IRSA PROPIEDADES COMERCIALES

Earnings Release
IIIQ FY 2019

IRSA Propiedades Comerciales cordially invites you to participate in the third quarter of the Fiscal Year 2019 Results' Conference Call

Friday, May 10, 2019, at 3:00 p.m. Buenos Aires time (2:00 p.m. US ET)

The call will be hosted by:

Alejandro Elsztain, CEO

Daniel Elsztain, COO

Matías Gaivironsky, CFO

To participate, please call:

1-844-717-6831 (toll free) or

1-412-317-6388 (international)

Conference ID # IRSA CP

In addition, you can access through the following webcast:

http://webcastlite.mziq.com/cover.html?webcastId=d16f1a03-29c0-4fe2-a63c-9e863e112abc

Preferably, 10 minutes before the call is due to begin. The conference will be in English.

PLAYBACK

Available until May 22, 2019

Please call:

1-877-344-7529

1-412-317-0088

1-855-669-9658

Replay access code: 10130951

Main Highlights of the period

- Net result for the nine-month period of FY 2019 registered a loss of ARS 4,474 million compared to a gain of ARS 12,402.6 million in 9M18, despite a gain registered in the 3rd quarter of ARS 198 million. The 9M loss is mainly explained by lower results from changes in fair value of investment properties.

- The Company's Adjusted EBITDA for 9M19 reached ARS 3,553.4 million, decreasing in real terms by 12.3% compared to 9M18. Adjusted EBITDA for Shopping Malls decreased by 13.6% while Adjusted EBITDA for Office segment increased by 72.5%.

- Our same Shopping Malls Sales grew by 26.1% in nominal terms (-12.8% in real terms) in the 9M period of FY 2019 compared to same period of FY2018 and the portfolio's occupancy rate reached 94.5%.

- As a subsequent event, on May 2019, we opened with full occupancy the "Zetta" office building in the "Polo Dot" commercial complex located in the North Area of Buenos Aires City.

I. Brief comment on the Group's activities during the period, including references to significant events occurred after the end of the period.

Consolidated Results in current currency

(In ARS million)	IIIQ 19	IIIQ 18	YoY Var	9M 19	9M 18	YoY Var
Income from sales, leases and services(1)	1,619.3	1,699.1	-4.7%	5,299.3	5,409.3	-2.0%
Net gain / (loss) from fair value adjustment on investment properties, PP&E and inventories	63.2	-3,788.9	-	-7,066.9	5,651.7	-225.0%
Profit / (loss) from operations	**941.6**	**-2,620.2**	**-**	**-3,608.1**	**9,617.0**	**-137.5%**
Depreciation and amortization	34.4	27.3	26.0%	94.5	84.4	12.0%
Consolidated EBITDA(2)	**734.2**	**-3,051.8**	**-**	**-4,349.9**	**9,473.2**	**-145.9%**
Consolidated Adjusted EBITDA(2)	**912.9**	**1,196.0**	**-23.7%**	**3,553.4**	**4,049.8**	**-12.3%**
Consolidated NOI(3)	**1,382.9**	**1,415.5**	**-2.3%**	**4,513.8**	**4,594.9**	**-1.8%**
Result for the period	**198.0**	**-2,479.6**	**-**	**-4,473.9**	**12,402.6**	**-136.1%**

(1) Does not include Incomes from Expenses and Promotion Funds
(2) See Point XIV: EBITDA Reconciliation
(3) See Point XV: NOI Reconciliation

Company's income decreased by 2.0% during the nine-month period fiscal year 2019 as compared to the same period of 2018, and Adjusted EBITDA decreased a 12.3% mainly due to shopping malls segment, which decreased 13.9%, reaching ARS 3,154.9 million, together with one-time losses in "Others" segment due to the sale of the stake in Tarshop and the decrease in La Arena's key value. These effects were partially offset by the adjusted EBITDA of the Offices segment that reached ARS 813.0 million, increasing 72.5% compared to the same period of 2018.

Excluding the one-time effects abovementioned, consolidated adjusted EBITDA would have reached ARS 3,778.4 million decreasing by 6.7% compared to the same period of fiscal year 2018.

Profit for the period under review reached an ARS 4,473.9 million loss, 136.1% lower than the gain registered in the same period of 2018, mainly explained by a higher change in the fair value of investment properties, PP&E and inventories.

It should be noted that under the adjustment for inflation methodology, the result from the valuation at fair value of the investment properties must be segregated in its two effects: i) adjustment for inflation and ii) loss or gain from adjustment at fair value. In the period under review, the adjustment for inflation exceeds the fair value appreciation of the investment properties, for this reason it is necessary to recognize a loss for change in the fair value of the investment property of ARS 7,066.9 million. Likewise, in the previous fiscal year we had recognized a higher value due to changes in the Income Tax Law.

II. Shopping Malls

<u>Shopping Malls' Operating Indicators</u>

	IIIQ 19	IIQ 19	IQ 19	IVQ 18	IIIQ 18
Gross leasable area (sqm)	332,774	332,119	345,929	344,025	343,023
Tenants' sales (3 month cumulative in current currency)	12,403	17,086	15,963	17,563	14,820
Occupancy	94.5%	94.9%	98.7%	98.5%	98.6%

During the nine-month period of fiscal year 2019, our tenants' sales reached ARS 45,452.0 million, 13.6% lower than in the same period of 2018 in real terms, mainly due to consumption deceleration and the real salary fall observed in Argentine economy.

Our portfolio's leasable area totaled 332,774 sqm during the quarter, decreasing by approximately 13,000 sqm due to the end of concession of Buenos Aires Design in November 2018, compared to the same period of previous fiscal year. The portfolio's occupancy reduced to 94.5% mainly because of Walmart's anticipated exit from Dot Baires Shopping, which we expect to replace in the short term with smaller stores. The compensation of ARS 98.6 received for the early termination of the contract is equivalent to approximately 2.5 years of the Walmart rent of the last 12 months.

Shopping Malls' Financial Indicators

(in ARS million)	IIIQ 19	IIIQ 18	YoY Var	9M 19	9M 18	YoY Var
Income from sales, leases and services	1,196.6	1,479.5	-19.1%	4,256.0	4,760.6	-10.6%
Net (loss) / gain from fair value adjustment on investment properties, PP&E and inventories	-271	-3,962.8	-93.2%	-10,203.7	5,463.0	-286.8%
Profit from operations	**564.7**	**-2,870.4**	**-**	**-7,111.8**	**9,065.0**	**-178.5%**
Depreciation and amortization	18.0	21.2	-15.1%	63.1	63.0	0.2%
EBITDA[1]	**582.8**	**-2,849.2**	**-**	**-7,048.7**	**9,128.0**	**-177.2%**
Adjusted EBITDA[1]	**853.3**	**1,113.6**	**-23.4%**	**3,154.9**	**3,664.9**	**-13.9%**
NOI[2]	**1,005.7**	**1,290.1**	**-22.0%**	**3,683.5**	**4,123.3**	**-10.7%**

(1) See Point XIV: EBITDA Reconciliation
(2) See Point XV: NOI Reconciliation

Income from this segment decreased 10.6% during the nine-month period of fiscal year 2019, compared with same period of previous fiscal year, recording during IIQFY19 an extraordinary income for ARS 98.6 million as compensation for the termination of Walmart's contract in Dot Baires Shopping, mentioned above. Our costs, administrative and marketing expenses (SG&A) decrease by approximately 5.9%. Adjusted EBITDA reached ARS 3,154.9 million, 13.9% lower than the nine-month period of fiscal year 2018, and EBITDA margin, excluding income from expenses and collective promotion fund, was 74.1%.

Operating data of our Shopping Malls

	Date of acquisition	Location	Gross Leaseable Area (sqm)[1]	Stores	Occupancy [2]	IRSA PC Interest [3]
Alto Palermo	Dec-97	City of Buenos Aires	18,637	135	98.2%	100%
Abasto Shopping[4]	Nov-99	City of Buenos Aires	36,797	168	98.4%	100%
Alto Avellaneda	Dec-97	Province of Buenos Aires	37,954	131	98.5%	100%
Alcorta Shopping	Jun-97	City of Buenos Aires	15,725	114	98.6%	100%
Patio Bullrich	Oct-98	City of Buenos Aires	11,397	86	90.5%	100%
Buenos Aires Design[5]	Nov-97	City of Buenos Aires	-	-	-	-
Dot Baires Shopping	May-09	City of Buenos Aires	49,407	156	73.5%	80%
Soleil	Jul-10	Province of Buenos Aires	15,190	79	99.0%	100%
Distrito Arcos	Dec-14	City of Buenos Aires	14,179	65	99.4%	90.0%
Alto Noa Shopping	Mar-95	Salta	19,526	87	99.0%	100%
Alto Rosario Shopping[4]	Nov-04	Santa Fe	33,534	140	99.4%	100%
Mendoza Plaza Shopping	Dec-94	Mendoza	42,749	140	99.2%	100%
Córdoba Shopping	Dec-06	Córdoba	15,483	105	98.7%	100%
La Ribera Shopping	Aug-11	Santa Fe	10,530	68	94.4%	50%
Alto Comahue	Mar-15	Neuquén	11,666	100	94.9%	99.1%
Patio Olmos[6]	Sep-15	Córdoba				
Total			**332,774**	**1,574**	**94.5%**	

(1) Corresponds to gross leasable area in each property. Excludes common areas and parking spaces.
(2) Calculated dividing occupied square meters by leasable area as of the last day of the fiscal period.
(3) Company's effective interest in each of its business units.
(4) Excludes Museo de los Niños (3,732 square meters in Abasto and 1,261 square meters in Alto Rosario).
(5) End of concession November 17, 2018
(6) IRSA CP owns the historic building of the Patio Olmos shopping mall in the Province of Córdoba, operated by a third party.

Cumulative tenants' sales as of March 31

(per Shopping Mall, in ARS million)	IIIQ 19	IIIQ 18	YoY Var	9M 19	9M 18	YoY Var
Alto Palermo	1,521.6	1,672.7	-9.0%	5,560.0	6,134.4	-9.4%
Abasto Shopping	1,597.4	1,962.8	-18.6%	5,994.5	6,973.3	-14.0%
Alto Avellaneda	1,416.1	1,868.4	-24.2%	5,357.5	6,608.6	-18.9%
Alcorta Shopping	829.9	901.1	-7.9%	3,143.3	3,351.5	-6.2%
Patio Bullrich	574.5	505.3	13.7%	2,058.1	1,860.3	10.6%
Buenos Aires Design	-	286.8	-100.0%	359.5	882.1	-59.2%
Dot Baires Shopping(1)	1,194.6	1,600.1	-25.3%	4,571.1	5,729.1	-20.2%
Soleil	676.3	750.0	-9.8%	2,380.0	2,729.7	-12.8%
Distrito Arcos	582.5	594.2	-2.0%	2,182.4	2,270.3	-3.9%
Alto Noa Shopping	611.5	771.1	-20.7%	2,022.0	2,449.2	-17.4%
Alto Rosario Shopping	1,221.8	1,360.8	-10.2%	4,369.1	4,840.9	-9.7%
Mendoza Plaza Shopping	1,052.2	1,252.5	-16.0%	3,523.3	4,185.0	-15.8%
Córdoba Shopping	402.9	468.0	-13.9%	1,476.2	1,743.4	-15.3%
La Ribera Shopping(2)	295.0	366.8	-19.6%	1,026.1	1,269.0	-19.1%
Alto Comahue	426.2	459.3	-7.2%	1,428.9	1,575.1	-9.3%
Total	**12,402.5**	**14,819.9**	**-16.3%**	**45,452.0**	**52,601.9**	**-13.6%**

(1) End of concession November 17,2018
(1) Through our joint venture Nuevo Puerto Santa Fe S.A.

Cumulative tenants' sales as of March 31

(per Type of Business, in ARS million)	IIIQ 19	IIIQ 18	YoY Var	9M 19	9M 18	YoY Var
Anchor Store	645.6	844.1	-23.5%	2,425.3	2,986.9	-18.8%
Clothes and Footwear	6,527.6	7,123.2	-8.4%	25,086.8	27,299.3	-8.1%
Entertainment	451.8	531.0	-14.9%	1,429.5	1,671.1	-14.5%
Home	262.2	456.9	-42.6%	1,050.6	1,478.8	-29.0%
Restaurant	1,561.4	1,865.7	-16.3%	5,152.8	5,937.0	-13.2%
Miscellaneous	1,676.1	1,886.2	-11.1%	5,844.3	6,363.6	-8.2%
Services	166.2	175.6	-5.4%	554.5	564.3	-1.7%
Electronic appliances	1,111.6	1,937.2	-42.6%	3,908.2	6,300.9	-38.0%
Total	**12,402.5**	**14,819.9**	**-16.3%**	**45,452.0**	**52,601.9**	**-13.6%**

Revenues from cumulative leases as of March 31

(in ARS million)	IIIQ 19	IIIQ 18	YoY Var	9M 19	9M 18	YoY Var
Base Rent (1)	730.7	858.1	-14.8%	2,267.2	2,598.5	-12.7%
Percentage Rent	191.0	199.0	-4.0%	853.7	925.0	-7.7%
Total Rent	**921.7**	**1,057.1**	**-12.8%**	**3,120.9**	**3,523.5**	**-11.4%**
Revenues from non-traditional advertising	10.8	32.6	-66.9%	91.2	109.4	-16.7%
Admission rights	159.0	203.6	-21.9%	510.1	560.1	-8.9%
Fees	17.8	23.0	-22.6%	59.5	72.2	-17.5%
Parking	62.6	83.6	-25.1%	236.8	291.1	-18.6%
Commissions	32.4	75.5	-57.1%	120.9	189.4	-36.2%
Others	-7.7	4.1	-287.8%	116.6	14.8	685.5%
Total (2)	**1,196.6**	**1,479.5**	**-19.1%**	**4,256.0**	**4,760.6**	**-10.6%**

(1) Includes Revenues from stands for ARS 293.9 million cumulative as of March 2019
(2) Does not include Patio Olmos.

Rent Price as of June 30, 2018

Regarding the information presented in the last Annual Report corresponding to the fiscal year ended June 30, 2018, we have rectified the annual accumulated rental prices per sqm of Alto Rosario and Mendoza Plaza shopping malls, seth forth below, It should be noted that this information has not been adjusted for inflation.

ARS/sqm	2018
Alto Palermo	32,831
Abasto	16,828
Alto Avellaneda	11,083
Alcorta Shopping	18,744
Patio Bullrich	14,831
Buenos Aires Design	4,776
Dot Baires Shopping	8,385
Soleil Premium Outlet	10,141
Distrito Arcos	14,585
Alto Noa	5,822
Alto Rosario	8,835
Mendoza Plaza	4,149
Córdoba Shopping Villa Cabrera	7,098
La Ribera Shopping	3,444
Alto Comahue	11,694
Patio Olmos[(1)]	

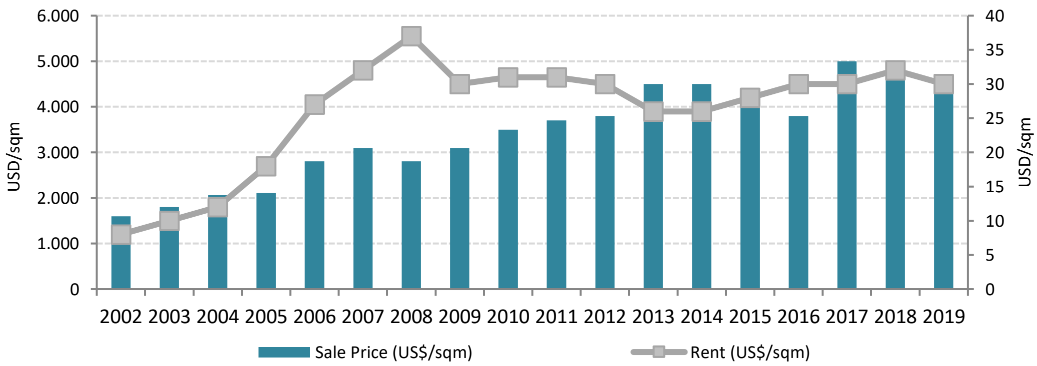
(1) IRSA CP owns the historic building of the Patio Olmos shopping mall in the Province of Córdoba, operated by a third party.

III. Offices

The A+ office market in the City of Buenos Aires remains robust even after the period of highest exchange volatility in recent years. The price of Premium commercial spaces diminished at USD 4,700 per square meter while rental prices remained at USD 30 when compared with same period of previous fiscal year, per square meter for the A+ segment, and vacancy decreased slightly to 5.25% as of March 2019.

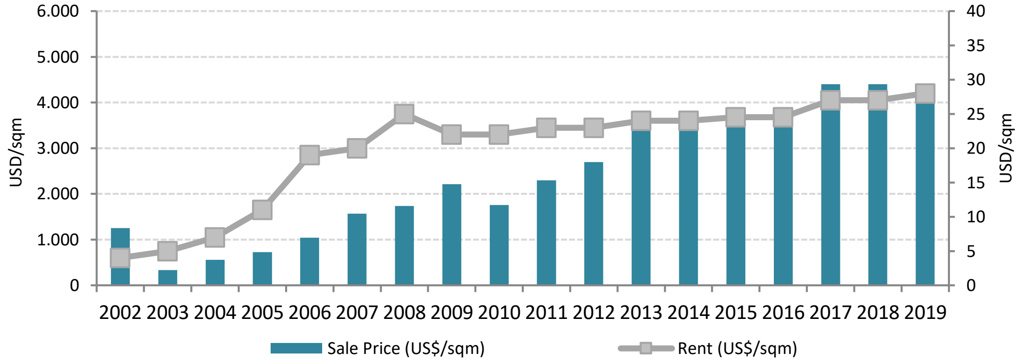
As concerns the A+ office market in the Northern Area, we have noted a significant improvement in the price of units during the last 10 years, and we believe in its potential during the next years. Rental prices have remained at USD 28 per square meter.

Sale and Rental Prices of A+ Offices – City of Buenos Aires



Source: LJ Ramos

Sale and Rental Prices of A+ Offices – Northern Area



Source: LJ Ramos

Offices' Operating Indicators

	IIIQ 19	IIQ 19	IQ 19	IVQ 18	IIIQ 18
Leasable area	83,205	83,213	83,213	83,213	84,110
Occupancy	91.4%	90.0%	93.4%	92.3%	91.0%
Rent USD/sqm	26.3	27.0	25.7	26.1	26.5

Gross leasable area was 83,205 sqm as of the third three-month period of fiscal year 2019, slightly below to the same period of the previous year due to the sale of a floor of the Intercontinental tower.

Portfolio average occupancy slightly recovers to 91.4% regarding last quarter, mainly due to the occupation of one vacant floor in Dot Building. We expect to increase the average occupancy during next quarter with the incorporation to the portfolio of Zetta Building, fully leased. The average rental price reached USD 26.3 per sqm in line with previous quarters.

(in ARS million)	IIIQ 19	IIIQ 18	YoY Var	9M 19	9M 18	YoY Var
Revenues from sales, leases and services	410.4	195.4	110.0%	991.5	591.0	67.8%
Net gain from fair value adjustment on investment properties, PP&E e inventories	410.1	154.9	164.8%	3,148.2	211.7	1.387.1%
Profit from operations	**754.0**	**300.5**	**150.9%**	**3,944.6**	**667.7**	**490.8%**
Depreciation and amortization	7.4	5.1	45.1%	16.7	15.5	7.7%
EBITDA(1)	**761.5**	**305.7**	**149.1%**	**3,961.3**	**683.2**	**479.8%**
Adjusted EBITDA (1)	**351.3**	**150.7**	**133.1%**	**813.0**	**471.4**	**72.5%**
NOI(2)	**394.1**	**172.2**	**128.9%**	**919.1**	**520.8**	**76.5%**

(1) See Point XIV: EBITDA Reconciliation
(2) See Point XV: NOI Reconciliation

In real terms, during the first semester of fiscal year 2019, revenues from the offices segment increased by 67.7% compared to the same period of 2018.

Adjusted EBITDA from this segment grew 72.5% in real terms compared to the same period of the previous year due to the positive impact of the devaluation in our dollar-denominated contracts and the effect of income flattening of the new Zetta building. EBITDA margin was 82.0% in line with the same period of fiscal year 2018.

Below is information on our office segment and other rental properties as of March 31, 2019.

	Date of Acquisition	Gross Leasable Area (sqm) (1)	Occupancy Rate(2)	IRSA PC's Effective Interest
Offices				
Edificio República	12/22/2014	19,885	90.3%	100%
Torre Bankboston	12/22/2014	14,865	100.0%	100%
Intercontinental Plaza	12/22/2014	2,979	100.0%	100%
Bouchard 710	12/22/2014	15,014	100.0%	100%
Suipacha 652/64	12/22/2014	11,465	86.2%	100%
Dot Building	11/28/2006	11,242	92.3%	80%
Philips	06/05/2017	7,755	69.8%	100%
Subtotal Offices		**83,205**	**91.4%**	**N/A**
Other Properties				
Nobleza Piccardo(3)	05/31/2011	109,610	78.0%	50%
Other Properties(4)	N/A	7,941	N/A	N/A
Subtotal Other Properties		**117,551**	**N/A**	**N/A**
Total Offices and Others		**200,756**	**N/A**	**N/A**

(1) Corresponds to the total leasable surface area of each property as of March 31, 2019. Excludes common areas and parking spaces.
(2) Calculated by dividing occupied square meters by leasable area as of March 31, 2019.
(3) Through Quality Invest S.A.
(4) Includes the following properties: Ferro, Dot Adjoining Plot, Anchorena 665, Anchorena 545 (Chanta IV) and Intercontinental plot of land.

IV. Sales & Developments and Others

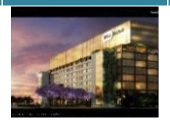
The segment "Others" includes the Fair, Convention Center and Entertainment activities through the indirect stake in La Rural S.A. and La Arena S.A, Avenida Inc. and the interest held in Tarshop, transferred to Banco Hipotecario during this quarter.

	Sales and Developments			Others		
in ARS Million	9M 19	9M 18	YoY Var	9M 19	9M 18	YoY Var
Revenues	35.8	108.4	-48.9%	60.5	1.6	3,681.3%
Net gain / (loss) from fair value adjustment on investment properties, PP&E and inventories	189.9	33.2	783.3%	-139.1	-	-
Profit / (loss) from operations	**143.5**	**35.8**	**521.2%**	**-435.6**	**-35.3**	**1,134.0%**
Depreciation and amortization	4.2	2.8	133.3%	5.8	-	-
EBITDA(1)	**147.7**	**38.5**	**493.2%**	**-429.8**	**-35.3**	**1,117.6%**
Adjusted EBITDA(1)	**-42.2**	**5.4**	**-1,305.7%**	**-290.7**	**-35.3**	**723.5%**
NOI(2)	**8.3**	**78.8**	**-83.7%**	**-11.4**	**-41.2**	**-72.3%**

(1) See Point XIV: EBITDA Reconciliation
(2) See Point XV: NOI Reconciliation

Revenues from Sales and Developments segment decreased by 48.9% in real terms in the nine-month period of fiscal year 2019 compared to the same period of previous year due to less sales of units from Astor Beruti. Adjusted EBITDA for the "Sales and Developments" segment was negative ARS 42.2 million during the period, while the "Others" segment was negative ARS 290.7 million due to the sale of the stake in Tarshop and the decrease in La Arena's key value.

V. CAPEX

	Developments				
	Shopping Malls: Expansions			*Offices: New*	
	Alto Palermo	Alto Rosario	Mendoza Plaza (Sodimac & Falabella)	Polo Dot (1st stage) Zetta Building	Catalinas 200 Della Paolera
					
Start of works	FY2019	FY2018	FY2018	FY2017	FY2017
Estimated opening date	FY2020	FY2019	FY2019/20	FY2019	FY2020
GLA (sqm)	3,900	2,000	12,800	32,000	30,000
% held by IRSA Propiedades Comerciales	100%	100%	100%	80%	87%
Investment amount (million)	USD 28	USD 3.0	USD 13.7	~ARS 1,425	~ARS 2,510
Work progress (%)	10.5%	52%	0% - 100%(1)	99.6%	51,6%
Estimated stabilized EBITDA (USD million)	USD 4.5	USD 0.4	USD 1.3	USD 8-10	USD 10-12

(1) Falabella's work progress.

Shopping Mall Expansions

During fiscal year 2019, we will add approximately 15,000 sqm from current malls' expansions. We will soon add an approximately 12,800-sqm Sodimac store in Mendoza Plaza Shopping while expanding its Falabella store and 2,000 sqm of expansion in Alto Rosario, where we have recently opened a big Zara store.

In September 2018, we launched the works of expansion of Alto Palermo shopping mall, the shopping mall with the highest sales per square meter in our portfolio, that will add a gross leasable area of approximately 4,000 square meters and will consist in moving the food court to a third level by using the area of an adjacent building acquired in 2015.

First Stage of Polo Dot – Zetta Building

The project called "Polo Dot", located in the commercial complex adjacent to our shopping mall Dot Baires, has experienced significant growth since our first investments in the area. The total project will consist in four office buildings (one of them could include a hotel) in land reserves owned by the Company and the expansion of the shopping mall by approximately 15,000 square meters of GLA. At a first stage, we developed an 11-floor office building with an area of approximately 32,000 square meters on an existing building, in respect of which we have already executed lease agreements for the total surface and whose opening took place on May 6, 2019 as a subsequent event. The total estimated investment amounts to ARS 1,425 million and as of March 31, 2019, work progress was 99.6%.

Catalinas building – 200 Della Paolera

The building under construction will have 35,000 sqm of GLA consisting of 30 office floors and 316 parking spaces, and will be located in the "Catalinas" area in the City of Buenos Aires, one of the most sought-after spots for Premium office development in Argentina. As of March 31, 2019, the Company owned 35,468 square meters consisting of 26 floors and 273 parking spaces in the building under construction. The total estimated investment under IRSA Commercial Properties as of March 31, 2019 amounts to ARS 2,510 million and, work progress was 51.6%. It should be remembered that IRSA Propiedades Comerciales owns 87% of the building's surface while the remaining 13% is owned by Globant.

VI. Reconciliation with Consolidated Income Statement

Below is an explanation of the reconciliation of the Company's total income by segment with its consolidated Income Statement. The difference lies in the presence of joint ventures included in the Income Statement per segment but not in the Income Statement.

For the nine-month period ended March 31, 2019

Item *(stated in ARS million)*	**Income by Segment**	**Expenses and Collective Promotion Funds**	**Adjustment for share of profit / (loss) of joint ventures (1)**	**Income Statement**
Revenues	5,344	1,805	-44	7,104
Costs	-491	-1,882	28	-2,345
Gross profit	**4,853**	**-77**	**-16**	**4,759**
Net income from changes in the fair value of investment property, PP&E and inventories	-7,005	-	-62	-7,067
General and administrative expenses	-659	-	1	-657
Selling expenses	-343	-	4	-340
Other operating results, net	-305	-	2	-303
Profit from operations	**-3,459**	**-77**	**-71**	**-3,608**

(1) Includes operating results from La Ribera Shopping and San Martín Plot (ex Nobleza Picardo) (50%).

VII. Consolidated Financial Debt

As of March 31, 2019, IRSA Propiedades Comerciales S.A. had a net debt of USD 332.9 million. Below is a detail of IRSA Propiedades Comerciales S.A.'s debt:

Description	Currency	Amount (US. MM)(1)	Interest Rate	Maturity
Bank overdrafts	ARS	4.2	-	< 360 d
PAMSA loan	USD	35.0	Fixed	Feb-23
IRCP NCN Class IV(2)	USD	139.0	5.0%	Sep-20
IRSA CP NCN Class II	USD	360.0	8.75%	Mar-23
IRSA CP's Total Debt		**538.2**		
Cash & Cash Equivalents + Investments (3)		205.3		
Consolidated Net Debt		**332.9**		

(1) Principal amount at an exchange rate of ARS 43.35, without considering accrued interest or eliminations of balances with subsidiaries. Includes joint ventures.
(2) Net of repurchases.
(3) Includes Cash and cash equivalents, Investments in Current Financial Assets.

VIII. Dividends

Pursuant to Argentine law, the distribution and payment of dividends to shareholders is only valid if they result from realized and net profits of the Company pursuant to annual financial statements approved by the shareholders. The approval, amount and payment of dividends are subject to the approval by our shareholders at our annual ordinary shareholders' meeting. The approval of dividends requires the affirmative vote of a majority of the shares entitled to vote at the meeting.

Pursuant to Argentine law and our by-laws, net and realized profits for each fiscal year are allocated as follows:

- 5% of such net profits is allocated to our legal reserve, until such reserve amounts to 20% of our capital stock;
- a certain amount determined at a shareholders' meeting is allocated to the compensation of our directors and the members of our Supervisory Committee; and
- additional amounts are allocated to the payment of dividends, optional reserve, or to set up reserves for any other purpose as determined by our shareholders.

The following table illustrates the ratio between the amounts paid as dividends and the total amount paid in historical currency as dividends on each fully paid-in common share for the fiscal years mentioned. Amounts in Pesos are stated in historical Pesos as of their respective payment dates.

Year	Cash dividends (ARS)	Stock dividends	Total per share (ARS)
2006	29,000,000	-	0.0372
2007	47,000,000	-	0.0601
2008	55,721,393	-	0.0712
2009	60,237,864	-	0.0770
2010	56,000,000	-	0.0716
2011	243,824,500	-	0.1936
2012	294,054,600	-	0.2334
2013	306,500,000	-	0.2432
2014	407,522,074	-	0.3234
2015	437,193,000	-	0.3469
2016	283,580,353	-	0.2250
2017	770,000,000	-	6.1000(*)
2018	680,000,000	-	5.3962
2019	545,000,000	-	4.3249

(*) In FY 17 the face value of IRCP's shares was changed from .0.10 to .1 per share.

On October 29, the General Ordinary and Extraordinary Shareholders' Meeting of IRSA Propiedades Comerciales approved the distribution to its shareholders of a cash dividend in an amount of ARS 545,000,000 equivalent to 432.4915% of the stock capital, an amount per share of ARS 4,3249 (.1 par value) and an amount per ADR of ARS 17,2997 (Argentine Pesos per ADR) to be charged against the fiscal year ended June 30, 2018.

X. Material and Subsequent Events

February 2019: Sale of Tarshop to Banco Hipotecario

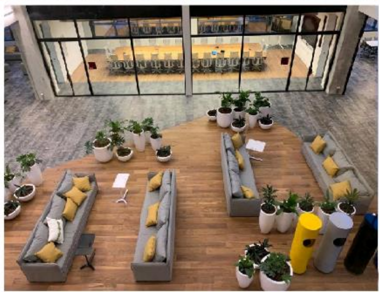
On February 14, 2019, was completed the transaction for the sale of the entire shareholding of the Company in Tarshop S.A., representative of 20% of its capital stock. With this acquisition, Banco Hipotecario S.A. became the holder of 100% of the share capital of said company.

April 2019: Credit line with IRSA Inversiones y Representaciones

On April 1, 2019, the Company's Board of Directors has approved, directly and/or indirectly a credit line to its controller IRSA Inversiones y Representaciones and/or its subsidiaries for up to USD 180 million up to a three years term. The rate to be applied will be the yield on IRSA bonds with maturity date in 2020, or those issued in the future. In case of absence of notes issued by IRSA, the bonds issued by IRSA CP plus a 50 basis points margin will be considered. The Audit Committee has issued a favourable opinion regarding the market conditions of this line of credit.

May 2019: Zetta building opening in "Polo Dot" complex

On May 6, 2019, Zetta building was inaugurated in "Polo Dot" commercial complex, located in north BA, after its tenants, MercadoLibre and Falabella, carried out their conditioning works. This new A+ building, potencially LEED, consist of 11 office floors, has a leasable area of 32,000 sqm, and is fully occupied. The incorporation of the eighth building to our portfolio will be reflected in the fourth quarter of fiscal year 2019.



X. Summary Comparative Consolidated Balance Sheet

(in ARS million)	**03.31.2019**	**03.31.2018**
Non-current assets	78,691	78,063
Current assets	11,928	13,233
Total assets	**90,619**	**91,296**
Capital and reserves attributable to the equity holders of the parent	47,009	51,873
Non-controlling interest	2,227	1,953
Total shareholders' equity	**49,237**	**53,826**
Non-current liabilities	38,648	34,206
Current liabilities	2,734	3,264
Total liabilities	**41,382**	**37,470**
Total liabilities and shareholders' equity	**90,619**	**91,296**

XI. Summary Comparative Consolidated Income Statement

(in ARS million)	03.31.2019	03.31.2018
(Loss) / Profit from operations	**-3,608**	**9,617**
Share of profit of associates and joint ventures	161	241
(Loss) / Profit from operations before financing and taxation	**-3,448**	**9,858**
Financial income	197	363
Financial cost	-3,733	-1,465
Other financial results	1,271	186
Inflation adjustment	-147	-293
Financial results, net	**-2,412**	**-1,209**
(Loss) / Profit before income tax	**-5,860**	**8,649**
Income tax	1,386	3,753
(Loss) / Profit for the period	**-4,474**	**12,403**
Result for the period	**-4,474**	**12,403**
Attributable to:		
Equity holders of the parent	**-4,611**	**12,105**
Non-controlling interest	**137**	**298**

XII. Summary Comparative Consolidated Cash Flow

(in ARS million)	03.31.2019	03.31.2018
Net cash generated from operating activities	2,427	3,173
Net cash used in investing activities	-3,230	-4,574
Net cash (used in) / generated from financing activities	-1,858	3,141
Net (decrease) / increase in cash and cash equivalents	**-2,661**	**1,740**
Cash and cash equivalents at beginning of year	5,184	3,330
Foreign exchange gain on cash and fair value results of cash equivalent	133	105
Inflation adjustment	-24	-54
Cash and cash equivalents at period-end	2,632	5,121

XIII. Comparative Ratios

(in ARS million)	03.31.2019		03.31.2018	
Liquidity				
CURRENT ASSETS	11,928	4.36	13,233	4.05
CURRENT LIABILITIES	2,734		3,264	
Indebtedness				
TOTAL LIABILITIES	41,383	0.88	37,470	0.72
SHAREHOLDERS' EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT	47,009		51,873	
Solvency				
SHAREHOLDERS' EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT	47,009	1.14	51,873	1.38
TOTAL LIABILITIES	41,383		37,470	
Capital Assets				
NON-CURRENT ASSETS	78,691	0.87	78,063	0.86
TOTAL ASSETS	90,619		91,296	

XIV. EBITDA Reconciliation

In this summary report we present EBITDA and Adjusted EBITDA. We define EBITDA as profit for the period excluding: (i) interest income, (ii) interest expense, (iii) income tax expense, and (iv) depreciation and amortization. We define Adjusted EBITDA as EBITDA minus (i) total financial results, net other than interest expense, net (mainly foreign exchange differences, net gains/losses from derivative financial instruments; gains/losses of financial assets and liabilities at fair value through profit or loss; and other financial results, net) and minus (ii) share of profit of associates and joint ventures and minus (iii) unrealized results due to the revaluation of the fair value of investment properties.

EBITDA and Adjusted EBITDA are non-IFRS financial measures that do not have standardized meanings prescribed by IFRS. We present BITDA and adjusted EBITDA because we believe they provide investors supplemental measures of our financial performance that may facilitate period-to-period comparisons on a consistent basis. Our management also uses EBITDA and Adjusted EBITDA from time to time, among other measures, for internal planning and performance measurement purposes. EBITDA and Adjusted EBITDA should not be construed as an alternative to profit from operations, as an indicator of operating performance or as an alternative to cash flow provided by operating activities, in each case, as determined in accordance with IFRS. EBITDA and Adjusted EBITDA, as calculated by us, may not be comparable to similarly titled measures reported by other companies. The table below presents a reconciliation of profit for the relevant period to EBITDA and Adjusted EBITDA for the periods indicated:

For the nine-month period ended March 31 (in ARS million)		
	2019	2018
(Loss) / profit for the period	-4,474	12,403
Interest income	-198	-237
Interest expense	1,613	999
Capitalized financial costs	-	-21
Income tax expense	-1,386	-3,753
Depreciation and amortization	95	84
EBITDA (unaudited)	**-4,350**	**9,473**
Unrealized (gain) / loss from fair value of investment properties, PP&E and inventories	7,067	-5,652
Share of profit of associates and joint ventures	-161	-241
Dividends	-	-21
Foreign exchange differences, net	1,999	247
Gain from derivative financial instruments	-356	-104
Fair value gains of financial assets and liabilities at fair value through profit or loss	-912	-82
Other financial costs	119	137
Inflation adjustment	147	293
Adjusted EBITDA (unaudited)	**3,553**	**4,050**
Adjusted EBITDA Margin (unaudited)[(1)]	**67.05%**	**74.88%**

(1) Adjusted EBITDA margin is calculated as Adjusted EBITDA, divided by income from sales, rents and services.

XV. NOI Reconciliation

In addition, we present in this summary report Net Operating Income or “NOI” which we define as gross profit from operations minus (i) selling expenses plus (ii) net realized gain on changes in fair value of investment properties and plus (iii) depreciation and amortization.

NOI is a non-IFRS financial measure that does not have a standardized meaning prescribed by IFRS. We present NOI because we believe it provides investors a supplemental measure of our financial performance that may facilitate period-to-period comparisons on a consistent basis. Our management also uses NOI from time to time, among other measures, for internal planning and performance measurement purposes. NOI should not be construed as an alternative to profit from operations, as an indicator of operating performance or as an alternative to cash flow provided by operating activities, in each case, as determined in accordance with IFRS. NOI, as calculated by us, may not be comparable to similarly titled measures reported by other companies. The table below presents a reconciliation of profit from operations to NOI for the periods indicated:

For the nine-month period ended March 31 (in ARS million)		
	2019	2018
Gross profit	4,759	4,853
Selling expenses	-340	-342
Depreciation and amortization	95	84
NOI (unaudited)	**4,514**	**4,595**

XVI. FFO Reconciliation

We also present in this summary report Adjusted Funds From Operations attributable to the controlling interest (or "Adjusted FFO"), which we define as Total profit for the year or period plus (i) depreciation and amortization minus (ii) net gain from fair value adjustments of investment properties minus (iii) total financial results, net excluding Financial interest net (foreign exchange differences net, gain/loss from derivative financial instruments, fair value gains of financial assets and liabilities at fair value through profit or loss, Other financial results net), plus (iv) deferred income tax and minus (v) non-controlling interest net from fair value.

Adjusted FFO is a non-IFRS financial measure that does not have a standardized meaning prescribed by IFRS. Adjusted FFO is not equivalent to our profit for the period as determined under IFRS. Our definition of Adjusted FFO is not consistent and does not comply with the standards established by the White Paper on funds from operations (FFO) approved by the Board of Governors of the National Association of Real Estate Investment Trusts ("NAREIT"), as revised in February 2004, or the "White Paper."

We present Adjusted FFO because we believe it provides investors a supplemental measure of our financial performance that may facilitate period-to-period comparisons on a consistent basis. Our management also uses Adjusted FFO from time to time, among other measures, for internal planning and performance measurement purposes. Adjusted FFO should not be construed as an alternative to profit from operations, as an indicator of operating performance or as an alternative to cash flow provided by operating activities, in each case, as determined in accordance with IFRS. Adjusted FFO, as calculated by us, may not be comparable to similarly titled measures reported by other companies. The table below presents a reconciliation of profit from operations to Adjusted FFO for the periods indicated:

For the nine-month period ended March 31 (in ARS million)		
	2019	2018
Total (loss) / profit for the period	-4,474	12,402
Result not realized from fair value adjustments of investment properties, PP&E and inventories	7,067	-5,652
Depreciation and amortization	95	84
Foreign exchange differences, net	1,999	247
Gain from derivative financial instruments	-356	-104
Fair value gains of financial assets and liabilities at fair value through profit or loss	-912	-82
Dividends	-	-21
Other financial costs	122	136
Deferred income tax	-1,430	-4,101
Non-controlling interest	-137	-298
Adjusted FFO (unaudited)	**1,974**	**2,611**

XVII. Brief comment on prospects for the fiscal year

During the period, we evidenced a deceleration in consumption in our shopping malls, whose sales dropped in real terms by 16%. Year 2019 will be a challenge for the consumption in our shopping malls given the context of economic recession and high inflation. Our office business continues solid with dollar tied revenues that allows us to partially offset the effect of the recession.

Regarding investments, during the current fiscal year, we plan to incorporate approximately 15.000 sqm of the expansion works in progress of some of our shopping malls highlighting the work of Alto Palermo’s third level, which foresees to add 4,000 sqm of GLA in fiscal year 2020 to the most profitable shopping mall in the portfolio. Also, we will add to our portfolio the "Zetta Building", of 32,000 sqm of GLA, located in the commercial complex adjacent to our shopping Dot Baires, whose opening took place on May 6, 2019. Additionally, we will advance in the development of 35,468 sqm of GLA of the "Catalinas" building located in one of the most premium areas for the development of offices in Argentina.

In addition to the projects in progress, the company has a large reserve of land for future developments of shopping malls and offices in Argentina in a context of a high potential industry. We hope to have the economic, financial and governmental conditions to be able to execute our growth plan.

We expect that during 2019 IRSA Propiedades Comerciales will continue to consolidate its position as the leading commercial real estate company in Argentina. With approximately 500,000 sqm of gross leasable area distributed among the best shopping malls and offices in the country, as well as current projects under development (Polo Dot and Catalinas), a potential to almost double the portfolio in existing land reserves, a low level of indebtedness and a great track record in accessing the capital market, we believe that we have a solid position to capitalize on the various opportunities that may arise in the future in our country.

Saúl Zang

First Vice-Chairman in exercise of
the presidency

IRSA PROPIEDADES COMERCIALES S.A.

Consolidated Condensed Interim Balance Sheets

as of March 31, 2019 and June 30, 2018

(Amounts stated in thousands of Argentine pesos, except shares and per share data, and as otherwise indicated)

	Note	03.31.19	06.30.18
ASSETS			
Non-current Assets			
Investment properties	8	71,440,384	77,133,527
Property, plant and equipment	9	306,677	287,811
Properties for sale	10	197,724	195,738
Intangible assets	11	371,311	429,599
Investments in associates and joint ventures	7	1,982,425	2,218,132
Deferred tax assets	18	103,393	71,606
Income tax and minimum presumed income tax credit		91,104	221,923
Trade and other accounts receivable	13	3,758,202	1,359,036
Investments in financial assets	12	439,952	58,762
Total non-current assets		**78,691,172**	**81,976,134**
Current assets			
Properties for sale	10	1,015	293
Inventories		27,842	35,410
Income tax and minimum presumed income tax credit		102,444	61,574
Trade and other accounts receivable	13	2,606,515	2,519,522
Investments in financial assets	12	6,531,445	7,304,971
Derivate financial instruments	12	25,916	67,396
Cash and cash equivalents	12	2,632,573	5,184,368
Total current assets		**11,927,750**	**15,173,534**
TOTAL ASSETS		**90,618,922**	**97,149,668**
SHAREHOLDERS' EQUITY			
Total equity and reserves attributable to controlling company's shareholders		47,009,456	52,328,492
Non-controlling interest		2,227,050	2,053,091
TOTAL SHAREHOLDERS' EQUITY		**49,236,506**	**54,381,583**
LIABILITIES			
Non-current liabilities			
Trade and other accounts payable	15	734,122	874,971
Derivative financial instruments	12	13,196	-
Loans	16	22,978,445	21,861,974
Deferred tax liability	18	14,892,641	16,291,030
Provisions	17	29,999	17,441
Total non-current liabilities		**38,648,403**	**39,045,416**
Current liabilities			
Trade and other accounts payable	15	1,989,874	2,831,265
Income tax and minimum presumed income tax credit		104,764	65,541
Salaries and social security charges payable		168,039	262,306
Loans	16	424,065	434,716
Derivative financial instruments	12	10,849	66,473
Provisions	17	36,422	62,368
Total current liabilities		**2,734,013**	**3,722,669**
TOTAL LIABILITIES		**41,382,416**	**42,768,085**
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		**90.618.922**	**97.149.668**

The accompanying notes are an integral part of the consolidated financial statements.

IRSA PROPIEDADES COMERCIALES S.A.

Consolidated Condensed Interim Comprehensive Income Statements for the nine and three-month periods ended March 31, 2019 and 2018

(Amounts stated in thousands of Argentine pesos, except shares and per share data, and as otherwise indicated)

		Nine months		Three months	
	Note	03.31.19	03.31.18	03.31.19	03.31.18
Revenues from sales, leases and services	19	5,299,291	5,409,282	1,619,273	1,698,991
Revenues from common maintenance expenses and common advertising fund	19	1,804,611	2,156,430	528,736	665,579
Costs	20	(2,345,052)	(2,712,985)	(694,427)	(856,952)
Gross income		**4,758,850**	**4,852,727**	**1,453,582**	**1,507,618**
Net results from fair value adjustment on investment properties	8	(7,066,915)	5,651,682	63,249	(3,788,842)
General and administrative expenses	20	(657,472)	(497,376)	(210,218)	(196,338)
Selling expenses	20	(339,539)	(342,259)	(105,159)	(119,492)
Other operating loss, net	21	(303,001)	(47,804)	(259,894)	(23,191)
(Loss)/ Profit from operations		**(3,608,077)**	**9,616,970**	**941,560**	**(2,620,245)**
Income from interests in associates and joint ventures	7	160,510	240,818	57,941	39,162
(Loss)/ Profit before financial results and income tax		**(3,447,567)**	**9,857,788**	**999,501**	**(2,581,083)**
Financial income	22	197,325	363,024	3,514	229,742
Financial expenses	22	(3,733,284)	(1,464,573)	(1,133,876)	(648,273)
Other financial results	22	1,271,185	185,954	304,210	(148,936)
Inflation adjustment	22	(147,375)	(293,097)	65,778	(147,578)
Financial results, net		(2,412,149)	(1,208,692)	(760,374)	(715,045)
(Loss)/ Profit before income tax		**(5,859,716)**	**8,649,096**	**239,127**	**(3,296,128)**
Income tax	18	1,385,831	3,753,488	(41,119)	816,616
(Loss)/ Profit for the year		**(4,473,885)**	**12,402,584**	**198,008**	**(2,479,512)**
Total comprehensive results for the period		**(4,473,885)**	**12,402,584**	**198,008**	**(2,479,512)**
Attributable to:					
Controlling company's shareholders		(4,611,147)	12,104,817	255,638	(2,369,473)
Non-controlling interest		137,262	297,767	(57,630)	(110,039)
Net income per share attributable to controlling company's shareholders:					
Basic (i)		(36.59)	96.06	2.03	(18.80)
Diluted		(36.59)	96.06	2.03	(18.80)

(i) Since the results for the period showed loss, there is no diluted effect in said results.

The accompanying notes are an integral part of the consolidated financial statements.

Consolidated Condensed Interim Cash Flow Statements
for the nine-month periods ended March 31, 2019 and 2018

(Amounts stated in thousands of Argentine pesos, except shares and per share data, and as otherwise indicated)

	Note	03.31.19	03.31.18
Operating activities:			
Cash provided by operating activities before income tax	14	2,526,230	4.042.018
Income tax paid		(98,925)	(869.388)
Net cash provided by operating activities		**2,427,305**	**3.172.630**
Investment activities:			
Irrevocable and capital contributions in joint ventures		(25,054)	(37.946)
Acquisition of investment properties		(1,393,717)	(1.395.803)
Acquisition of property, plant and equipment		(50,729)	(17.338)
Advance payments		(2,363,151)	(136.732)
Acquisition of intangible assets		(81,548)	(70.662)
Acquisition of investments in financial assets		(12,009,483)	(10.451.537)
Collection of realization of investments in financial assets		12,392,317	7.341.901
Loans granted, net		5,511	(16.850)
Collection of loans granted to related parties		3,812	-
Interest and dividends collected on financial assets		311,073	255.575
Payment for business combination net of cash acquired		(22,930)	(73.394)
Dividends collected		4,190	29.186
Net cash used in investment activities		**(3,229,709)**	**(4.573.600)**
Financing activities:			
Issue of non-convertible notes		-	4.216.536
Repurchase of non-convertible notes		(39.528)	-
Borrowings		308.623	1.093.604
Borrowings from related parties		16.827	-
Repayment of loans		(249.773)	(4.966)
Repayment of financial leases		(8.097)	(3.701)
Dividends paid to non-controlling shareholders			-
Payment of derivative financial instruments		(512.090)	(279.370)
Collection of derivative financial instruments		876.314	447.255
Interest paid		(1.741.383)	(1.118.396)
Dividends paid		(644.838)	(1.174.040)
Non-controlling interest contributions		-	556
Short-term loans net		135.550	(36.895)
Net cash (used in) / generated by financing activities		**(1.858.395)**	**3.140.583**
Net (decrease) / increase in cash and cash equivalents		**(2.660.799)**	**1.739.613**
Cash and cash equivalents at beginning of period	12	5.184.368	3.330.178
Foreign exchange gain on cash and cash equivalents		132.715	105.106
Inflation adjustment		(23.711)	(53.590)
Cash and cash equivalents at period end	12	**2.632.573**	**5.121.307**

The accompanying notes are an integral part of these consolidated financial statements.

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IRSA PROPIEDADES COMERCIALES

Ticker BYMA: **IRCP** / Ticker Nasdaq: **IRCP**