IRSA PROPIEDADES COMERCIALES

Earnings Release

IQ FY 2020

IRSA Propiedades Comerciales cordially invites you to participate in the first quarter of the Fiscal Year 2020 Results' Conference Call

Monday, November 11, 2019, at 12:00 p.m. Buenos Aires time (10:00 a.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:

https://webcastlite.mziq.com/cover.html?webcastId=19f41356-aee2-43c3-aa24-d54d2050b8e9

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

PLAYBACK

Available until November 21, 2019

Please call:

1-877-344-7529

1-412-317-0088

1-855-669-9658

Replay access code: 10136633

Main Highlights of the period

- Net result for IQ20 registered a gain of ARS 2,259 million compared to a gain of ARS 3,489 million in IQ19. This is mainly explained by lower results from changes in fair value of investment properties during this period.

- The Company's Adjusted EBITDA for IQ20 reached ARS 1,484 million, decreasing in real terms by 2.6% compared to IQ19. Adjusted EBITDA for Shopping Malls decreased by 14.5% while Adjusted EBITDA for Office segment increased by 67.6%.

- Our same Shopping Malls Sales grew by 46.2% in nominal terms (-5.1% in real terms) in IQ20 compared to IQ19 and the portfolio's occupancy rate reached 94.3%.

- On October 30, our Shareholders' meeting approved a cash dividend for the sum of ARS 595 million (ARS/share 4.7217 and ARS/ADR 18.8868). Dividend yield 2.6%.

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)	IQ 20	IQ 19	YoY Var
Income from sales. leases and services[1]	2,036	2,142	-4.9%
Net gain from fair value adjustment on investment properties	6,278	7,161	-12.3%
Profit from operations	**7,710**	**8,643**	**-10.8%**
Depreciation and amortization	52	42	23.8%
Consolidated EBITDA[2]	**3,385**	**4,662**	**-27.4%**
Consolidated Adjusted EBITDA[2]	**1,484**	**1,524**	**-2.6%**
Consolidated NOI[3]	**1,759**	**1,767**	**-0.5%**
Result for the period	**2,259**	**3,489**	**-35.3%**

(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 4.9% during the first quarter of fiscal year 2020 as compared to the same period of 2019, while Adjusted EBITDA shows a slight decrease of 2.6% mainly due to a 14.5% decrease from shopping malls segment, whose adjusted EBITDA reached ARS 1,100 million, offset by the adjusted EBITDA of the Offices segment that increased by 67.7%, reaching ARS 429 million.

Profit for the period under review reached an ARS 2,259 million gain, 35.3% lower than the gain registered in the same period of 2019, mainly explained by a lower gain from fair value adjustment of investment properties.

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 fair value appreciation of the investment properties exceeds the adjustment for inflation and for this reason it is necessary to recognize a gain for change in the fair value of the investment property of ARS 6,278 million.

II. Shopping Malls

Shopping Malls' Operating Indicators

	IQ 20	IVQ 19	IIIQ 19	IIQ 19	IQ 19
Gross leasable area (sqm)	332,277	332,150	332,774	332,119	345,929
Tenants' sales (3 months cumulative in current currency)	18,367	18,413	15,261	21,031	19,648
Occupancy	94.3%	94.7%	94.5%	94.9%	98.7%

During the first quarter of fiscal year 2020. our tenants' sales reached ARS 18,367.4 million, 6.5% lower, in real terms, than in the same period of 2019. Although consumption in Argentina has slowed down in recent quarters, mainly due to the fall in real wages, this quarter shows a lower decrease in real terms that could be explained, at least partially, by more consumer financing alternatives, such as "Ahora 12" and "Ahora 18" plans, which allow financing in credit card installments.

Our portfolio's leasable area totaled 332,774 sqm during the quarter, decreasing by approximately 13,000 sqm, compared to the same period of previous fiscal year, due to the end of concession of Buenos Aires Design in December 2018 (IIQ 19). The portfolio's occupancy reduced to 94.3% mainly because of Walmart's anticipated exit from Dot Baires Shopping. Excluding the impact of Walmart's exit, occupancy reached 97.5%.

Shopping Malls' Financial Indicators

(in ARS million)	IQ 20	IQ 19	YoY Var
Income from sales. leases and services	1,525	1,786	-14.6%
Net gain from fair value adjustment on investment properties. PP&E and inventories	440	-3,168	-
Profit from operations	**1,513**	**-1,912**	**-**
Depreciation and amortization	27	30	-10.0%
EBITDA[1]	**1,540**	**-1,882**	**-**
Adjusted EBITDA[1]	**1,100**	**1,287**	**-14.5%**
NOI[2]	**1,317**	**1,493**	**-11.8%**

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

Income from this segment decreased 14.6% during the first quarter of fiscal year 2020, compared with same period of previous fiscal year, mainly due to the impact of fix components that did not accompany the quarter tenants sales recovery such as base rents that decreased 20.8% in real terms and admission rights that decreased 16.9%. Our costs, administrative and marketing expenses (SG&A) decrease by approximately 17.7%. Adjusted EBITDA reached ARS 1,100 million, 14.5% lower than the same period of fiscal year 2019, and EBITDA margin, excluding income from expenses and collective promotion fund, was 72.1%, in line with the same period of previous fiscal year.

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	98.1%	100%
Abasto Shopping[4]	Nov-99	City of Buenos Aires	36,802	165	97.7%	100%
Alto Avellaneda	Dec-97	Province of Buenos Aires	37,958	127	99.1%	100%
Alcorta Shopping	Jun-97	City of Buenos Aires	15,725	114	98.1%	100%
Patio Bullrich	Oct-98	City of Buenos Aires	11,396	89	94.7%	100%
Buenos Aires Design[5]	Nov-97	City of Buenos Aires	-	-	-	-
Dot Baires Shopping	May-09	City of Buenos Aires	48,807	155	75.6%	80%
Soleil	Jul-10	Province of Buenos Aires	15,156	79	98.9%	100%
Distrito Arcos	Dec-14	City of Buenos Aires	14,335	65	94.5%	90.0%
Alto Noa Shopping	Mar-95	Salta	19,311	86	97.2%	100%
Alto Rosario Shopping[4]	Nov-04	Santa Fe	33,681	141	99.8%	100%
Mendoza Plaza Shopping	Dec-94	Mendoza	42,876	127	95.0%	100%
Córdoba Shopping	Dec-06	Córdoba	15,361	104	99.9%	100%
La Ribera Shopping	Aug-11	Santa Fe	10,530	68	95.7%	50%
Alto Comahue	Mar-15	Neuquén	11,702	95	96.9%	99.1%
Patio Olmos[6]	Sep-07	Córdoba				
Total			**332,277**	**1,550**	**94.3%**	

(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 December 5, 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 September 30

(per Shopping Mall. in ARS million)	IQ 20	IQ 19	YoY Var
Alto Palermo	2,279.2	2,349.5	-3.0%
Abasto Shopping	2,362.8	2,662.7	-11.3%
Alto Avellaneda	2,069.0	2,352.8	-12.1%
Alcorta Shopping	1,291.2	1,294.4	-0.2%
Patio Bullrich	872.3	783.1	11.4%
Buenos Aires Design	-	291.2	-100.0%
Dot Baires Shopping(1)	1,748.2	2,031.5	-13.9%
Soleil	1,007.3	1,019.1	-1.2%
Distrito Arcos	1,090.8	918.0	18.8%
Alto Noa Shopping	803.5	865.2	-7.1%
Alto Rosario Shopping	1,835.2	1,894.8	-3.1%
Mendoza Plaza Shopping	1,441.6	1,533.2	-6.0%
Córdoba Shopping	564.0	613.9	-8.1%
La Ribera Shopping(2)	418.3	453.4	-7.7%
Alto Comahue	584.0	585.6	-0.3%
Total	**18,367.4**	**19,648.4**	**-6.5%**

(1) End of concession December 5.2018
(2) Through our joint venture Nuevo Puerto Santa Fe S.A.

Cumulative tenants' sales per type of business (1)

(per Type of Business. in ARS million)	IQ 20	IQ 19	YoY Var	2019	2018	2017
Anchor Store	970.9	1,043.0	-6.9%	3,576	4,401	4,114
Clothes and Footwear	9,928.1	10,403.1	-4.6%	36,716	40,038	40,588
Entertainment	766.2	774.4	-1.1%	2,215	2,382	2,587
Home	360.6	526.3	-31.5%	1,468	2,149	2,104
Restaurant	2,241.7	2,383.9	-6.0%	7,400	8,462	8,064
Miscellaneous	2,296.8	2,451.9	-6.3%	8,284	9,064	8,738
Services	216.4	267.8	-19.2%	788	828	561
Electronic appliances	1,586.7	1,798.0	-11.8%	5,628	9,425	8,940
Total	**18,367.4**	**19,648.4**	**-6.5%**	**66,075**	**76,747**	**75,696**

(1) We present the information for FY 2019, 2018 and 2017 shown in the Annual Report as of June 30, 2019 with a correction in the amounts per type of business without affecting the total amount.

Revenues from cumulative leases as of September 30

(in ARS million)	IQ 20	IQ 19	YoY Var
Base Rent (1)	764	965	-20.8%
Percentage Rent	365	354	3.1%
Total Rent	**1,130**	**1,319**	-14.3%
Revenues from non-traditional advertising	41	42	-2.4%
Admission rights	191	231	-17.1%
Fees	21	23	-9.0%
Parking	89	115	-22.6%
Commissions	41	44	-6.7%
Others	11	14	16.1%
Subtotal (2)	**1,525**	**1,787**	**-14.7%**
Expenses and Collective Promotion Funds	617	687	-10.2%
Total	**2,142**	**2,474**	**-13.4%**

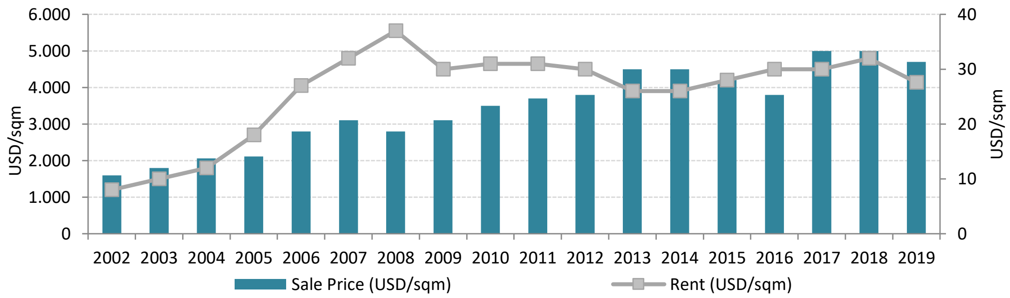
(1) Includes Revenues from stands for ARS 103.6 million cumulative as of September, 2019
(2) Does not include Patio Olmos.

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 as well as rental prices that remained at USD 27.6 when compared with same period of previous fiscal year. per square meter for the A+ segment. The vacancy of the premium segment increased slightly to 6.8%, a trend that is expected to continue in the coming months with the completion of buildings currently under construction.

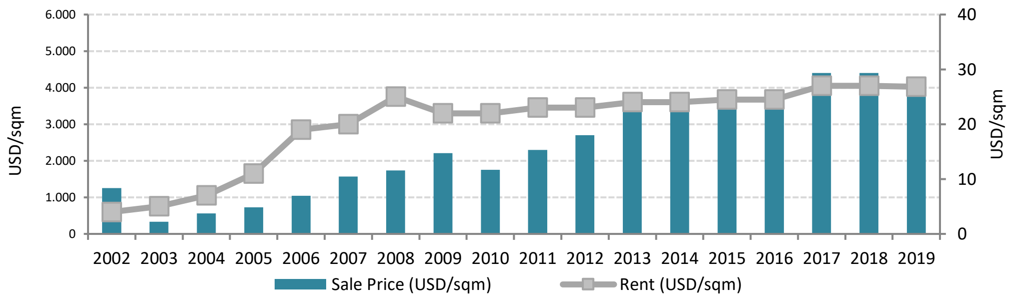
As concerns the A+ office market in the Northern Area, we have noted a significant improvement in the price of units during the last 10 years, and we believe in its potential during the next years. Nevertheless, rental prices show a downward trend around USD 26.8 per square meter.

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

<u>Offices' Operating Indicators</u>

	IQ 20	IVQ 19	IIIQ 19	IIQ 19	IQ 19
Leasable area	115,640	115,378	83,205	83,213	83,213
Total Occupancy	88.1%	88.3%	91.4%	90.0%	93.4%
Class A+ & A Occupancy	96.6%	97.2%	95.0%	93.1%	97.6%
Class B Occupancy	46.2%	45.0%	79.6%	79.6%	79.6%
Rent USD/sqm	26.6	26.4	26.3	27.0	25.7

Gross leasable area was 115,640 sqm as of the first three-month period of fiscal year 2019, highly increased when compared to the previous year due to the inauguration of the Zetta building in May 2019.

Portfolio average occupancy remain in the levels observed in last quarter, 88.1%, mainly due to higher vacancy in our class B offices, Suipacha 661 and Philips. Considering our premium portfolio (class A+&A), the occupancy reached 96.6%. The average rental price reached USD 26.6 per sqm in line with previous quarters.

(in ARS million)	IQ 20	IQ 19	YoY Var
Revenues from sales. leases and services	502	327	53.5%
Net gain from fair value adjustment on investment properties.	4,839	10,336	-53.2%
Profit from operations	**5,263**	**10,585**	**-50.3%**
Depreciation and amortization	5	7	-28.6%
EBITDA[1]	**5,267**	**10,592**	**-50.3%**
Adjusted EBITDA [1]	**429**	**256**	**67.6%**
NOI[2]	**466**	**291**	**60.1%**

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

In real terms, during the first quarter of fiscal year 2020, revenues from the offices segment increased by 53.5% compared to the same period of 2019. Adjusted EBITDA from this segment grew 67.6% 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 inauguration and income flattening of the new Zetta building, EBITDA margin was 85.3%, 6.8 bps above same period of previous year.

Below is information on our office segment and other rental properties as of September 30, 2019.

	Date of Acquisition	Gross Leasable Area (sqm) [1]	Occupancy [2]	IRSA CP's Actual Interest
Offices				
Edificio República	12/22/2014	19,885	92.6%	100%
Torre Bankboston	12/22/2014	14,865	93.5%	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	31.2%	100%
Dot Building	11/28/2006	11,242	100.0%	80%
Philips	06/05/2017	8,017	67.6%	100%
Zetta	05/06/2019	32,173	97.5%	80%
Subtotal Offices		**115,640**	**88.1%**	**N/A**
Other Properties				
Nobleza Piccardo[4]	05/31/2011	109,610	79.8%	50%
Other Properties[3]	N/A	7,305	N/A	N/A
Subtotal Other Properties		**116,915**	**N/A**	**N/A**
Total Offices and Others		**232,555**	**N/A**	**N/A**

(1) Corresponds to the total leaseable surface area of each property as of September 30, 2019. Excludes common areas and parking spaces.
(2) Calculated by dividing occupied square meters by leaseable area as of September 30, 2019.
(3) Includes the following properties: Dot Adjoining Plot, Anchorena 665 and Intercontinental plot of land.
(4) Through Quality Invest S.A.

Below, we present the following table shown in the Annual Report as of June 30, 2019 with a rectification in the number and amount of lease agreements not renewed.

Building	Number of lease agreements [1][5]	Annual rental price [2]	Rental price per new and renewed sqm [3]	Rental price per previous sqm [3]	Number of lease agreements not renewed	Lease agreements not renewed Annual rental price [4]
Bouchard 710	1	10,698,433	1,214	1,257	-	-
Della Paolera 265	3	104,463,158	1,249	1,251	1	2,242,046
Edificio República	8	93,015,881	1,343	1,230	-	-
DOT Building	3	42,673,277	1,078	1,008	-	-
Suipacha 652/64	1	10,576,344	552	530	-	-
Zetta Building	2	386,602,685	1,027	-	-	-
Total Offices	**18**	**648,029,779**	**1,086**	**1,139**	**1**	**2,242,046**

(1) Includes new and renewed lease agreements executed in FY 2019.
(2) Lease agreements in U.S. dollars converted to Pesos at the exchange rate prevailing in the first effective month of the agreement, multiplied by 12 months.
(3) Monthly value.
(4) Lease agreements in U.S. dollars converted to Pesos at the exchange rate prevailing in the last effective month of the agreement, multiplied by 12 months.
(5) It does not include lease agreements over parking spaces, antennas or terrace area.

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.

	Sales and Developments			Others		
in ARS Million	**IQ 20**	**IQ 19**	**YoY Var**	**IQ 20**	**IQ 19**	**YoY Var**
Revenues	2	23	-91.3%	26	26	-
Net gain from fair value adjustment on investment properties.	1,319	1,217	8.4%	81	-8	-
Profit from operations	**1,288**	**1,208**	**6.6%**	**51**	**-19**	**-**
Depreciation and amortization	2	1	100.0%	7	2	250.0%
EBITDA(1)	**1,290**	**1,209**	**6.7%**	**58**	**-18**	**-422.2%**
Adjusted EBITDA(1)	**-29**	**-8**	**262.5%**	**-23**	**-9**	**155.6%**
NOI(2)	**-10**	**13**	**-176.9%**	**8**	**-9**	**-188.9%**

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

Revenues from Sales and Developments segment decreased by 91.3% in real terms during the first quarter due to lower sales compared to the same period of previous year. Adjusted EBITDA for the “Sales and Developments” segment was negative ARS 29 million during the period. while the “Others” segment was negative ARS 23 million.

V. CAPEX

Alto Palermo Expansion

We keep working on the 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 3,900 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. Work progress as of September 30 was 37.9% and construction works are expected to be finished by July 2020.

200 Della Paolera - Catalinas building

The building under construction will have 35,000 sqm of GLA consisting of 30 office floors and 316 parking spaces and is located in the “Catalinas” area in the City of Buenos Aires, one of the most sought-after spots for Premium office development in Argentina. The company owns 30,832 square meters consisting of 26 floors and 272 parking spaces in the building. The total estimated investment in the project amounts to ARS 2,600 million and as of September 30, 2019. work progress was 73.4%. As of today, we have 21% of the IRSA CP's own GLA sqm with signed lease agreements and there are good commercialization prospects for the rest of the surface.

Below, we present the table of land reserves shown in the Annual Report as of June 30, 2019 with the rectification of the fair value of certain properties.

	IRSA CP's Interest	Date of acquisition	Land surface (sqm)	Buildable surface (sqm)	GLA (sqm)	Salable surface (sqm)	Fair Value (ARS millions)
RESIDENTIAL - BARTER AGREEMENTS							
Beruti (Astor Palermo) - BA City	100%	6/24/2008	-	-	-	175	235.9
CONIL - Güemes 836 – Mz. 99 & Güemes 902 – Mz. 95 & Commercial stores - Buenos Aires	100%	7/19/1996	-	-	-	1,461	61.6
Total Intangibles (Residential)			**-**	**-**	**-**	**1,636**	**297.5**
LAND RESERVES							
Catalinas - BA City[4]	100%	5/26/2010	3,648	58,100	30,832	-	-
Subtotal Offices			**3,648**	**58,100**	**30,832**	**-**	**-**
Total under Development			**3,648**	**58,100**	**30,832**	**-**	**-**
UOM Luján - Buenos Aires	100%	5/31/2008	1,160,000	464,000	-	-	445.9
San Martin Plot (Ex Nobleza Piccardo) - Buenos Aires	50%	5/31/2011	159,996	500,000	-	-	1,715.0
La Plata - Greater Buenos Aires	100%	3/22/2018	78,614	116,553	-	-	423.1
Maltería Hudson – Greater Buenos Aires	100%	7/31/2018	147,895	177,000	-	-	1,019.8
Caballito plot - BA City	100%	1/20/1999	23,791	86,387	10,518	75,869	1,557.5
Subtotal Mixed-uses			**1,570,296**	**1,343,940**	**10,518**	**75,869**	**5,161.3**
Coto Abasto aire space - BA City[2]	100%	9/24/1997	-	21,536	-	16,385	539.1
Córdoba Shopping Adjoining plots - Córdoba[2]	100%	5/6/2015	8,000	13,500	-	2,160	19.6
Neuquén - Residential plot - Neuquén[2]	100%	7/6/1999	13,000	18,000	-	18,000	100.6
Subtotal Residential			**21,000**	**53,036**	**-**	**36,545**	**659.3**
Polo Dot comercial expansion – BA City	80%	11/28/2006	-	-	15,940	-	590.0
Paraná plot - Entre Ríos [3]	100%	8/12/2010	10,022	5,000	5,000	-	-
Subtotal Retail			**10,022**	**5,000**	**20,940**	**-**	**590.0**
Polo Dot - Offices 2 & 3 - BA City	80%	11/28/2006	12,800	-	38,400	-	1,135.7
Intercontinental Plaza II - BA City	100%	2/28/1998	6,135	-	19,598	-	473.3
Córdoba Shopping Adjoining plots - Córdoba[2]	100%	5/6/2015	2,800	5,000	5,000	-	11.1
Subtotal Offices			**21,735**	**5,000**	**62,998**	**-**	**1,620.1**
Total Future Developments			**1,623,053**	**1,406,976**	**94,456**	**112,414**	**8,030.7**
Other Reserves[1]			**1,899**	**-**	**7,297**	**262**	**642.0**
Total Land Reserves			**1,624,952**	**1,406,976**	**101,753**	**112,676**	**8,672.7**

(1) Includes Zelaya 3102-3103, Chanta IV, Anchorena 665, Condominios del Alto II, Ocampo parking spaces, DOT adjoining plot and Mendoza shopping adjoining plot.
(2) These land reserves are classified as Property for Sale, therefore, their value is maintained at historical cost. The rest of the land reserves are classified as Investment Property, valued at market value.
(3) Sign of the deeds pending subject to certain conditions.
(4) Sale agreements for 86,93% of the property under development have been signed between IRSA and IRSA CP and the remaining units have been sold to Globant, also through an agreement. The sale deed with both entities is yet to be signed. The fair value disclosed above corresponds only to the land.

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 three-month period ended September 30, 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	2,054	668	-19	2,704
Costs	-187	-698	8	-876
Gross profit	1,868	-30	-11	1,828
Net income from changes in the fair value of investment property. PP&E and inventories	6,679	-	-402	6,278
General and administrative expenses	-267	-	-	-267
Selling expenses	-128	-	7	-121
Other operating results, net	-36	30	-1	-8
Profit from operations	**8,115**	**-**	**-405**	**7,710**

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

VII. Consolidated Financial Debt

As of September 30, 2019, IRSA Propiedades Comerciales S.A. had a net debt of USD 346.7 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	17.3	-	< 360 d
PAMSA loan	USD	35.0	Fixed	Feb-23
IRCP NCN Class IV(2)	USD	137.7	5.0%	Sep-20
IRSA CP NCN Class II	USD	360.0	8.75%	Mar-23
IRSA CP's Total Debt		**550.0**		
Cash & Cash Equivalents + Investments (3)		203.3		
Consolidated Net Debt		**346.7**		

(1) Principal amount at an exchange rate of ARS 57.59, 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(1)
2018	680,000,000	-	5.3962
2019	545,000,000	-	4.3249
2020	595,000,000(2)	-	4.7217

(1) In FY 17 the face value of IRCP's shares was changed from ARS 0.10 to ARS 1 per share.
(2) As approved by the Shareholder's meeting on October 30, 2019.

In October 30, the General Ordinary and Extraordinary Shareholders' Meeting of IRSA Propiedades Comerciales resolved that it will make available to its shareholders, effective on November 13, 2019, a cash dividend in an amount of ARS 595,000,000 equivalent to 472.1696% of the stock capital, an amount per share of ARS 4.7217 ($1 par value) and an amount per ADR of ARS 18.8868 (Argentine Pesos per ADR) to be charged against the fiscal year ended June 30, 2019, payable to all shareholders registered as such as of November 12, 2019, in accordance with the register held by Caja de Valores S.A.

As approved by the Assembly and Board of Directors, the shareholders will receive the payment in US dollars "Plaza Nueva York" at a conversion value to that currency that will be set according to the currency seller exchange rate informed by the Banco de la Nación Argentina at the close of the business day immediately prior to the day of payment. Those shareholders who wish to receive the dividend in Argentine pesos or in US dollars in the Argentine Republic. must be presented at Caja de Valores S.A. until November 11, 2019

X. Material and Subsequent Events

August 2019: TGLT stake

On August 8th, 2019 has executed with TGLT S.A. ('TGLT') certain contracts tending to collaborate in the process of financial restructuring of said company through its recapitalization.

In that sense, IRSA CP has participated in the recapitalization agreement whereby TGLT committed to make (i) a public offer to subscribe Class A preferred shares at a subscription price of US $ 1 per share; (ii) a public offering of new Class B preferred shares which may be subscribed by (a) the exchange for ordinary shares of TGLT, at an exchange ratio of one Class B preferred share for every 6.94 ordinary shares of the Company ; and / or (b) the exchange for convertible notes, at an exchange ratio of a Class B preferred share for each US $ 1 of convertible notes (including accumulated and unpaid interests under the existing convertible notes) and (iii) to grant an option to subscribe new Class C preferred shares in a public subscription offer in cash to be carried out in case: (a) the public offer for the subscription of Class A preferred shares and the public offer for the subscription of Class B preferred shares have been consummated; and (b) a certain number of option holders have exercised that option; at a subscription price per Class C Preferred Share of US $ 1 (or its equivalent in Pesos).

Likewise, IRSA CP signed as a holder of convertible notes of TGLT a deferred interest payment agreement until November 8th, 2019 and an option agreement by which Class C preferred shares may be subscribed.

Finally, as a support of the recapitalization plan, IRSA CP signed with TGLT a commitment to make capital contribution in kind for an amount of up to USD 24 million in exchange of preferred shares.

It is emphasized that the implementation of the recapitalization process of TGLT contained in the different documents mentioned is subject to different previous conditions, as well as the approval of the TGLT corporate bodies as well as the approval of the National Securities Commission.

October 2019: Abasto Towers Barter Agreement

On October 25, 2019 the Company informs that it has transferred to an unrelated third party the rights to develop a residential building ("Tower 1") on COTO Supermarket airspace located in Abasto neighborhood in the City of Buenos Aires. Tower 1 will have 22 floors of 1 to 3 rooms apartments, totaling an area of 8,400 sqm.

The amount of the operation was set at USD 4.5 million: USD 1 million in cash and the balance in at least 35 apartment units, which represent the equivalent of 24.20% of the owned square meters, with a minimum guaranteed of 1,982 sqm.

In a 30 months period since the signature, when certain conditions have been met, IRSA CP must transfer to the same unrelated third party the rights to build a second apartment building.

October 2019: General Ordinary and Extraordinary Shareholders' Meeting

In October 30, 2019, our General Ordinary and Extraordinary Shareholders' Meeting was held. The following matters. inter alia, were resolved by majority of votes:

- Distribution of ARS 595 million as cash dividends.
- Designation of board members.
- Compensations to the Board of Directors for the fiscal year ended June 30, 2019
- Incentive plan for employees. management and directors to be integrated without premium for up to 1% of the Capital Stock

X. Summary Comparative Consolidated Balance Sheet

(in ARS million)	09.30.2019	09.30.2018
Non-current assets	80,850	108,731
Current assets	18,250	20,956
Total assets	**99,100**	**129,687**
Capital and reserves attributable to the equity holders of the parent	45,254	67,147
Non-controlling interest	2,708	3,210
Total shareholders' equity	**47,962**	**70,358**
Non-current liabilities	38,747	55,379
Current liabilities	12,391	3,950
Total liabilities	**51,138**	**59,329**
Total liabilities and shareholders' equity	**99,100**	**129,687**

XI. Summary Comparative Consolidated Income Statement

(in ARS million)	09.30.2019	09.30.2018
(Loss) / Profit from operations	**7,710**	**8,643**
Share of profit of associates and joint ventures	361	566
(Loss) / Profit from operations before financing and taxation	**8,071**	**9,209**
Financial income	50	57
Financial cost	-701	-739
Other financial results	-4,675	-4,375
Inflation adjustment	-6	-160
Financial results. net	**-5,332**	**-5,217**
(Loss) / Profit before income tax	**2,738**	**3,992**
Income tax	-479	-503
(Loss) / Profit for the period	**2,259**	**3,489**
Result for the period	**2,259**	**3,489**
Attributable to:		
Equity holders of the parent	**2,003**	**2,805**
Non-controlling interest	**257**	**685**

XII. Summary Comparative Consolidated Cash Flow

(in ARS million)	09.30.2019	09.30.2018
Net cash generated from operating activities	1,482	-407
Net cash (used in) / generated from investing activities	-1,715	1,347
Net cash used in financing activities	-271	-775
Net (decrease) / increase in cash and cash equivalents	**-504**	**166**
Cash and cash equivalents at beginning of year	4,725	7,855
Foreign exchange gain on cash and fair value results of cash equivalent	332	824
Inflation adjustment	-15	-
Cash and cash equivalents at period-end	**4,538**	**8,845**

XIII. Comparative Ratios

(in ARS million)	09.30.2019		09.30.2018	
Liquidity				
CURRENT ASSETS	18,250	1.47	20,956	5.31
CURRENT LIABILITIES	12,391		3,950	
Indebtedness				
TOTAL LIABILITIES	51,138	1.13	59,329	0.88
SHAREHOLDERS' EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT	45,254		67,148	
Solvency				
SHAREHOLDERS' EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT	45,254	0.88	67,148	1.13
TOTAL LIABILITIES	51,138		59,329	
Capital Assets				
NON-CURRENT ASSETS	80,850	0.82	108,731	0.84
TOTAL ASSETS	99,100		129,687	

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 three-month period ended September 30 (in ARS million)		
	2020	**2019**
(Loss) / profit for the period	2,259	3,489
Interest income	-53	-57
Interest expense	648	685
Income tax expense	479	503
Depreciation and amortization	52	42
EBITDA (unaudited)	**3,385**	**4,662**
Unrealized (gain) / loss from fair value of investment properties	-6,278	-7,161
Share of profit of associates and joint ventures	-361	-566
Foreign exchange differences, net	4,589	6,960
Gain from derivative financial instruments	-165	-354
Fair value gains of financial assets and liabilities at fair value through profit or loss	255	-2,232
Other financial costs	52	54
Inflation adjustment	6	160
Adjusted EBITDA (unaudited)	**1,484**	**1,524**
Adjusted EBITDA Margin (unaudited)[1]	**72.89%**	**71.15%**

(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 three-month period ended September (in ARS million)		
	2020	**2019**
Gross profit	1,827	1,909
Selling expenses	-121	-184
Depreciation and amortization	52	42
NOI (unaudited)	**1,759**	**1,767**

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 inflation adjustment 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 three-month period ended September (in ARS million)		
	2020	**2019**
Total loss / profit for the period	2,259	3,489
Result not realized from fair value adjustments of investment properties. PP&E and inventories	-6,278	-7,161
Depreciation and amortization	52	42
Foreign exchange differences. net	4,589	6,960
Gain from derivative financial instruments	-165	-354
Fair value gains of financial assets and liabilities at fair value through profit or loss	255	-2,232
Other financial costs	54	54
Deferred income tax	477	482
Non-controlling interest	-257	-685
Share of profit of associates and joint ventures	-361	-566
Inflation adjustment	6	160
Notes repurchase	4	-
Adjusted FFO (unaudited)	**636**	**190**

XVII. Brief comment on prospects for the fiscal year

The political and economic outlook as of the issuance date of the financial statements is in a transition process, mainly motivated by the outcome of the general elections held in October of this year whose result produced a change in the Executive Power since next December with the consequent uncertainty regarding future political. economic a social decision of the new administration. To this is added the situation in the region with some political and economic instability. Globally, we find the existence of trade conflicts between different countries and a slowdown in global growth that also has a negative impact on Latin America. The appreciation of international markets with respect to Argentina has become unstable as a result of the country's economic crisis and has influenced development expectations.

In this context, IRSA Commercial Properties will continue working to optimize its operational efficiency. In shopping malls, will try to occupy the vacant sqm in Dot Baires Shopping due to Walmart's anticipated exit and will continue innovating in the latest technological trends to get closer to its customers and visitors. Regarding the office segment, we plan to open the 9th office building of the portfolio. “200 Della Paolera”, located in Catalinas, one of the most premium corporate areas in Argentina. This building, of approximately 35,000 sqm of ABL, 318 parking lots, services and amenities, will become an emblematic icon of the city while having LEED Certification, which will validate the best environmental practices to transform operational standards of the building. The commercialization is progressing with a good occupancy forecast for its opening, scheduled for the last quarter of the FY 2020.

Likewise, in the national and international framework described above. the Company is analysing alternatives to appreciate its shares value. In that sense, the Board of Directors of the Company will continue in the evaluation of financial, economic and / or corporate tools that allow the Company to improve its position in the market in which it operates and have the necessary liquidity to meet its obligations. Within the framework of this analysis, the indicated tools may be linked to corporate reorganization processes (merger. spin-off or a combination of both), disposal of assets in public and / or private form that may include real estate as well as negotiable securities owned by the Company. incorporation of shareholders through capital increases through the public offering of shares to attract new capital, repurchase of shares and instruments similar to those described that are useful to the proposed objectives.

We expect that during 2020 IRSA Propiedades Comerciales will continue to consolidate its position as the leading commercial real estate company in Argentina. With more than 400,000 sqm of gross leasable area distributed among the best shopping malls and offices in the country, 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.

Eduardo Elsztain

Chairman

IRSA PROPIEDADES COMERCIALES S.A.

Consolidated Condensed Interim Balance Sheets
as of September 30 and June 30, 2019

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

	09.30.19	06.30.19
ASSETS		
Non-current Assets		
Investment properties	74,525,247	67,885,009
Property, plant and equipment	359,426	373,937
Properties for sale	145,597	139,562
Intangible assets	432,747	456,614
Using rights	245,885	-
Investments in associates and joint ventures	2,179,353	1,808,036
Deferred tax assets	76,316	80,989
Income tax and minimum presumed income tax credit	4,352	10,174
Trade and other accounts receivable	2,294,157	548,510
Investments in financial assets	586,745	506,373
Total non-current assets	**80,849,825**	**71,809,204**
Current assets		
Properties for sale	1,109	1,249
Inventories	30,651	32,548
Income tax and minimum presumed income tax credit	80,898	71,713
Trade and other accounts receivable	8,363,034	7,668,623
Derivate financial instruments	18,352	6,315
Investments in financial assets	5,218,547	6,833,646
Cash and cash equivalents	4,537,678	4,725,114
Total current assets	**18,250,269**	**19,339,208**
TOTAL ASSETS	**99,100,094**	**91,148,412**
SHAREHOLDERS' EQUITY		
Total equity and reserves attributable to controlling company's shareholders	45,253,566	43,251,010
Non-controlling interest	2,708,046	2,451,193
TOTAL SHAREHOLDERS' EQUITY	**47,961,612**	**45,702,203**
LIABILITIES		
Non-current liabilities		
Trade and other accounts payable	1,059,537	967,772
Loans	22,105,941	25,062,159
Deferred tax liability	239,221	-
Leasing liabilities	6,436	-
Income tax and minimum presumed income tax credit	15,260,216	14,787,404
Provisions	53,402	49,377
Derivate financial instruments	22,328	15,534
Total non-current liabilities	**38,747,081**	**40,882,246**
Current liabilities		
Trade and other accounts payable	2,430,502	2,829,368
Income tax	9,259	16,834
Salaries and social security charges payable	117,289	244,708
Loans	9,738,162	1,417,273
Leasing liabilities	24,128	-
Derivative financial instruments	31,253	15,250
Provisions	40,808	40,530
Total current liabilities	**12,391,401**	**4,563,963**
TOTAL LIABILITIES	**51,138,482**	**45,446,209**
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	**99,100,094**	**91,148,412**

IRSA PROPIEDADES COMERCIALES S.A.

Consolidated Condensed Interim Comprehensive Income Statements
for the three-month periods ended September 30, 2019 and 2019

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

	09.30.19	09.30.18
Revenues from sales, leases and services	2,035,818	2,141,979
Revenues from common maintenance expenses and common advertising fund	668,175	763,132
Costs	(876,517)	(996,066)
Gross income	**1,827,476**	**1,909,045**
Net gain from fair value adjustment on investment properties	6,277,516	7,160,778
General and administrative expenses	(266,704)	(252,196)
Selling expenses	(120,727)	(183,619)
Other operating loss, net	(7,773)	8,888
Profit from operations	**7,709,788**	**8,642,896**
Income from interests in associates and joint ventures	360,922	566,276
Income before financial results and income tax	**8,070,710**	**9,209,172**
Financial income	53,276	57,211
Financial expenses	(704,469)	(739,259)
Other financial results	(4,675,253)	(4,375,013)
Inflation adjustment	(5,965)	(160,280)
Financial results, net	(5,332,411)	(5,217,341)
Profit before income tax	**2,738,299**	**3,991,831**
Income tax	(478,890)	(502,674)
Profit for the year	**2,259,409**	**3,489,157**
Total comprehensive income for the period	**2,259,409**	**3,489,157**
Attributable to:		
Controlling company's shareholders	2,002,556	2,804,641
Non-controlling interest	256,853	684,516
Income per share attributable to controlling company's shareholders:		
Basic	15.89	22.26
Diluted	15.89	22.26

IRSA PROPIEDADES COMERCIALES S.A.

Consolidated Condensed Interim Cash Flow Statements
for the three-month periods ended September 30, 2019 and 2018

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

	09.30.19	09.30.18
Operating activities:		
Cash provided by operating activities before income tax	1,501,114	(354,443)
Income tax paid	(19,064)	(52,314)
Net cash provided by operating activities	**1,482,050**	**(406,757)**
Investment activities:		
Irrevocable and capital contributions in joint ventures	(12,074)	(13,361)
Acquisition of investment properties	(330,960)	(630,971)
Acquisition of property, plant and equipment	(20,117)	(14,082)
Advance payments	(252,588)	(95,325)
Acquisition of intangible assets	(2,926)	(33,198)
Increase of financial assets	(4,770,552)	(6,351,035)
Collection of realization of financial assets investments	5,600,219	8,324,340
Loans granted	(467,025)	12,721
Loans granted to related parties	(1,733,770)	-
Collections of loans granted to related parties	116,334	-
Interest and dividends collected on financial assets	133,347	148,080
Dividends collected	24,737	-
Net cash (used in) / generated by investment activities	**(1,715,375)**	**1,347,169**
Financing activities:		
Repurchase of non-convertible notes net	(3,000)	-
Borrowings	5,703,456	-
Repayment of borrowings	(5,834,158)	-
Repayment of financial leases	-	(3,796)
Payment of derivative financial instruments	(49,732)	(321,719)
Payment of leasing liabilities	(10,765)	-
Collection of derivative financial instruments	228,518	731,313
Interest paid	(1,019,463)	(1,121,400)
Dividends paid	-	(58,945)
Short-term loans net	714,153	-
Net cash used in financing activities	**(270,991)**	**(774,547)**
Net (decrease) / increase in cash and cash equivalents	**(504,316)**	**165,865**
Cash and cash equivalents at beginning of period	4,725,114	7,855,209
Foreign exchange gain on cash and cash equivalents	331,553	824,214
Inflation adjustment	(14,673)	(88)
Cash and cash equivalents at period end	**4,537,678**	**8,845,200**

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IRSA PROPIEDADES COMERCIALES

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