IRSA PROPIEDADES COMERCIALES

Earnings Release

IQ FY 2018

IRSA Propiedades Comerciales cordially invites you to participate in the First Quarter of FY 2018 Results' Conference Call

November 8, 2017, at 2:30 p.m. Buenos Aires time (12:30 p.m. US ET)

The call will be hosted by:
Alejandro Elsztain, CEO
Daniel Elsztain, COO
Matías Gaivironsky, CFO

To participate, please call:
1-844-308-3343 (toll free) or
1-412-717-9602 (international)
Conference ID # IRSA CP

In addition, you can access through the following webcast:

http://webcast.engage-x.com/Cover.aspx?PlatformId=8Wd%2FxGeFBcOlFuyH8YjReQ%3D%3D

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

PLAYBACK

Available until November 20, 2017

Please call:

1-877-344-7529

1-412-317-0088

1-855-669-9658

Replay access code: 10113896

For more information
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IQ 2018 Main Highlights

- Net gain for the first quarter of FY 2018 reached ARS 1,934.7 million, 148.2% higher compared to the gain registered in IQ17 mainly explained by higher results from changes in the fair value of investment properties.

- The Company's Adjusted EBITDA reached ARS 755.8 million in IQ18 increasing by 34.6% compared to the same quarter of 2017. Adjusted EBITDA for Shopping Malls and Offices segments reached ARS 648.4 million and ARS 100.1 million, increasing by 26.2% and 39.4% respectively.

- Our shopping centers' sales grew by 22.5% in the first quarter of FY 2018 compared to the same quarter of 2017 and the portfolio's occupancy rate reached 98.8%.

- During September 2017, we issued notes in the local capital markets for USD 140 million at a fixed interest rate of 5% due 2020.

- On October 31, our Shareholders' meeting approved a cash dividend for the sum of ARS 680 million (ARS/share 5.3962 and ARS/ADR 21.5848).

Buenos Aires, November 7, 2017 - IRSA Propiedades Comerciales S.A. (NASDAQ: IRCP) (BCBA: IRCP), the leading commercial real estate company in Argentina, announces its results for the first quarter of FY 2018 ended September 30, 2017.

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

Consolidated Results

	IQ 18	IQ 17	YoY Var
Revenues from sales, leases and services	987.1	768.4	28.5%
Net gain from fair value adjustment on investment properties	2,323.4	985.0	135.9%
Profit from operations	3,069.1	1,539.9	99.3%
Depreciation and amortization	10.1	6.7	51.9%
EBITDA[1]	**3,079.2**	**1,546.6**	**99.1%**
Adjusted EBITDA[2]	**755.8**	**561.6**	**34.6%**
NOI[3]	**839.4**	**629.8**	**33.2%**
Profit for the period	**1,934.7**	**779.6**	**148.2%**

(1) EBITDA: Profit from operations plus Depreciation and amortization.
(2) EBITDA, less net gain/loss from fair value adjustment on investment properties, plus realized income from disposal of investment properties.
(3) NOI: Gross Profit minus selling expenses + net gain realized from Investment Properties + D&A

The Company's revenues grew by 28.5% in the first three months of fiscal year 2018 as compared to the same period of 2017. Adjusted EBITDA, which excludes net gain/loss from fair value adjustment on investment properties, reached ARS 755.8 million during the first three months of fiscal year 2018, 34.6% higher than the figure recorded in the same quarter of the previous fiscal year. EBITDA from our rental segments (Shopping Malls and Offices) grew 27.6% in the period under review.

Profit for the period under review reached ARS 1,934.7 million, 148.2% higher than in the first quarter of 2017, mainly explained by a higher net gain from fair value adjustment on investment properties due to the positive impact of the lower discount rate applied and the changes in the exchange rate of our assets denominated in U.S. dollars.

II. Shopping malls

During the first three months of fiscal year 2018, our tenants' sales reached ARS 9,777.7 million, 22.5% higher than in the same period of 2017. Our portfolio's leasable area totaled 339,080 square meters during the quarter under review, whereas the occupancy rate rose slightly to 98.8%, reflecting the quality of our portfolio.

Shopping Malls' Financial Indicators

(in ARS million)

	IQ 18	IQ 17	YoY Var
Revenues from sales, leases and services	849.6	683.3	24.3%
Net gain from fair value adjustment on investment properties	2,044.0	885.7	130,8%
Profit from operations	2,685.7	1,394.2	92.6%
Depreciation and amortization	6.7	5.2	28.9%
EBITDA	2,692.4	1,399.4	92.4%
Adjusted EBITDA	648.4	513.7	26.2%
NOI	722.9	571.0	26.6%

(1) EBITDA: Profit from operations plus Depreciation and amortization.
(2) EBITDA, less net gain/loss from fair value adjustment on investment properties, plus realized income from disposal of investment properties.
(3) NOI: Gross Profit minus selling expenses + net gain realized from Investment Properties + D&A

Shopping Malls' Operating Indicators

(in ARS million, except as indicated)

	IQ 18	IVQ 17	IIIQ 17	IIQ 17	IQ 17
Gross leaseable area (sqm)	339,080	341,289	341,289	340,391	337,396
Tenants' sales (3 month cumulative)	9,777.6	9,306.4	7,334.8	9,804.0	7,983.3
Occupancy	98.8%	98.6%	98.6%	98.0%	98.4%

Revenues from this segment grew 24.3% during this three-month period, whereas adjusted EBITDA, which excludes the impact of changes in the fair value of investment properties, reached ARS 648.4 million (+ 26.2% compared to the same period of 2017). The EBITDA margin was 76.3%, 0.9 pp higher than the figure recorded in the same quarter of the previous fiscal year.

Operating data of our Shopping malls

Shopping mall	Date of Acquisition / Development	Gross Leaseable Area (sqm)(1)	Stores	IRSA Propiedades Comerciales S.A.'s Interest	Occupancy(2)
Alto Palermo	Dec-97	18,945	143	100.0%	98.8%
Abasto Shopping(3)	Nov-99	36,795	171	100.0%	99.5%
Alto Avellaneda	Dec-97	36,063	135	100.0%	99.6%
Alcorta Shopping	Jun-97	15,613	113	100.0%	99.8%
Patio Bullrich	Oct-98	11,760	91	100.0%	98.8%
Buenos Aires Design	Nov-97	13,697	61	53.7%	95.1%
Dot Baires Shopping	May-09	49,499	158	80.0%	99.5%
Soleil	Jul-10	15,227	79	100.0%	100.0%
Distrito Arcos	Dec-14	14,346	67	90.0%	100.0%
Alto Noa Shopping	Mar-95	19,059	90	100.0%	100.0%
Alto Rosario Shopping(4)	Nov-04	29,943	150	100.0%	100.0%
Mendoza Plaza Shopping	Dec-94	42,868	142	100.0%	96.9%
Córdoba Shopping	Dec-06	15,446	108	100.0%	98.9%
La Ribera Shopping(5)	Aug-11	10,053	69	50.0%	95.9%
Alto Comahue	Mar-15	9,766	104	99.1%	95.4%
Patio Olmos(6)					
Total		**339,080**	**1,681**		**98.8%**

(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) Excludes Museo de los Niños (3,732 square meters).
(4) Excludes Museo de los Niños (1,261 square meters).
(5) Through our joint venture Nuevo Puerto Santa Fe S.A.
(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: for the quarter of each fiscal year, in ARS million)

Shopping mall	IQ 18	IQ 17	YoY Var
Alto Palermo	1,129.9	973.4	16.1%
Abasto Shopping	1,317.4	1,101.4	19.6%
Alto Avellaneda	1,215.4	1,008.5	20.5%
Alcorta Shopping	602.8	499.1	20.8%
Patio Bullrich	335.6	280.5	19.6%
Buenos Aires Design	170.3	130.5	30.5%
Dot Baires Shopping	1,019.1	842.8	20.9%

Soleil	531.2	400.1	32.8%
Distrito Arcos	439.7	319.6	37.6%
Alto Noa Shopping	445.2	372.3	19.6%
Alto Rosario Shopping	918.5	740.8	24.0%
Mendoza Plaza Shopping	796.5	647.7	23.0%
Córdoba Shopping	321.6	269.6	19.3%
La Ribera Shopping(1)	246.0	180.8	36.1%
Alto Comahue	288.5	216.4	33.3%
Total	**9,777.7**	**7,983.5**	22.5%

(1) Through our joint venture Nuevo Puerto Santa Fe S.A.

Cumulative tenants' sales as of September 30

(per Type of Business: for the quarter of each fiscal year, in ARS million)

Type of Business	IQ 18	IQ 17	YoY Var
Anchor Store	540.7	417.5	29.5%
Clothes and Footwear	4,985.5	4,145.3	20.3%
Entertainment	415.7	344.0	20.8%
Home	277.5	219.4	26.5%
Restaurant	1,203.6	900.5	33.7%
Miscellaneous	1,106.5	913.4	21.1%
Services	112.1	54.9	104.2%
Electronic appliances	1,136.1	988.5	14.9%
Total	**9,777.7**	**7,983.5**	**22.5%**

Revenues from cumulative leases as of September 30

(Breakdown per quarter, in ARS million)

	IQ 18	IQ 17	YoY Var
Base rent (1)	487.1	374.8	30.0%
Percentage rent	154.1	150.3	2.5%
Total rent	**641.2**	**525.1**	**22.1%**
Revenues from non-traditional advertising	16.8	16.1	4.5%
Admission rights	73.3	61.9	18.5%
Fees	13.7	10.7	27.2%
Parking	60.0	46.1	30.3%
Commissions	42.0	21.3	97.3%
Others	2.6	2.2	20.7%
Revenues from sales, leases and services	**849.6**	**683.3**	**24.3%**

(1) Includes revenues from stands of ARS 60.2 million

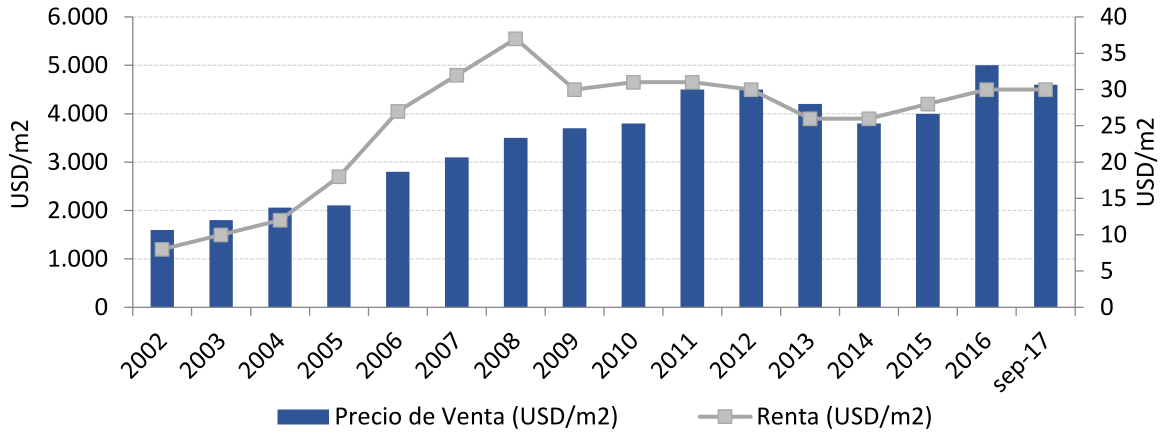
(2) Excludes Patio Olmos.

III. Offices

The A+ office market in the City of Buenos Aires remains robust. The price of Premium commercial spaces stood at USD 4,600 per square meter. Rental prices remained at the same levels as in the previous year, averaging USD 30 per square meter for the A+ segment, and vacancy continues to fall, reaching 3.72% as of September 2017.

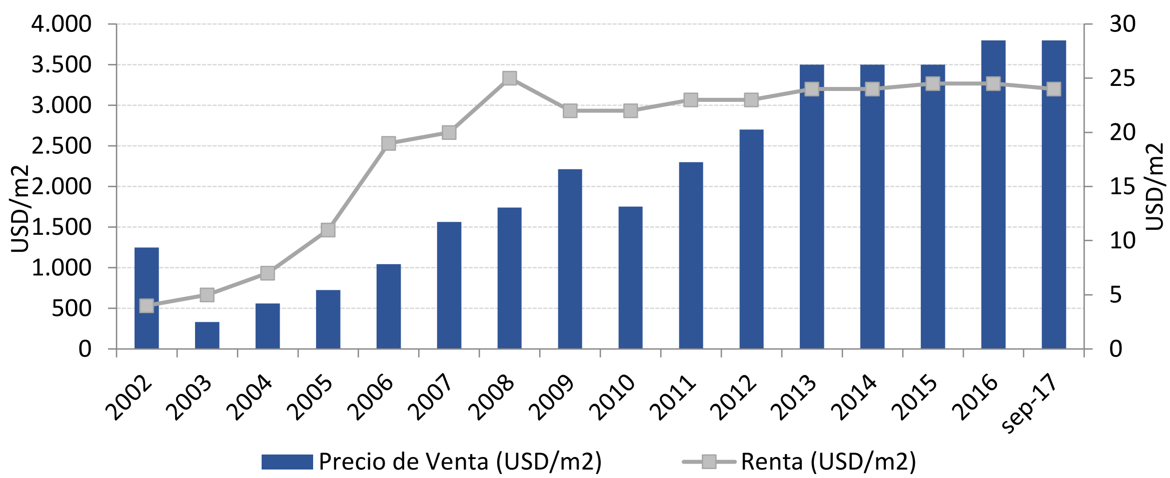
As concerns the A+ office market in the Northern Area, we have noted a significant improvement in the price of units during the last 10 years, and we believe in its potential during the next years. Rental prices have remained at USD 24.5 per square meter.

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

During the first three months of fiscal year 2018, revenues from the offices segment increased 25.1% as compared to the same period of 2017, whereas Adjusted EBITDA from this segment reached ARS 100.1 million, 39.4% higher than in the previous year, mainly due to lower loan loss charges. The EBITDA margin from the offices segment reached 87.5%, much higher than the 78.0% recorded in the first quarter of 2016.

in ARS Million	IQ 18	IQ 17	YoY Var
Revenues from sales, leases and services	114.3	91.4	25.1%
Net gain from fair value adjustment on investment properties	271.5	91.3	197.4%
Profit from operations	369.8	162.0	128.3%
Depreciation and amortization	1.7	1.1	55.1%
EBITDA(1)	371.6	163.1	127.8%
Adjusted EBITDA (2)	**100.1**	**71.8**	**39.4%**
NOI(3)	**101.8**	**72.2**	**41.0%**

(1) EBITDA: Profit from operations plus Depreciation and amortization.
(2) Adjusted EBITDA: EBITDA, less net gain/loss from fair value adjustment on investment properties, plus realized income from disposal of investment properties.
(3) NOI: Gross profit – selling expenses + Net gain from sales of Investment Properties + D&A

	IQ 18	IVQ 17	IIIQ 17	IIQ 17	IQ 17
Leaseable area	84,361	84,361	77,252	77,252	79,048
Occupancy	96.7%	96.7%	97.8%	100.0%	100.0%
Rent ARS/sqm	456	428	402	406	382
Rent USD/sqm	26.3	25.8	25.8	25.6	25.0

Gross leasable area during the first quarter of 2018 was 84,361 sqm, slightly smaller than the 86,497 sqm recorded at the closing of fiscal year 2017, as approximately 2,000 sqm of the Phillips building will be allocated to common uses and services of the building and the commercial complex, in its first stage. Portfolio average occupancy remained at 96.7%, while the average rental price rose to USD 26.3 per sqm.

Below is information on our offices and other lease properties segment as of September 30, 2017.
(In ARS thousand)

	Date of Acquisition	Gross Leaseable Area (sqm) (1)	Occupancy Rate (2)	IRSA Propiedades Comerciales' Effective Interest
Offices				
Edificio República	12/22/2014	19,885	95%	100%
Torre BankBoston (Della Paolera)	12/22/2014	14,873	100%	100%
Intercontinental Plaza	12/22/2014	3,876	100%	100%
Bouchard 710	12/22/2014	15,014	100%	100%
Suipacha 652/64	12/22/2014	11,465	86%	100%
Dot Building	11/28/2006	11,242	100%	80%
Phillips Building	06/05/2017	8,007		100%
Subtotal Offices		**84,361**	**97%**	**N/A**
Other Properties				
Ex - Nobleza Piccardo(4)	05/31/11	109,610	89%	50%
Other Properties (3)	N/A	12,941	78%	N/A
Subtotal Other Properties		**122,551**	**87%**	**N/A**
TOTAL OFFICES AND OTHERS		**206,912**	**91%**	**N/A**

(1) Gross leaseable area for each property as of 09/30/17. Excludes common areas and parking.
(2) Calculated dividing occupied square meters by leasable area as of 09/30/17.
(3) It includes the following properties: Ferro, Dot Adjoining Lot, Anchorena 665, Chanta IV and Intercontinental Lot.
(4) Through Quality Invest S.A.

IV. Others

This item includes the "Sales and Developments" and "Financial Operations" segments.

in ARS Million	Sales and Developments IQ 18	IQ 17	YoY Var	Financial Operations (2) IQ18	IQ17	YoY Var
Revenues	33.4	0.8	4,142.6%	-	0.2	-100%
Net gain from fair value adjustment on investment properties	47.4	18.4	157.6%	-	-	-
Profit from operations	64.7	5.1	1,168.6%	-0.8	-0.2	-400%
Depreciation and amortization	0.3	0.2	10.1%	-	-	-
EBITDA	64.9	5.4	1,101.9%	-0.0	-0.2	-96%
Adjusted EBITDA (1)	17.6	-13.2	-	-0.0	-0.2	-96%

(1) EBITDA less Net gain from fair value adjustment on investment properties plus Realized income from disposal of investment properties.
(2) 20% interest held in Tarshop, residual business of Apsamedia and Avenida Inc.

Adjusted EBITDA from the Sales and Developments segment reached ARS 17.6 million during the first three months of fiscal year 2018, mainly due to sales of apartments and parking units in Astor Beruti. No sales of investment properties were made during the period under review.

V. CAPEX 2017

	Developments		Acquisitions + Developments
	Greenfields	*Expansions*	
	Polo Dot (1st Stage)	Alto Palermo	Catalinas
			
Start of works	FY2017	FY2017	FY2017
Estimated opening date	FY2019	FY2018	FY2020
GLA (sqm)	31,635	3,884	16,012
% held by IRSA Propiedades Comerciales	80%	100%	45%
Investment amount at 100% (USD million)	65	28.5	101
Work progress (%)	20%	0%	5.2%
Estimated stabilized EBITDA (USD million)	USD 8-10	USD 6-8	USD 6-8

Alto Palermo Expansion

The expansion project of Alto Palermo shopping mall will add a gross leaseable area of approximately 4,000 square meters to the shopping mall with the highest sales per square meter in our portfolio and it consists in moving the food court to a third level by using the area of an adjacent building acquired in 2015. Demolition was completed in FY2017, and the expansion works are estimated to start during this fiscal year 2018.

First Stage of Polo Dot

The project called “Polo Dot”, located in the commercial complex adjacent to our Dot Baires shopping mall, has experienced significant growth since our first investments in the area. The total project will consist in 3 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 gross leaseable area. At a first stage, we will develop 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 almost all the footage. Construction works started in the second quarter of FY2017, and they are estimated to last between 18 and 24 months before the building becomes operational. As of September 30, 2017, degree of progress was 20%. The second stage of the project will include two office/hotel buildings that will add 38,400 square meters of gross leaseable area to the complex. We have seen a significant demand for Premium office spaces in this new commercial hotspot, and we are confident that we will be able to open these buildings with attractive rent levels and high occupancy.

Catalinas Building

The building to be constructed will have 35,000 square meters of gross leaseable area 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. The company owns 16,000 square meters consisting of 14 floors and 142 parking spaces in the building project. Construction works started during the second quarter of FY2017, and are expected to be completed in about 3 years. As of September 30, 2017, work progress was 5.2%.

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 Segment Income Statement but not in the Income Statement.

For the three-month period ended September 30, 2017
(stated in ARS million)

Item	Income by Segment	Expenses and Collective Promotion Fund Adjustment	Joint ventures (1)	Income statement
Revenues	997	410	-10	1,397
Costs	-97	-416	3	-510
Gross profit	**900**	**-6**	**-7**	**887**
Gain from disposal of properties	-	-	-	-
Net gain from fair value adjustment on investment properties	2,363		-39	2,323
General and administrative expenses	-83	-	0	-82
Selling expenses	-58	-	1	-58
Other operating results, net	-2	-	0	-1
Profit from operations	**3,120**	**-6**	**-45**	**3,069**

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

VII. Consolidated Financial Debt

As of September 30, 2017, IRSA Propiedades Comerciales S.A. had a net debt of USD 175.1 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	1.6	Floating	< 360 d
CAPEX Citi 5600 loan	ARS	0.1	Fixed	Jan-18
ICBC Bank loan	ARS	4.3	Fixed	May-18
IRCP NCN Class IV	USD	140.0	5.0%	Sep-17
IRSA CP NCN Class II	USD	360.0	8.75%	Mar-23
IRSA CP's Total Debt		**506.1**		
Cash & Cash Equivalents + Investments (2)		331.0		
Consolidated Net Debt		**175.1**		

(1) Principal amount at an exchange rate of ARS 17.31, without considering accrued interest or eliminations of balances with subsidiaries.

(2) Includes Cash and cash equivalents + Investments in Current Financial Assets.

September 2017: Issue of Class III and IV Notes

On September 5, 2017, Class IV Notes were issued for a principal amount of US$ 140.0 million due 36 months after their issue date, subscribed and payable in US dollars, and accruing interest at a fixed rate of 5.0% per annum, payable every three months. Principal is repayable in one bullet payment upon maturity, on September 14, 2020.

VIII. Dividends

Pursuant to Argentine law, the distribution and payment of dividends to shareholders is only valid if they result from realized and net earnings 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 as dividends on each fully paid-in common share for the fiscal years mentioned. The amounts stated in Pesos correspond to nominal Pesos on their respective dates of payment. See “Exchange Rates.

Year	Cash dividends (ARS)	Stock dividends	Total per share (ARS)
2005	14,686,488	-	0.0188
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(*)

(*) In FY17 the par value of IRCP’s shares changed from Ps. 0.10 to Ps. 1 per share.

On October 31, the General Ordinary and Extraordinary Shareholders’ Meeting of IRSA Propiedades Comerciales resolved that it will make available to its shareholders, effective on November 14, 2017 (the “Availability Date”), a cash dividend in an amount of ARS 680,000,000 (Argentine legal tender) equivalent to 539.622367506% of the stock capital, an amount per share of ARS 5.39622367506 ($1 par value) and an amount per ADR of ARS 21.5848947002 (Argentine Pesos per ADR) to be charged against the fiscal year ended June 30, 2017, payable to all shareholders registered as such as of November 13, 2017, in accordance with the register held by Caja de Valores S.A.

IX. Material and Subsequent Events

August 2017: Purchase of TGLT’s Convertible Subordinated Notes

On August 1, 2017, IRSA Propiedades Comerciales exercised its preemptive subscription and accretion rights and purchased 22,225,000 Subordinated Notes Convertible into Newly Issued Shares of TGLT for an aggregate amount of USD 22,225,000 (USD 1 par value) due 2027.

If all the holders exercised their conversion rights, the company’s interest in TGLT would increase to 13.80% of its stock capital, up from 9.48%.

August 2017: Concession agreement for the Exhibition and Convention Center of the City of Buenos Aires

On August 4, 2017, a 15-year concession agreement for the Exhibition and Convention Center of the City of Buenos Aires was executed by the joint venture "LA RURAL S.A. - OFC S.R.L. - OGDEN ARGENTINA S.A. – ENTRETENIMIENTO UNIVERSAL S.A. UNION TRANSITORIA", which had become awardee of the public tender called for such concession on July 24, 2017.

The members of the joint venture hold the following interests: (a) La Rural S.A., five percent (5%); (b) OFC SRL, twenty percent (20%); (c) Ogden Argentina SA, fifty-five percent (55%); and (d) Entretenimiento Universal SA, twenty percent (20%).

The shareholders of La Rural S.A. are Sociedad Rural Argentina, who is holder of a 50% interest, and Ogden Argentina SA, who holds the remaining 50%.

Ogden Argentina SA and Entretenimiento Universal SA are controlled companies of Entertainment Holdings S.A., whose shareholders are IRSA CP, who holds a 70% interest, and Diego Finkelstein, who holds the remaining 30%.

Consequently, IRSA CP indirectly holds a 54.25% interest in the joint venture.

The Exhibition and Convention Center has a surface area of approximately 22,800 sqm and may accommodate approximately 5,000 attendees. It has a main exhibit hall and an ancillary hall, offices and meetings rooms, arranged in three underground levels that were designed to blend into the landscape extending from the School of Law of the University of Buenos Aires to Parque Thays.

October 2017: Sale of shareholding interest held by IRSA Inversiones y Representaciones S.A.

On October 26, 2017, IRSA Inversiones y Representaciones Sociedad Anónima ("IRSA") sold 2,560,000 ADS (each ADS represents 4 common shares) of the Company in the over-the-counter market, for an aggregate amount of USD 138,240,000, accounting for 8.13% of its stock capital.

October 2017: General Ordinary and Extraordinary Shareholders' Meeting

On October 31, 2017, our General Ordinary and Extraordinary Shareholders' Meeting was held. The following matters, *inter alia,* were resolved by majority of votes:

- Distribution of ARS 680 million as cash dividends in addition to the ARS 310 million approved as interim dividends.
- Designation of board members and the appointment of Isela Constantini as new independent director.
- Compensations to the Board of Directors for the fiscal year ended June 30, 2017
- Delegation in the Board of Directors of the faculty to renew terms and conditions of the notes of the Global Programme of Notes for up to USD 500 million that may be extended to USD 100 million.

X. Summary Comparative Consolidated Balance Sheet

	09.30.2017	09.30.2016
Non-current assets	40,548	34,936
Current assets	7,264	4,308
Total assets	**47,811**	**39,244**
Capital and reserves attributable to controlling company's shareholders	24,026	20,407
Non-controlling interest	925	838
Total shareholders' equity	**24,951**	**21,244**
Non-current liabilities	21,232	16,350
Current liabilities	1,629	1,650
Total liabilities	**22,860**	**18,000**
Total liabilities and shareholders' equity	**47,811**	**39,244**

XI. Summary Comparative Consolidated Income Statement

	09.30.2017	09.09.2016
Profit from operations	**3,069**	**1,540**
Share of income of associates and joint ventures	43	23
Profit before financial results and income tax	**3,112**	**1,563**
Financial income	72	72
Financial expenses	-487	-291
Other financial results	199	-83
Financial results, net	**-217**	**-303**
Income before income tax	**2,895**	**1,261**
Income tax	-960	-481
Profit for the period from continued operations	**1,935**	**780**
Profit for the period from discontinued operations after taxes	-	-
Profit for the period	**1,935**	**780**
Other comprehensive income for the period	-	-
Total comprehensive income for the period	**1,935**	**780**
Attributable to:		
Controlling company's shareholders	**1,881**	**752**
Non-controlling interest	**54**	**28**

XII. Summary Comparative Consolidated Cash Flow

	09.30.2017	09.30.2016
Net cash generated by operating activities	817	578
Net cash (used in) / generated by investing activities	-1,085	-203
Net cash generated by/ (used in) financing activities	2,078	-306
Net increase / (decrease) in cash and cash equivalents	**1,810**	**68**
Cash and cash equivalents at beginning of year	1,808	33
Foreign exchange gain on cash and cash equivalents	4	0
Cash and cash equivalents at period end	3,622	101

XIII. Comparative Ratios

	09.30.2017		09.30.2016	
Liquidity				
CURRENT ASSETS	7,264	4.46	4,308	2.61
CURRENT LIABILITIES	1,629		1,650	
Indebtedness				
TOTAL LIABILITIES	22,860	0.92	18,000	0.88

SHAREHOLDERS' EQUITY ATTRIBUTABLE TO CONTROLLING COMPANY	24,951		20,407	
Solvency				
SHAREHOLDERS' EQUITY ATTRIBUTABLE TO CONTROLLING COMPANY	24,951	1.09	20,407	1.13
TOTAL LIABILITIES	22,860		18,000	
Capital Assets				
NON-CURRENT ASSETS	40,548	0.85	34,936	0.89
TOTAL ASSETS	47,811		39,244	

XIV. Brief comment on prospects for the next fiscal quarter

Prospects for fiscal year 2018 are positive, in light of the rebound in economic activity and consumption, which decelerated in 2017 as compared to 2016. We hope to continue growing in terms of sales, visitors to our shopping malls and tenants in our office spaces, as well as maintaining optimum occupancy levels.

In the next fiscal year, we expect to consummate certain acquisitions of new lands or existing commercial properties, and we plan to make progress in the commercial developments already launched, including the 4,000 sqm expansion of our Alto Palermo shopping mall, the development of the 32,000 sqm office building in the commercial complex adjoining our Dot Baires shopping mall, and the "Catalinas" building in Buenos Aires, in which we own 16,012 sqm. In addition, in fiscal year 2018 and 2019 we expect to carry out expansion works in some of our shopping malls for approximately 21,000 of GLA. We will build 2,200 sqm to add 6 cinema screens in Alto Comahue, a large store of 3,000 sqm in Alto Rosario shopping mall, and a 12,700 sqm Sodimac store in Mendoza Plaza Shopping, and we will expand by 3,500 sqm Alto Avellaneda, our shopping mall located in the southern region of Buenos Aires. In addition, we will continue working on optimizing the performance of our current properties through improvements that allow us to take best advantage of their GLA potential and to furnish them with increased functionality and appeal for the benefit of consumers and tenants alike.

We will continue to promote marketing actions, events and targeted promotions at our shopping malls to attract consumers, through the joint endeavors of the Company, the retailers and the credit card issuer banks, as these actions have proved to be highly effective and are welcomed by the public.

We expect that in 2018 IRSA Propiedades Comerciales will continue to consolidate itself as the leading commercial real estate company in Argentina. With more than 400,000 sqm of Gross Leaseable Area distributed among the best shopping malls and offices in the country, our potential to build approximately 375,000 sqm, including expansion projects and new commercial developments, our low indebtedness level and long track record in accessing the capital markets, we believe that we are in a sound position to leverage on the various opportunities that may arise in Argentina in the future.

IRSA PROPIEDADES COMERCIALES S.A.

Consolidated Condensed Interim Balance Sheets
as of September 30 and June 30, 2017

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

	Note	09.30.17	06.30.17
ASSETS			
Non-current Assets			
Investment properties	8	38,410,320	35,916,882
Property, plant and equipment	9	120,280	120,536
Properties for sale	10	61,581	61,600
Intangible assets	11	115,002	111,560
Investments in associates and joint ventures	7	841,760	791,626
Deferred tax assets	18	65,434	59,455
Income tax and minimum presumed income tax credit		36	29
Trade and other accounts receivable	13	839,390	777,818
Investments in financial assets	12	93,738	66,717
Total non-current assets		**40,547,541**	**37,906,223**
Current assets			
Inventories		24,307	22,722
Restricted assets	12	-	49,525
Income tax credit		3,659	1,933
Trade and other accounts receivable	13	1,506,504	1,453,312
Investments in financial assets	12	2,107,607	1,180,249
Cash and cash equivalents	12	3,621,810	1,807,544
Total current assets		**7,263,887**	**4,515,285**
TOTAL ASSETS		**47,811,428**	**42,421,508**
SHAREHOLDERS' EQUITY			
Equity and reserves attributable to controlling company's shareholders			
Stock capital		126,014	126,014
Comprehensive adjustment of stock capital		69,381	69,381
Additional paid-in capital		444,226	444,226
Statutory reserve		39,078	39,078
Reserve for future dividends		356,598	356,598
Special reserve		2,700,192	2,700,192
Changes in non-controlling interest		(19,784)	(19,784)
Retained earnings		20,310,516	18,429,374
Total equity and reserves attributable to controlling company's shareholders		**24,026,221**	**22,145,079**
Non-controlling interest		924,763	871,169
TOTAL SHAREHOLDERS' EQUITY		**24,950,984**	**23,016,248**
LIABILITIES			
Non-current liabilities			
Trade and other accounts payable	16	462,031	406,598
Income tax and minimum presumed income tax payable		61,914	-
Loans	17	8,575,784	5,918,119
Deferred tax liability	18	12,141,659	11,263,341
Provisions	19	16,973	16,509
Total non-current liabilities		**21,258,361**	**17,604,567**
Current liabilities			
Trade and other accounts payable	16	1,137,027	1,104,982
Income tax payable		252,813	268,957
Salaries and social security charges payable		65,762	147,095
Loans	17	114,270	249,868
Derivative financial instruments	12	7,351	4,950
Provisions	19	24,860	24,841
Total current liabilities		**1,602,083**	**1,800,693**
TOTAL LIABILITIES		**22,860,444**	**19,405,260**
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		**47,811,428**	**42,421,508**

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

IRSA PROPIEDADES COMERCIALES S.A.

Consolidated Condensed Interim Comprehensive Income Statements for the three-month periods started July 1, 2017 and 2016 and ended September 30, 2017 and 2016

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

	Note	09.30.17	09.30.16 (adjusted)
Revenues from sales, leases and services	20	987,052	768,423
Revenues from expenses and collective promotion fund	20	409,933	340,056
Costs	21	(509,924)	(426,117)
Gross profit		**887,061**	**682,362**
Net gain from fair value adjustment on investment properties	8	2,323,394	984,969
General and administrative expenses	21	(82,432)	(64,169)
Selling expenses	21	(57,791)	(59,207)
Other operating results, net	22	(1,171)	(4,020)
Profit from operations		**3,069,061**	**1,539,935**
Income from interests in associates and joint ventures	7	42,593	23,382
Income before financial results and income tax		**3,111,654**	**1,563,317**
Financial income	23	71,615	71,609
Financial expenses	23	(487,107)	(290,686)
Other financial income/(loss)	23	198,707	(83,495)
Financial loss, net		(216,785)	(302,572)
Profit before income tax		**2,894,869**	**1,260,745**
Income tax	18	(960,133)	(481,126)
Profit for the period		**1,934,736**	**779,619**
Total comprehensive income for the period		**1,934,736**	**779,619**
Attributable to:			
Controlling company’s shareholders		1,881,142	752,090
Non-controlling interest		53,594	27,529
Net income per share attributable to controlling company’s shareholders:			
Basic		14.93	5.97
Diluted		14.93	5.97

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

Consolidated Condensed Interim Cash Flow Statements for the three-month periods started July 1, 2017 and 2016 and ended September 30, 2017 and 2016

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

	Note	09.30.17	09.30.16 (adjusted)
Operating activities:			
Cash generated by operating activities	14	861,016	627,959
Income tax paid		(43,757)	(50,445)
Net cash generated by operating activities		**817,259**	**577,514**
Investing activities:			
Capital contributions in joint ventures	7	(7,500)	(1,000)
Acquisition of investment properties	8	(168,060)	(63,278)
Acquisition of property, plant and equipment	9	(4,094)	(4,628)
Advance payments		(40,010)	-
Acquisition of intangible assets	11	(9,867)	(1,415)
Increase of financial assets		(2,441,507)	(2,114,831)
Reduction in financial assets		1,576,311	1,748,780
Loans granted, net		(12,340)	(75,750)
Collection of loans granted to related parties		-	312,916
Interest and dividends collected on financial assets		21,650	25,315
Outflow of cash, net, from acquisition of companies		-	(29,517)
Net cash used in investing activities		**(1,085,417)**	**(203,408)**
Financing activities:			
Issue of non-convertible notes		2,365,003	-
Borrowings		592	3,936
Repayment of borrowings		(12,660)	(57,889)
Payment of financial leases		(404)	(488)
Collection of derivative financial instruments		8,078	8,993
Payment of derivative financial instruments		(7,706)	(3,890)
Interest paid		(274,640)	(242,357)
Payment of dividends to non-controlling shareholders		-	(14,666)
Net cash generated by / (used in) financing activities		**2,078,263**	**(306,361)**
Net increase in cash and cash equivalents		**1,810,105**	**67,745**
Cash and cash equivalents at beginning of year		1,807,544	33,049
Foreign exchange gain on cash and cash equivalents		4,161	183
Cash and cash equivalents at period end		**3,621,810**	**100,977**

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

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IRSA PROPIEDADES COMERCIALES

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