



Factsheet

FY 2025

IRSA Inversiones Y Representaciones S.A.

Founded in 1943, IRSA Inversiones y Representaciones S.A. (IRSA) is the leading Argentine real estate investment company, as well as the largest owner, developer and operator of shopping malls, offices and other commercial properties in the country, in terms of gross leasable area and number of properties. It is also the only Argentine real estate company that trades its ordinary shares on the Argentine Stock Exchanges and Markets (BYMA) and the New York Stock Exchange (NYSE).

STRATEGY AND BUSINESS MODEL

Our business strategy is based on three fundamental pillars:

Operating Profitability

- We **maximize returns** to our shareholders by generating sustainable cash flow growth and increasing long-term value through the development and operation of commercial properties.
- Our **privileged locations and leadership position** in Argentina, together with our knowledge of the shopping mall and office industry, enable us to **maintain high occupancy levels and an optimal tenant mix**.
- We seek to **strengthen and consolidate the relationship with our tenants** through attractive rental conditions, offering a wide range of products and services, as well as administrative and commercial advice to optimize and simplify their operations.

Growth and Innovation

- We **grow through the acquisition and development of real estate properties**, and we have a landbank with premium locations in Argentina, to continue expanding our portfolio with mixed-use projects.
- We are **pioneers in innovative real estate developments** due to their format and scale, their concept, the appreciation of the area where they are located and the search for future synergies.
- We **adapt quickly to changes** in the context and consumption habits, always focusing on the customer, to provide the best service through technology and, thus, enhance their shopping experience in our shopping malls.

Sustainability

- We are **part of the communities** where our business units operate. Through CSR actions in our shopping malls and offices, places with high public attendance, we disseminate and make visible issues of social interest (such as inclusion and assistance to the people most in need).
- We **plan for the long term and work towards continuous improvement, environmental protection and sustainable development**, seeking to achieve environmental certification standards in our real estate projects.
- We **work continuously to achieve the highest standards of corporate governance**, with total transparency and accountability. We take care of our human capital and promote inclusion and diversity, both in the governing bodies and in the work teams.

OUR SEGMENTS

RENTAL SEGMENT



DEVELOPMENT SEGMENT



FINANCIALS

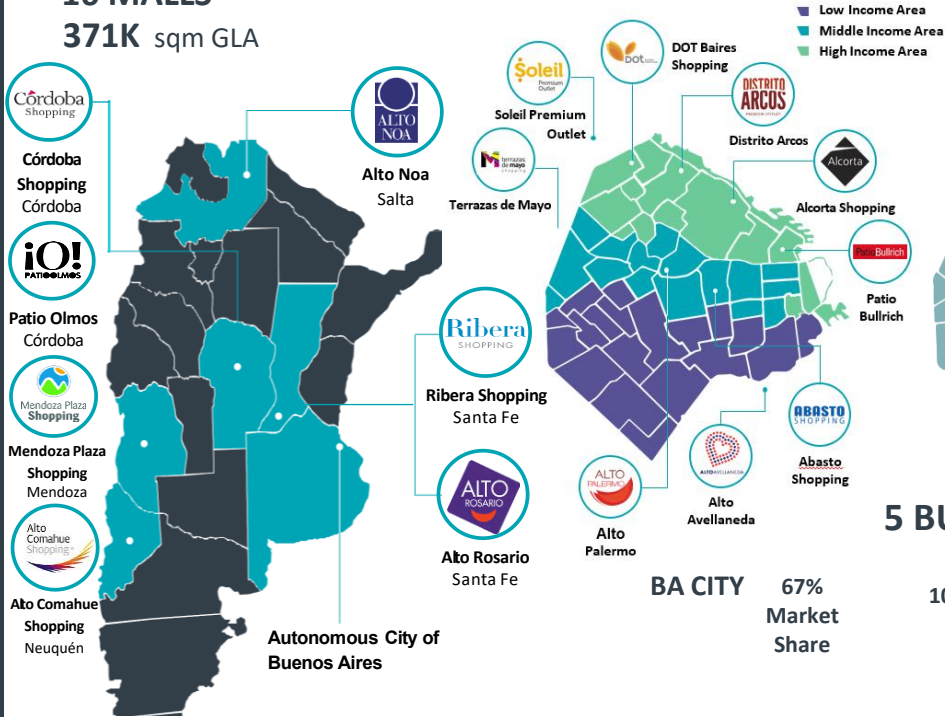


THE COMPANY

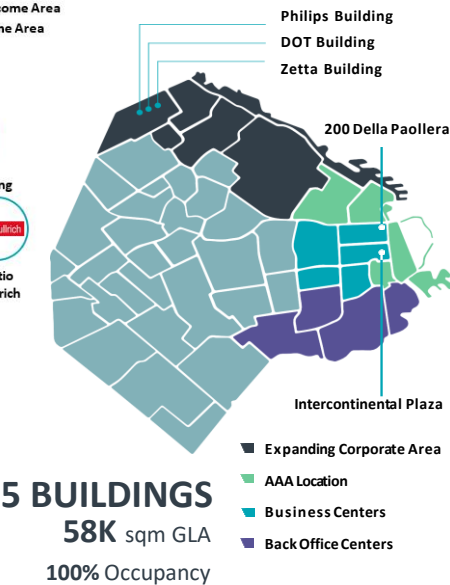
We are the Argentina’s leading real estate company in terms of size and quality. Engaged, directly and indirectly through subsidiaries and joint ventures, in a range of diversified real estate related activities in Argentina, including: the acquisition, development and operation of shopping malls, office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

SHOPPING MALLS’ UNIQUE PORTFOLIO

16 MALLS
371K sqm GLA



OFFICE BUILDINGS



3 PREMIUM HOTELS ACROSS THE COUNTRY



FINANCIAL INVESTMENTS



IRSA’s stake
29.2%

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 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



Commercialization progress



~693,000

Saleable sqm

70%

For public uses

30%

To develop

~870,000

Buildable sqm

Mixed-uses

Potential

15 – 20 years

Project

Commercialization progress

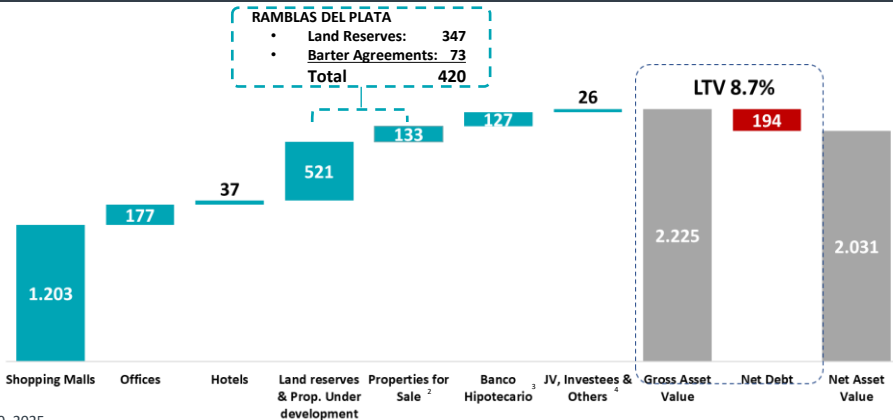
- 13 Lots commercialized: 2 sold and 11 swapped
- Sales & Barter price: USD 81 Millions
- Combined saleable area of Stage 1: 111 k sqm
- Remaining saleable area of Stage 1: 53k sqm



NET ASSET VALUE¹

June 30, 2025 - USD million

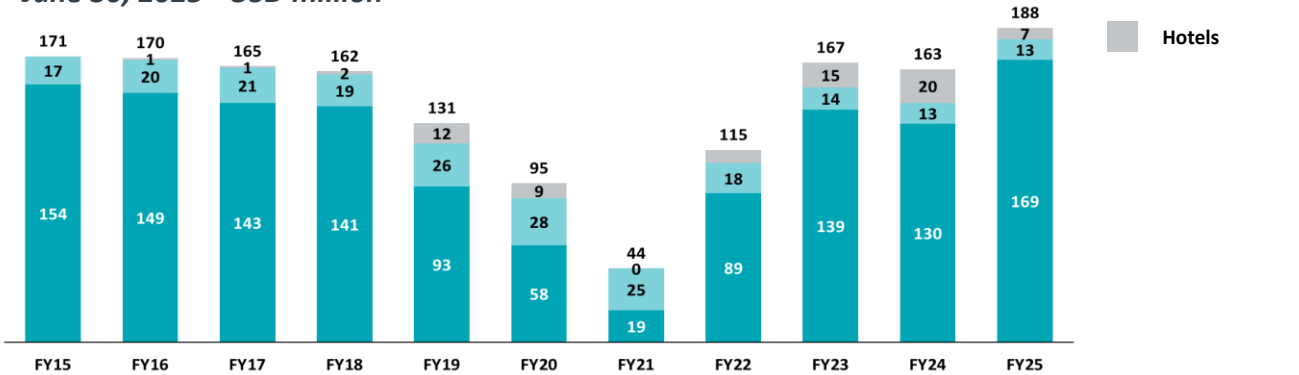
2,225	GAV
2,031	NAV
8,7%	LTV



1- Assets and liabilities adjusted by ownership as of June 30, 2025.
2- Includes trading properties and barter registered under Properties for Sale.
3- IRSA's stake at market price.
4- Includes Nuevo Puerto Santa Fe as JV and La Rural Convention Center as Investees as well as other rental properties

RENTAL EBITDA EVOLUTION BY SEGMENT

June 30, 2025 - USD million



DEBT PROFILE

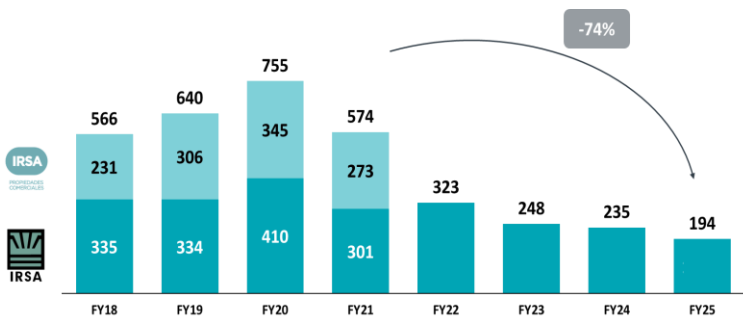
June 30, 2025

Description	Amount (USD MM) ⁽¹⁾	Maturity
Bank overdrafts	3.3	< 360 days
Series XVI	28.3	Jul-25
Series XVII	25,0	Dic-25
Series XX	21.3	Jun-26
Series XVIII	21.4	Feb-27
Series XXII	15.8	Oct-27
Series XIV	67.1	Jun-28
Series XXIII	51.5	Oct-29
Series XXIV	293.7	Mar-35
IRSA's Total Debt	527.4	
Cash & Cash Equivalents + Investments ⁽²⁾	333.1	
IRSA's Net Debt	194.3	

(1) Principal amount in USD (million) at an exchange rate of ARS /USD 1,205.0, 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.

NET DEBT EVOLUTION

June 30, 2025 – USD million



DEBT AMORTIZATION SCHEDULE

June 30, 2025 – USD million

