



Factsheet

FY 2024

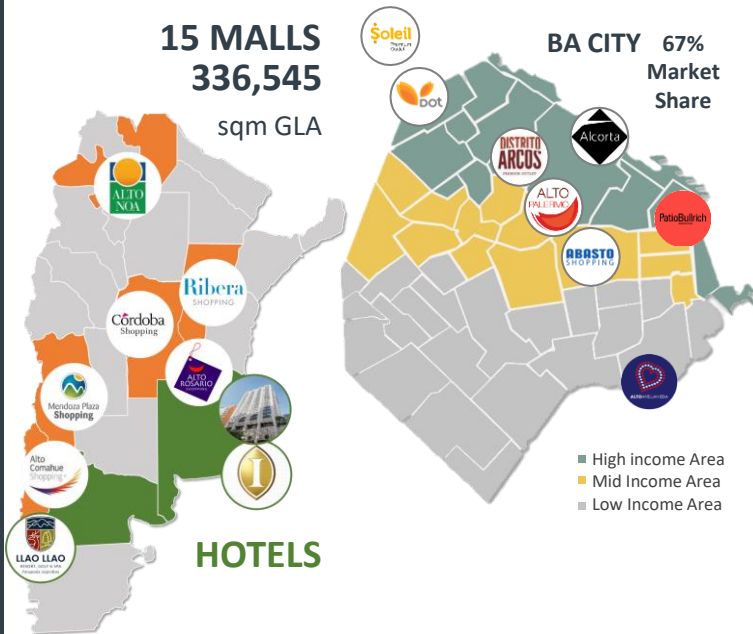
THE COMPANY

We are the Argentina's leading real estate company in terms of size and quality. Engaged, directly and indirectly through subsidiaries and joint ventures, in a range of diversified real estate related activities in Argentina, including: the acquisition, development and operation of shopping malls, office buildings, residential properties, luxury hotels and land reserves for future development.

SHOPPING MALLS' UNIQUE PORTFOLIO

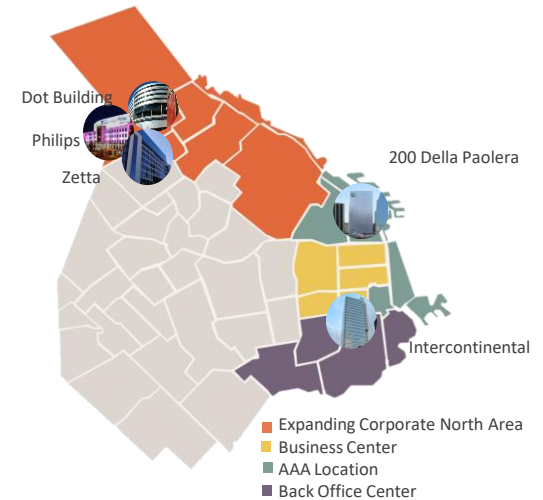
15 MALLS
336,545

sqm GLA



HOTELS

OFFICE BUILDINGS



5 BUILDINGS
59,348

sqm GLA

3 PREMIUM HOTELS ACROSS THE COUNTRY



Intercontinental



Libertador



Llao Llao

FINANCIAL INVESTMENTS



BANCO
Hipotecario

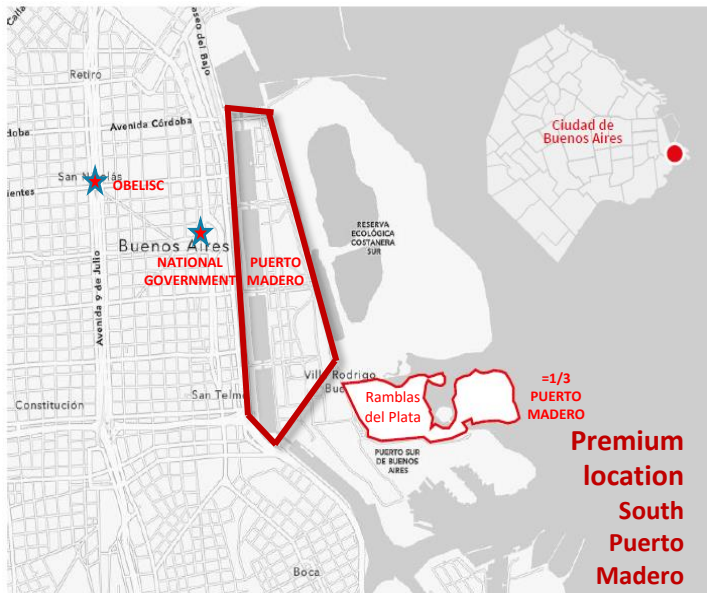
IRSA's stake
29.9%

Banco Hipotecario has historically been Argentina's leading mortgage lender, provider of mortgage-related insurance and mortgage loan services. All of its operations are located in Argentina where it operates a nationwide network of 62 branches in the 23 Argentine provinces and the City of Buenos Aires.

LAUNCH OF “RAMBLAS DEL PLATA” PROJECT

“Ramblas del Plata (formerly known as Costa Urbana) has a potential to develop 866,806 sqm of mixed-uses, requiring significant investment over the next years, generating many direct and indirect jobs, and housing approximately 6,000 families. We hope to contribute to the city's development with an innovative, modern, and sustainable project, which represents a great opportunity and responsibility.”

Eduardo S. Elsztain, Chairman & CEO



- Urbanization area
- Pedestrian walkways and access points
- Public and green space

70 Total Hectares	~900,000 Buildable sqm
70% For public uses	Mixed-uses Potential
30% To develop	15 – 20 years Project

Development Status

- **Hired the Construction Management Team**
- **Infrastructure Construction Stage 1 Bidding: In Process**
The first stage includes the public park and the central bay area.
- **Public Hearing for Environmental Impact Assessment Stage 1**
Scheduled for September 4-6th, 2024

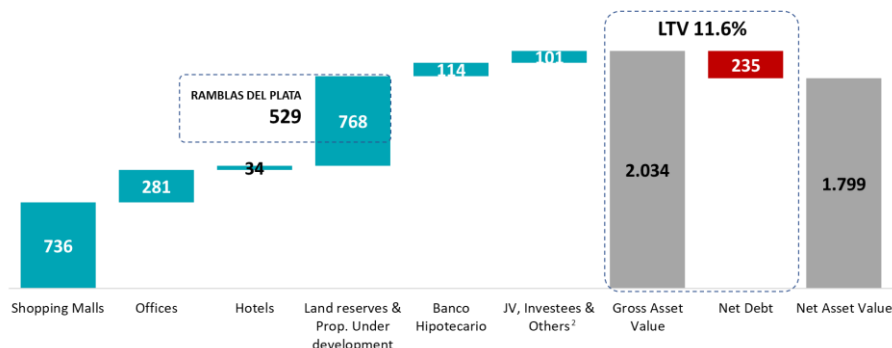


Preliminary render for illustrative purposes

NET ASSET VALUE¹

June 30, 2024 - USD million

2,034	GAV
1,799	NAV
11,6%	LTV

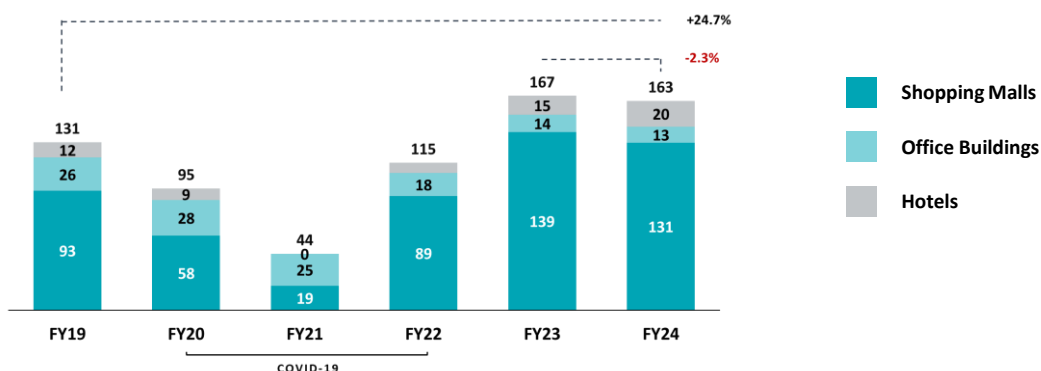


1- Assets and liabilities adjusted by ownership as of June 30, 2024.

2- Includes trading properties and barter registered under intangible assets. These two items are recorded at historical cost in the financial statements. It also includes Nuevo Puerto Santa Fe as JV and La Rural, Convention Center & GCIDI as Investees as well as other rental properties.

RENTAL EBITDA EVOLUTION BY SEGMENT

June 30, 2024 - USD million



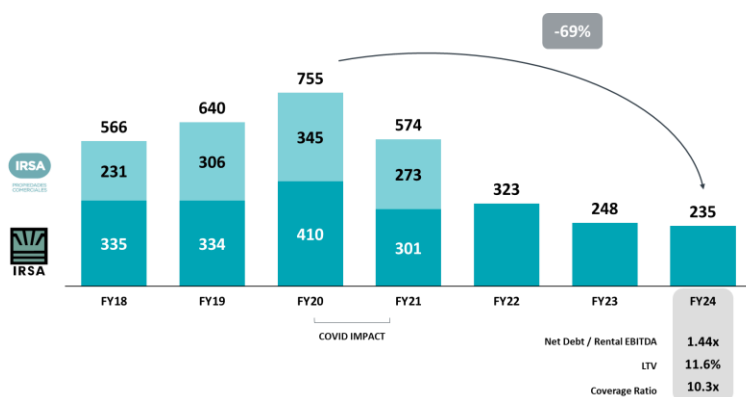
DEBT PROFILE

June 30, 2024

Description	Amount (USD MM) ⁽¹⁾	Maturity
Bank overdrafts	33.8	< 360 days
Series XIII	14.8	Aug-24
Series XIX	28.7	Feb-25
Series XV	61.7	Mar-25
Series XXI	18.7	Jun-25
Series XVI	28.3	Jul-25
Series XVII	25.0	Dec-25
Series XX	23.0	Jun-26
Series XVIII	21.4	Feb-27
Series XIV	132.0	Jun-28
IRSA's Total Debt	387.4	
Cash & Cash Equivalents + Investments ⁽²⁾	152.1	
IRSA's Net Debt	235.3	

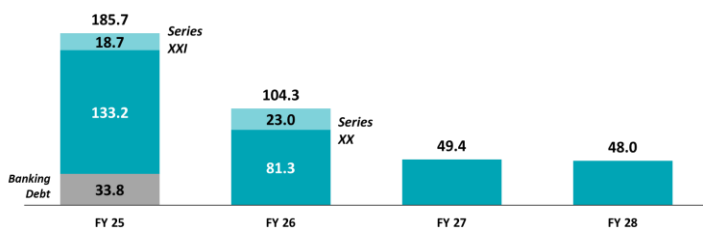
NET DEBT EVOLUTION

June 30, 2024 - USD million



DEBT AMORTIZATION SCHEDULE

June 30, 2024 - USD million



(1) Principal amount in USD (million) at an exchange rate of ARS 912.0/USD, without considering accrued interest or eliminations of balances with subsidiaries.

(2) Includes Cash and cash equivalents, Investments in Current Financial Assets and related companies notes holding.