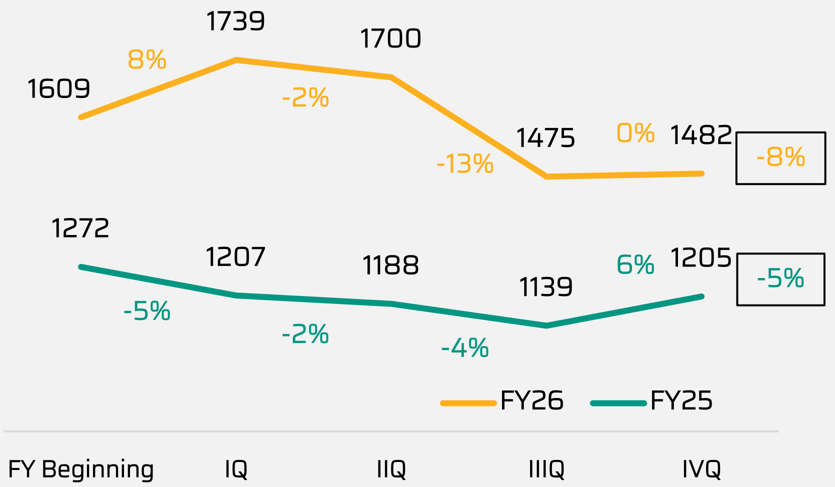
Nominal MEP FX Evolution



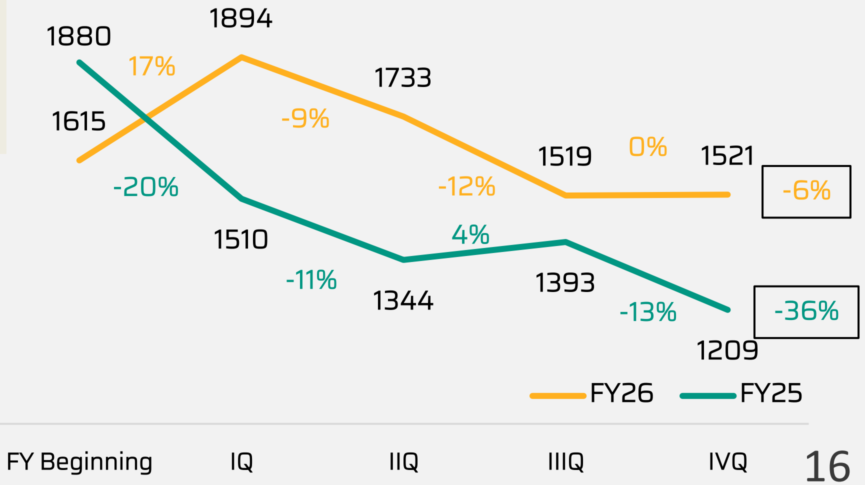
Inflation Index Evolution



Real Official FX Evolution



Real MEP FX Evolution



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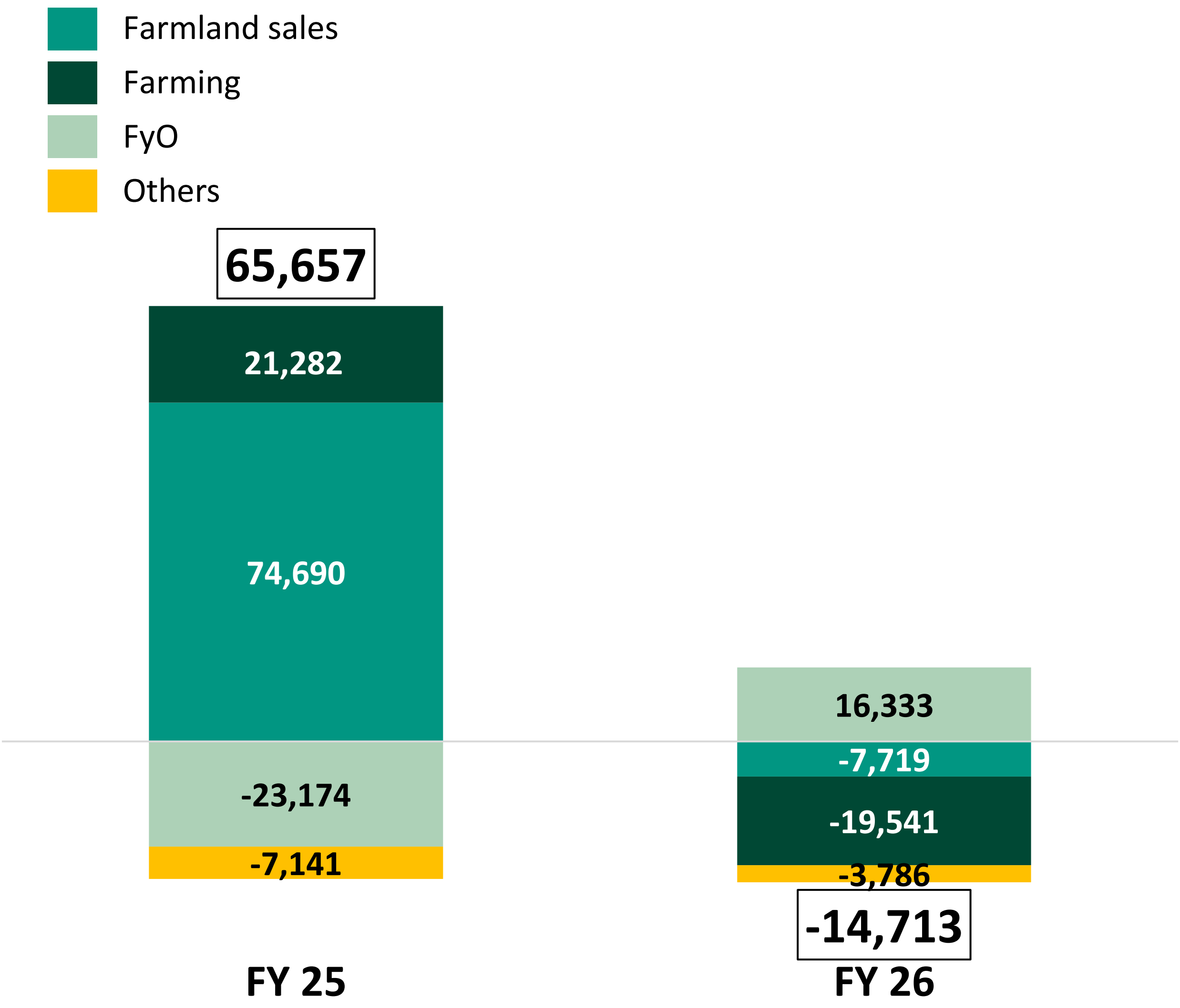
FY 26 – Consolidated Income Statement

		Agribusiness			Urban Properties			Total		
		FY 2026	FY 2025	Var %	FY 2026	FY 2025	Var %	FY 2026	FY 2025	Var %
1	Revenues	722,649	596,001	21,2%	656,714	624,835	5,1%	1,379,363	1,220,836	13.0%
2	Costs	(601,073)	(516,513)	16,4%	(258,513)	(245,700)	5,2%	(859,586)	(762,213)	12.8%
3	Change in Fair Value of Biological Assets	(732)	26,705	-102,7%	-	-	-	(732)	26,705	-102.7%
4	Changes in the net realizable value of agricultural products after harvest	19,113	6,199	208,3%	-	-	-	19,113	6,199	208.3%
5	**Gross Profit**	**139,957**	**112,392**	**24,5%**	**398,201**	**379,135**	**5,0%**	**538,158**	**491,527**	**9.5%**
6	Change in Fair Value of Investment Properties	(5,502)	16,649	-133,0%	195,741	8,825	2118,0%	190,239	25,474	646.8%
7	Farmland Sales	633	56,079	-98,9%	-	-	-	633	56.079	-98.9%
8	S. G. & A.	(144,564)	(135,568)	6,6%	(132,494)	(123,650)	7,2%	(277,058)	(259,218)	6.9%
9	Other Net Operating Results	(5.237)	16,105	-132,5%	(33,344)	(22,775)	46,4%	(38,581)	(6,670)	478.4%
10	Management Fee	-	-	-	-	-	-	(27,169)	(12,127)	124.0%
11	**Operating Income**	**(14,713)**	**65,657**	**-122,4%**	**428,104**	**241,535**	**77,2%**	**386,222**	**295,065**	**30.9%**
12	Share Result of Associates and JV							39,446	35,912	9.8%
13	Net Financial Results							63,805	63,537	0.4%
14	Income Tax							(117,193)	(94,879)	23.5%
16	**Net Income**							**372,280**	**299,635**	**24.2%**
	Attributable to:									
17	*Controlling Interest*							177,256	128,400	38.0%
18	*Non-Controlling Interest*							195,024	171,235	13.9%
2+8	Costs + S. G. & A.	(745,637)	(652,081)	14,3%	(391,007)	(369,350)	5,9%	(1,136,644)	(1,021,431)	11.3%

FY 26 – Agribusiness Results by Segment

Agribusiness (ARS million)

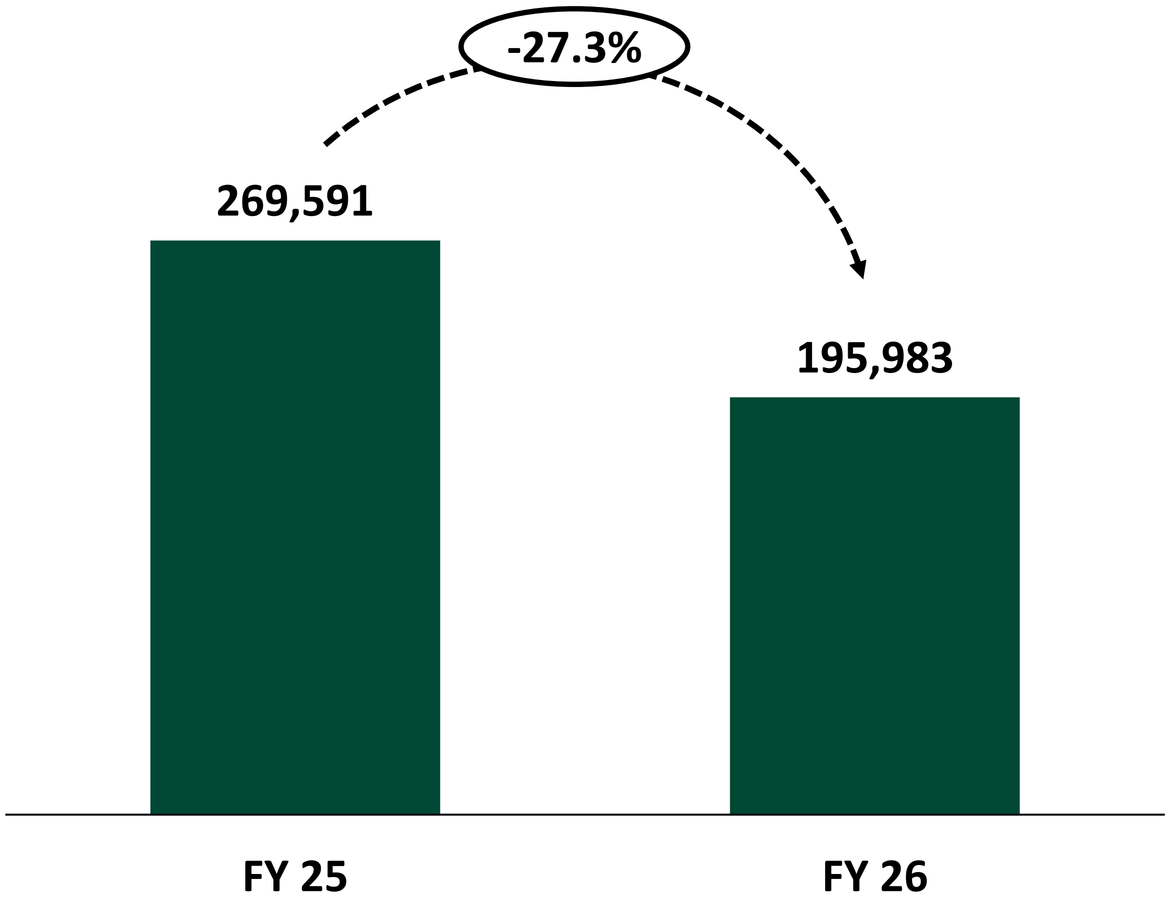


Farming (ARS million)

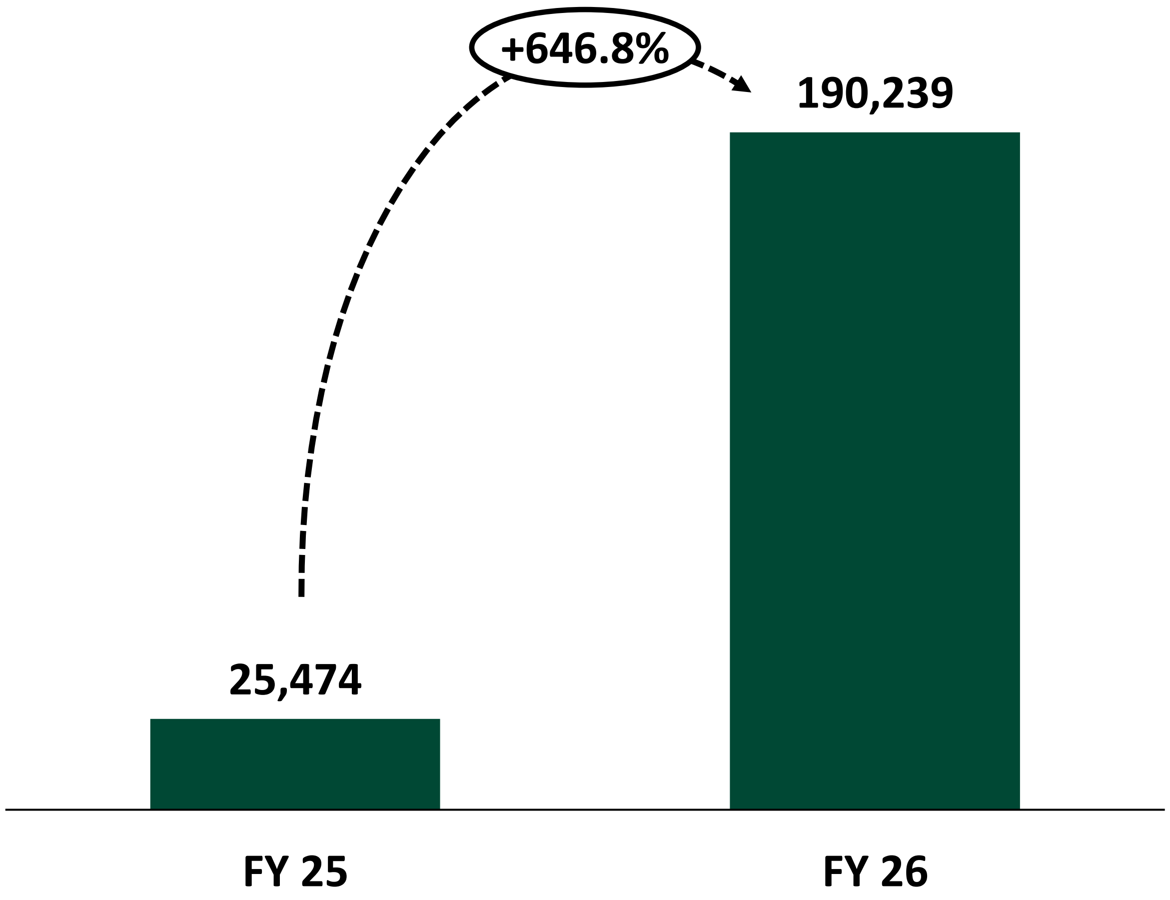
	FY 25	FY 26	Var %
Grains	-7,470	-28,273	278.5%
Sugarcane	11,928	-6,082	-151.0%
Cattle	11,405	6,468	-43.3%
Agriculture Rent & Service	5,419	8,346	+54.0%
Total	21,282	-19,541	-191.8%

FY 26 – Consolidated Operating Results (ARS million)

Operating Income (excluding fair value changes)



Change in Fair Value of Investment Properties

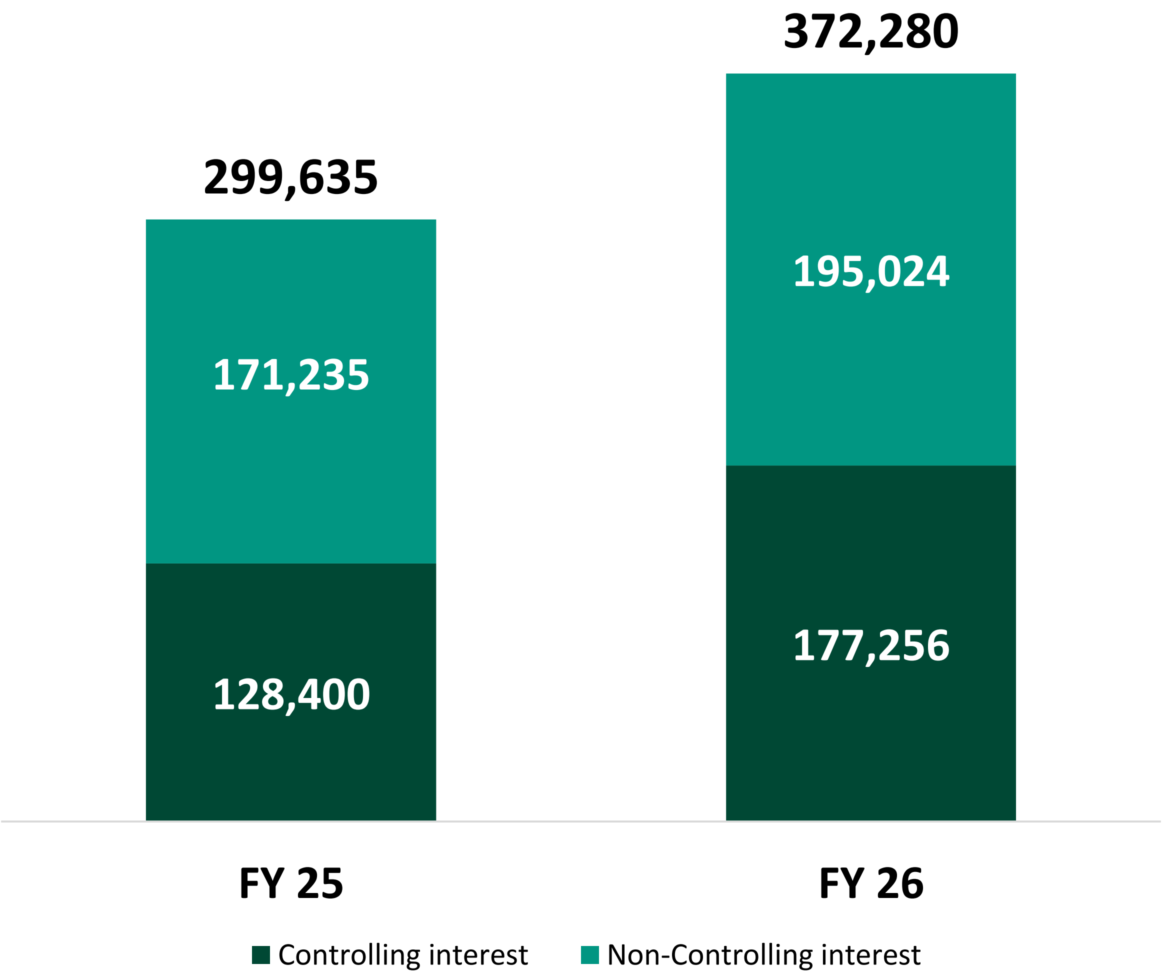


FY 26 – Consolidated Results (ARS million)

Net Financial Result

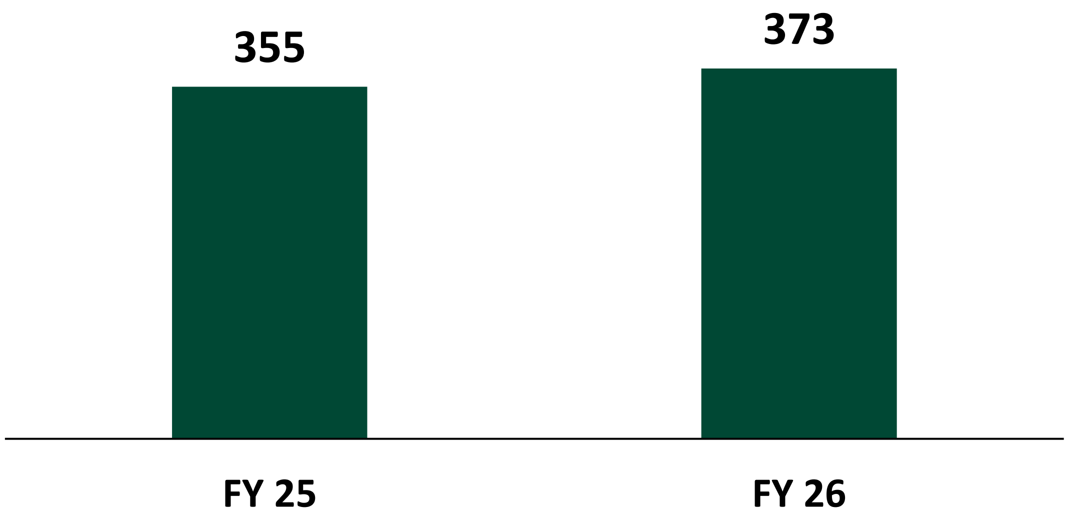
Key Drivers	FY 25	FY 26	Δ
Net FX Result	37,491	145,339	107,848
Change in FV of Financial Assets & Liabilities	132,308	56,770	-75,538
Net Interests	-83,111	-142,174	-59,063
Inflation Adjustment	15,273	36,493	21,220
Other Net Financial Results	-38,424	-32,623	5,801

Net Result



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

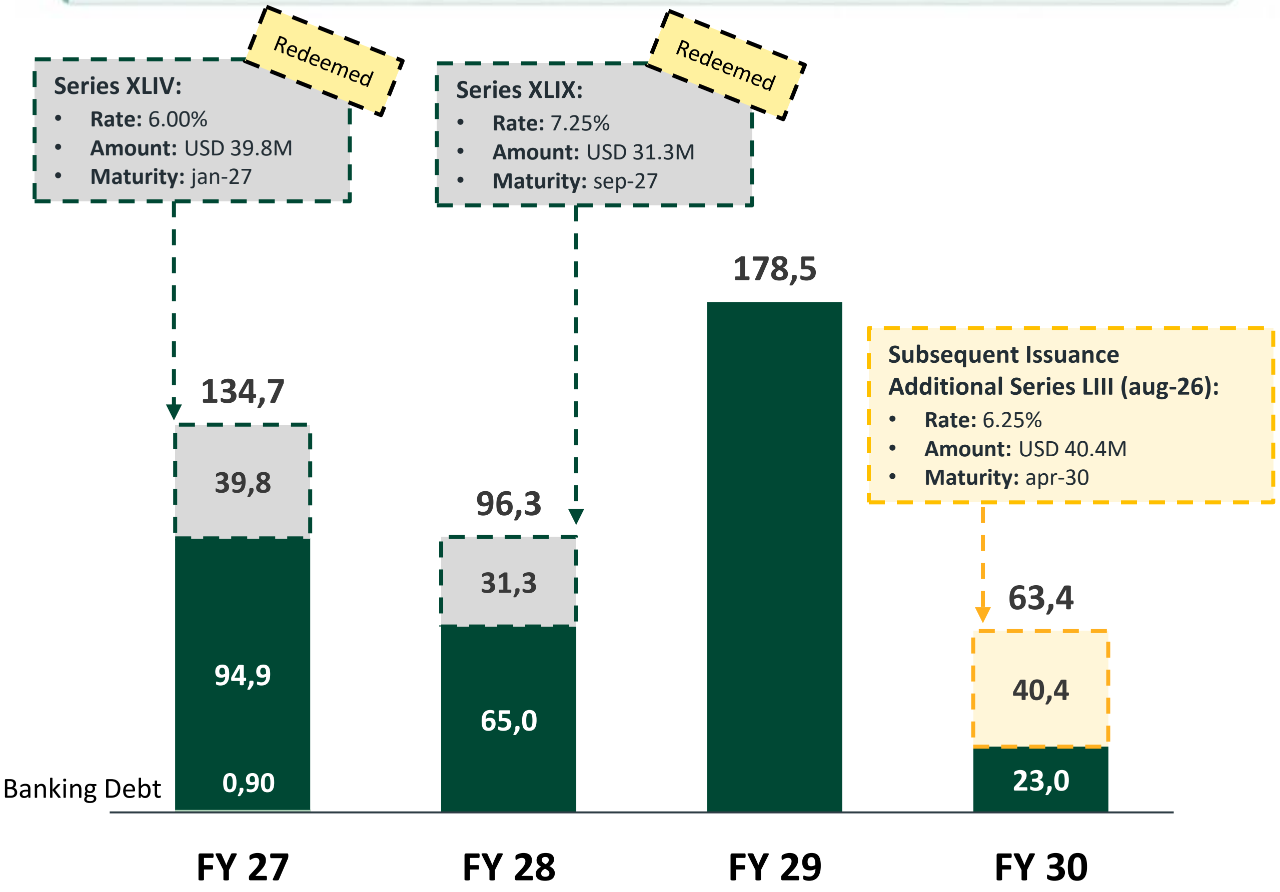
Net Debt Evolution



	USD
Gross Debt	**432.5**
Cash & Equivalents	**59.5**
Net Debt	**373.0**
Grain Stocks	45.0
Adjusted Net Debt	**328.0**

Amortization Schedule

USD 256 MM Notes Issued in FY26
Reducing the Company's average financing cost and extending maturities.



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