



**CRESUD**

**Fiscal Year 2021**

# 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

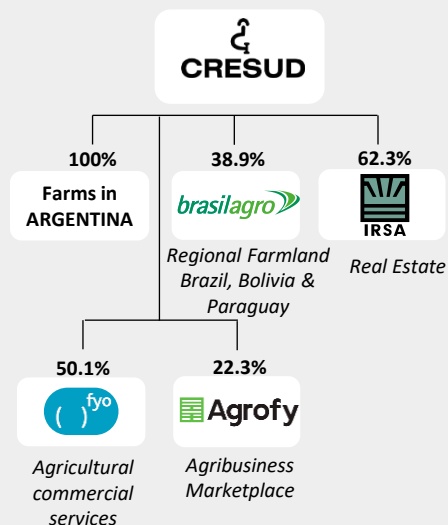
State of the art farmer with proven track record rotating the portfolio. Management of great experience and unique skills.

## CONTROLLER OF IRSA

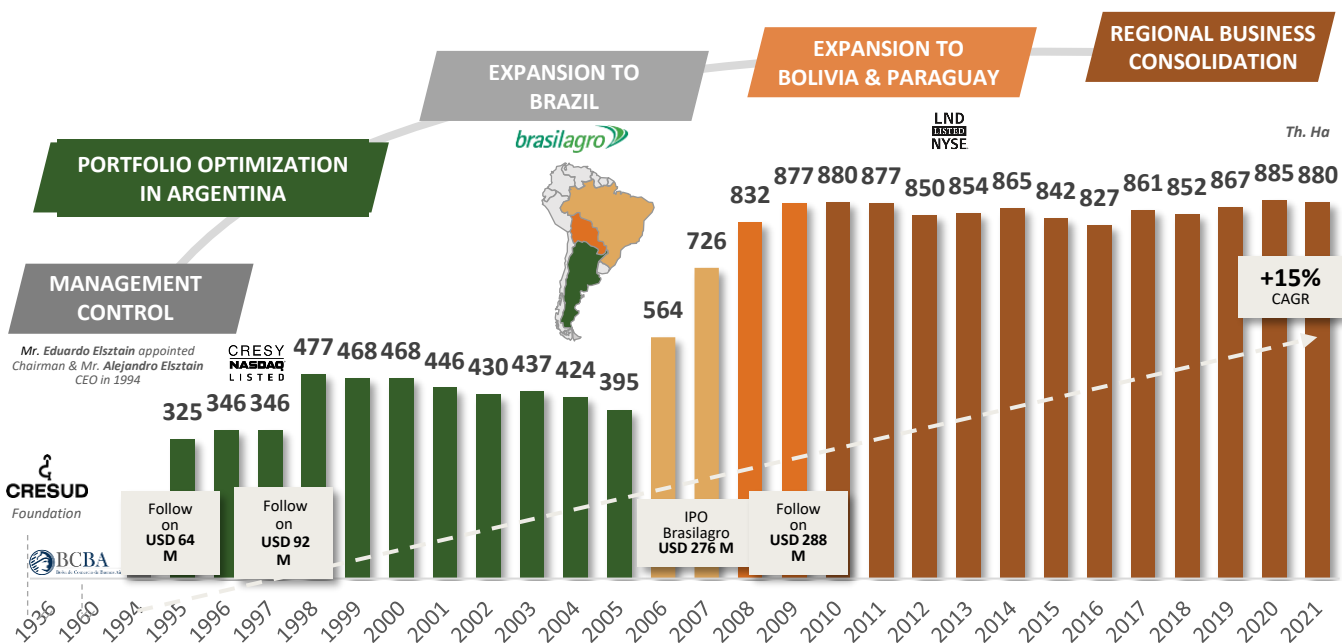
Largest diversified real estate company that manages a rental portfolio of more than 500k sqm of GLA in Argentina

## STRONG CAPITAL MARKETS' TRACK RECORD

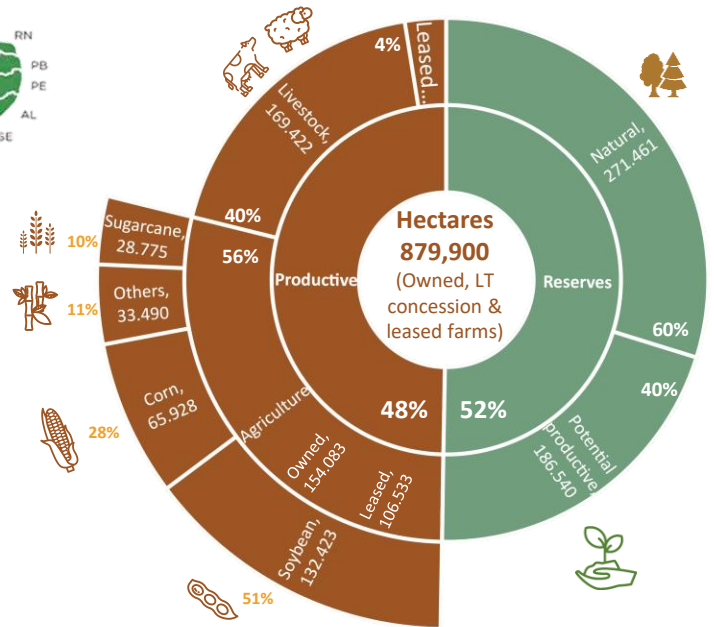
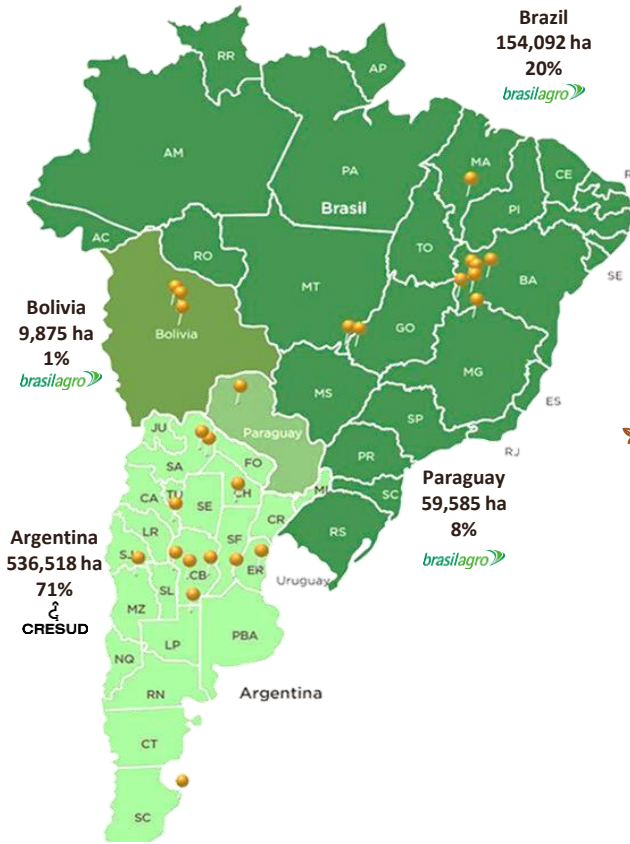
Listed on BYMA since 1960 (CRES) and on NASDAQ since 1997 (CRESY). First Argentine agricultural company to be listed abroad Argentina.



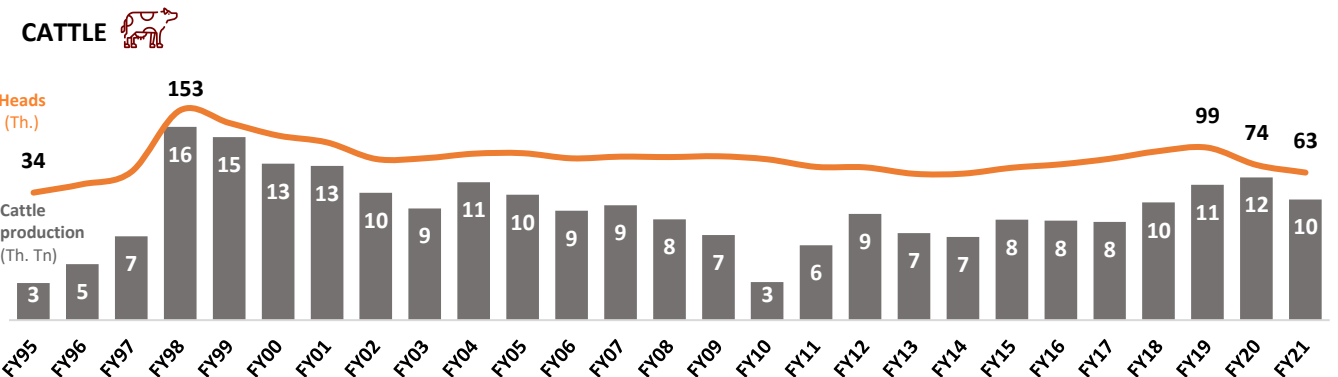
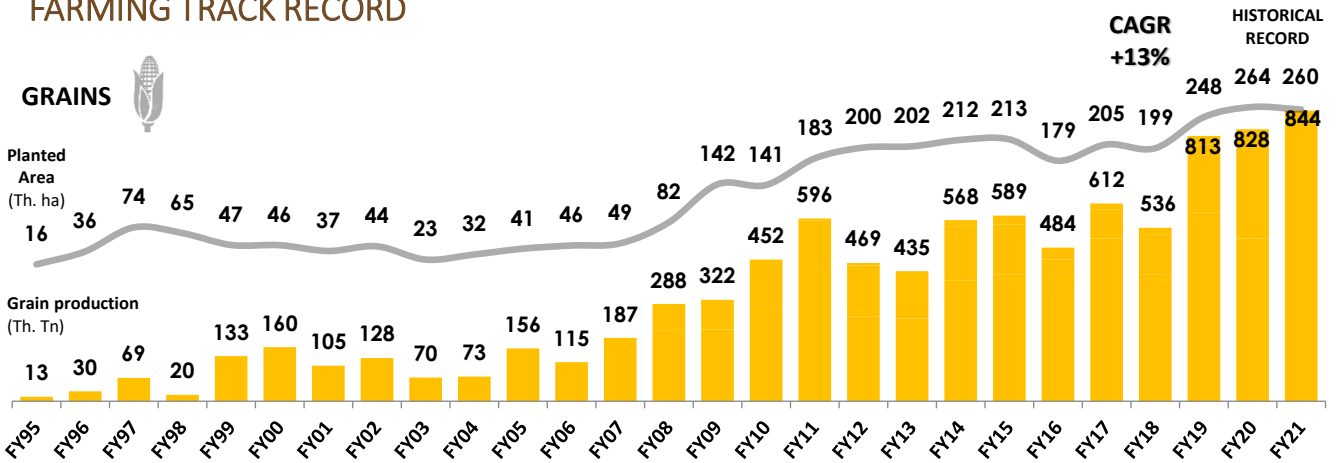
# PORTFOLIO GROWTH



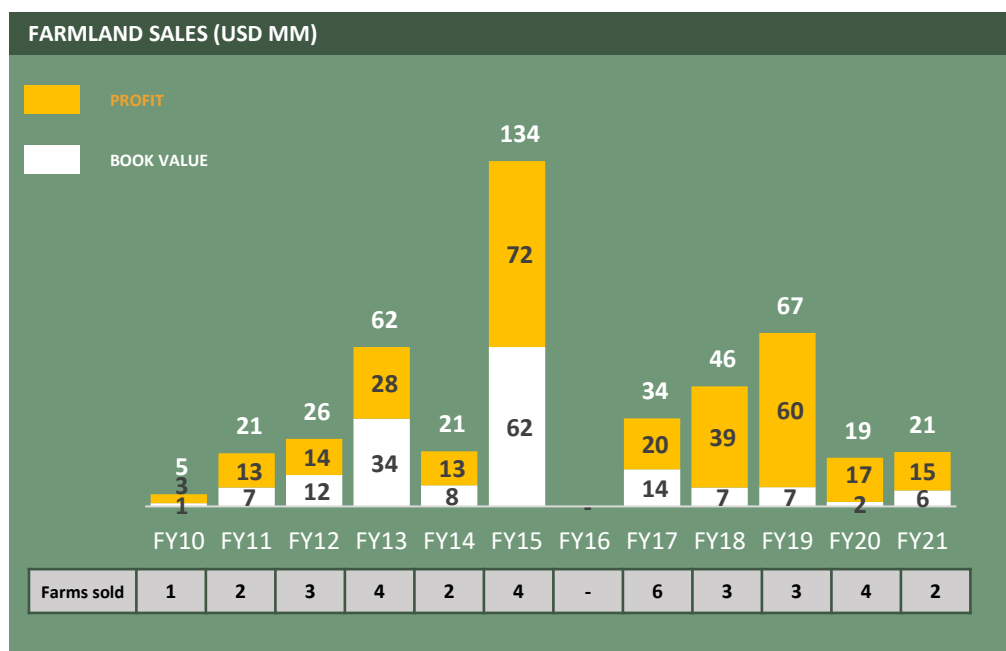
# REGIONAL AGRICULTURAL PORTFOLIO



## FARMING TRACK RECORD



## FARMLAND SALES TRACK RECORD



25 YEARS  
TRACK RECORD

FARMS SOLD PER YEAR

2.4x

HA SOLD PER YEAR

17,000

PORTFOLIO SOLD  
PER YEAR

3.0%

## DEBT PROFILE

JUNE 30, 2021 - USD MILLION

Description	Amount	Maturity	420.9	Stand Alone Net Debt	From A to AA	Credit Rating upgrade By FIX (affiliate of Fitch Ratings)
Short term debt	45.7	<360 days	<b>AMORTIZATION SCHEDULE</b>			
Series XXV	59.6	Jul-21	244,0	65.3 already cancelled with cash & subsequent Notes XXXIII issuance for 18.8	159,5	72,5
Series XXVII	5.7	Jul-21				
Series XXIX	74.2	Dec-21				
Series XXXII	34.3	Nov-22	FY22	FY23	FY24	
Series XXXIII	113.0	Feb-23				
Series XXX	25.0	Aug-23				
Series XXXI	1.1	Nov-23				
Series XXXIV	35.7	Jun-24				
Other Debt	81.6	-				
<b>GROSS DEBT</b>	<b>476.0</b>		<p>On September 6, 2021, we issued USD 41.9 MM in the local capital markets</p> <ul style="list-style-type: none"> <li>Series XXXV (USD linked): at 3.5% fixed due 25% in September 2023, 25% in March 2024 and 50% in September 2024.</li> <li>Proceeds will be used to refinance short term debt</li> </ul>			
Cash & Equivalents	55.0					
<b>NET DEBT</b>	<b>420.9</b>					