



CRESUD

Factsheet

FY 2023

THE COMPANY

CRESUD is an Argentine company, leader in the agribusiness for more than 80 years. We produce high quality goods, adding value to the Argentine agricultural production chain, with a growing presence in the region through investments in Brazil, Paraguay, and Bolivia. CRESUD is the only company of the sector whose shares are listed both on the Buenos Aires Stock Exchange (BYMA:CRES) and NASDAQ (NASDAQ:CRESY) with full transparency and responsibility.

- LEADING AGRICULTURAL COMPANY**

Managing an approximately **800k ha** portfolio in Argentina, and in Brazil, Paraguay & Bolivia through our subsidiary Brasilagro.

- DIVERSIFIED PORTFOLIO**

Exposure to farmland in Argentina, Brazil, Paraguay and Bolivia mitigates agribusiness risks.

- PIONEER IN FARMLAND REAL ESTATE**

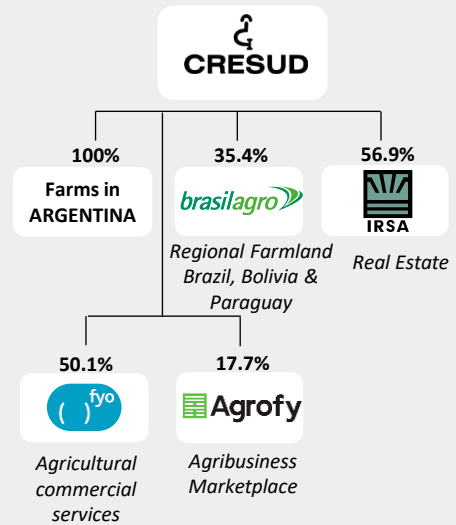
State of the art farmer with proven track record rotating the portfolio. Management of great experience and unique skills.

- CONTROLLER OF IRSA**

Largest diversified real estate company that manages a rental portfolio of ~480k sqm of GLA in Argentina

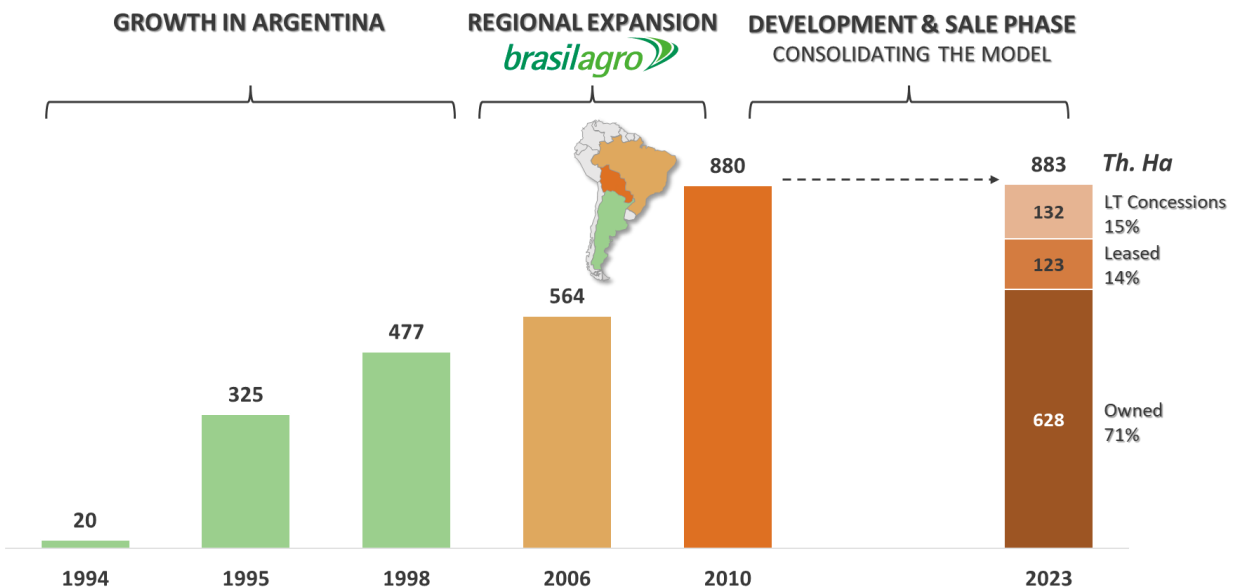
- STRONG CAPITAL MARKETS' TRACK RECORD**

Listed on BYMA since 1960 (CRES) and on NASDAQ since 1997 (CRESY). First Argentine agricultural company to be listed abroad Argentina.



PORTFOLIO EVOLUTION

Expanding our Agribusiness Model from Argentina to the Region



CURRENT REGIONAL AGRIBUSINESS PORTFOLIO

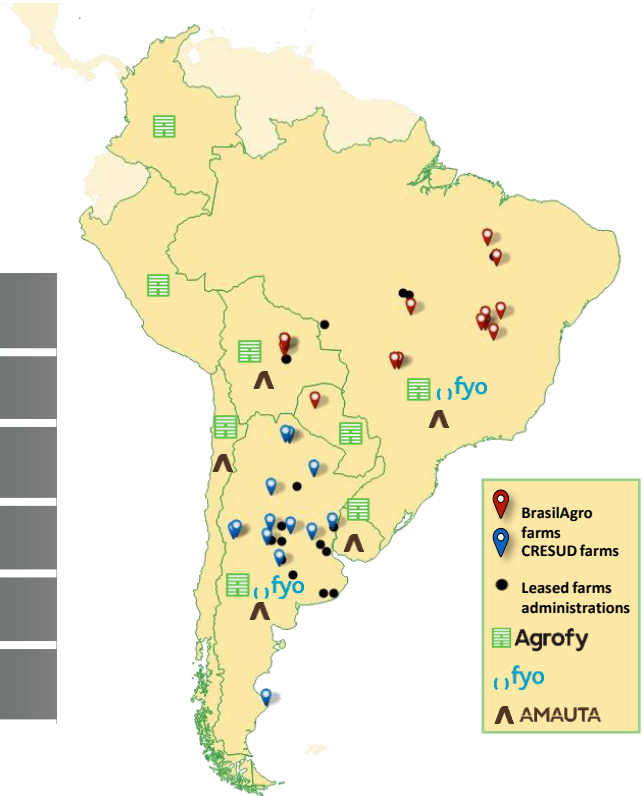
Through CRESUD, BrasilAgro & Subsidiaries



CREciendo en SUDamérica

Growing in South América

- ✓ **883,500 HA UNDER MANAGEMENT**
71% OWNED, 14% LEASED & 15% LT CONCESSION
- ✓ **27 FARMS ACROSS THE REGION**
- ✓ **419,000 PRODUCTIVE HA**
50% CROP & 50% CATTLE
- ✓ **465,000 HA OF LAND RESERVES**
- ✓ **76,000 CATTLE HEADS**
- ✓ **INVESTMENT IN SERVICES & AGTECH**
THROUGH FYO & AGROFY

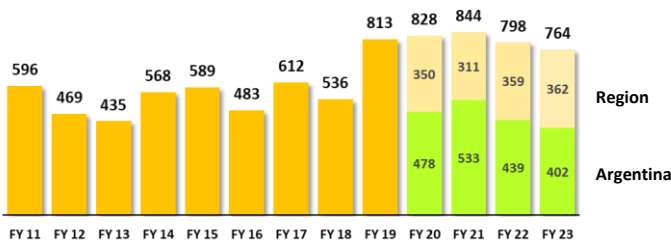


FARMING ACTIVITY

Regional Crop Production

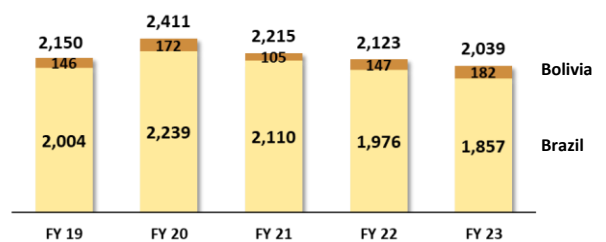
GRAIN PRODUCTION

(Th. Tn)



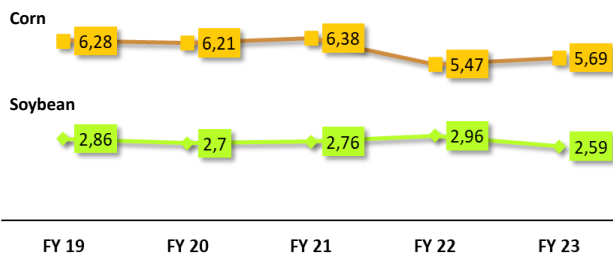
SUGARCANE PRODUCTION

(Th. Tn)



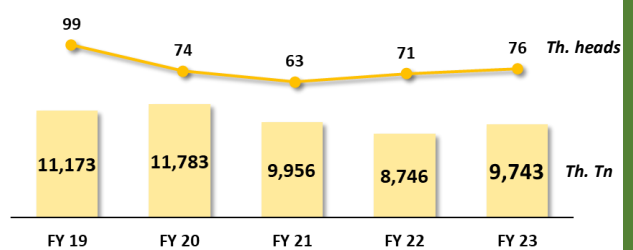
CROP YIELDS

(Tn/ha – regional average)



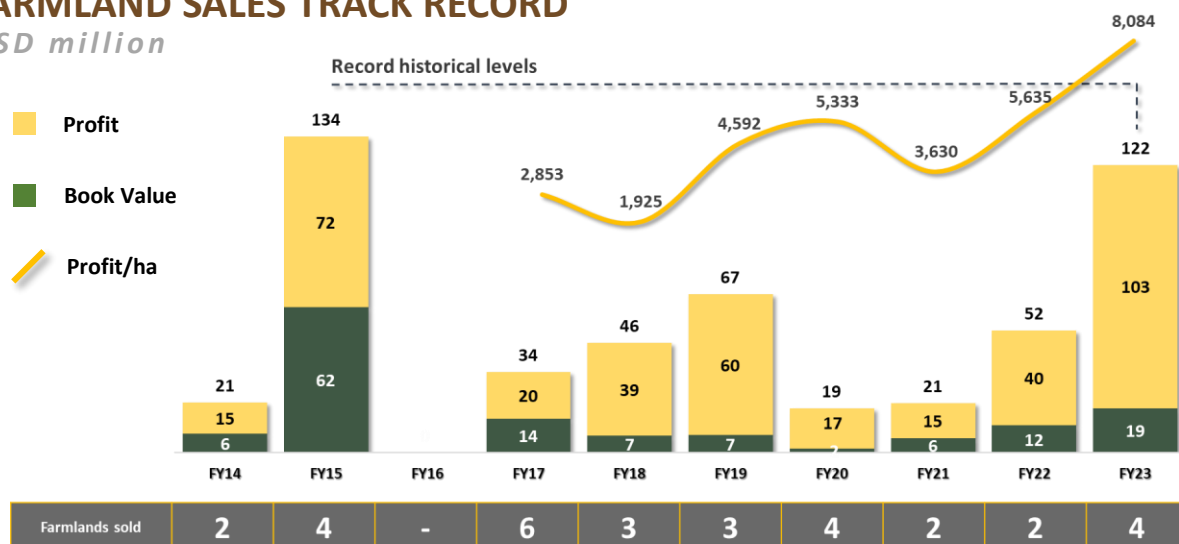
MEAT PRODUCTION & HEADS

(Th. Tn & Th. Units)



FARMLAND SALES TRACK RECORD

USD million



25 YEARS OF TRACK RECORD

Farms Sold Per Year

2.4x

Ha Sold Per Year

17,000

Portfolio Sold Per Year

3.0%

DEBT PROFILE

As of June 30, 2023

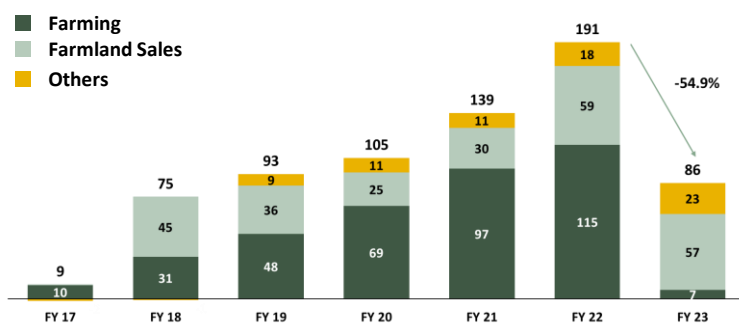
Description	Amount ⁽¹⁾	Maturity
Short term debt	48.5	<360 days
Series XXX	22.8	Aug-23
Series XXXI	0.4	Nov-23
Series XXXIX	20.0	Feb-24
Series XXXIV	12.2	Jun-24
Series XXXIII	12.6	Jul-24
Series XXXV	41.9	Sep-24
Series XLI	16.2	Oct-24
Series XXXVI	40.6	Feb-25
Series XXXVII	24.4	Mar-25
Series XXXVIII	70.6	Mar-25
Series XLII	30.0	May-25
Series XL	38.2	Dec-26
Other Debt	32.0	-
GROSS DEBT ⁽²⁾	410.2	
Cash & Equivalents ⁽²⁾	14.5	
NET DEBT	395.9	

(1) Principal amount stated in USD (million) at an exchange rate of 125.23 ARS/USD and 5.256 BRL/USD, without considering accrued interest or elimination of balances with subsidiaries.

(2) Does not include FyO.

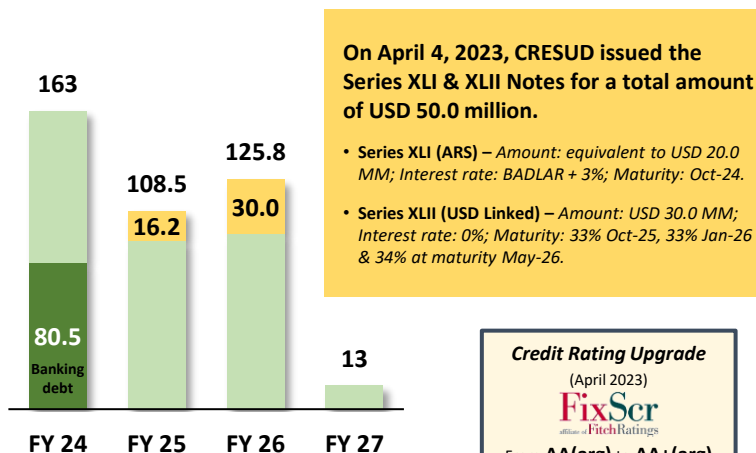
ADJ. EBITDA BY AGRIBUSINESS SEGMENT

USD million



DEBT AMORTIZATION SCHEDULE

June 30, 2023 – USD million



On April 4, 2023, CRESUD issued the Series XLI & XLII Notes for a total amount of USD 50.0 million.

- Series XLI (ARS) – Amount: equivalent to USD 20.0 MM; Interest rate: BADLAR + 3%; Maturity: Oct-24.
- Series XLII (USD Linked) – Amount: USD 30.0 MM; Interest rate: 0%; Maturity: 33% Oct-25, 33% Jan-26 & 34% at maturity May-26.

Credit Rating Upgrade
(April 2023)
FixSer
affiliates of FitchRatings
From AA+(arg) to AA+(arg)