Earnings Release
Fiscal Year 2017

IRSA Propiedades Comerciales cordially invites you to participate in the Fiscal Year 2017 Results' Conference Call

Monday, September 11, 2017, at 9:00 a.m. Buenos Aires time (8:00 a.m. US ET)

The call will be hosted by:

Alejandro Elsztain, CEO

Daniel Elsztain, COO

Matías Gaivironsky, CFO

To participate, please call:

1-844-308-3343 (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=oRn710IJ525FjlRHwrWSZQ%3D%3D

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

PLAYBACK

Available until September 21, 2017

Please call:

1-877-344-7529

1-412-317-0088

1-855-669-9658

Replay access code: 10111448

FY 2017 Main Highlights

- During the year, we have changed the valuation method of our investment properties which was reflected in the financial statements since the third quarter of FY17.

- Net gain for the fiscal year 2017 reached ARS 3,378 million (USD 218.6 million) compared to a gain of ARS 12,253 million in FY 2016. This was mainly explained by higher results from changes in the fair value of investment properties during the previous year.

- The Company's Adjusted EBITDA reached ARS 2,581 million (USD 167 million) in the FY 2017 increasing by 20.5% compared to 2016. Excluding Sales of Investment Properties grew by 27,8%. Adjusted EBITDA for Shopping Malls and Offices segments reached ARS 2,207 million (USD 142.8 million) and ARS 323 million (USD 20.9 million), increasing by 23.1% y 35.2% respectively.

- Our shopping centers' sales grew by 19.1% in the fiscal year 2017 and the portfolio's occupancy rate reached 98.5%.

- During the fourth quarter of the year, we acquired Phillips office building, adjoining to our Dot Baires mall in the North Area of the City of Buenos Aires for USD 29 million.

Letter to Shareholders

Dear shareholders,

We have ended a new fiscal year, and we are much satisfied with the results achieved. We added 8,000 square meters (sqm) of gross leaseable area by carrying out expansion works at our shopping malls, we made progress in the development of the commercial projects launched at the beginning of the period, we acquired attractive real estate assets for our portfolio, we sold certain office floors for very competitive prices, and we obtained very good operating and financial results that allowed us to distribute dividends to our shareholders for ARS 770 million.

In the third quarter of this fiscal year, we decided to change the valuation model of our investment properties (mainly shopping malls, offices and land reserves) from cost model to fair value model, in accordance with the International Financial Reporting Standards (IFRS). This change was motivated by the need to adjust the valuation of investment properties to their fair value, as their amortized historic cost was not reflective of their current economic substance.

Adjusted EBITDA for fiscal year 2017, excluding the impact of the revaluation of our investment properties at fair value, reached ARS 2.6 billion, 20.5% higher than in 2016, whereas profit for the year was ARS 3.4 billion.

During this year we grew in terms of acquisitions and new commercial developments. We carried out expansion and improvement works in some of our shopping malls aimed at optimizing tenant distribution and achieving higher sales and rental prices per sqm. We added approximately 8,000 sqm of GLA in the year, including 3,500 sqm added in the second stage of the works in Distrito Arcos, and the ensuing entry of significant tenants, a 1,250-sqm Nike store in Soleil Premium Outlet, and a 1,752 sqm expansion in Alto Rosario, among other store openings.

In operating terms, tenant sales in shopping malls grew 19.1% in the year, and occupancy reached optimum levels of 98.5%.

Looking ahead to 2018, we will start expansion works in our Alto Palermo shopping mall, which is located in a unique setting in the heart of the city and is the shopping mall with highest sales per square meter in Latin America. The project will add approximately 4,000 sqm of gross leaseable area to the shopping mall, and it consists of moving the food court to a third level and using the area of the adjoining property, purchased last year, to make the project feasible. We expect that the opening will take place in fiscal year 2019. Moreover, in fiscal year 2018 we plan to carry out expansion works in some of our shopping malls for approximately 21,000 sqm 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 12,765 sqm Sodimac store in Mendoza Plaza Shopping, and we will expand Alto Avellaneda, our shopping mall located in the southern region of Buenos Aires, by 3,500 sqm.

Regarding the office segment, during this year we acquired the “Phillips” office building that adjoins our DOT commercial complex for USD 29 million, with the idea of recycling it and repositioning it as a top-quality building. The building has a constructed area of 10,142 sqm and an additional construction capacity of 18,000 sqm. As we executed a 7-month loan-for-use agreement with the seller, this footage will become available for rent in January 2018.

In operating terms, our Premium office portfolio reached an average rental price of approximately USD 25 per sqm, and an occupancy rate of 96.7%.

During the next fiscal year, we will keep on developing the projects currently underway. In the first place, we will make progress in the “Polo Dot” project, located in the commercial complex adjoining our Dot Baires shopping mall, which has grown extensively since we made our first investments in the area. The total project --for which we already have the land-- will consist of 3 office buildings (possibly including a hotel in one of them) and the future expansion of the shopping mall by adding approximately 15,000 sqm of GLA. In the first stage, we are developing an 11-floor office building of approximately 32,000 sqm, on top of an existing building, in regard to which we have already executed lease agreements with renowned tenants for approximately 75% of the leasable footage even before starting the works. Construction progress was 7.4% as of the closing of this fiscal year, and we estimate that it will be inaugurated in fiscal year 2019. The second stage of the project consists of two office/hotel buildings that will add 38,400 sqm of GLA to the complex. We have had great demand for Premium office spaces in this new commercial hub, and we trust that we will succeed in accomplishing a top-quality project comparable to the ones built by the company in the past, characterized by attractive income levels and high occupancy.

Moreover, we will make progress in the development of 35,468 sqm of GLA in the “Catalinas” building, located in one of the most sought-after spots for developing Premium offices in Argentina, in which IRSA CP owns 16,012 sqm comprising 14 floors and 142 parking spaces. As of June 30, 2017, work progress was 3.05%; and its opening is scheduled to take place in fiscal year 2020. The building will become an iconic landmark in the city and will also have LEED Certification, validating the best environmental practices in terms of operating standards.

In addition to the projects underway, the company has a large reserve of land of approximately 375,000 sqm for future commercial and office developments in Argentina. We are optimistic about the change of cycle our country is going through, as we see a favorable scenario, clear rules and great interest from international investors. Along these lines, in an attempt to accelerate our growth process through developments and acquisitions in Argentina and provide liquidity to this pure commercial real estate vehicle in which IRSA holds a 94.61% controlling interest, after year-end we launched a process for the issuance of shares for approximately USD 200 million, which unfortunately could not be completed and had to be put off by the company due to market conditions. We are confident that the company will find various funding channels to develop its full potential of land reserves and keep growing and investing in Argentina.

As concerns our other investments, during this year we increased to 17.84% our interest in Avenida Inc., a company engaged in e-commerce which has changed its business strategy and shareholding structure during this year, following the exit of its two main investors. We believe in the potential of this business, which has gained increasing foothold in the world and will surely make its footprint in Argentina in the near future, supplementing sales at shopping malls. Moreover, we increased to 35% our indirect interest in La Rural S.A., engaged in the exhibition business and placed in a strategic location in the City of Buenos Aires, from which we believe we will capture synergies with our shopping malls. Recently, the joint venture “LA RURAL S.A. – OFC S.R.L. – OGDEN ARGENTINA S.A. – ENTRETENIMIENTO UNIVERSAL S.A.” became awardee of the public tender process for the concession of the Exhibition and Convention Center of the City of Buenos Aires for a term of 15 years, envisaging a great potential for the fair industry in Buenos Aires.

In addition, during this year we received from TGLT the agreed apartment units and parking spaces of the Astor Beruti building, located in Palermo (Buenos Aires) for a fair value of approximately USD 19 million, as consideration under a barter agreement executed with TGLT. We have already started selling these units, with great interest from the market.

The economic results obtained during this year have been accompanied by several sustainability and social responsibility practices. We have a strong commitment with the communities where we operate, with childhood care, education and the environment as pillars of our actions. We encourage the advancement of social organizations, schools, hospitals, first-aid care facilities, meal centers and shelters, to produce a positive change together. This year, we added new players to our cooperation activities, and strengthened our bonds with the organizations we have been working with. We continue staging actions at our shopping malls on key dates (Environment Day, Child Cancer Day, or Breast Cancer Day) to arouse awareness in the population and higher visibility for the NGOs involved in these matters. We intend to continue on this path and increase the number of charities we work with.

We expect that during the next period, IRSA Propiedades Comerciales will continue to consolidate as the leading commercial real estate company in Argentina, adding new properties and footage to its current portfolio and introducing new leading brands and innovative ideas so as to keep up our growth in Argentina by offering the best commercial proposals to our visitors –who totaled over 110 million during this year- and adding more Premium spaces for our tenants. Given our financial flexibility, experience in leveraging opportunities and long track record in accessing the capital markets, we are highly confident in our capacity to create value to our various stakeholders.

To all of you, many thanks for your continued support and trust.

Saul Zang

First Vice-chairman

Buenos Aires, September 11, 2017 - IRSA Propiedades Comerciales S.A. (NASDAQ: IRCP) (BCBA: IRCP), the leading commercial real estate company in Argentina, announces its results for the fiscal year ended on June 30, 2017.

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

Change of valuation model of investment properties

In the third quarter of fiscal 2017, the Group’s Board of Directors decided to change the accounting policy for investment property from the cost model to the fair value model, as permitted under IAS 40. The Group believes that this change is justifiable because it better reflects the current value of its core assets and therefore provides more relevant information to management, users of financial statements and others.

The Group has therefore retroactively changed the previously issued consolidated financial statements as required by IAS 8.

Investment properties are those properties owned by the Group that are held either to earn long-term rental income or for capital appreciation and that are not occupied by the Group for its own operations. Properties occupied by associates or joint ventures are accounted for as investment properties in the consolidated financial statements.

Investment property also includes properties that are being constructed or developed for future use as investment property. The Group also classifies land whose future use has not been determined yet as investment property.

The Group’s investment properties primarily comprise the Group’s portfolio of shopping malls and offices, certain property under development and other undeveloped land.

Changes in fair values are recognized in the income statement under the line item “Net gain from fair value adjustment on investment properties”.

Valuation processes

The Group’s investment properties were valued at year-end by independent professionally qualified valuers who hold a recognized relevant professional qualification and have experience in the locations and segments of the investment properties valued. For all investment properties, their current use equates to the highest and best use. The Group's finance department includes a team that reviews the valuations performed by the independent valuers (the “review team”). At each financial year end, the review team department: i) verifies all major and important assumptions relevant to the valuation included in the independent valuation report; ii) assesses property valuation movements when compared to the prior year valuation report; and iii) holds discussions with the independent valuer.

Changes in Level 2 and 3 fair values, if any, are analyzed at each reporting date during the valuation discussions between the review team and the independent appraiser. The Board of Directors ultimately approves the fair value calculations for recording into the financial statements.

Valuation techniques used for the estimation of fair value of the investment property:

For all Shopping Malls, the valuation was determined using discounted cash flow ("DCF") projections based on significant unobservable assumptions.

For office properties and undeveloped land, the valuation was determined using market comparable asset transactions. These values are adjusted for differences in key attributes such as location, size of the property and quality of the interior design. The most significant contribution to this comparable market approach is the price per square meter.

For properties under construction, the valuation was based on cost plus the fair value of the land. These properties under development comprise works in a building office to be constructed.

For further information on this subject, see note 10 to the consolidated financial statements.

Fair Value of Investment Property

In ARS million	As of 6/30/17
Shopping Malls	28,561
Offices and other rental properties	6,197
Land reserves and properties under development	1,559
Total	36,317

Consolidated Income

In ARS million	IVQ 17	IVQ 16	YoY Var	12M 17	12M 16	YoY Var
Revenues from sales, leases and services (1)	1,015	754	34.6%	3,509	2,675	31.2%
Net gain from fair value adjustment on investment properties	1,204	1,357	-11.3%	3,133	17,092	-81.7%
Realized results from change in fair value of investment properties	25	9	175,2%	65	173	-62.2%
Profit from operations	1,824	1,879	-2.9%	5,621	19,038	-70.5%
Depreciation and amortization	7	10	-22.7%	29	23	24.4%
Adjusted EBITDA(2)	652	541	20.7%	2,581	2,141	20.5%
Adjusted EBITDA excluding disposal of investment properties (3)	627	531	18.0%	2,516	1,969	27.8%
Profit for the year	923	1,232	-25.1%	3,378	12,253	-72.4%

(1) Does not include Revenues from Expenses or Collective Promotion Fund.
(2) Adjusted EBITDA: Profit from operations plus Depreciation and amortization, less changes in fair value of investment properties, plus realized results from the change in fair value.
(3) Adjusted EBITDA: Profit from operations plus Depreciation and amortization, less changes in fair value of investment properties, excluding disposal of investment properties.

The Company's revenues grew by 31.2% in fiscal year 2017 as compared to the same period of 2016, mainly due to higher revenues from the shopping malls segment, which grew 26.5%, and the offices segment, reflecting the variation in the exchange rate that positively impacted on its dollar-denominated contracts.

Excluding disposal of investment properties, adjusted EBITDA increased 27.8% during fiscal year 2017 as compared to the same period of the previous year, in line with the increase in revenues.

Profit for the year reached ARS 3,378 million, 72.4% lower than in the same period of the previous fiscal year, mainly explained by a smaller change in the fair value of investment properties during the twelve-month period of fiscal year 2017, as compared to the same period of 2016.

II. Shopping Malls

In fiscal year 2017, our tenants' sales reached ARS 34,426 million, 19.1% higher than in the same period of 2016.

Our portfolio's leasable area increased by approximately 8,130 sqm as compared to the same period of the previous fiscal year, mainly due to the completion of the second expansion stage at Distrito Arcos, where significant tenants such as Megatlon, Farmacity, Akiabara, Stock Center and Mishka were added during the second quarter of 2017; and the expansion of Soleil, adding Nike as its main tenant during the third quarter.

The occupancy rate stood at very high levels, reaching 98.5%.

Shopping Malls' Financial Indicators

(in ARS million)

	IVQ 17	IVQ 16	YoY Var	12M 17	12M 16	YoY Var
Revenues from sales, leases and services	830	675	22.9%	3,047	2,409	26.5%
Net gain from fair value adjustment on investment properties	794	1,340	-40.7%	2,068	16,132	-87.2%
Profit from operations	1,286	1,786	-28.0%	4,258	17,905	-76.2%
Depreciation and amortization	1	7	-82.3%	17	20	-12.8%
Adjusted EBITDA (1)	493	453	8.8%	2,207	1,793	23.1%

(1) Adjusted EBITDA: Profit from operations plus Depreciation and amortization, less changes in fair value of investment properties, plus realized results from the change in fair value.

Shopping Malls' Operating Indicators

(in ARS million, except as indicated)

	FY 17	FY 16	FY 15
Gross leasable area (sqm)	341,289	333,155	333,911
Occupancy	98.5%	98.4%	98.7%

Revenues from this segment grew 26.5% during this fiscal year, whereas EBITDA reached ARS 2,207 million, excluding the impact of the change in the fair value of investment property (+ 23.1% compared to the same period of 2016). The EBITDA margin, excluding income from expenses and collective promotion fund, was 72.5%.

Operating data of our Shopping Malls

	Date of acquisition	Location	Gross Leaseable Area sqm (1)	Stores	Occupancy (2)	IRSA CP's Interest (3)
Alto Palermo	Dec-97	City of Buenos Aires	18,945	143	99.3%	100%
Abasto Shopping(4)	Nov-99	City of Buenos Aires	36,795	171	96.8%	100%
Alto Avellaneda	Dec-97	Province of Buenos Aires	36,063	136	99.3%	100%
Alcorta Shopping	Jun-97	City of Buenos Aires	15,613	113	98.1%	100%
Patio Bullrich	Oct-98	City of Buenos Aires	11,760	91	97.6%	100%
Buenos Aires Design	Nov-97	City of Buenos Aires	13,697	62	97.2%	53.68%
Dot Baires Shopping	May-09	City of Buenos Aires	49,499	158	99.9%	80%
Soleil	Jul-10	Province of Buenos Aires	15,227	79	100.0%	100%
Distrito Arcos (5)	Dec-14	City of Buenos Aires	14,692	67	100.0%	90.00%
Alto Noa Shopping	Mar-95	Salta	19,059	90	99.4%	100%
Alto Rosario Shopping(5)	Nov-04	Santa Fe	31,808	150	99.6%	100%
Mendoza Plaza Shopping	Dec-94	Mendoza	42,867	142	97.1%	100%
Córdoba Shopping	Dec-06	Córdoba	15,445	108	98.1%	100%
La Ribera Shopping	Aug-11	Santa Fe	10,054	68	97.6%	50%
Alto Comahue (6)	Mar-15	Neuquén	9,766	104	96.4%	99.92%
Patio Olmos(7)	Sep-15	Córdoba				
Total			**341,289**	**1,681**	**98.5%**	

(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 year.
(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) Opening December 18, 2014.
(6) Opening March 17, 2015.
(7) 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 June 30 of fiscal years 2017, 2016 and 2015

(per Shopping Mall, in ARS million)

	2017	2016	2015
Alto Palermo	4,169	3,499	2,662.1
Abasto Shopping	4,604	4,043	3,150.2
Alto Avellaneda	4,344	3,781	2,913.3
Alcorta Shopping	2,207	1,900	1,474.7
Patio Bullrich	1,236	1,061	888.5
Buenos Aires Design	537	414	326.0
Dot Baires Shopping	3,748	3,254	2,570.6
Soleil	1,726	1,282	938.4
Distrito Arcos	1,455	962	339.9
Alto Noa Shopping	1,587	1,369	1,068.6
Alto Rosario Shopping	3,175	2,628	1,951.8
Mendoza Plaza Shopping	2,734	2,369	1,906.7
Córdoba Shopping	1,178	991	756.0
La Ribera Shopping	771	634	398.1
Alto Comahue	954	717	182.1
Patio Olmos (4)			
Total sales	**34,426**	**28,905**	**21,527.0**

(1) Retail sales based upon information provided to us by retailers and prior owners. The amounts shown reflect 100% of the retail sales of each shopping mall, although in certain cases we own less than 100% of such shopping malls. Excludes sales from stands and spaces used for special exhibitions.
(2) Opening December 18, 2014.
(3) Opening March 17, 2015.
(4) IRSA CP owns the historic building of the Patio Olmos shopping mall in the province of Cordoba, operated by a third party.

Cumulative tenants' sales as of June 30 of fiscal years 2017, 2016 and 2015

(per Type of Business, in ARS million)

	2017	2016	2015
Anchor Store	1,875	1,590	1,299
Clothes and Footwear	18,463	15,201	11,125
Entertainment	1,178	1,025	741
Home and decoration	957	784	617
Electronic appliances	4,064	3,861	2,994
Restaurant	3,671	2,722	1,938
Miscellaneous	3,963	3,368	2,589
Services	255	351	223
Total	**34,426**	**28,905**	**21,527**

Revenues from cumulative leases as of June 2017 and 2016

(in ARS thousand)

	IVQ17	IVQ 16	YoY Var	12M 17	12M 16	YoY Var
Base Rent[1]	537,246	425,165	26.4%	1,731,148	1,319,821	31.2%
Percentage Rent	158,445	161,982	(2.2%)	637,281	599,033	6.4%
Total Rent	**695,691**	**587,148**	**18.5%**	**2,368,429**	**1,918,854**	**23.4%**
Admission rights	68,507	60,669	12.9%	262,489	207,531	26.5%
Fees	13,581	10,825	25.5%	47,916	37,717	27.0%
Parking	51,897	42,652	21.7%	192,750	153,213	25.8%
Commissions	42,929	11,149	285.0%	124,903	84,815	47.3%
Revenues from non-traditional advertising	15,861	16,455	(3.6%)	60,663	56,372	7.6%
Others	2,490	1,749	42.3%	50,141	6,796	637.7%
Revenues before Expenses and Collective Promotion Fund	**890,956**	**730,647**	**21.9%**	**3,107,290**	**2,465,298**	**26.0%**
Expenses and Collective Promotion Fund	362,823	273,831	32.5%	1,349,725	1,081,385	24.8%
Total[2]	**1,253,779**	**1,004,478**	**24.8%**	**4,457,016**	**3,546,683**	**25.7%**

(1) Includes Revenues from stands for ARS 209.2 million cum Jun, 17.

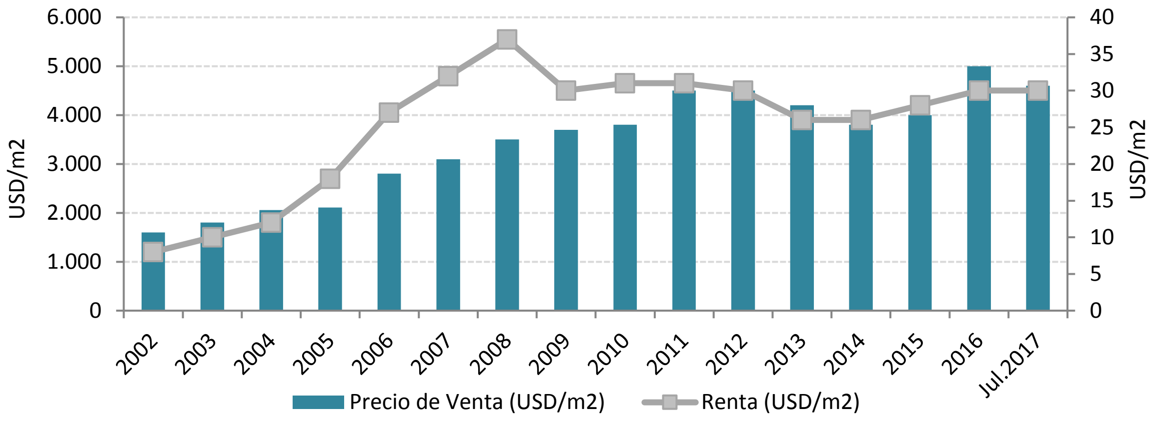
(2) Does not include Patio Olmos.

III. Offices

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

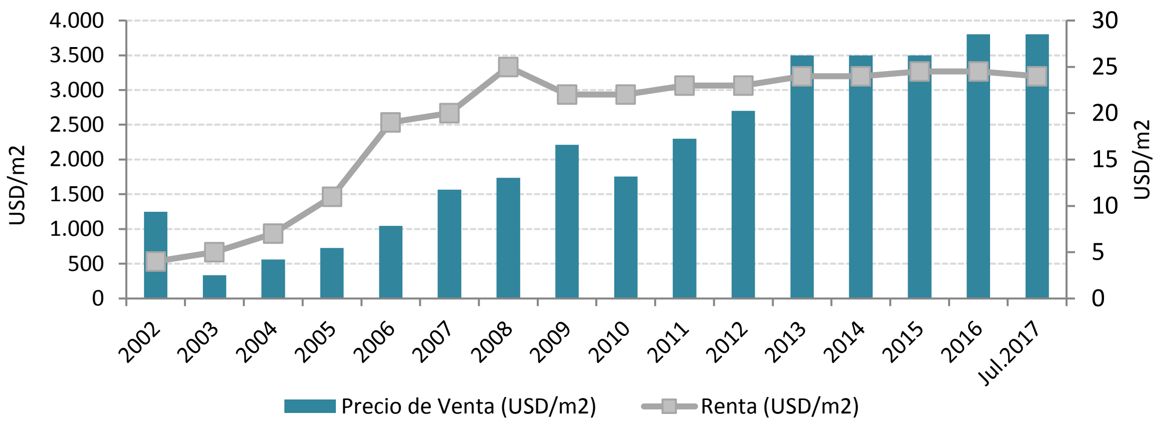
As concerns the A+ office market in the Northern Area, we have noted a significant improvement in the price of units during the last 10 years, and we believe in its potential during the next years.

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 fiscal year 2017, revenues from the offices segment increased 41.4% as compared to the same period of 2016, mainly explained by the depreciation of the peso vis-à-vis the dollar. Adjusted EBITDA from this segment grew 35.2% in fiscal year 2017 compared to the same period of the previous year.

	IVQ 17	IVQ 16	YoY Var	12M 17	12M 16	YoY Var
Revenues from sales, leases and services	105	84	24.8%	402	284	41.4%
Net gain from fair value adjustment on investment properties	579	186	210.9%	1,065	867	22.7%
Profit from operations	625	276	126.7%	1,381	1,102	25.3%
Depreciation and amortization	-2	0	-706.3%	6	4	45.1%
Adjusted EBITDA [1]	44	90	-51.4%	323	239	35.2%

(1) EBITDA: Profit from operations plus Depreciation and amortization, less changes in fair value of investment properties, plus realized results from the change in fair value.

The following table shows our leaseable area and occupancy for the past three fiscal years:

	FY 17	FY 16	FY 15
Leaseable area (sqm)	87,497	79,048	95,001
Total portfolio occupancy (1)	96.7%	98.6%	98.3%
Rent ARS/sqm (1)	411.0	386.0	226.00
Rent USD/sqm (1)	24.70	25.90	24.90

(1) Excludes the Phillips Building as there is a loan-for-use agreement signed with the selling party in effect until January 2018.

Gross leasable area was 87,497 sqm as of the end of fiscal year 2017, higher than the one recorded in the same period of the previous fiscal year, mainly due to the acquisition of the Phillips building, adjoining Dot Baires shopping mall, which added 10,142 sqm in June 2017. This increase was partially offset by the partial sales of the Intercontinental Plaza building.

The office portfolio maintained an occupancy rate of 100% during the first three quarters of fiscal year 2017, while in the fourth quarter one floor of the República building and one floor in Suipacha 664 building were vacated, thus closing the year with an occupancy rate of 96.7%.

Rental prices fell slightly as compared to the end of the previous fiscal year, as the floors that were sold and vacated had higher rental prices than the portfolio average.

Below is information on our office segment and other rental properties as of June 30, 2017.

	Date of acquisition	Gross Leaseable Area (sqm) (1)	Occupancy (2)	IRSA CP's effective interest	Monthly revenues ($ thousand) (3)	Annual cumulative leases for fiscal year $$/000(4)		
						2017	2016	2015
Offices								
Edificio República	12/22/2014	19,885	95.2%	100%	9,114	112,758	75,122	33,449
Torre Bankboston	12/22/2014	14,873	100.0%	100%	6,408	79,498	51,690	23,378
Intercontinental Plaza	12/22/2014	3,876	100.0%	100%	1,415	18,810	29,078	29,628
Bouchard 710	12/22/2014	15,014	100.0%	100%	7,594	85,465	67,250	26,936
Suipacha 652/64	12/22/2014	11,465	86.3%	100%	2,470	30,007	22,507	8,384
Dot Building	11/28/2006	11,242	100.0%	80%	4,345	50,172	31,229	27,416
Phillips (7)	06/05/2017	10,142		100%				
Subtotal Offices		**86,497**	**96.7%**	**N/A**	31,346	376,712	276,876	149,191
Other Properties								
Nobleza Picardo (6)	05/31/2011	109,610	94.0%	50%	1,775	13,217	2,172	7,960
Other Properties (5)	N/A	12,941	N/A	N/A	1,229,643	11,838	5,089	2,981
Subtotal Other Properties		**122,551**	**N/A**	**N/A**	1,231,418	25,055	7,261	10,941
Total Offices and Others		**209,048**	**N/A**	**N/A**	1,262,764	401,767	284,137	160,132

(1) Gross leaseable area for each property as of 06/30/17. Excludes common areas and parking.
(2) Calculated dividing occupied square meters by leasable area as of 06/30/17.
(3) Agreements in effect as of 06/30/17 in each property were computed.
(4) Corresponds to total consolidated leases.
(5) Includes the following properties: Ferro, Dot Adjacent Lot, Anchorena 665, Anchorena 545 (Chanta IV) and Intercontinental Lot.
(6) Through Quality Invest S.A.
(7) Not included in the calculation of occupancy, rent or revenues as there is a loan-for-use agreement signed with the selling party in effect until January 2018.

IV. Others

This item includes the “Sales and Developments” and “Financial Operations” segments.

in ARS Million	Sales and Developments (1)			Financial Operations (2)		
	12M 17	12M 16	YoY Var	12M 17	12M 16	YoY Var
Revenues	99	3	3600.5%	1	1	-12.0%
Net income from changes in fair value of investment property	193	425	-54.6%		-	100.0%
Profit from operations	222	390	-43.2%	-2	-1	137.5%
Depreciation and amortization	1	0	28.9%	-	-	0.0%
Realized results from change in fair value of investment properties	65	173	-62.2%			100.0%
Adjusted EBITDA	94	138	-31.6%	-2	-1	137.5%

(1) Includes Torres Rosario Project (Condominios del Alto I).
(2) 20% interest held in Tarshop, residual business of Apsamedia and Avenida Inc.

Adjusted EBITDA from the Sales and Developments segment was ARS 94 million during fiscal year 2017, as compared to ARS 138 million in income for the same period of the previous fiscal year, mainly explained by lower income from disposal of investment property.

V. CAPEX

	Developments		Acquisitions + Developments
	Greenfields	*Expansions*	
	Polo Dot (First Stage)	Alto Palermo	Catalinas
			
Beginning of works	FY 2017	FY 2017	FY 2017
Estimated opening date	FY 2019	FY 2019	FY 2020
GLA (sqm)	32,000	4,000	35,468
% held by IRSA Propiedades Comerciales	80%	100%	45%
100% investment amount (in millions)	ARS 1,000	USD 28.5	ARS 1,600
Work Progress (%)	7.4%	0%	3.0%

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 consists in moving the food court to a third level in the shopping mall by using the area of an adjacent building acquired in 2015. The demolition stage ended in the second quarter of FY 2017.

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 approximately 75% of the footage, before starting the works. The construction stage started in the second quarter of FY 2017, and we expect that the building will become operational within 18 to 24 months. The second stage of the project will include two office/hotel buildings that will add 38,400 sqm of GLA 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 a high occupancy rate.

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 FY 2017, and are expected to be completed in about 3 years.

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 twelve-month period ended June 30, 2017
(stated in ARS million)

Item	Total as per segment information	Expenses and Collective Promotion Funds	Adjustment for share of profit / (loss) of joint ventures (1)	Total as per Statement of income
Revenues	3,548	1,488	-39	4,997
Costs	-400	-1,513	13	-1,900
Gross profit	**3,148**	**-25**	**-27**	**3,097**
Net income from changes in the fair value of investment property	3,326		-192	3,133
General and administrative expenses	-325	-	3	-322
Selling expenses	-239	-	2	-237
Other operating results, net	-52	-	1	-51
Profit from operations	**5,858**	**-25**	**-213**	**5,621**

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

VII. Consolidated Financial Debt

As of June 30, 2017, IRSA Propiedades Comerciales S.A. had a net debt of USD 187.3 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	2.4	Floating	< 360 d
CP Bank Loan	ARS	4.5	21.20%	May-18
IRSA CP Non-Convertible Notes Series II	USD	360.0	8.75%	Mar-23
Other loans	ARS	0.1	-	-
IRSA CP's Total Debt		**367.0**		
Cash & Cash Equivalents + Investments (2)		**179.7**		
Repurchase of Debt		**-**		
Consolidated Net Debt		**187.3**		

(1) Principal amount at an exchange rate of ARS 16.63/USD, without considering accrued interest or eliminations of balances with subsidiaries.

(2) 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 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)
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 FY 17 the face value of IRCP's shares was changed from $0.10 to $1 per share.

IX. Material and Subsequent Events

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, their interest in TGLT would increase to 13.80% of its stock capital, up from 9.48%.

Suspension of Public Offering of New Shares

On July 20, 2017, IRSA Propiedades Comerciales announced that it had resolved not to proceed with the global public offering of new shares of IRSA CP and the sale of shares offered by IRSA Inversiones y Representaciones Sociedad Anónima ("IRSA") due to adverse market conditions. Therefore, the offering described in the preliminary offering memorandum dated July 7, 2017, was suspended.

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.

Issue of Series III and IV Notes

On September 5, 2017, Series III and IV were offered under the US$ 500 million Program approved by the Shareholders' Meeting. Settlement will take place on September 12, 2017. Series III was declared vacant. Below are the results of the tender of Series IV Notes:

- Series IV Notes for a principal amount of US$ 140 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.

X. Brief comment on prospects for the next fiscal year

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 we expect to carry out expansion works in some of our shopping malls for approximately 20,000 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 9,870 sqm Sodimac store in Mendoza Plaza Shopping, and we will expand by 3,822 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 Balance Sheets
as of June 30, 2017 and 2016

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

	Note	06.30.17	06.30.16
ASSETS			
Non-current Assets			
Investment properties	10	35,916,882	32,234,096
Property, plant and equipment	11	120,536	118,325
Properties for sale	12	61,600	48,029
Intangible assets	13	111,560	67,139
Investments in associates and joint ventures	8,9	791,626	597,759
Deferred tax assets	22	59,455	51,759
Income tax and minimum presumed income tax credit		29	249
Trade and other accounts receivable	16	777,818	488,198
Investments in financial assets	15	66,717	312,425
Total non-current assets		**37,906,223**	**33,917,979**
Current assets			
Inventories	14	22,722	18,202
Restricted assets	15	49,525	-
Income tax credit		1,933	345,815
Trade and other accounts receivable	16	1,453,312	1,934,134
Investments in financial assets	15	1,180,249	1,772,323
Cash and cash equivalents	15	1,807,544	33,049
Total current assets		**4,515,285**	**4,103,523**
TOTAL ASSETS		**42,421,508**	**38,021,502**
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	-
Special reserve		2,700,192	2,700,192
Changes in non-controlling interest		(19,784)	(19,770)
Retained earnings		18,429,374	16,295,496
Total equity and reserves attributable to controlling company's shareholders		**22,145,079**	**19,654,617**
Non-controlling interest		871,169	775,600
TOTAL SHAREHOLDERS' EQUITY		**23,016,248**	**20,430,217**
LIABILITIES			
Non-current liabilities			
Trade and other accounts payable	19	406,598	326,069
Loans	20	5,918,119	5,266,576
Deferred tax liability	22	11,263,341	10,150,280
Provisions	23	16,509	26,286
Total non-current liabilities		**17,604,567**	**15,769,211**
Current liabilities			
Trade and other accounts payable	19	1,104,982	963,931
Salaries and social security charges payable		147,095	107,382
Income tax payable		268,957	114,624
Loans	20	249,868	626,492
Derivative financial instruments	21	4,950	2,857
Provisions	23	24,841	6,788
Total current liabilities		**1,800,693**	**1,822,074**
TOTAL LIABILITIES		**19,405,260**	**17,591,285**
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		**42,421,508**	**38,021,502**

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

IRSA PROPIEDADES COMERCIALES S.A.

Consolidated Comprehensive Income Statements
For the fiscal years ended June 30, 2017, 2016 and 2015

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

	Note	06.30.17	06.30.16	06.30.15
Revenues from sales, leases and services	27	3,508,975	2,674,873	1,924,176
Revenues from common maintenance expenses and common advertising fund	27	1,488,187	1,183,627	833,905
Costs	28	(1,899,786)	(1,460,204)	(1,018,023)
Gross income		**3,097,376**	**2,398,296**	**1,740,058**
Net gain from fair value adjustment on investment properties	10	3,133,413	17,092,403	2,690,556
General and administrative expenses	28	(322,176)	(221,580)	(140,126)
Selling expenses	28	(236,528)	(162,221)	(117,683)
Other operating loss, net	29	(51,219)	(68,552)	(110,855)
Profit from operations		**5,620,866**	**19,038,346**	**4,061,950**
Income from interests in associates and joint ventures	8,9	152,703	204,299	50,768
Income before financial results and income tax		**5,773,569**	**19,242,645**	**4,112,718**
Financial income	30	242,438	512,555	105,138
Financial expenses	30	(1,313,336)	(2,938,476)	(603,883)
Other financial income	30	284,024	1,714,702	47,215
Financial loss, net	30	(786,874)	(711,219)	(451,530)
Profit before income tax		**4,986,695**	**18,531,426**	**3,661,188**
Income tax	22	(1,609,181)	(6,278,894)	(1,249,369)
Profit for the year		**3,377,514**	**12,252,532**	**2,411,819**
Total comprehensive income for the period		**3,377,514**	**12,252,532**	**2,411,819**
Attributable to:				
Controlling company's shareholders		3,260,476	11,821,280	2,280,391
Non-controlling interest		117,038	431,252	131,428
Net income per share attributable to controlling company's shareholders (Note 31):				
Basic		25.87	93.81	18.10
Diluted		25.87	93.81	18.10

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

IRSA PROPIEDADES COMERCIALES S.A.

Consolidated Cash Flow Statements

For the fiscal years ended June 30, 2017, 2016 and 2015

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

	Note	06.30.17	06.30.16	06.30.15
Operating activities:				
Cash provided by operating activities	17	3,139,928	1,589,228	1,483,867
Income tax paid		(264,721)	(575,855)	(226,290)
Net cash provided by operating activities		**2,875,207**	**1,013,373**	**1,257,577**
Investment activities:				
Acquisition and capital contribution in associates	9	(7,719)	(71,000)	(31,985)
Payment for business combination net of acquired cash	17	(46,146)	-	-
Sale of interest in associates		-	-	19,140
Acquisition of investment properties from controlling company		-	-	(89,789)
Capital contributions in joint ventures	8	(3,000)	(2,000)	(6,600)
Acquisition of investment properties	10	(703,865)	(167,665)	(248,846)
Proceeds of sale of investment properties		138,342	357,243	365,313
Loans granted		(10,000)	-	-
Collections of loans granted		1,047	-	-
Acquisition of properties, plant and equipment	11	(23,866)	(13,747)	(26,152)
Advance payments to suppliers		(169,647)	(6,596)	(13,995)
Acquisition of intangible assets	13	(35,786)	(1,583)	(467)
Increase of financial assets		(2,517,631)	(9,916,383)	(1,554,810)
Decrease of financial assets		3,282,471	8,453,545	1,033,306
Loans granted to related parties		(279,042)	(533,525)	(38,507)
Collections of loans granted to related parties		168,846	-	76,817
Interest received from financial assets		57,922	37,156	102,344
Net cash used in investment activities		**(148,074)**	**(1,864,555)**	**(414,231)**
Financing activities:				
Issue of non-convertible notes		-	5,411,199	-
Repayment of notes		(407,260)	(1,686,393)	-
Acquisition of non-controlling interest		-	-	(80)
Borrowings		194,919	1,043,553	329,763
Borrowings from related parties		3,500	-	9,000
Capital contributions of non-controlling shareholders		-	-	121
Repayment of loans		(176,943)	(1,328,439)	(509,605)
Repayment of loans from related parties		-	(3,715,480)	
Repayment of financial leases		(1,338)	(2,678)	(2,430)
Collection of derivative financial instruments		130,993	1,831,621	102
Payment of derivative financial instruments		(47,797)	(580,828)	(16,054)
Repayment of loans for financed purchases		-	-	(105,861)
Dividends paid	18	(48,926)	(37,019)	(148,515)
Interest paid		(544,280)	(278,279)	(213,438)
Dividends paid to non-controlling shareholders		(60,622)	(77,587)	(3,946)
Net cash (used in) / generated by financing activities		**(957,754)**	**579,670**	**(660,943)**
Net increase / (decrease) in cash and cash equivalents		**1,769,379**	**(271,512)**	**182,403**
Cash and cash equivalents at beginning of period	15	33,049	303,499	116,706
Foreign exchange gain on cash and cash equivalents		5,116	1,062	4,390
Cash and cash equivalents at period end	15	**1,807,544**	**33,049**	**303,499**

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

Central Office

Intercontinental Plaza – Moreno 877 24º Piso

Tel +(54 11) 4323 7400

Fax +(54 11) 4323 7480

www.irsacp.com.ar

C1091AAQ – Cdad. Autónoma de Buenos Aires – Argentina

Investor Relations

Alejandro G. Elsztain –CEO

Daniel R. Elsztain - COO

Matías I.Gaivironsky – CFO

Tel +(54 11) 4323 7449

ir@irsacp.com.ar

Legal Advisors of the Company

Estudio Zang, Bergel & Viñes

Tel +(54 11) 4322 0033

Florida 537 18º Piso

C1005AAK – Cdad. Autónoma de Buenos Aires – Argentina

Registration and Transfer Agent

Caja de Valores S.A.

Tel +(54 11) 4317 8900

25 de Mayo 362

C1002ABH – Cdad. Autónoma de Buenos Aires – Argentina

Company's Independent Auditors

PricewaterhouseCoopers Argentina

Tel +(54 11) 4850 0000

Bouchard 557 7° Piso

C1107AAF – Cdad. Autónoma de Buenos Aires – Argentina

Depositary Agent of GDS´s

The Bank of New York Mellon

P.O. Box 11258
Church Street Station
New York - NY 10286 1258 – Estados Unidos de América
Tel (toll free) 1 888 BNY ADRS (269-2377)
Tel (international) 1 610 312 5315

shareowner-svcs@bankofny.com

IRSA PROPIEDADES COMERCIALES

Ticker BCBA: **IRCP** / Ticker Nasdaq: **IRCP**