FINANCIAL STATEMENTS

TGLT S.A.

AS OF DECEMBER 31, 2010 AND 2009

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ANNUAL REPORT

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To the Shareholders of:

TGLT S.A.

Scalabrini Ortiz 3333, 1st floor

C1425DCB Autonomous City of Buenos Aires

In compliance with applicable statutory and corporate regulations, we are pleased to submit this Annual Report and the Financial Statements for the sixth financial period, between January 1 and December 31, 2010, to the Honorable Shareholders' Meeting.

I. LETTER TO THE SHAREHOLDERS

Dear Shareholders,

2010 was a milestone year for TGLT. Our initial public offering ("IPO") not only provided the Company with almost $220 million of growth capital, but also allowed us to consolidate our projects and resources into a simpler, leaner structure which will give us incremental flexibility and economies of scale. Our IPO was a milestone for Argentina's economy as well: the first one in more than two and a half years and the first homebuilder to go public.

TGLT began operations in 2004 launching Forum Puerto Madero. In only 6 short years we developed a platform with a unique land bank, a superb team and positioned ourselves as the leading homebuilder in Argentina. Our business model is not that of real estate speculation. Our business model is an industrial one, where our goal is to efficiently build homes. Starting with effective sourcing of land – our most important input – our business model requires sophistication, discipline and execution at all stages of the development process.

In parallel with our IPO, we made significant progress in our portfolio projects. Sales and construction at the 11 buildingproject in Puerto Norte, Rosario is at full thrust, with almost 270 units sold and over 40% progress made in construction. We opened a sales showroom at Forum Alcorta and launched Tower 2, achieving significant incremental pricing. In fact, we are selling at record prices for comparable product in Buenos Aires.

We made significant progress with pre-construction works at Marina Rio Lujan (Tigre), a 32-hectare project with 700 meters of waterfront over the Lujan River where over 200.000 m2 will be launched. We continued with the approval process of our first project in Montevideo.

As far as land bank expansion, we acquired a prime lot in Palermo (Buenos Aires) overlooking Alto Palermo Shopping Mall, where we will launch a 14.000 m2, 26-story tower in 2Q´11 that will expand our product offering. Importantly, our land bank pipeline has materially increased after the IPO – we are in the process of negotiating outstanding land located in the largest cities of Argentina and Uruguay.

The results of 2010 need to be analyzed considering two major factors. First, our business cycle is not annual. A typical project cycle has not less than 3 years from land acquisition to unit delivery. Consequently the snapshot of our 12/31/2010 financials is the sum of individual project snapshots, all of which are at different stages of development. Most of our current projects were launched after 2008, so the 2010 financial statements fail to capture the end results of these projects. Also, Argentine accounting standards for our industry require incremental analysis of financial statements. Just as an example, accounting guidelines require us to record cash collections from customers as liabilities subject to exchange rate revaluations. In spite of having no bottom line impact over the life of the project, we are required to mark-to-market these collections on a quarterly basis and take the mark impact through our P&L. Another important element to consider is the fact that in 2010, consistent with the IPO, we consolidated all of TGLT projects, making it a unique year for year over year analysis.

As we look into 2011, we see a year of growth for Argentina's economy in general and for our industry in particular: we believe that much of the savings generated by Argentines continue to be funneled to real estate investments. It is our hope that this demand will soon be complemented with that of individuals that need financing to buy a home. Based on recent agreements signed by Argentine Goverment with the Caixa Economica Federal of Brazil, we believe that this will happen soon. In TGLT we have been preparing ourselves to play a significant role in this new stage in the industry.

For 2011 we intend to launch not less than US$210 million of new products and expand our land bank. It is also our goal that by meeting and exceeding our targets our stock outperforms the Merval index. Since TGLT began trading until the end of 2010, stock outperformed the Merval benchmark index by 2%.

Federico N. Weil
Chairman & CEO

II. CORPORATE PROFILE

TGLT S.A. (hereafter "TGLT", "the Society" or "the Company") is a leading real estate development company in Argentina with outstanding housing projects targeted toward upper and upper-middle socio-economic segment clients, and expansion plans toward the middle class segment in various areas of Argentina and Latin America. It's currently undergoing a stage of strong growth.

TGLT integrates all the roles associated with housing development projects, such as: searching for and acquiring land, designing the products, marketing, sales, construction project management, purchasing consumables, post-sale services, and financial planning. The architecture and construction are outsourced to other companies, with which TGLT has strategic relationships, though the Company extensively supervises both stages. TGLT's growth profile is leveraged by its strategic alliance with PDG Realty S.A. Empreendimentos e Participações (hereafter "PDG"), one of the main real estate development companies in Brazil.

The housing development projects pursued by TGLT are characterized by (i) their privileged locations, (ii) their scale, with the goal of developing projects of at least 10,000 sq. mts. of saleable area, (iii) its designs and the quality of its materials, and (iv) the breadth and quality of its services.

TGLT was conceived to actively participate in the transformation of the local real estate development business with a vision of integrating with the rest of Latin America, while always remaining faithful to its foundational values:

- *Quality and service.* Our commitment toward our clients is renewed on the basis of a constant effort to improve quality of life by emphasizing not only the design, innovation, and durability of all of our products, but also our pre and post-sales orientation, attention and services associated with the acquisition of a property.
- *Innovation.* Our commitment with investors is materialized through the constant search for best practices and innovation in the way we approach our business: proactivity enables maximizing investors' returns, while a profound knowledge of the market and the business lead us to minimize risks.
- *Sustainability.* Our social commitment is manifested through sustainable development, which reduces environmental impact and guarantees a healthy integration of TGLT's projects with the communities in which they are built, thus contributing to their dynamics.

The Company was founded in 2004 by Federico Weil, who along with PDG is a major Company shareholder. TGLT's offices are currently located at Av. Scalabrini Ortiz 3333 1st floor, in the Autonomous City of Buenos Aires. Our phone number is 5252-5050 and our website is www.tglt.com.

Vision and Acquisition of Land

The Company is actively involved in market analysis and different zoning categories, and in land-acquisition processes. Adequate selection of lands is a critical factor to its activities and is one of the outstanding features of its real estate development projects.

In the acquisition processes, opportunities are extensively analyzed, both from the potential project profitability perspective, and regarding the necessary legal and environmental permits and approvals. Although in almost all cases, projects require municipal, provincial and/or national approvals in order to be carried out, Company strategy prioritizes land-acquisition that requires no rezoning or other extraordinary approvals. By means of the consulting services of specialized companies, the cost/benefit relationship is evaluated, and the financial feasibility of the project is analyzed.

Usually, land acquisition is conducted by combining means of payment in cash with exchanges of land for square meters in order to reduce capital immobilization.

TGLT's goal is to obtain the best land in each sub-market, focusing on the large cities and consolidating an adequate land bank for [2] years' worth of future development projects.

Product Design

TGLT works with first-class architecture firms with the object of obtaining innovative products characterized by high-quality materials and a wide range of services. With that goal in mind, market and comparative surveys are conducted, and draft projects are assessed prior to developing the executive project.

Marketing and Sales

The marketing process begins with the market survey and evaluation of the acquired land, usually with real estate and/or consumer consulting firms. This derives the definition of the product. Once conclusions are arrived at regarding market conditions and consumer trends, a schedule is generated which architects use as basis to design the project.

Communication strategies and marketing elements are present throughout the development of the different commercialization stages. In the initial pre-sale stage, sales folders and mock-ups are used to describe the project. At the time the project is launched, sales offices are usually opened including a model unit. Also, the sales-force is trained on issues such as the product itself and negotiation, and it is provided sales tools such as frequently-asked-question manuals.

The sales-force framework is established by means of agreements with specialized brokers, which are usually exclusive for each project. We also have our own sales-force in order to stay in direct contact with our clients and conduct better supervision of the brokers' performance. In the pre-sales stage, we use specialized brokers with an independent profile that have their own investors portfolios.

Construction

As is the case with project architecture, construction is conducted by companies specializing in this line of work, with which TGLT maintains long-term relationships. However, the Company constantly supervises the evolution of project construction.

Construction contracts are usually adjusted according to the Construction Price Index published by the Argentinean Construction Chamber (in Spanish, "CAC Index"), as is customary in the business. In some contracts, adjustments are made according to polynomial formulas that attempt to more accurately reflect the evolution of the costs of the works contracted. Because sales prices are denominated in Dollars, if construction cost increases occur under a stable exchange rate, there is a fall in the project's results. If, on the other hand, costs remain stable and if a devaluation in the exchange rate should occur, the project's results are increased. TGLT actively manages these risks by managing the materials purchases' and apartment pre-sales' timeframes according to expectations regarding cost inflation and the evolution of the exchange rate.

TGLT seeks to conduct the construction of its projects by using the guaranteed maximum price management system instead of the traditional lump-sum system. In the lump-sum system, the principal enters into a contract for a fixed price with a contractor for the latter to perform the main works, such as concrete works, construction and electricity systems, and separately contracts secondary works, such as painting, carpentry, and landscaping. Instead, in the guaranteed maximum price management system, the Company makes an agreement with a single overall contractor that manages and coordinates all of the works. Any subcontracting and materials purchases made by the main contractor must be approved by the principal. Additionally, this scheme has been modified in TGLT's agreements with its contractors in order to enable direct contracting if it should turn out to be more beneficial. Also, the main contract establishes incentives for subcontracting and materials purchases to be made at lower prices than those budgeted, whereby the savings achieved relative to the budget are distributed between the principal and the contractor. Although this system may entail a greater initial cost, it reduces the principal's risks by guaranteeing a final maximum price for the works.

Additionally, construction contracts establish penalties for completing works beyond the stipulated deadline, the amount of which is higher than those to be paid by the Company for delayed unit delivery.

Post-construction

With the object of ensuring client satisfaction, TGLT regularly visits the units before delivery in order to detect and resolve eventual construction problems and performs comprehensive quality control. Additionally, the Company regularly contacts clients before delivering the units, it provides regular construction status reports, and allows them to visit the construction site.

TGLT's goal is to achieve a satisfied and loyal client base by attending all the clients' needs associated with the purchase of the property.

Project Funding

The Company seeks to minimize the use of cash in order to fund the real estate projects it conducts by using a combination of alternative funding sources such as the following:

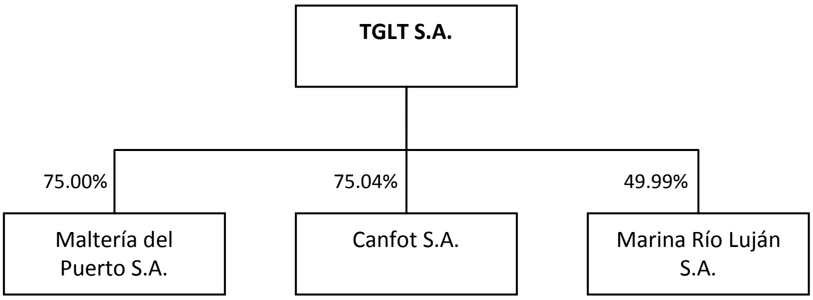
- **Pre-sales:** TGLT begins selling its units prior to completing them, even before initiating construction. Purchasers usually make a down payment upon signing the sale certificate, and then pay successive installments until taking possession of the property. Down payments made by clients are the main source of working capital.
- **Land trading:** As much as possible, the Company seeks to incorporate an exchange element into the purchase of lands, whereby the land owner transfers the land to TGLT in exchange for future units to be built on them. Usually a mortgage is furnished in favor of the land owner in order to secure the obligation assumed by the real estate company of building in accordance with the agreed timeframes and terms, and of delivering the units committed in the trading transaction, which include compensation for damages in the event of infringements. Under this method, lock-up and price fixing clauses are usually included to avoid competition for the sale of completed units between the real estate company and the land owner. Occasionally, instead of individualizing units to be transferred to the land owner when the project is completed, the real estate company agrees to transfer the land owner a percentage of total collection on a *pari passu* basis, thereby sharing any price risks.
- **Seller Financing:** Alternatively, TGLT obtains financing by the land owner by the latter accepting payment for the land once the company has made the pre-sales necessary to cover such a payment. When executing the

transfer, a payback scheme is agreed that is consistent with pre-sales forecasts and the pre-construction expenses necessary to initiate them.

- **Exchange of construction materials and/or services:** Under this scheme, the supplier agrees to receive part or all of the payment for its services in housing units to be delivered upon completing the project. Some advantages of this method of payment include those listed following: (i) speeding up of sales, especially those of units that are more difficult and thus set aside for this type of exchange; the exchanges are made official by signing purchase-sale receipts. (ii) joining of interests: the contractor is better motivated to carry out its tasks in due time and manner, as it will own certain units; (iii) setting of costs without indexation—construction contracts are usually indexed—and (iv) improvement in the project's cash flow.

Corporate Structure

TGLT group's organizational structure is as shown in the following diagram:



The Company conducts its real estate development projects through TGLT S.A. or its subsidiary companies. Maltería del Puerto is the owner of the land where the Forum Puerto Norte project is being developed; Canfot S.A. is the owner of the land where the Forum Alcorta project is being developed; and Marina Río Luján S.A. the owner of the land where the project provisionally called Marina Río Luján is being developed.

Shareholders

The Company's issued, subscribed and paid-up capital to the date of this Annual Report amounts to $ 70,349,485. As of today the capital registered with the Corporate Records Office is $ 22,350,000 and is distributed among the shareholders as shown on the table below:

	Dec 31, 2010		Dec 31, 2009	
Shareholders	Shares	Interest	Shares	Interest
Federico Nicolás Weil	15,645,000	22 %	15,645,000	70 %
PDG Realty S.A. Empreendimentos e Participações	19,121,667	27 %	6,705,000	30 %
Holders of deposit certificates representing common shares	16,005,710	23 %		
Other holders of common shares	19,577,108	28 %		
	70,349,485	100 %	22,350,000	100 %

On October 29, 2010, TGLT underwrote 47,999,485 common shares within the context of its initial public offering (See section V).

On November 4, 2010, the Board of Directors of TGLT S.A. approved a capital increase by means of an issuance of 47,999,485 common shares at a nominal value of $ 1 (one peso) each and with 1 (one) voting right per share. In the same meeting, the Board approved the implementation of the elimination of the division of corporate equity into various classes of shares son that book-entry Class A and Class B shares are converted into book-entry common shares of a single class. Additionally, in view of the agreement entered into with Caja de Valores S.A. on October 19, 2010, it was decided to implement a new shareholders' record to be carried by the institution. Finally, the Company's corporate equity was set at $ 70,349,485 represented by 70,349,485 shares.

ECONOMIC CONTEXT

The International Context

In 2010, the world economy grew once again (4.8%), after having contracted in 2009 (-0.6%) as a result of the impact of the problems originated in the economies of developed countries. Initially, it was the difficulties in the real estate sector of the US, which quickly propagated to others sectors of its economy, and subsequently, the fears associated with operations in the Eurozone generated as a result of the high levels of public indebtedness and fiscal and foreign deficits of many of its member-countries.

Although the global economy showed signs of recovery in 2010, the world continued to function at two different speeds. On the one hand, the emerging economies came to the fore with growth rates of around 7.1%, which quickly recovered their growth ratios and once again drove the expansion of the global economy, accounting for about three quarters of its growth. On the other hand the economies of developed nations regained growth at a rate of 2.7%, although they failed to fully recover from the -3.2% contraction experienced in 2009.

The performance of developed nations was not homogeneous. Around the middle of the year, fears concerning a relapse in the fall of developed economies' growth were rekindled (the risk of the so-called "W"), particularly the doubts about Greek solvency and finalization of the expansion policy cycle in the U.S. and Europe. Toward the last quarter of the year the uncertainty was somewhat reduced after a rescue fund was created for countries within the Eurozone (with contributions by the ECB and the IMF, among others, and announcement of new monetary relaxing rounds—Quantitative Easing II) by the FED and, to a much lesser extent, by the ECB, and a performance by the major European countries that turned out to be better than expected, among other factors.

Maintaining low interest rates in the developed economies, in addition to monetary relaxation by the FED had an impact on global markets, especially during the second semester of the year, since it drove the flow of capitals to emerging economies, which saw a reduction in their spreads, and caused a weakening of the dollar in relation to other currencies, a factor which became known as the "monetary war". In effect, after reaching 430 bps in May as a result of worsening of the fears associated with Greece and the Eurozone, the Latin American spread fell until it reached 530 bps at the end of the year. The Argentinean spread, which started the year off at 660 bps—as measured by the EMBI—and also reached a maximum of 850 bps in May, later fell until it reached 530 bps. Furthermore, in real terms, the dollar fell against the main global currencies in 2010, except for the euro, which fell sharply against the dollar (-7.2%) as a result of the problems of some of its member countries and the fears that in the end, those with the most serious problems should be forced to implement some form of restructuring of their sovereign debts. In actual fact, the dollar fell sharply against the yen (10.6%) driven by the actions of investors that took positions in that currency as a safeguard. Mexican (9.2%), Brazilian (8.7%), Chilean (7.3%), and Chinese (5.1%) currencies were also strengthened against the dollar in low domestic inflationary environments. On the other hand, the pound sterling showed a performance virtually equal to that of the dollar (0.2%). Finally, of all world currencies, the Argentinean peso was the one that was most strengthened against the dollar (15.5%) as a result of the nominal devaluation of 4.5%, which was estimated at a much lower rate than the domestic inflation calculated by private consultants at 25%.

The Argentinean Economy

In this favorable international context, assisted by fiscal and monetary policies that continued to promote expansion, Argentina closed the year with a growth estimated at 7.5%, mainly driven by the recovery of the agricultural sector and industry (especially, the auto and steel industries), and exceeded the levels it was at prior to the recession.

Concerning the demand, consumption remained as the main growth driver. The government's income policy (with the full impact of the Universal Allocation per Child and the increases in the minimum wage and pension), in addition to expansionary fiscal and monetary policies, energized consumption in both the public (5% in 2010) and private sectors (7.7%). Additionally, the speed-up of inflation drove the middle class segments to seek safety by purchasing assets instead of investing in interest rates, which were far below inflation. Added to an increase in credit facilities, all this contributed to generating a consumption boom, among other areas, in automobile sales. On the other hand, investment experienced a significant recovery after the fall of 2009 (-12.5%), showing a growth rate (14.8%) that enabled it to rank closely to record levels as percentage of GDP (22.0%).

Tax accounts closed the year positively, with a primary surplus around 2% of GDP and a tax outcome of 0.3% of the GDP. Although the federal government received "help" from the Central Bank and the ANSES to achieve that surplus, tax accounts are not currently a source of vulnerability as they were in the past. However, it is true that the government has not taken advantage of the bonanza to implement counter-cycle fiscal policies and save during the ascending phase of the cycle. In spite of this, solvency is not at risk, as the net public debt (excluding the holding of the public sector itself) is at very low levels, under 30% of the GDP.

Regarding the foreign trade sector, the trade surplus was around US$13 billion, which is slightly lower than that of 2009 (US$16.9 billion). Although it was benefitted by a record soy harvest and a significant recovery in agricultural commodity prices, in addition to a sharp growth in industrial exports (29%)—especially automobiles to Brazil—the surplus shrunk due to a significant increase in imports (43%), which exceeded the export growth (23%).

2010 was also marked by the political crisis that arose as a result of the Executive Branch's removal of Martín Redrado from the chairmanship of the Central Bank due to his opposition to using international reserves to pay debt. The political uncertainty ended with a new chairperson at the Central Bank, the validation of the use of reserves to pay debt, and greater institutional weakness, which translated into a Central Bank that has less independence from the Executive Branch and is less prone to fulfill the mandate of its organizational charter, and therefore, to fight against inflation.

In this context, monetary policy took on a more expansionary approach thereby validating a significant inflationary spiral, which went from 16% to 25% during 2010. The low concern shown by the Central Bank regarding inflationary acceleration was reflected in a two-fold lack of fulfillment of the Monetary Program. For the first time since 2002, when the program was first applied, last September the Central Bank changed the monetary goals to prevent them from not being met in the last quarter of the year. In spite of this, in December, the maximum goal for private aggregate M2 was not met, and therefore ended the year with an inter-annual growth of 33% (3 percent above the upper goal).

In an environment of a significant increase in the amount of money (the monetary base expanded by 31%) and nominal exchange rate stability (it averaged $3.97 in December 2010, only 4.5% above the same month in 2009), interest rates remained stable and did not follow the increases in the inflation rate. The financial system reference rate, which is the Badlar rate paid by private banks for large 30-day deposits, averaged 11.1% last December, well under the actual inflation rate. Interest rate stability will depend on what happens with the exchange rate. In this regard, a higher domestic inflation than the nominal devaluation rate ended up causing a sharp appreciation of the peso (15.5% in 2010), which turned out to be a worldwide record. In spite of this, fears associated with a devaluation of the peso will remain restrained as long as the Brazilian real (Argentina's main trading partner) continues to be one of the most appreciated currencies in the world and agricultural commodity prices remain high—as everything seems to indicate they will during 2011.

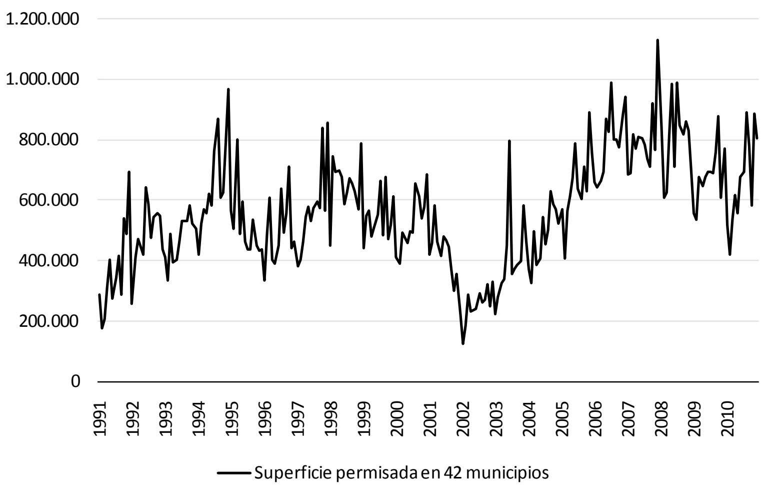
In this context, the Argentinean financial system gave signs of stability and robustness, and both the deposits (with a growth of 31.3% in 2010) and credit granted to the private sector (35.8%) grew at high rates. In terms of the product, the increase was more moderate. Loans went from 10.6% to 11.3% of the GDP, while deposits grew from 13.7% to 14.1%.

The most outstanding political event of 2010 was the sudden death of former president Néstor Kirchner. The markets' reaction after his death was positive, as they interpreted that Cristina Kirchner would move further toward the center, with more market-friendly economic policies. Although there have been no significant changes in the economic decision-making field, the president has conveyed some signals of a less confrontational attitude than in the past.

In effect, the government has initiated negotiations with the Paris Club to pay the debt that continues to be in default since 2001, and also announced an agreement with the International Monetary Fund to create a new national price index. These positive signals sent to the market were added to last year's re-opening of the swap that had already enabled the government to renegotiate 92% of the debt originally in default, a factor which favored a sharp contraction of Argentina's spread: country risk, as measured by the EMBI index, managed to reach 850 base points at mid-year and closed the year at 530 base points.

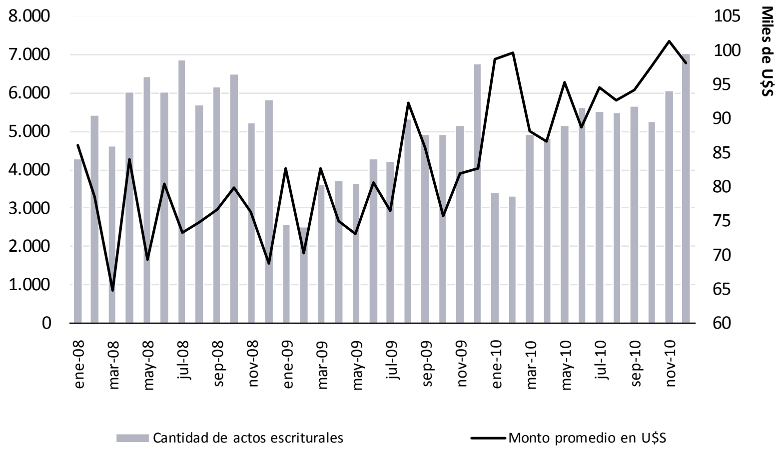
The Construction Industry

During 2010, construction showed a recovery of 3.5% after the fall (4.0%) experienced in 2009; although it didn't quite recover the activity levels of before the recession, this result is understandable when evaluating the cumulative 2010 performance of formal employment within the industry (-3%) and approved square meters for overall new private works (-2%). To the contrary, dispatching of materials showed a strong recovery, as is the case with cement (7%), driven by stock replenishment, refurbishments, the dynamic growth of private works in upper-middle and premium segments, and the execution of public works, were the segments that accounted for industry growth during 2010. In this context, the construction of buildings and other private works aimed at the lower and middle-class segments remained relatively behind.



Source: INDEC

The amount of real estate purchase and sale instruments subscribed in the City of Buenos Aires recovered during 2010 (19%), if only partially from the fall it experienced in 2009 (-28%); this was in line with what occurred in the industrial sector in general. Even so, in this context, the average amount—in dollars—of purchase and sales instruments recovered significantly during 2010 (39%) from the fall it had shown in 2009 (-20%); this reflects that the increase in the amount of purchase and sales instruments subscribed was especially driven by the growing participation acquired by the higher segments of the market.



Source: Buenos Aires Association of Notaries

In other words, in 2009, when the context of retraction of road works and infrastructure activity experienced a strong increase driven by the sharp increase in public works—as a result of the government's goal of implementing counter-cycle policies to mitigate the contraction effects of the recession—during 2010 the different segments that comprise the construction industry once again showed heterogeneous growth.

Perspectives for 2011

The international context will continue to be favorable to Argentina in 2011. Although lower growth rates are expected globally as compared to those of 2010, the price of agricultural commodities will remain high, and will mostly likely be higher than those of 2010 on an annual average. This will enable the values exported by Argentina to compensate for the slight fall of the harvest expected to occur in 2011, basically due to the worsening of climate condition, partly because of the phenomenon of "La Niña" after the rainfall brought on by "El Niño" during 2010. Additionally, the demand of its main trading partners will remain on a dynamic level, as both Brazil and China will continue to grow strongly in 2011. On the other hand, interest rates are expected to remain low and IED financial flow toward the region will most likely increase due to the relaxing of monetary policies that the U.S. has begun to implement as of the final months of 2010.

The Argentinean economy is expected to grow strongly again in 2011 due to the favorable external conditions that will persist and will "inherit" a growth of 1.6% due to the "carryover" effect of 2010. Presumably, industrial growth will be notorious, once again driven by the automobile and steel sectors, and the retail sector, which will be benefitted by the momentum that will surely be gained by private consumption and by expansionary fiscal and monetary policies which the government is expected to implement in an election year, such as 2010. The construction sector will experience more moderate growth and will be especially driven by items more associated with public works, such as road works and infrastructure, and by private works in the upper-middle and premium segments. In turn, investment will once again be above the GDP in 2001, though it should show a deceleration as compared to the growth it experienced in 2010.

Inflation will most like increase a step in 2001 as a result of expansionary fiscal and monetary policies combined with bottlenecks in various sectors (electric power, natural gas, transportation, road works infrastructure, specialized labor, etc.). In this regard, the Central Bank's recently approved 2011 Monetary Program expects an expansion of monetary aggregates that could rise to as much as 42% for the entire year during the third quarter.

In this regard, the wage guidelines negotiated during the first semester of the year will probably play a decisive role in the inflationary course of the rest of the year, as well as the subsequent growth path followed by the monetary aggregates and public expenditure by the federal government. In any event, the nominal exchange rate will continue to depreciate and the Argentinean peso will have another year of strong appreciation in real terms. In this regard, domestic interest rates could increase toward the end of the year, as the nominal depreciation of the peso can be expected to increase during 2012.

In closing, fiscal accounts will most likely deteriorate, though they will remain within financeable levels. There will surely be an increase in expenditure in the pre-election period with the object of affording private consumption extra drive by means of a wage increase and greater social security contributions, while the Central Bank will have less earnings to transfer to the Treasury. In this context, the primary surplus would fall in 2011; this would entail net financial needs for the entire year that could be fully funded with Central Bank assistance by directly using reserves and granting additional transitory advanced payments. However, a "symbolic" underwriting of debt by the government on the international markets cannot be discarded, as this would reinforce the idea that it has finally come out of the "default". On the other hand, the trade surplus would show a moderate deterioration due to imports that would once again grow quicker than exports.

With regard to industry, the continuity of a stable exchange rate policy within a context of price increases in pesos enables to expect real estate values to continue its uptrend, thus maintaining operational margins in the sector relatively stable. In general, because 2011 is a presidential election year, stability and continuity in most of the macro-economic issues will contribute to current trends remaining unchanged.

On February 1, 2011, the Ministry of Federal Planning, Public Investment and Services of the Republic of Argentina, and La Caixa Econômica Federal of the Federal Republic of Brazil entered into an agreement that included exchanging experiences in the production of housing for low income segments of the population as per the model of the *Minha Casa Minha Vida* (MCMV) program in Brazil, and the urban development programs currently in effect in Argentina. The MCMV program was launched in 2009 and has yielded the construction of one million housing units for the middle and low income segments. This program, wherein private urban development firms are key players, has been highly successful and has motivated the launching of the MCMV 2 program with the goal of building 2 million additional housing units by 2014. We expect that the launching of a similar program in Argentina, adapted to the needs and reality of our country, could be very favorable for housing development project activities. TGLT is in a privileged position to adequately leverage a housing development program conducted with the cooperation between the public and private sectors, especially considering its strategic alliance with PDG, which has had extensive participation as a housing development company in the MCMV program.

In short, in 2011, we expect to see a slight deceleration of economic growth, a moderate inflationary acceleration, and the deterioration of fiscal and foreign accounts. In spite of this, within such a context, financial stability would not be at risk, as it would be guaranteed by domestic liquidity levels and abundant supply of foreign currency.

DESCRIPTION OF THE OPERATIONS

The Company obtains its fixed income and cash flow from its own operations and those of the companies in which it holds an interest. In those projects in which the Company co-invests with other investors, such as the case of Forum Puerto Norte, Forum Figueroa Alcorta and Marina Río Luján, TGLT remains in charge of the overall management of the projects, and in addition to the earnings perceived by its interest in the Operating Companies, the Company generates income through fees charged for the management and marketing tasks it carries out.

Following is a description of the activities carried out during the 2010 period with respect to the real estate development project the Company is currently involved in:

Forum Puerto Norte

To December 31, 2010, the sale of all the buildings of the Forum Puerto Norte project had been launched except for building SIX. This building, the marketing of which to the date of this Annual Report had already begun, was reconverted to an office building—it was originally conceived as an apartment building—under the CUBO brand, following the success of the office building launched in 2009. Additionally, the commercial launching of the boathouse is contemplated for the second quarter of 2011.

Furthermore, to December 31, 2010, the construction of all the buildings of the project had been awarded.

Delivery of buildings TWO, NINE, ONE, THREE, FOUR, EIGHT and TEN is expected to take place by the second semester of 2011. The remaining apartments are expected to be delivered in 2012.

In January 2011, the Company launched a financial scheme for the purchase of units in building TWO, which enables clients to pay part of the cost of the unit up to 24 months after taking possession of it. This plan seeks to broaden the potential demand of our products, especially those that require a greater effort by purchasers as they approach the delivery date. This financing scheme contemplates that the purchase commitment certificate—or the transfer of the title deed, once it is issued—remains in the hands of TGLT until final payment for the unit under the financial scheme is made.

Forum Puerto Norte is a real estate project being conducted by subsidiary company Maltería del Puerto S.A.

To December 31, 2010, 266 units had been sold for a total amount of 29,667 sq. mt.—56% of the total sellable area of the project—for an amount of $ 180.2 million, or 48% of the potential sales value.

Forum Alcorta

The Forum Alcorta sales showroom was inaugurated during the month of November 2010. The commercial launch of the project was made at the same time with advertising and dissemination actions in the media. Additionally, the sale of Tower 2 of the project was launched (on Castañeda street); therefore only the "Townhouses" los building remains to be launched (on Juramento), which is expected to take place in the second semester of 2011. Tower 1 (Ramsay) had been launched in November 2009.

Also during 2011, the demolition work on current structures was completed, with the exception of the building located on Juramento Street, which we expect to use for the construction of the Townhouses building. The construction of the project is to begin in the first quarter of 2011 with the initiation of the underground excavation works.

The delivery of Tower 1 is expected to take place in the first semester of 2013, and Tower 2 and the Townhouses, in the second semester of 2013.

Forum Alcorta is a real estate project being conducted by subsidiary company Canfot S.A.

To December 31, 2010, 52 units had been sold, with a total of 15,155 sq. mt.—38% of the total sellable area of the project—for a total amount of $ 151.4 million, or 24% of the potential sales value.

Palermo Project

As we explain in detail in section VII, in October 2010, the Company purchased a plot of land located on Nº 3351/59 Beruti Street, in the district of Palermo, Buenos Aires. TGLT S.A. is planning on erecting an apartment building with a residential and commercial parking lot on this portion of real estate.

The designing and pre-construction tasks were initiated immediately after the purchase of the land in order to launch the sales phase along with the inauguration of a showroom in July 2011. The definition of the preliminary plans of the project, the technical specifications, and the building's finish sheet will be completed during the first quarter of the year. The design of the building is being conducted the Dujovne y Asociados architecture firm, under the supervision of TGLT's architectural team.

Currently, the project contemplates a single tower with 26 floors and 210 units, with an average area of 69 sq. mt. (1 and 2 bedrooms), four underground floors that will lodge the various amenities of the building, in addition to 171 commercial parking spaces, 182 residential parking spaces, and storage spaces for the housing units.

With housing units between 50 and 75 sq. mt., the project adds a relatively small-scale project with an expected high turnover rate to TGLT's portfolio. Additionally, presence in a high-traffic area affords the TGLT brand great visibility and consolidates its position within the high income segments of the City of Buenos Aires.

The potential sale value of the project is estimated at $ 200 million, including apartments and parking spaces that will be transferred as part payment of the land. Delivery of the underground commercial parking lot is estimated to take place in the second semester of 2012, while the apartments and residential parking spaces are expected to be delivered in the second semester of 2013.

Marina Río Luján Project

After having postponed the launching of the Marina Río Luján project as a result of the international financial crisis of 2008-2009, it was decided to go ahead with the design and pre-construction work of the project in 2010 with the aim of launching it in 2011.

In this regard, the project was re-designed along with the Duany Plater-Zyberk & Company de Miami architecture firm, from Miami, and Anger Arquitectos, from Buenos Aires, with the object of using the space more flexibly and adapting it the needs of the market, which were assessed by means of new market surveys. We also sought to reduce the initial investment in infrastructure.

The preliminary plan is currently under execution with the assistance of commercial, technical, environmental, and traffic consultants, among others. The Company expects to begin infrastructure works in the first semester of 2011. Also, it is planning to begin marketing of the project in the third quarter of 2011.

Marina Río Luján is a real estate project being conducted by subsidiary company Marina Río Luján S.A.

Montevideo Project

The necessary applications were submitted to the National Heritage Commission of the Oriental Republic of Uruguay for the purposes of obtaining the relevant authorizations to execute the project. In November 2010, this Commission accepted the application permit for the project provided certain modifications are made to the preliminary plan. Currently, we are undertaking the necessary procedures with the Municipality of Montevideo for the purposes of obtaining the urban parameters for adapting the new project as per the requirements of said Commission.

The Company expects to complete the aforementioned procedures during the first quarter of the year in order to be in a position to draft the new architectural plan and begin marketing the project during the second semester of 2011.

The following table summarizes the overall characteristics and status of the Company's real estate projects:

Project	Forum Puerto Norte	Forum Alcorta	"Palermo" Project	"Marina Río Luján" Project	"Montevideo" Project
Location	Rosario, Santa Fe	Bajo Belgrano, CABA	Palermo, CABA	Tigre, Buenos Aires	Montevideo, Uruguay
Segment	High income / Upper-middle	High income	Upper-middle	High income / Upper-middle	High income
Type	Urban complex	Urban complex	Multi-family complex	Urban development	Urban complex
Characteristics	Coastal	Park	Urban	Coastal	Coastal
Land (m^2)	43,000	13,000	3,208	320,000	10,765
Sellable area (m^2)	53,226	40,090	14,352	Single-family plots: approx. 66,000 Housing and commercial use: approx. 160,000	Approx. 31,000
Construction area (m^2)	76,470	65,793	30,383	n.d.	n.d.
Sellable units	455	149	210	Single-family plots: approx. 59 Housing and commercial use: approx. 1,560	Approx. 230
Other sellable units	Parking spaces: 570 Boathouse spaces: 95	Parking spaces: 394	Residential parking spaces: 182 Commercial parking spaces: 171	Parking spaces: approx. 2.000 Boathouse spaces and marinas: approx. 400	Parking spaces: approx. 350
Total estimated VPV (millions of $)	378.2	620.6	200.0	Approx. 1,400.0	Approx. 400.0
Launched VPV (millions of $)	339.4	558.2	-	-	-
Area sold to 31/12/10 (m2)	29,667	15,155	(1) 2,480	-	-
Units sold to 31/12/10	266	52	(1) 38	-	-
Other units sold to 31/12/10	Parking spaces: 270 Boathouse spaces: -	Parking spaces: 98	(1) Residential Parking spaces: 38 Commercial Parking spaces: 171	Parking spaces: - Boathouse spaces and marinas: -	-
Sales secured to 31/12/10 (millions of $)	180,2	151,4	(1) 30,0	-	-
Sales secured during 2010 (millions of $)	71,9	59,6	(1) 30,0	-	-
Construction progress to 31/12/10 (execution of the monetary budget)	46%	0%	-	-	-
Stage	Construction	Construction	Pre-construction	Designing of product and obtaining of permits	Designing of product and obtaining of permits

(1) Correspond to units committed as part of the land acquisition (see section VIII).

PUBLIC OFFERING OF TGLT SHARES

Initial Public Offering of TGLT Shares

On October 30, 2009 TGLT S.A.'s (hereinafter, the "Company") Regular and Special Shareholders' Meeting unanimously authorized entering the same into the public offering scheme in the country and/or on foreign markets which the Board of Directors determines, and the public offering and the listing of its shares with the National Securities Commission (the C.N.V.) and the Buenos Aires Stock Exchange (the B.C.B.A.), respectively, and/or on the foreign stock exchanges and/or self-regulated markets eventually determined by the Board. In the same shareholders' meeting, a capital increase was approved of up to $ 61,800,000 by means of the issuance of 61,800,000 (sixty one million eight hundred thousand) new book-entry shares of a nominal value of one (1) peso each, with the 1 (one) voting right per share, to be offered in a public subscription.

On October 14, 2010, the C.N.V. issued the approval of Resolution No. 16.409 of September 8, 2010, whereby the Company has been authorized to make a public offering of up to 45,400.000 notarized common shares, with the possibility of extending said offering up to 61,800,000 shares. In turn, on October 19, 2010, the B.C.B.A. issued the authorization for TGLT S.A. shares to be listed on the stock exchange under the symbol "TGLT".

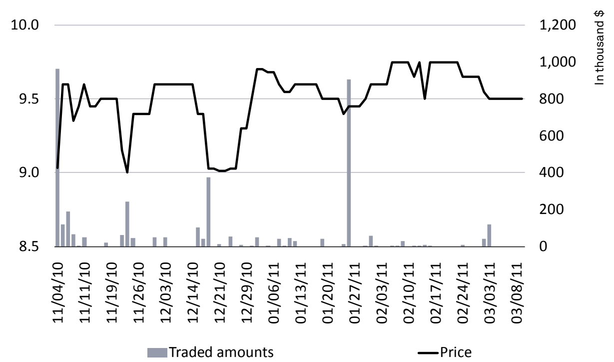
On October 29, 2010, TGLT underwrote 47,999,485 common shares (the "New Shares") at a price fixed at $ 9.034 per share (the "Subscription Price") for a total amount of $ 433.6 million. 24,320,790 million shares of that total were subscribed by new investors for a total amount of $ 219.7 million paid in cash. The total amount of offers received was $ 315.2 million, which yielded an over-subscription level of 1.43 times. 66% of the shares subscribed by new investors were subscribed by international institutional investors, which purchased Global Depositary Shares (or "GDS"s) representing 16,015,210 common shares. The remaining 23,678,695 common shares were subscribed by previous shareholders of the Operating Companies (as defined further below) paid by means of the capitalization of credit as a result of obligations assumed by TGLT S.A. for the acquisition of Operating Company shares, as described in section VII.

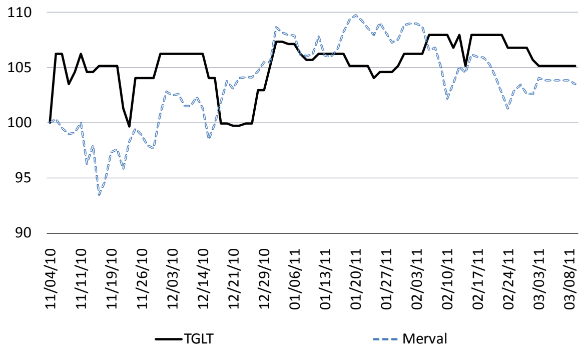
On November 4, 2010, the Board of Directors of TGLT S.A. approved a capital increase by means of an issuance of 47,999,485 common shares at a nominal value of $ 1 (one peso) each and with 1 (one) voting right per share. In the same meeting, the Board approved the implementation of the elimination of the division of corporate equity into various classes of shares son that book-entry Class A and Class B shares are converted into book-entry common shares of a single class. Additionally, in view of the agreement entered into with Caja de Valores S.A. on October 19, 2010, it was decided to implement a new shareholders' record to be carried by the institution. Finally, the Company's corporate equity was set at $ 70,349,485 represented by 70,349,485 shares.

Listing of TGLT Shares

Our shares began to be listed on the Buenos Aires Stock Exchange on November 5, 2010. To December 31, 2010, the price of our shares had accumulated an increase of 5.16% as compared to its underwriting value of $ 9.034 in the Initial Public Offering, while the daily average volume traded was $ 66,500.

The following graphs show the evolution of the share price and its comparative evolution with respect to the Merval index since listing was initiated:





The TGLT Board has supported undertaking initiatives aimed at increasing the liquidity of the Company's shares and the access to financial markets in order to continue with its growth strategy by means of the money market. In this regard, on February 7, 2011, the Company announced the improvement of its Global Depositary Receipts (or GDRs) to a sponsored Level 1 program of American Depositary Receipt (or ADRs). Under this Level 1 ADR program, each TGLT ADR represents 5 common shares of the Company. The Level 1 ADRs will be traded on the United States of America over-the-counter (OTC) market under the symbol "TGLTY". Registration form F-6 submitted to the Securities and Exchange Commission of the United States on January 27, 2011, was declared effective on February 7, 2011. The Bank of New York Mellon was the designated depository bank.

Additionally, on February 8, 2011, the TGLT Board approved the initiation of the application for registering a Level II sponsored program of Brazilian Depositary Receipts (or "BDRs") with the San Pablo Stock Exchange (Bovespa) and the Securities Exchange Commission ("CVM") of the Federal Republic of Brazil. Company management believes that this program will help increase TGLT's visibility within the universe of Latin American urban development companies, thus improving its position in the Latin American and global money markets; and in the future will facilitate access to the Brazilian money market by means of a new capital increase. When the application is completed, the BDRs may be traded on the main stock panel of Bovespa.

Once the BDR program is implemented, shareholders may convert their common shares, Level ADRs, and Level II BDRs to one another very simply, in order to trade their holding in the various markets.

SUMMARIZED FINANCIAL INFORMATION

Summary of balance sheet, income statement and cash flow statement

This Annual Report has been drafted by Company Management with the object of meeting the requirements of the C.N.V. and the B.C.B.A. and is associated with the 2010 period, initiated on January 1, 2010, and ended on December 31, 2011. During the foregoing period, the Company acquired permanent interest in various other companies (see Acquisition of Interest by the Company in Operating Companies [in section VIII]), thereby obtaining control over them.

In view of the foregoing, this is the first period in which the Company has drafted the Annual Report in a consolidated form with the companies it controls, therefore said information is not presented in comparative form, as provided for by Technical Resolution No. 8 on General Accounting Presentation Standards issued by the *Federación Argentina de Consejos Profesionales de Ciencias Económicas (F.A.C.P.C.E.)*.

Balance Sheet Summary

	Dec 31, 2010
Current assets	188,675,275
Non current assets	534,323,845
Total assets	**722,999,120**
Current liabilities	30,840,415
Non current liabilities	240,114,354
Total liabilities	**270,954,769**
Minority interest	16,399,743
Shareholder's equity	435,644,608
Total liabilities, minority interest and shareholder's equity	**722,999,120**

Income Statement Summary:

	Dec 31, 2010
Operational income (loss)	(13,566,151)
Permanent investment income (loss)	(513,271)
Goodwill depreciation	2,255,462
Other expenditures	(64,578)
Financial and stake holding revenue, net	(13,091,057)
Other revenue and expenditures, net	1,285,014
Period net loss before Income Tax	**(23,694,581)**
Income Tax	3,671,670
Minority interest	847,117
Period net loss	**(19,175,794)**

Under inventory all costs and expenses directly related to any development have been capitalized including mainly professional and other types of fees, which will be expensed as revenue is recognized, in other to reflect a proper matching between revenues and expenses

Cash Flow Statement Summary:

	Dec 31, 2010
Cash flow from operations	(56,845,243)
Cash flow from investing	(212,641,794)
Cash flow from financing	434,620,849
Total cash flow	**165,133,812**

RELATIONS WITH AFFILIATED COMPANIES

The following relations with affiliated companies are in effect:

- On September 18, 2008, Maltería del Puerto S.A. and TGLT S.A. entered into a management agreement and, on October 27, 2009, they executed an amendment to the original agreement, whereby the Company entrusted TGLT S.A. with the administrative, financial and commercial management of the real estate development known as “Forum Puerto Norte” in the area known as “Centro de Renovación Urbana Scalabrini Ortiz, Puerto Norte” in the City of Rosario, Province of Santa Fé.

- For the development services, the Company paid TGLT S.A. the sum of US$ 200,000 before September 30, 2008, US$ 80,000 monthly from October to December 2008, inclusive, and started paying US$ 40,000 every month starting January 2009 and until June 2011, both inclusive, also being required to pay US$ 20,000 from July 2011 and for the remainder of the effective term of the agreement. Moreover, it was provided that the sums mentioned above cannot exceed 2% of the summation of gross sales made by the project; however, if at the end of the term of the agreement and once all the sums mentioned above have been paid, that sum exceeds the cap, the difference will be applied to the payment of pending presales commissions; if lower, the Company will have to pay the difference within 30 calendar days after the end of the term of the agreement.

  For the promotion and marketing services, the Company is paying TGLT S.A. 2% of the total value of the gross proceeds from the sale of units in the real estate development known as “Forum Puerto Norte”

- On October 27, 2009, Canfot S.A. and TGLT S.A. entered into a management agreement whereby the former entrusted TGLT S.A. with the direction, management, accounting and other aspects related to the operation and running of the project known as “Forum Alcorta”.

  For those services, the parties on the payment of 48 monthly installments of US$67,000 plus VAT in favor of TGLT S.A., not to exceed 2% of the summation of gross project sales; however, if once all those sums are paid, this were to exceed the 2% cap indicated above, the relevant party will be required to pay the difference to the other. Likewise, another variable remuneration mechanism was established in favor of TGLT S.A., independent from the one mentioned above, tied to Canfot S.A.’s net, realized earnings.

  On that date, a “Marketing Services Agreement” was executed whereby TGLT S.A. will take charge of promoting and marketing the “Forum Alcorta” project.

  For the promotion and marketing services, Canfot S.A. pays TGLT S.A. 2% of the total gross proceeds from the units of the Project mentioned above.

- On December 27, 2007, Marina Río Luján S.A., TGLT S.A., and Metro 21 S.A. entered into a development and management agreement whereby TGLT S.A. and Metro 21 S.A. were entrusted with managing the “Marina Río Luján” Project. Pursuant to the provisions of the agreement, the developers (TGLT S.A. and Metro 21 S.A.) take charge of managing the project, which includes supervising marketing, management, administration, accounting, and in general, all of the aspects associated with management.

As compensation for their development services, Marina Río Luján S.A. will pay the developers $ 150,000 per month plus value added tax throughout the effective 24-month term of the agreement.

For product marketing services (except those referred to as *Macrolotes*), Marina Río Luján S.A. shall pay the developers 2% plus VAT of the sales price of the products sold. Additionally, the developers reserve the right to charge the purchasers a commission of up to 2% of the sales price of the products plus VAT. Payments for marketing services will be made until the sale of all the products has concluded.

On November 23, 2009, Marina Río Luján S.A., TGLT S.A. and Metro 21 S.A. executed an addendum to the Development and Management Agreement, whereby (i) payments for development Services for October and November 2009 were reduced by 50% and, (ii) effective as from December 1, 2009, payments for Development Services will not be accrued over a period of four months.

On April 1, 2010, the term of the aforementioned addendum was extended, and accrual of payments for marketing and development services was suspended until June 30, 2010, and on July 1st of the same year, its term was again extended until September 30, 2010. Likewise, on October 1, 2010, the accrual term for those services was extended until December 31, 2010, whereupon accrual of payments for those services resumed as originally agreed.

On May 7, 2009, at the General Special Shareholders' Meeting of Marina Río Luján S.A., a corporate equity increase from $18,296,000 to $19,184,000 through U.S. dollar cash contributions amounting to US$240,000 (equivalent to $888,000) was unanimously approved. On May 15 and 18, 2009, and on June 6, 2009, TGLT S.A., as shareholder, and the remaining shareholders of Marina Río Luján S.A., paid all of the contributions pledged, with the issuance premium set at $21,680.

On July 6, 2009, at the General Special Shareholders' Meeting of Marina Río Luján S.A., a corporate equity increase from $19,184,000 to $19,944,000 through cash contributions in U.S. dollars for the amount of US$200,000 (equivalent to $ 760,000) was unanimously approved. On July 13 and 22, 2009, TGLT S.A., as shareholder, and the remaining shareholders of Marina Río Luján S.A., paid all of the contributions pledged,, with an issuance premium set at $3,499.

On October 1, 2009, at the General Special Shareholders' Meeting of Marina Río Luján S.A., a corporate equity increase from $19,944,000 to $21,051,000, through cash contributions in U.S. dollars for the amount of US$ 289,000 (equivalent to $1,107,000) was unanimously approved, establishing a total share issuance premium total determined between the nominal amount of the shares and the amount credited to the Company's bank account net from expenses and taxes, once the relevant bank has set the foreign exchange closing rate. To December 31, 2010, TGLT S.A., as shareholder, and the remaining shareholders of Marina Río Luján S.A., paid this increase in its entirety.

On July 2, 2010, at the General Special Shareholders' Meeting of Marina Río Luján S.A., a corporate equity increase from $21,051,000 to $22,076,200 by capitalizing the balance from the "Share Issuance Premium" account for the amount of $25,179 and pledges to contribute $1,000,021 in cash was unanimously approved. To the date of issuance of this Annual Report, TGLT S.A., as shareholder, and the remaining shareholders of Marina Río Luján S.A., had paid this increase in its entirety.

On December 15, 2010, Marina Río Luján S.A. asked its shareholders, including TGLT S.A., for a credit facility totaling US$750,000 each, to finance works and other expenses related to the development and construction of the project. The disbursement of the funds must be requested by Marina Río Luján S.A., providing for its refund within a minimum of 6 months and a maximum of 1 year, from the date of the requested disbursement, but in no case later than December 15, 2011. The principal disbursed by the shareholders, including TGLT S.A., will accrue current interest at a nominal 8% annual rate, calculated on disbursed principal, and will be paid together with principal on the stipulated due date.

As of the date of this Annual Report, Marina Río Luján S.A. had requested that both shareholders disburse US$ 200,000 each, which sum was paid in December 2010.

As of December 31, 2010, the balances with Companies under Article No. 33 of Law No. 19,550 and other related parties, were as follows:

OTHER CREDITS	
Individual shareholders	356,176
PDG Realty S.A. Empreendimentos e Participações	250,455
Directors	23,806
	630,437
CUSTOMER ADVANCES	
In local currency	

Alto Palermo S.A.	32,377,486
Individual shareholders	1,103,347
	33,480,833

In foreign currency	
Individual shareholders	2,931,587
	2,931,587

As of December 31, 2010, the most significant operations with Companies under Article No. 33 of Law No. 19,550 and other related parties, were as follows:

	Profit / (Loss)
FINANCIAL RESULTS, NET	
Marina RL L.L.C.	(60,999)
Individual shareholders	(57)
AGL Capital S.A.	(156,685)
	(217,741)

PAYMENTS	
AGL Capital S.A.	3,194,363
Driway Corporation S.A.	365,636
	3,559,999

PAYMENT OF CAPITAL PLUS ISSUANCE PREMIUM	
Individual shareholders	253,887
Marina Río de la Plata S.L.	1,549
	255,436

OTHER RELEVANT FACTS

Acquisition of Interest by the Company in Operating Companies

During the first quarter of 2010 the Company acquired and/or increased its interest in the following companies: Maltería del Puerto S.A., Canfot S.A., and Marina Río Luján S.A. (jointly, the "Operating Companies"). Pursuant to said agreements, the Company chose to pay for the liabilities which arose from said acquisitions by means of New Shares.

Maltería del Puerto S.A.

On February 11, 2010 PDG Realty S.A. Empreendimentos e Participações (PDG) accepted an offering from the Company to acquire the shareholding which represents 62.03% of the equity and votes of Maltería del Puerto S.A., increasing its shareholding interest in Maltería del Puerto S.A. to 75%. The price of acquisition of said shares is the result of multiplying 6,559,083 by the price per share (par value plus share premium) and converting it to American dollars at the average exchange rate (between purchaser and seller) established by Banco de la Nación Argentina on the closing day on which the Company makes said offering, paid by subscribers for the Local Offering.

The Company chose to pay the price of the acquisition of Maltería del Puerto S.A. stock by means of 6,559.083 New Shares. At a subscription price of $ 9.034 per share, the price of the acquisition of Maltería del Puerto S.A. stock amounted to $ 59,254,756, to be converted to Dollars at the aforementioned exchange rate.

Canfot S.A.

On January 1, 2010 the Company purchased shares from Mr. Moshe Kattan representing 36.08% of the equity and votes of Driway Corporation S.A., a majority shareholder of Canfot S.A. The price of acquisition for said shares amounted to U$S 13,600,000. The Company will pay the price no later than December 31, 2010. The Company chose to pay the price of acquisition of the Driway Corporation S.A. stock by means of 5,959,972 New Shares.

On January 21, 2010 the Company acquired shares from Constructora Sudamericana S.A. representing 6.36% of the equity and votes of Driway Corporation S.A. The price of acquisition for said shares amounted to U$S 1,500,000. The Company chose to pay the price of the acquisition Driway Corporation S.A. stock by means of 657,317 New Shares.

On February 9, 2010 the Company purchased shares from PDG representing 28.78% of the equity and votes of Driway Corporation S.A. The price of acquisition for the Driway Corporation S.A. shares is the result of multiplying 3,315,292 by the price per share (the value plus par value plus share premium) and converting it to American dollars at the average exchange rate (between purchaser and seller) established by Banco de la Nación Argentina on the closing day on which the Company makes said offering, paid by subscribers for the Local Offering. The Company chose to pay the price of the acquisition of stock from said companies by means of New Shares. At a subscription price of $ 9.034 per share, the price of the acquisition of Driway Corporation S.A. stock amounted to $ 29,950, 348, to be converted to Dollars at the aforementioned exchange rate.

On February 12, 2010 the Special Driway Corporation S.A. Shareholders' Meeting authorized the early dissolution and liquidation of the Company, and allotted its assets (made up of shares representing 69.12% of the equity and votes of Canfot S.A.) in favor of its shareholders. For the purposes of correctly reflecting the shareholders' interest in the project, TGLT S.A. received 21,302,587 shares representing 44.16% of the equity and votes of Canfot S.A. Due to the transactions referred to above and together with its interest to December 31, 2009, to the date of issuance of these Financial Statements, the Company has a total of 75.04% of the equity of Canfot S.A.

Marina Río Luján S.A.

On January 28, 2010, the Company purchased 50% of the equity and votes of Marina RL LLC, an indirect shareholder of Marina Río Luján S.A. through its subsidiary Marinas Río de la Plata SL, a Spanish company, from Bastow S.A. The price of acquisition of said shares amounted to US$ 10,600,000. The Company chose to pay the price of acquisition of Marina RL LLC shares by means of 4,645,039 New Shares. As a result of the acquisition of stock referred to above, the Company indirectly purchased 25% of the equity and votes of Marina Río Luján S.A.

On February 9, 2010 the Company purchased shares from PDG representing 80% of the equity and votes of Piedras Claras S.A., an indirect shareholder of Marina Río Luján S.A. The price of acquisition of the Piedras Claras S.A. shares is the result of multiplying 2,542,292 by the price per share (par value plus share premium) and converting it to American dollars at the average exchange rate (between purchaser and seller) established by Banco de la Nación Argentina on the closing day on which the Company makes said offering, paid by the IPO subscribers. The Company chose to pay the price of acquisition of stock from said companies by means of 2,542,292 New Shares. At a subscription price of $ 9.034 per share, the price of the acquisition of Piedras Claras S.A. amounted to $ 22,967,066 to be converted to Dollars at the aforementioned exchange rate.

Additionally, on February 19, 2010 the Special Piedras Claras S.A. Shareholders' Meeting authorized early dissolution and liquidation of the Company and allotted its assets (made up of shares representing 50% of the equity and votes of Marina RL LLC) in favor of its sole shareholder: TGLT S.A.

As a result of the referred acquisitions and dissolution, TGLT S.A. obtained 50% indirect interest in Marina Río Luján S.A.

On February 19, 2010 Marinas Rio de la Plata SL decreased its equity by allotting its portion of Marina Río Luján S.A. to its sole shareholder, Marina RL LLC. On February 22, 2010 Marina RL LLC was dissolved and its portion of Marina Río Luján S.A. allotted to its sole shareholder, TGLT S.A., which became a direct Marina Río Luján S.A. shareholder with 50% of said company's equity and voting rights.

Acquisition of the Plot of Land Located at 3351/59 Beruti Street, City of Buenos Aires

On October 13, 2010, the Company subscribed a commitment certificate with Alto Palermo S.A. ("APSA") for the purchase of a plot of land located in the City of Ciudad de Buenos Aires, the front of which is on 3351/59 Beruti Street, between Bulnes and Av. Coronel Díaz, with Cadastral Classification: Circumscription: 19; Section: 15; Block: 15; Plot 11-S (the "Plot"). TGLT S.A. is planning on erecting an apartment building on the plot with residential and commercial parking lots.

As consideration for the acquisition of the Plot, TGLT agreed to transfer APSA: (i) a number to be determined of functional housing units jointly representing 17.33% of the Company's own sellable square meters of housing in the building to be erected; (ii) a number to be determined of supplementary/functional parking units jointly representing 15.82% of the Company's own square meters of parking space in the same building, (iii) the total amount of functional units to be used as commercial parking spaces; and (iv) U$S 10,700,000, which were paid on November 5, 2010.

On December 16, 2010 the transfer of the title deed of the Plot was issued with APSA as the transferor and TGLT as the purchaser.

As a consequence of the acquisition, and as warranty over the obligations TGLT assumed with APSA, TGLT gave mortgage rights in favor of APSA over the mentioned real estate property. The mortgage adds to U$S 8.143.231.

CORPORATE GOVERNANCE

Corporate Governance Policies

The Company fulfills the Law on Business Corporation, and once it has entered the Public Offering of Shares system it will be required to fulfill Decree on Transparency and CNV regulations regarding corporate governance. On October 11, 2007 the CNV issued Resolution 516/2007, approving a corporate governance code (the "**Code**") which supplements the legal framework for corporate governance established by Decree on Transparency and CNV regulations.

The Code establishes the following specific guidelines for corporate Boards of Directors, among others:

- The obligation to report (i) the existence of policies regarding the relationship between the corporation and its financial group and (ii) operations with affiliates and mangers;
- The obligation to evaluate the convenience of including the guidelines established in the Code in the corporation's articles of incorporation;
- The obligation to evaluate whether the articles of incorporation fulfill the provisions set forth in the Code and recommend their modification, if necessary;
- The obligation to ensure that the articles of incorporation include regulations which impose the obligation of reporting conflicts of interest for board members;
- The Board of Directors is responsible for the strategy of the corporation, and specifically for its business plan, investment and financing policies, corporate governance policies, and auditing and internal management policies;
- The Board of Directors must establish guidelines for evaluating the performance of executives and its own performance as board members;
- The obligation of explaining its decision regarding whether or not to adhere to the regulations which govern Public Offering of Shares established in Decree on Transparency;
- The obligation to evaluate whether it is convenient that members on the Supervisory Commission also act as external auditors of the Company or belong to firms which provide external auditing services to the company, and
- The obligation to evaluate whether it is convenient to establish policies regarding payment of dividends in cash, indicating any conclusions reached and the grounds for the same.

TGLT seeks to implement corporate governance practices that are comparable with the highest international standards, and therefore supplements it adherence to the standards described above with other sound governance practices, such as the following:

- A single type of share, each one representing 1 (one) vote
- Mandatory public offering in the event of withdrawal from public offering
- Arbitration panel of the Buenos Aires Stock Exchange in the event of claims associated with shares and/or shareholders
- Tag-along rights for minority shareholders
- Mandatory acquisition of public offering in the event that one person or group of companies should acquire 40% of the stock.

Accounting information is currently drafted in accordance with professional accounting standards applicable in the Republic of Argentina as issued by the *Federación Argentina de Consejos Profesionales de Ciencias Económicas*, pertinent regulations issued by C.N.V., and the Law on Business Corporations. As of 2012, the Company will draft its accounting information as per the International Financial Reporting Standards (or IFRS) issued by the International Accounting Standards Board (IASB).

Board of Directors

Messrs. Sres. Federico N. Weil, Mariano Weil, Ezequiel Segal, Cynthia Lorena Vatrano Natale, Fernando Gallino, Pablo Antonini, José Antonio Tornaghi Grabowsky, Michel Wurman, Cauê Castello Veiga Innocêncio Cardoso, Frederico Marinho Carneiro Da Cunha, João Miguel Mallet Racy Ferreira, and Marcus Vinicius Medeiros Cardoso de Sá are "non-independent" according to the criteria set forth in the Regulations of CNV; and Marcos Galperín, Aldo Raúl Bruzoni, Osvaldo Giménez y Alejandro Emilio Marchionna Faré are "independent" according to the criteria set forth in the Regulations of CNV.

Member	Position at TGLT	Expiry of mandate	Date appointed	Type
Federico N. Weil	Chairman	December 31, 2012	October 30, 2009	Regular
José Antonio Tornaghi Grabowsky	Vice-chairman	December 31, 2012	October 30, 2009	Regular
Mariano Weil	Board Member	December 31, 2012	October 30, 2009	Regular
Ezequiel Segal	Board Member	December 31, 2012	October 30, 2009	Regular
Michel Wurman	Board Member	December 31, 2012	October 30, 2009	Regular

Cauê Castello Veiga Innocêncio Cardoso	Board Member	December 31, 2012	October 30, 2009	Regular
Marcos Galperín	Board Member	December 31, 2012	October 30, 2009	Regular
Alejandro Emilio Marchionna Faré	Board Member	December 31, 2012	February 19, 2010	Regular
Aldo Raúl Bruzoni	Board Member	December 31, 2012	February 19, 2010	Alternate
Fernando Gallino	Board Member	December 31, 2012	October 30, 2009	Alternate
Pablo Antonini	Board Member	December 31, 2012	October 30, 2009	Alternate
Frederico Marinho Carneiro Da Cunha	Board Member	December 31, 2012	October 30, 2009	Alternate
João Miguel Mallet Racy Ferreira	Board Member	December 31, 2012	October 30, 2009	Alternate
Marcus Vinicius Medeiros Cardoso de Sá	Board Member	December 31, 2012	October 30, 2009	Alternate
Osvaldo Giménez	Board Member	December 31, 2012	October 30, 2009	Alternate
Cynthia Lorena Vatrano Natale	Board Member	December 31, 2012	February 19, 2010	Alternate

Following is a brief description of our board members' background:

Federico N. Weil. Born on January 9, 1973. Mr. Weil is the founder of TGLT and has been Chairman of the Board since 2005. Additionally, he is the Chairman of Maltería, a regular board member of MRL, managing partner of Tovleb Sociedad de Responsabilidad Limitada, and a regular board member of Canfot. He is also Chairman of CAP Ventures Compañía Argentina de Participaciones S.A. and a regular board member of AGL Capital S.A. In 2009 he was named Chairman of ARCAP (Argentinean Association of Private Equity Funds and Venture Capital). Mr. Weil is an industrial engineer who graduated from the Universidad de Buenos Aires. He also obtained a Master in Business Administration from The Wharton School of the University of Pennsylvania. Federico Weil is Mariano Weil's brother.

Ezequiel Segal. Born on November 17, 1971. Mr. Segal has been a regular board member of TGLT since 2007. He is an attorney who graduated from the Universidad de Buenos Aires Faculty of Law in 1993. He later took post-graduate studies at the Northwestern University Business and Law School – Kellogg School of Management (Chicago, USA). He also took post-graduate studies at the City University of Hong Kong Business School and worked in the Ameritech Corporation legal department in Chicago. He then became partner at the Segal, Turner & Asociados Law Firm where he worked mainly in corporate, business, and transaction law. Over the last years he has conducted a significant amount of venture capital and private equity transactions, heading negotiations and legal structuring on behalf of prestigious institutions and mutual funds. Mr. Segal has been a professor of Corporations and Business Law at the Universidad de Buenos Aires and since 1998 he has been a professor in the Negotiation of Degrees in Corporate Economics at the Universidad Torcuato Di Tella. He is also a professor of the ADEBA Bank Management course and a visiting professor at various universities.

José Antonio Tornaghi Grabowsky. Born on March 8, 1963, Mr. Grabowsky has been a Regular TGLT board member since 2007. He is currently the Executive Manager of PDG. Previously, he was responsible for coordinating and developing the real estate investment department of the Banco Pactual. Mr. Grabowsky joined Banco Pactual in 2003, and in 2005 he became partner socio. Prior to that, he worked for 13 years with the Icatu . Mr. Grabowsky founded Atlântica Residencial, a Brazilian real estate developer, and was one of its main executives. He is currently a Board member at Goldfarb, CHL, Lindencopr, REP DI, and Brazil Brokers. Mr. Grabowsky is a civil engineer, and graduated from the Río de Janeiro Pontificia Universidad Católica and received his post-graduate degree in finance at COPPEAD-UFRJ.

Mariano Weil. Born on November 7, 1975. Mariano is a regular board member of the TGLT Board of Directors. Mariano began his professional career at Financial Leadership Program of General Electric Company in 1998. He was then transferred to GE headquarters where he worked at the Corporate Treasury and Financial Planning Department. In 2004 he joined GE Capital Solutions, a GE financial services division in Stamford, Connecticut, until he was transferred to Mexico City in 2006 to fill the position of Finance Manager for Latin America. Mariano was also a board member of the Banco HNS Chile, a GE Capital joint venture, with the Banco Edwards shareholding group. He is the founder of AGL Capital S.A. Mariano Weil has a degree in Economy from the Universidad de San Andrés. Mariano is the brother of Federico Weil, TGLT Chairman.

Michel Wurman: Born on December 30, 1982. Mr. Wurman has been an alternate board member on the TGLT Board of Directors since 2007. Additionally, he is the PDG Finance Manager and Investment manager. Previously, he was a member of the Banco Pactual investment team, which he joined in 2001. In 2005, he became partner. Before joining the Banco Pactual, he worked at Latintech Capital (a company dedicated to investments in technology companies) for 3 years and at Banco Icatu. Currently, Mr. Wurman is a board member at Goldfarb, CHL, and Lindencorp. Additionally, he works as a private equity and business planning professor in the program for graduates at the IBMEC Faculty of Economics, and at Endeavor Venture. He graduated with honors as an economist from the Río de Janeiro IBMEC Faculty of Economics.

Cauê Castellano Veiga Inocencio Cardoso. Born on December 30, 1982. He is a permanent board member on the TGLT Supervisory Commission. Additionally, he is in charge of the PDG legal department. Previously, he was part of the Banco Pactual legal department. Prior to joining the Banco Pactual team, he worked at law firms in San Paulo, such as Sergio Bermudes Advogados e Mattos Filho, Veiga Filho, Marrey Jr. e Quiroga Advogados. He graduated from the Universidad de Sao Paulo Faculty of Law.

Marcos Galperin. Mr. Galperin is a co-founder and has been the Chief Executive Officer and Manager of Mercadolibre Inc. since 1999. Previously, Mr. Galperin worked in the fixed income department for J.P. Morgan Securities Inc. in New York and at YPF as an associate in the futures and options department managing the oil by-products and currencies program for the referred company from 1994 to 1997. Mr. Galperín graduated with honors from Wharton School of the University of Pennsylvania in 1994 and obtained a Master in Business Administration at Stanford University in 1999.

Fernando Gallino. Born on July 19, 1970 and has been TGLT Finance Manager since September, 2009. Before joining the company, Mr. Gallino was Finance Manager of the Sadesa group in Argentina, and was directly responsible for Central Puerto, S.A., Hidroeléctrica Piedra del Águila S.A., Centrales Térmicas Mendoza S.A., La Plata Cogeneración S.A., Proener S.A., and Operating S.A. He has a degree in Economics from the Universidad Católica Argentina and has a Master in Finance from the Universidad del CEMA and a Master in Business Administration from Kellogg, Northwestern University, in Chicago.

Alejandro Emilio Marchionna Faré. Born on February 1, 1957. He has been a regular TGLT board member since 2009. He is a board member at Integra Negocios S.A. and Chairman of the Fundación Andes Management Council. Currently, Mr. Marchionna is an independent consultant and university teacher. Having been a strategy consultant for the last twenty-five years, he carried out his activities at the consulting companies Integra Negocios and Serra Consulting (Buenos Aires; The Fare Partners, Fenlane, and Towers Perrin (London), and Telesis (Paris). Among other academic activities, he is the professor for course, “Designing Business Plans and Marketing Plans” in the Specialty of Marketing and Competitiveness of the Faculty of Economics at UBA; the professor of “Company Policy”, and “Applied Strategy” in the MAE of the UNR; a guest professor for the course, “Corporate Governance” at the IAE, and academic director of the DEC-Director de Empresas Certificado Program offered jointly by ADE and IGEP. Mr. Marchionna has a degree in Operational Research and as an Industrial Engineer from the Universidad Católica Argentina. He obtained a Master in Business Administration at Harvard University.

Aldo Raúl Bruzoni. Born on March 30, 1950. He has been an alternate TGLT board member since 2009. Mr. Bruzoni is a regular board member of Telecom Personal. Since 2004, he has worked as an independent consultant, providing consulting services to companies in the local and European automobile industries. Additionally, he is a part-time brand manager of Volvo and Land Rover for Viel Automotores. From 1969 to 2004 he has filled various positions at General Motors Argentina, Ford Motors Argentina, Autolatina Argentina, Nuevo Cómputo (Dacia), and Renault Argentina. Mr. Bruzoni has a degree in Business Management and graduated from Universidad Argentina de la Empresa in 1976.

Cynthia Lorena Vatrano Natale. Born on June 16, 1976. In 2006 she joined the firm, Segal, Turner & Asociados as an associate, where she worked in the Corporate and Transaction Law department. She graduated from the Faculty of Law of Universidad Católica Argentina and obtained a Master in Corporate Law at Universidad Austral.

Frederico Marinho Carneiro Da Cunha. Born on April 18, 1977. He is the Development and Operations Manager at PDG Realty. Previously, he was a member of the real estate investment team for Banco Pactual. Before joining Banco Pactual in 2005, he worked in real estate development and investments at Banco BBM, Banco Modal, and Banco Fibra. Currently, he is a board member at Goldfarb and at CHL. Mr. Carneiro is a civil engineer and graduated from the Río de Janeiro Universidad Católica.

João Miguel Mallet Racy Ferreira. Born on November 29, 1979. He is the Manager of Finance and Relations with Investors at PDG Realty. Previously he was a member of the real estate investment team at Banco Pactual. Mr. Ferreira graduated and has a degree in Management from Universidade Federal de Rio de Janeiro and is a Chartered Financial Analyst from the CFA Institute.

Marcus Vinicius Medeiros Cardoso de Sá. Mr. Sá is the Operations Manager at PDG Realty. Previously, he was the partner in charge of transactions at Banco Pactual from 1994 to 2006, and in 2006 he was appointed Operations Manager for Banco UBS. Currently he is part of the Management Councils at Goldfarb and CHL. He has a degree in Economy from Universidad Federal Fluminense and an MBA with a specialization in Finance from IBMEC.

Osvaldo Giménez. Born on October 27, 1970. He is the Senior Vice President of MercadoPago and manages MercadoPago for all of Latin America. Osvaldo joined MercadoLibre as Country Manager of Argentina, Chile, and Uruguay in 2000 and filled that position until he was promoted to his current position in February, 2004. Before joining MercadoLibre, Osvaldo worked as an associate consultant in Booz Allen Hamilton in projects entailing strategy and organizational efficiency for clients in industries with mass consumption, financial services, and food products in Latin America and the United States. He also worked in the fixed assets department at Santander Investment in New York. Osvaldo obtained his MBA at Stanford University and graduated as an Industrial Engineer from Instituto Tecnológico of Buenos Aires.

Pablo Antonini. Born on July 10, 1967. He is a CAP Venture Capital partner and investor, and heads the CAP investment team, a venture capital fund which invests in medium-sized companies with high growth potential. He was a partner at Next International, a private enterprising capital fund focused on the technological sector. He has been an executive at various multinationals in Argentina and Europe, and has provided expert advice to different companies. Mr. Antonini is a member of the Consultancy Council of the IAE Entrepreneurship Center and an active collaborator of Endeavor and NESsT, an organization which backs Civil Corporation Organization enterprises. He is an Industrial Engineer who graduated with honors from Universidad Católica Argentina and has an MBA from Harvard Business School.

Our shareholders set the remuneration paid to our board members, including their salaries and any additional salary derived from permanent execution by the board members of any administrative or technical functions. Remuneration of our board members is within the parameters set by the Law on Business Corporations and CNV regulations. Any remuneration paid to our board members must first be approved at an ordinary shareholders’ meeting. Amounts to be paid the Members of the Board cannot exceed the limits set forth in Article 261 of the Law on Business Corporations, unless expressly authorized by a meeting of shareholders having previously addressed the issue as a special point of the Agenda.

Management

TGLT stands out because its corporate culture is characterized by (i) its entrepreneurial dynamism, (ii) focus on results based on a merit system, (iii) team work and (iv) an integrating vision.

From the start the Company has been led by Federico Weil, the General Manager. Since its establishment, the Company has gone through a process of recruiting executives for the purposes of having more qualified professionals to fill their areas of responsibility. As a result of this strategy, TGLT has executive staff with marked experience and a clear objective to build and develop the Company's planned growth.

The administration of the Company's activities and the implementation of corporate objectives is conducted by top management, which reports directly to the chairman. The chairman appoints top management.

The following table shows information about the top management that is currently serving the Company:

Name	Position	Date appointed
Federico Weil	General Manager	September 20, 2005
Fernando Gallino	Finance Manager	September 1, 2009
Alejandro Belio	Operations Manager	January 18, 2010
Rodrigo Lores Arnaiz	Planning and Control Manager	July 17, 2006

Alejandro Belio. Born on April 28, 1956. Mr. Belio has been the Operations Manager since January, 2010. Before that, he was the General Manager of Faena Properties S.A. He was also the General Manager of Creaurban S.A., Project Manager for Fundación Malecón 2000 (Guayaquil, Ecuador), Head of the Lain/OHL Construction Works Group (Barcelona, Spain), and Project Manager at Graziani S.A. He is an architect who graduated from Universidad de Buenos Aires in 1979, obtained an MBA in Universidad del CEMA, and completed the IAE Executive Management Program.

Rodrigo Lores Arnaiz. Born on April 29, 1971. Mr. Lores Arnaiz is the TGLT Planning and Control Manager. Additionally, he is an alternate board member for Maltería. Before joining TGLT, he was Senior Manager of Accenture on the strategic consultancy team for clients from the massive consumption sector in Argentina and Chile. He also worked as an accountant for 5 years in the Auditing and Business Advisory Department at Arthur Andersen. Mr. Lores obtained his MBA at Wharton School of Business, where he graduated from Strategic Management and Finance. He is the national public accountant of the Universidad de Buenos Aires, where he graduated with honors.

See Board of Directors section for background on Federico Weil and Fernando Gallino.

Our remuneration policy aims at attracting, retaining, and promoting highly-qualified professionals, as well as aligning their interests with those of our shareholders by means of variable remuneration systems based on the achievement of financial and operational goals, and an options plan. Our top management perceives a fixed amount as per its background, capabilities, and experience, and an annual bonus that varies depending on individual performance and our results. In October, 2009 the TGLT Board of Directors approved a variable compensation scheme for board members and employees in accordance with the Company's development and growth. Each year an amount of the Company's profits will be allotted toward variable compensation for the board members or employees determined by the Board of Directors, for the amounts which the Board assigns each one at the moment they are appointed.

Supervisory Commission

Our Supervisory Commission is responsible for reviewing and supervising our management and matters and verifying fulfillment of the articles of incorporation and decisions adopted at shareholders' meetings. The members on the Supervisory Commission are appointed at the annual ordinary general shareholders' meeting for a period of 1 fiscal year.

Following is the current composition of our Supervisory Commission, the members of which were elected at the annual ordinary and special shareholders' meeting held October 30, 2009 and at the annual ordinary and special shareholders' meeting held February 19, 2010:

Name	Position	Profession	Type
Ignacio Fabián Gajst	Trustee	Public Accountant	Regular
Silvana Elisa Celso	Trustee	Public Accountant	Regular
Javier Errecondo	Trustee	Attorney	Regular
Romina Paola Minujin	Trustee	Public Accountant	Alternate
Aurelia Petrona Vargas	Trustee	Public Accountant	Alternate
Santiago Dellatorre	Trustee	Attorney	Alternate

The members on the Supervisory Commission qualify as independent members in accordance with Resolution No. 400/2002 by the CNV. Likewise, Messrs. Gajst, Celso, Minujín and Vargas qualify as independent members in accordance with the criteria set forth in Technical Resolution No. 15 of the F.A.C.P.C.E.

Following are the main attributions and duties of the Supervisory Commission:

- Inspecting management of the Company, for which purposes it reviews the books and documentation at least once every three months;
- Checking availability and securities, as well as obligations and fulfillment of the same. It may also request that balance sheets are put together for verification purposes;
- Attending board meetings, executive committees, and shareholders' meetings without being entitled to vote;
- Ensuring that the board members furnish and maintain the relevant guarantee to the Company's benefit;
- Submitting a written, well-founded report to the general Shareholders' Meeting regarding the corporation's economic and financial situation, pronouncing itself regarding the annual report, financial statement, and income statement;
- Submitting information to shareholders who represent no less than 2% of the capital regarding matters in which they are involved, whenever they request it;
- Calling extraordinary shareholders' meetings when deemed necessary, and ordinary or special shareholders' meetings when the Board of Directors has failed to do so;
- Including the points deemed relevant on the agenda for shareholders' meetings;
- Checking that corporate bodies fulfill the law, articles of incorporation, the regulation, and decisions made at shareholder meetings;
- Inspecting the corporations liquidation; and
- Investigating complaints submitted in writing by shareholders who represent at least 2% of the capital.

Investor Relations

With the object of obtaining adequate valuation of TGLT stock on the money markets, the Company maintains continuous open dialogue with the investor community and seeks to provide transparent information for adequately assessing its activities.

In addition to fulfilling the reporting requirements set forth by the National Securities Commission and the Buenos Aires Stock Exchange, the Company maintains a website dedicated to investor relations (www.tglt.com/ri for its Spanish version, and www.tglt.com/ir for the English version), it issues press releases concerning relevant facts, it drafts communiqués for issuing its results and conducts phone conferences that are open to investor community participation upon publishing its financial statements or exceptionally relevant facts. It also participates in investor conferences and conducts regular meetings with current or potential investors. Investors may communicate with the Company at the following phone number: +54-11-5252-5050, or by e-mail at inversores@tglt.com for further information.

POLICY REGARDING DIVIDENDS

Currently, the Company does not plan on establishing a formal policy regarding dividends and the amounts of the same, or other partial payments.

The Company does not contemplate distributing dividends within the next three or four years, as it intends to reinvest all the earnings generated by its line of business for the purposes of financing its profit growth and enabling value-generation for its shareholders.

In accordance with its Articles of Incorporation and the Law on Business Corporations, the Company may include one or more dividends in its statements for any fiscal year, and according to Article 224, paragraph two of the Law on Business Corporations, it may even pay dividends in advance on the clear profits earned and accredited in the Company's consolidated balance sheet put together in accordance with Argentina's PCGA and CNV Regulations on the last day of said fiscal year, or in special consolidated balance sheets when dealing with advance or provisional installment payments, stipulating that such dividends must be paid proportionately to each of the Company's ordinary shareholders on the relevant date of registry.

All of the Company's capital shares will be equal as far as dividend payments.

PROJECTIONS

The Company will continue executing its business plan during the 2011 fiscal year with the vision of becoming the leading real estate development company in the housing market in Argentina and Uruguay. In order to materialize its plans, it expects to complete the projects it currently features in its portfolio as well as continue its land purchasing activities in order to increase the volume of projects launched on the market on a yearly basis.

As outlined in section IV, the Company has a number or ongoing projects or project stages in its portfolio that have not yet been launched. In 2011, it expects to achieve most of its growth objectives by launching those projects or the stages thereof. Additionally, the Company is currently negotiating the acquisition of new lands for the purposes of initiating real estate projects to supplement its growth objectives for 2011 and the following years. With regard to those lands, the negotiations being conducted by TGLT are in various stages of progress, either for purchasing or securing purchase options, development agreements, trade agreements, or other instruments that will grant TGLT exclusive rights over them. TGLT's business plan also contemplates development on lands that have not yet been identified. TGLT believes that because of the fact the competition over land acquisition is currently limited, the lack of securement of exclusive rights over some of the lands identified and/or the lack of identification of all the lands to development in the medium-term, does not entail a limitation for carrying out the Company's business plan.

Some of the Company's strategic initiatives for 2011 include:

- Continuing to implement information technology tools for commercial, project, and financial management.
- Developing payment schemes that will afford our clients greater financing timeframes without affecting TGLT's financial standing.
- Organizing a real estate agency for marketing the Company's projects, notwithstanding that in the future it may market third-party real estate projects.
- Expanding to new markets, whether geographical, product, or socio-economic segment-related, either through the purchase of lands that will enable us to serve them, or by means of interest in already existing development companies.
- Maintaining an open and fluid dialogue with the money market and financial institutions in Argentina, the region, and the world for the purposes of accessing the funding the Company requires to finance its growth.

ACKNOWLEDGEMENTS

We wish to express our thanks to suppliers, clients, banking institutions, professionals, and personnel for their cooperation and the support they've provided us time and again.

Autonomous City of Buenos Aires, on March 10, 2011.

THE BOARD OF DIRECTORS

EXHIBIT
REPORT ON CORPORATE GOVERNANCE CODE

GENERAL RESOLUTION CNV No. 516/07
OF THE NATIONAL SECURITIES COMMISSION

I. SCOPE OF APPLICATION

1) Relation between the Issuer and its Corporate Group.

During the business year ended on December 31, 2010 and until the date of this report, the Company has not entered into operation with related parties. Nevertheless, and as provided in Article 73 of Law No. 17,811 (as per the text of Decree No. 677/01 and Decree No. 1020/03) and the Regulations of the National Securities Commission, in the assumption that the Company conducts operations with related parties for relevant amounts so requiring, they shall rely on the prior determination of the Audit Committee, which will be comprised by a majority of independent directors.

Likewise, all operations and their balances with subsidiaries and related parties are included in notes to the quarterly and annual financial statements prepared by the Company.

2) Inclusion in Articles of Incorporation.

The Articles of Incorporation of the Company contain all the references currently required by applicable laws and regulate how the Audit Committee works. Also, the Company has general policies and specific procedures to ensure the loyalty and diligence of its managers and employees. For this reason, the Company understands that no amendments are needed to its articles of incorporation.

The Corporate Bylaws do not contain rules that require directors to report on their personal interests related to decisions that are referred to their consideration. The Company understands that their inclusion is not necessary since the provisions of articles 272 and 273 of Law 19,550 on Business Corporations apply, as amended from time to time (the “LSC”).

II. ON THE BOARD OF DIRECTORS GENERALLY

3) In Charge of Company Strategy.

The Board takes on the management of the Company diligently and prudently in accordance with the “good businessman” standard provided in the LSC. In this sense, it approves the policies and general strategies in accordance with the circumstances the Company may be going through.

Matters related to the management of the Company, such as its general policies and strategies, and in particular its strategic or business plan, as well as the annual management and budget targets, investment and financing policies, the Report on the Corporate Governance Code, control and risk management policies, are defined by the Board of the Company, which entrusts the management team with their implementation. The Board of the Company meets regularly to check that the entrusted strategies and policies are being implemented in order to attain the objectives that have been established in the best interest of the Company.

At those meetings, directors check whether the annual budget is being met and any other relevant events are analyzed.

The Board receives from the Administration and Finance Division a monthly management report on relevant events, with a progress report as to budgeted levels, operation, economic and financial indicators of the Company, analyzing how strategies and management policies provided by the Board are implemented, also discussing matters related to the management and administration of the Company within the sphere of competence of that body.

4) Management control.

The Board sees to the adequate implementation of strategies and policies. It likewise controls how the Company’s management team and organizational structure perform and significant procedures relating to the internal control system, also analyzing relevant contracts and granting powers of attorney, all consistent with the regulatory standards and provisions applicable to the activity, in the best interests of the Company.

In compliance with the Law on Business Corporations and the rules of the National Securities Commission, the disclosure of the financial results and their discussion, the applicable regulatory framework and its consequences or potential effects, and the business outlook, among other aspects, ad dealt with regularly and disclosed when each quarterly balance sheet of the Company is issued, in the document known as Informative overview, and yearly in the Annual Report the Board issues to its shareholders.

5) Information and internal control; Risk management.

The Board approves risk control and management policies and all policies intended to conduct a regular follow-up on information and control systems. In relation to the internal control system, various functions and duties have been designed, which combined provide adequate assurance that current laws and provisions will be complied with correctly, that financial information is reliable and that operations and effective and efficient. Regular internal controls on procedures and risk assessment are conducted, from which recommendations or observations could arise which may eventually be applied or implemented in the relevant areas, providing progress reports and results.

6) Audit Committee.

The Company's Articles of Incorporation, pursuant to Decree No. 677/01, incorporated a clause (Article Twelve of the Articles of Incorporation) that regulates the creation and operation of the Audit Committee. The Audit Committee is comprised of 3 regular members and 3 alternates, most of whom are independent; all members are nominated and designated from among the directors appointed at the Regular Shareholders' Meeting, by a simple majority of the Board. The Chairman and Vice Chairman of the Audit Committee are designated by a simple majority of the members of the Audit Committee.

7 to 9) Number of Board members; Structure of the Board; Belonging to different companies.

Article Seven of the Articles of Incorporation provides that the direction and management of the Company will be under the responsibility of a Board of Directors comprised of eight members who serve over a 3-year term of office. The Company also complies with the requirements of Decree No. 677/01 in relation to independent directors, and to date it has two regular independent directors and two alternates. Consequently, the Company feels that the provisions of the Articles of Incorporation in relation to the number of directors are adequate for its structure. The Company has no policy in relation of former executives sitting on the Board and for the time being it feels this is unnecessary. The Company has just recently been formed and has no high-ranking former executives who have left the company and who may join the board of directors. The members of the Board have no limitations against participating in the boards of other companies. Moreover, the Company benefits from the experience of directors who serve in other companies, but seeking that they should have limited responsibilities in those other companies so as to act as directors of TGLT efficiently. In turn, if there arises any conflict of interest, the directors must report it as provided in articles 272 and 273 of Law 19,550.

10) Evaluation of Board Performance.

The Board does not customarily evaluate its performance since this is approved by the shareholders in accordance with the LSC. The Board prepares the Annual Report every year, which includes an evaluation of results obtained. Board resolutions are evidenced in the book of minutes kept by that body, and they reflect its performance as far as management and direction is concerned. The Board considers this practice to be adequate and does not plan to implement the self-evaluation recommendation as of now.

11) Directors' training and development.

Directors have been elected owing to their considerable specialization and knowledge, which is why the Company has still not established a training program for its members and management executives. However, the Company plans to establish training programs and courses for its directors and management executives in the short term to maintain and refresh their knowledge and skills, and improve the efficiency of the Board as a whole.

III. INDEPENDENT DIRECTORS

12) Independent Directors. 14) Proportion of Independent Directors. 15) Meetings of Independent Directors.

The Company has complied with the provisions of Decree No. 677/01 in relation to independent directors. All the directors are designated by the shareholders' meeting and their personal background and independent capacity (if applicable) are advised to the shareholders at the meeting and to the national Securities Commission by submitting the requisite affidavits. For this reason, the Company feels it is unnecessary to publish additional material regarding their designation or the reasons that prompted the same. Likewise, the number of independent directors allows for the structure required by Decree No. 677/01 for the Audit Committee to function, and therefore the Company understands that it is reasonable for its structure and that no amendments are required to the Articles of Incorporation. Also, the Articles of Incorporation provide that the Audit Committee will be comprised of three members, and most of these must be independent. All the independent members of the Board are part of the Audit Committee, which meets at the intervals established by current regulations or at the behest of any of its members, there being n impediments for them to hold separate meetings if deemed convenient.

13) Designation of Management Executives.

Management executives are designated on the basis of their professional and technical experience and they must be approved by the Board. The Board advises on these appointments through the means indicated by the National Securities Commission and understands that said publication constitutes sufficient disclosure, and the reasons for their appointment need not be published.

IV. RELATIONS WITH SHAREHOLDERS

16) Information to Shareholders. 17) Addressing Shareholders' Questions and Concerns.

The Company feels it provides adequate information on its activities and complies with the reporting duties required under current regulations. In order to adequately value the TGLT share in the capital markets, TGLT maintains an ongoing and open dialogue with the investor community and tries to provide transparent information to correctly evaluate the activities of the Company. In addition to complying with the reporting duties imposed by the national Securities Commission and the Buenos Aires Stock Exchange, the Company has a website dedicated to investor relations (www.tglt.com/ri in Spanish and www.tglt.com/ir in English), issues press releases in case of any relevant event and conducts open conference calls in which the investor community may participate when it releases its financial statements or upon occurrence of exceptionally relevant events. It also takes active part in investor conferences and holds regular meetings with current or prospective investors. Investors may contact the Company phone at +54-11-5252-5050 or by e-mail at inversores@tglt.com to request additional information.

The Company makes available to its shareholders, sufficiently in advance of the respective shareholders' meetings, the documentation on the Financial Statements, Audit Committee reports and other information required under the regulations applicable to publicly-held corporations.

The Company has a Market Relations Officer in charge of referring the questions and concerns of the shareholders and investors.

Consequently, the Board feels that the shareholders' information needs are adequately addressed through the above mechanisms.

18) Participation of Minority Interests at Shareholders' Meetings.

The Company has adopted all requisite measures set out in the LSC to encourage the presence of shareholders at their meetings, both for majority as well as minority interests. Calls to general shareholders' meetings are issued through advertisements in the Official Gazette of the Argentine Republic, in the Buenos Aires Stock Exchange Bulletin, in the Financial Information Highway of the National Securities Commission, and in a nationwide newspaper, and therefore the call to meeting is widely disseminated in accordance with current laws and regulations, on every occasion. Consequently, the Board feels it unnecessary to adopt any additional measures.

19) Control Market.

The Company is a "Company not adhering to the Optional Bylaws Treatment under Binding Tender Offers" pursuant to Article 24 of Decree No. 677/2001. The treatment included in the regulations of the National Securities Commission is an adhesion treatment that cannot be modified to suit the specific needs of the companies. For this reason, the Company provided, in Article Fourteen of the Articles of Incorporation, a treatment similar to the Optional Bylaws Treatment under Binding Tender Offers set out in Article 24 of decree No. 677/2001 triggered upon acquisition of a "relevant interest," i.e. equivalent to more than 40% (forty percent) of the voting stock and/or votes of the Company. The Board feels there are no reasons at present to suggest any reconsideration of this point.

20) Dividend Policy.

The Board of Directors of the Company establishes and files a motion with the Shareholders' Meeting regarding the convenience, timing and amount of dividends to be distributed, as well as, if applicable, the capitalization of annual profits, when submitting its proposal for the distribution of profits/losses to the Shareholders' Meeting, in light of how the businesses and commitments undertaken by the Company have progressed and are being projected into the future.

The Company does not have and does not plan to establish an official policy of dividends in the near future to govern the amount and payment of dividends or other apportionments.

The Company does not plan to distribute any dividends within the next three to four years since it intends to reinvest all the profits earned through its business to finance earnings growth and allow for value to be generated for its shareholders.

According to its Articles of Incorporation and the LSC, the Company may declare one or more dividends within any one business year, and even pay anticipated dividends pursuant to Article 224(ii) of the LSC, out of realized net earnings as shown in the consolidated balance sheet of the company prepared in accordance with Argentine GAAP and the Regulations of the National Securities Commission as of the last day of that business year, or in special consolidated balance sheets in the case of anticipated or interim dividends, providing that such dividends must be paid ratably to all the holders of common stock of the Company as of the pertinent record date.

All shares in the capital stock of the Company rank *pari passu in* relation to the payment of dividends.

V. COMMUNITY RELATIONS

21) Communications via internet. 22) Website requirements.

The Company has its own freely-accessible website (www.tglt.com) to provide various types of information to its users. It includes institutional information as well as information on business units and investor information, and also main developments at the Company. The site includes security measures consistent with usual practices for companies of comparable size and characteristics, and it is designed to ensure data reliability and completeness.

VI. COMMITTEES

23) Committee chaired by an Independent Director.

The Chairman of the Audit Committee must be an independent director, as recommended by General Resolution No. 516/07 of the National Securities Commission.

24) Rotation of Examiners and External Auditors.

The Company has no specific policies in regard to the rotation of the members of the Supervisory Commission and the External Auditors. Merely complying with the statutory rules guarantees their continued independence and integrity, and therefore the Board feels there is no need to introduce changes on this issue. As to the rotation of the Company's External Auditors, it complies with the Standards that require the partner in charge of external audit tasks to be rotated every (5) years. This obligation is not made extensive to the auditing firm per se. The Company understands that it adheres in part to these requirements.

As regards evaluating the fitness, independence and performance of the external auditor, the Company is fully compliant with the Standards set out in this respect. Whenever the Board prepares to file a proposal with the Shareholders' Meeting in relation to the appointment of the External Auditors, the Audit Committee issues as Report on the same in accordance with current regulations and does likewise in its Annual Report as to whether it has become aware of any matter of relevance that must be mentioned in relation to the auditors' independence. In this sense, the Company is of the opinion that the members of the Supervisory Commission and the External Auditors are persons of significant renown. The auditors of the Company, Adler, Langdon, Hasenclever & Asociados, a member of Grant Thornton International, are widely renowned both nationally and internationally owing to the superior quality standards they apply in their work.

25) Dual Examiner/Auditor role.

The Company fully adheres to the recommendation, as the Board of the Company feels it is unadvisable that the members of the Supervisory commission should also act as External Auditors or belong to the firm that provides those services. This point was and will be considered whenever they are appointed.

26 to 27) Compensation Systems; Remunerations, Appointments and Corporate Governance Committees.

In relation to these issues, we wish to mention that: (i) the compensation payable to all employees is determined on the basis of market studies conducted among top-level companies, ensuring that the Company will maintain competitive levels consistent with its size, and the Audit Committee considers the fees paid to the Directors reasonable; and (ii) the Chairman of the Board participates in the appointment of key executives on the basis of their knowledge, fitness and experience. Consequently, the Board feels it is unnecessary to create the committees mentioned in the title above for the moment. To date, the Company does not have a remunerations committee. The remuneration to the Board is determined by a resolution issued by the Regular Shareholders' Meeting.

28) Nondiscrimination policy in the structure of the Board.

The Company has adopted specific provisions to prevent any discriminatory practices, and the same apply throughout the entire organization, including the Board of Directors.

Finally, please be advised that, notwithstanding the statements made in each of the points required by General Resolution No. 516/07 of the National Securities Commission, the Company is firmly committed to progressively incorporating new good corporate governance guidelines as well as to reinforce the practices previously adopted.

CONSOLIDATED FINANCIAL STATEMENTS

TGLT S.A.

TO DECEMBER 31, 2010

SUMMARIZED REPORT

ON THE FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2010

I. BRIEF COMMENTARY ON THE COMPANY'S OPERATIONS DURING THE FISCAL YEAR ENDED ON DECEMBER 31, 2010

TGLT S.A. Initial Public Offering of Shares

On October 30, 2009 TGLT S.A.'s Regular and Special Shareholders' Meeting unanimously approved the authorization for the same to enter into the public offering regime in the country and/or on foreign markets which the Board of Directors determines, and the public offering and the listing of its shares with the National Securities Commission (the C.N.V.) and the Buenos Aires Stock Exchange (the B.C.B.A.), respectively, and/or on the foreign stock exchanges and/or self-regulated markets determined by the Board of directors. At the same Shareholders' Meeting, a capital increase of up to $ 61,800,000 was approved through issuance of up to 61,800,000 (sixty-one million, eight hundred thousand) new common book-entry shares with a nominal value of one (1) Peso each and the right to 1 (one) vote per share to be offered through public subscription.

On October 14, 2010, the C.N.V. ordered the application of Resolution No. 16.409 issued on September 8, 2010, whereby TGLT S.A. was approved to be included in the public offering regime. Additionally, on October 19, 2010, the B.C.B.A. authorized the admission of the TGLT S.A. common shares to be listed under the symbol "TGLT".

On October 29, 2010, it underwrote 47,999,485 common shares (the "New Shares") at a price set at $ 9.034 per share (the "Subscription Price") for a total amount of $ 433.6 million. Of that total amount, 24,320,790 shares were subscribed by new investors for total amount of $ 219.7 million to be paid in cash. The total amount of offers received reached $ 315.2 million, thereby generating an over-subscription level of 1.43 times. 66% of the shares subscribed by new investors were underwritten by international institutional investors, which acquired *Global Depositary Shares* (or "GDSs") that represent 16,015,210 common shares. The remaining 23,678,695 common shares were subscribed by previous shareholders of Operating Companies (as described further below) and are to be paid by means of capitalization of credit arisen from obligations taken on by TGLT S.A. as a result of acquiring shares in the Operating Companies, as described in the next section of this Summarized Report.

On November 4, 2010, the Members of the Board of TGLT S.A. decided a capital increase by means of the issuance of 47,999,485 common book-entry shares of a nominal value of $ 1 (one peso) each and with 1 (one) voting right per share. In the same meeting, the Members of the Board decided to implement the elimination of the division of corporate equity into different types of shares so that Class A and Class B notarized shares become common book-entry shares of the a single class. Additionally, in view of the agreement entered into with Caja de Valores S.A. on October 19, 2010, it was decided to implement a new shareholders' record to be managed by said institution. Finally, it was resolved to set the Company's corporate equity at $ 70,349,485 represented by 70,349,485 shares.

Company Acquisition of Interest in Operating Companies

During the quarter ended on March 31, 2010 the Company acquired and/or increased its interest in the following companies: Maltería del Puerto S.A., Canfot S.A., and Marina Río Luján S.A. (jointly, the "Operating Companies"). Pursuant to said agreements, the Company may choose to pay for the liabilities which result from said acquisitions by means of New Shares.

Maltería del Puerto S.A.

On February 11, 2010 PDG Realty S.A. Empreendimentos e Participações (PDG) accepted an offering from the Company to acquire the shareholding that represents 62.03% of the equity and votes of Maltería del Puerto S.A., increasing its shareholding interest in Maltería del Puerto S.A. to 75%. The price of acquisition of said shares is the result of multiplying 6,559,083 by the price per share (par value plus share premium) and converting it to American dollars at the average exchange rate (between purchaser and seller) established by Banco de la Nación Argentina on the closing day on which the Company makes said offering, as paid by subscribers for the Local Offering.

The Company chose to pay the price of acquisition of the equity of Maltería del Puerto S.A. by means of 6,559,083 New Shares. Assuming a Subscription Price of $ 9,034 per share, the price of acquisition of the equity of Maltería del Puerto S.A. was $ 59,254,756 converted to dollars at the exchange rate indicated above.

Canfot S.A.

On January 1, 2010 the Company purchased shares from Mr. Moshe Kattan representing 36.08% of the equity and votes of Driway Corporation S.A., a majority shareholder of Canfot S.A. The price of acquisition for said shares amounted to U$S 13,600,000. The Company will pay the price no later than December 31, 2010. The Company chose to pay the acquisition price of the equity of Driway Corporation S.A. shares by means of 5,959,672 New Shares.

On January 21, 2010 the Company acquired shares from Constructora Sudamericana S.A. representing 6.36% of the equity and votes of Driway Corporation S.A. The price of acquisition for said shares amounted to U$S 1,500,000. The Company chose to pay the price of acquisition of the equity of Driway Corporation S.A. by means of 657,317 New Shares.

On February 9, 2010 the Company purchased shares from PDG representing 28.78% of the equity and votes of Driway Corporation S.A. The price of acquisition for the Driway Corporation S.A. shares was the result of multiplying 3,315,292 by the price per share (the value plus par value plus share premium) and converting it to American dollars at the average exchange rate (between call and put) established by Banco de la Nación Argentina on the closing day on which the Company made said offering, as paid by subscribers for the Local Offering. The Company chose to pay the price of acquisition of equity of said companies by means of New Shares. Assuming a Subscription Price of $ 9,034 per share, the price of acquisition of the equity of Driway Corporation S.A. was $ 29,950,348 to be converted to dollars at the exchange rate indicated above.

On February 12, 2010 Special Shareholders' Meeting of Driway Corporation S.A. authorized the early dissolution and liquidation of the Company, and allotted its assets (made up of shares representing 69.12% of the equity and votes of Canfot S.A.) in favor of its shareholders. For the purposes of correctly reflecting the shareholders' interest in the project, TGLT S.A. received 21,302,587 shares representing 44.16% of the equity and votes of Canfot S.A. Due to the transactions referred to above and together with its interest to December 31, 2009, to the date of issuance of this Summarized Report, the Company owns a total of 75.04% of the equity of Canfot S.A.

Marina Río Luján S.A.

On January 28, 2010, through its subsidiary Marinas Río de la Plata SLA (Spain), the Company acquired a 50% equity interest and voting power in Marina RL LLC (Delaware), indirect shareholder of Marina Río Luján S.A., from Bastow S.A. The price of the operation was agreed at US$ 10,600,000. The Company chose to pay the price of the acquisition of equity of Marina RL LLC by means of 4,645,039 New Shares. As a result of the purchase of the aforementioned shares, the Company acquired an indirect 25% stake in the corporate equity and voting rights of Marina Río Luján S.A.

On February 9, 2010, the Company acquired an 80% equity interest and voting rights in Piedras Claras S.A., indirect shareholder of Marina Río Luján S.A. from PDG. The price of this transaction was the result of multiplying 2,542,292 by the price per share (par value plus issuance premium), converted into US dollars using the average exchange rate (between call and put) of the Banco de la Nación Argentina at the closing date on which the Company publicly offers its shares, as paid by the subscribers of the IPO. The Company chose to pay the price of the acquisition of shares of said companies by means of 2,542,292 New Shares. Assuming a Subscription Price of $ 9,034 per share, the price of acquisition of the equity of Piedras Claras S.A. was $ 22,967,066 to be converted to dollars at the exchange rate indicated above.

Then, on February 19, 2010, Special Shareholders' Meeting of Piedras Claras S.A. authorized the early dissolution and liquidation of the Company, and allotted its assets (made up of shares representing 50% of the equity and votes of Marina RL LLC) in favor of its single shareholder: TGLT S.A.

As a result of the aforementioned acquisitions and dissolution TGLT S.A. acquired an indirect interest of 50% in Marina Río Luján S.A.

On the same, date, Marinas Río de la Plata SL (Spain) reduced its capital and assigned its holdings in Marina Río Luján S.A. to its only shareholder, Marina RL LLC (Delaware). On February 22, 2010, Marina RL LLC (Delaware) was dissolved and its holdings in Marina Río Luján S.A. were assigned to its only shareholder: TGLT S.A. which thereby became a direct 50% shareholder of the corporate equity and voting rights in that company.

The Company has acknowledged the accounting effects of the permanent investments acquired, referred to above, in the period ended on December 31, 2010. The Company has valued said investments using the proportional asset value method, in accordance with the provisions set forth in Technical Resolution No. 21 issued by the Argentinean Federation of Professional Advice in Economics (F.A.C.P.C.E.)

Likewise, the Company acknowledged the difference between the book values of the assets and liabilities and their current values and net cancellation values, which amounts to $ 136,663,844 at the time the acquisitions took place. To December 31, 2010, the aforementioned net cancellation value amounted to $ 126,045,151 and is listed within the item "Inventory" within long-term assets of the consolidated financial statements of the Company to that date. Said difference is mainly attributed to the comparison between book values and the relevant current values of the main assets which belong to the acquired companies (fixed assets). The current value of the identifiable net assets has been obtained from a report drafted by independent professionals who are experts on the matter. These differences must be ascribed to the investor's profits (losses) according to the Operating Company's consumption of said assets. Therefore, the Company has ascribed the greater value of said investments to profits (losses) applying the same criterion used by the Operating Companies in acknowledging their inventories as profits (losses). To December 31, 2010, the Company has acknowledged a charge to profits (losses) for the amount of $ 10.618.693 which is presented in the Company's consolidated income statement to December 31, 2010, under the item "Result of valuation of inventories at net realization value" of the operational profits (losses).

Additionally, the Company acknowledged a total goodwill of $ 32,522,507 as a result of the aforementioned acquisitions. Goodwill depreciates according to the degree of progress of the works of each of the real estate projects executed by each of the companies in which the Company has acquired interest, or as a result of income acknowledged by the Company by applying the proportional equity value method in the event that there are indications of future losses or expenditures associated with the acquired company. To December 31, 2010, the Company acknowledges depreciations in its goodwill value for $ 2.255.462 (positive result), which is presented in the consolidated income statement to December 31, 2010 under the "Goodwill depreciation" item.

Relevant Facts regarding our Real Estate Projects

The following stand out among the milestones reached in our projects throughout the period:

Forum Puerto Norte Project

- In January 2011 sales were launched of building SIX. This building, which was initially to be allocated to residential units, was reconverted to an office building following the success of the CUBO building. With the launch of this building, only the launching of the boathouses is left to complete the total launch of the project.
- On November 9, 2010, the sale of building FIVE was launched.
- On September 21, 2010, construction of the office building CUBE was awarded, which was initiated during November of 2010.
- On June 14, 2010 construction of buildings ONE, FOUR, and TEN was awarded. Likewise, buildings FIVE and SIX must be launched from a commercial standpoint.
- On April 23, 2010 the sale of building EIGHT was launched.
- On March 27, 2010 construction of buildings THREE, SEVEN, and EIGHT was awarded

Forum Alcorta Project

- The works prior to the initiation of the excavation that will mark the beginning of the construction of the project were initiated during January 2011.
- To December 31, 2010, the demolition works of existing structures had been initiated, with the exception of the building located on Juramento Street, which is to be recycled.
- On December 30, 2010, Constructora Sudamericana S.A. was appointed as main contractor for the construction of the project.
- On November 25, 2010, sales were launched of Tower 2 along with the inauguration of the project's sales room.
- On October 5, the General Registrar of Works and Land Registry of the Government of the City of Buenos Aires ("GCBA") approved the plans and the verification of the Building Code, and granted the Construction and Demolition Permits.
- On June 17, 2010, the permit was obtained for conducting the works in the Showroom on the property at which the project will be executed, and during November the same were initiated.
- On March 17, 2010 the General Bureau of Urban Assessment of the GCBA approved the urban feasibility of the project.
- On March 30, 2010 we took ownership of the property on which the project is being executed and we began the preliminary works for starting demolition during the second semester (evaluation of the status of the building and useable area, ground survey, utilities cut, rat extermination, among other things). Furthermore, the feasibility of utilities such as power, water, and gas was obtained, the latter being subject to the range of the gas system to be installed by the consigner before 01/31/2011.
- On March 8, 2010 the presentation before the Environmental Protection Agency for the GCBA for obtaining the certificate of environmental feasibility for the project.

Marina Río Luján Project

- The preliminary plan is currently in the works with the advice of commercial, technical, environmental, and traffic consultants.
- The master plan of the project is undergoing a new stage of design in order to make it more flexible regarding the use of space and adapt it according to how demand evolves for the different products planned (single-family properties, buildings to house multiple families, and business premises). Additionally, we are seeking to decrease the initial investment in infrastructure.

Montevideo Project

- Currently, we are undertaking the necessary procedures with the Municipality of Montevideo for the purposes of obtaining the urban parameters for adapting the new project as per the requirements of said governmental agency.
- During 2010, the necessary applications were submitted to the National Heritage Commission of the Oriental Republic of Uruguay for the purposes of obtaining the relevant authorizations to execute the project. In November, this Commission accepted the application permit for the project provided certain modifications are made to the preliminary plan.

Palermo Project

- On October 13, 2010, the Company subscribed a commitment certificate with Alto Palermo S.A. ("APSA") for the purchase of a plot of land located in the City of Ciudad de Buenos Aires, the front of which is on 3351/59 Beruti Street, between Bulnes and Av. Coronel Díaz, with Cadastral Classification: Circumscription: 19; Section: 15; Block: 15; Plot 11-S (the "Plot"). TGLT S.A. is planning on erecting an apartment building with a residential and commercial parking lot on this portion of real estate. As consideration for the acquisition of the Plot, TGLT agreed to transfer APSA: (i) a number to be determined of functional housing units jointly representing 17.33% of the Company's own sellable square meters of housing in the building to be erected; (ii) a number to be determined of supplementary/functional parking units jointly representing 15.82% of the Company's own square meters of parking space in the same building, (iii) the total amount of functional units to be used as commercial parking spaces; and (iv) U$S 10,700,000, which were paid on November 5, 2010. The transfer of the title deed of the Plot in favor of TGLT S.A. was issued December 16, 2010. The trade transaction outlined in points (i), (ii) and (iii) was valuated at U$S 8,143,231. The total value of the plot is U$S 18,843,231, which along with the taxes and expenses associated with the acquisition thereof are reflected in the item Inventory for an amount of $ 76,886,003.
- On April 8, 2010, the General Registrar of Works and Cadastre approved the plans of the works and granted the Construction Permit for the project of architectural firm Dujovne, Hirsch & Asociados. However, TGLT S.A. is currently reviewing the project with the architectural firm with the object of optimizing and adapting to the needs of the market. According to the project currently under consideration, a single tower, with an area of 14,352 sellable square meters distributed among 210 apartments, in addition to 182 residential parking spaces, 171 commercial parking spaces in four underground levels. The 2 lower underground floor, where the commercial parking spaces will be shall be transferred to APSA for use as a supplementary commercial parking lot to the one it owns at Shopping Alto Palermo. This parking lot will have a separate access in order to disguise the fact that it belongs to the housing project. During the first quarter of 2011, the Company will submit the application with the municipal authorities for approval of the changes introduced in order to initiate the marketing and construction of the project in the third quarter of the year. Delivery of the underground commercial parking lot is estimated to take place in the second semester of 2012, while the apartments and residential parking spaces are expected to be delivered in the second semester of 2013.

BALANCE SHEET

This summarized report to December 31, 2010 has been put together by Company Management for the purposes of fulfilling the requirements set forth by the C.N.V. and B.C.B.A. within the scope of the process of authorization of the public offering of its shares.

This informative report is for the nine-month period from January 1, 2010 to December 31, 2010. During this period, the Company acquired various permanent interests in other companies (see *Acquisition by the Company of Interest in Operating Companies* in the above section), obtaining control over the same.

Due to the above, this is the first period in which Company Management has drafted a summarized report jointly with subsidiary companies, and therefore, said information is not presented on a comparative basis, in accordance with the provisions set forth in Technical Resolution No. 8 issued by the Argentinean Federation of Professional Advice in Economics (F.A.C.P.C.E.) on General Accounting Presentation Regulations.

	Dec 31, 2010
Current assets	188,675,275
Non-current assets	534,323,845
Total assets	**722,999,120**
Current liabilities	30,840,415
Non-current liabilities	240,114,354

TGLT S.A.

SUMMARIZED REPORT

ON THE FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2010

Total liabilities	**270,954,769**
Minority interest	16,399,743
Shareholder's equity	435,644,608
Total liabilities, minority interest and shareholder's equity	**722,999,120**

INCOME STATEMENT

	Dec 31, 2010
Operational income (loss)	(13,566,151)
Permanent investment income (loss)	(513,271)
Goodwill depreciation	2,255,462
Other expenditures	(64,578)
Financial and stake-holding revenue, net	(13,091,057)
Other revenue and expenditures, net	1,285,014
Period net loss before Income Tax	**(23,694,581)**
Income Tax	3,671,670
Minority interest	847,117
Period net loss	**(19,175,794)**

CASH FLOW STATEMENT

	Dec 31, 2010
Cash flow from operations	(56,845,243)
Cash flow from investing	(212,641,794)
Cash flow from financing	434,620,849
Total cash flow	**165,133,812**

STATISTICAL DATA

- Consolidated payroll of S.A.: 32 employees.
- Information on sales and advance payment evolution:

	Units marketed		**Secured sales (*)**		**Advanced payments perceived (*)**	
Project	**Fiscal period**	**Cumulative**	**Fiscal period**	**Cumulative**	**Fiscal period**	**Cumulative**
Forum Puerto Norte	94	266	$ 71,900,483	$ 180,202,464	$ 60,703,800	$ 110,962,942
Forum Alcorta	17	52	$ 59,560,307	$ 151,449,399	$ 33,885,068	$ 83,982,269
Palermo Project	38	38	$ 30,025,587	$ 30,025,587	$ 32.377.486	$ 32.377.486
Total	**149**	**356**	**$ 161,486,377**	**$ 361,677,450**	**$126.966.354**	**$227.322.697**

(*) Amounts denominated in pesos net of Value Added Tax.

TGLT S.A.

SUMMARIZED REPORT

ON THE FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2010

MAIN INDICATORS, RATIOS, OR INDEXES:

Indicator	Formula	Dec 31, 2010
Liquidity	Current assets / Current liabilities	6.12
Solvency	(Shareholder's equity + Minority interest) / Liabilities	1.67
Immobilization of Capital	Long-term assets / Total assets	0.74
Profitability	Net annualized income (loss) of fiscal year / Average Shareholder's equity	(0.08)

PROGRESS IN COMPLIANCE WITH INTERNATIONAL FINANCIAL REPORTING STANDARDS (IFRS) IMPLEMENTATION PLAN

On April 26, 2010, the Board of Directors of TGLT S.A. approved the Formal Plan for Implementing the International Financial Reporting Standards ("**IFRS**"), issued by the International Accounting Standards Board) ("**IASB**"), as was set forth in General Resolution ("**RG**") No. 562/09 issued by the CNV.

In 2007, the CNV approved the adoption of the IFRS as a single set of standards for entities under its control to draft their financial statements. Consequently, the CNV commissioned the Argentinean Federation of Economic Science Professional Associations ("**FACPCE"** by its Spanish acronym), to draft a plan for companies making public offering of their stock and negotiable obligations to adopt the IFRS. The FACPCE submitted said plan to the CNV in April 2008, and the final version was published in October of the same year.

In March, 2009, the Governing Board of the FACPCE approved Technical Resolution No. 26, "Adoption of International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB)."

Subsequently, the CNV published a RG project for adopting RT No. 26 issued by the FACPCE. Finally, in December, RG N° 562/09 issued by the CNV was published in the Official Gazette, which adopts the general guidelines of RT No. 26 of the original proposal by the FACPCE, with some differences.

RG No. 562/09 issued by the CNV was included in the CNV regulations (Year 2001 Text), and article 114 thereof included the obligation that entities adopting the IFRS for drafting their financial statements are under of submitting a formal implementation plan, which is to be approved by the Board of Directors, and the content of which shall be included in the minutes of the Board meeting in which it is considered and approved, an shall notify the market of such approval as a relevant fact through the CNV and the BCBA.

As set forth in RG No. 562/09, application of the IFRS shall be mandatory for the Company as of the fiscal year beginning on January 1, 2012, and its relevant partial periods. The Company shall not make use of the option granted by RG No. 562/09 of early adoption of the IFRS for the period beginning on January 1, 2011.

However, the Board hereby explicitly acknowledges that the adoption of the IFRS implies a number of analysis and tasks to be undertaken prior to full adoption of the same. In this regard, the Company has initiated an organized process for implementing the IFRS, which is to be instrumented in the following stages:

Stage	Period affected by it
Stage I – Launching of the convergence project and compliance with defined actions	Period prior to the drafting of the opening balance sheet YEAR: 2010
Stage II – Evaluation of accounting and business impact (after drafting the opening balance sheet)	Transition period (comparative with the first full period under the IFRS) YEAR: 2011
Stage III – Compliance with actions prior to drafting the first information under the IFRS (conciliations)	Transition period (comparative with the first full period under the IFRS) YEAR: 2011
Stage IV – Notification to the market of the impact that the application of the IFRS will have on the entity's financial performance measuring and the dividend policy	Transition period (comparative with the first full period under the IFRS) YEAR: 2011

As a result of monitoring the specific IFRS implementation plan, the Board has not become aware of any circumstance that would require modifications to such a plan or that would indicate that it would eventually deviate from the goals and dates set forth.

PROSPECTS

As informed in section I. of this Summarized Report, on November 5, 2010, the Company finalized its IPO process, whereby it obtained funds of $ 219.7 million through the sale of New Shares to new investors. The Company intends to use said funds for the following purposes:

- *Acquiring quality land to ensure development of new projects.* TGLT S.A. will attempt to tie up the least amount of capital possible in ensuring itself a land bank.
- *Financing development of its current projects.* The funds obtained through the Offering could be used to cover the working capital for the current projects.
- *Accelerating the launch of new projects.* Funds from the Offering will also be used for launching new projects.
- Expanding our real estate development activity throughout Argentina and other regional markets. The start of operations on new markets requires capital for (i) market studies, (ii) opening offices, (iii) choosing the local team, (iv) structuring the legal means, obtaining operating permits and licenses, when required, and (v) the working capital needed until the first projects are launched.
- *Setting up reserves to handle any kind of deceleration in our presale scheme.* TGLT S.A. intends to keep capital reserves to be able to face market conditions which slow down sales without the need for delaying the works undergoing construction or lowering the price of its products.
- *Acquiring companies in the sector.* A part of the funds could be allotted to acquiring companies in the sector which complement its strategy, mitigate the risk of entering new markets and segments, and boost its growth.

Furthermore, regarding the projects developed by the Company, the following is foreseen for the rest of the fiscal year:

- Continuing construction and commercialization of "Forum Puerto Norte" in Rosario, the province of Santa Fe.
- Initiating construction and continuing commercialization of "Forum Alcorta" in the City of Buenos Aires.
- Continuing with the process of approval of the Project called "Montevideo" and defining the architectural design of the project so as to begin with construction and commercialization toward the end of the fiscal year or early 2011.
- Finishing the review of the Palermo preliminary project for the purposes of submitting the update thereof to the municipal authorities during the first quarter of 2011 with the aim of initiating construction in the second semester of 2001. Marketing is expected to begin with the pre-sales phase and definite launching is to take place in the second semester with the inauguration of a showroom.
- Continue evaluating and carrying out new real estate projects in due time in markets where TGLT S.A. operates.

Furthermore, TGLT S.A. is in the process of performing an alignment of the accounting structure of the Company and its subsidiary companies, while at the same time, current management tools are being optimized. These tasks reflect the Company's intent on further integrating management information of its business in the future.

TGLT S.A.

Legal address: Av. Scalabrini Ortiz 3333 – 1st floor
Autonomous City of Buenos Aires

FISCAL YEAR NO. 6, INITIATED ON JANUARY 1, 2010

FINANCIAL STATEMENTS TO DECEMBER 31, 2010 AND 2009

Main line of business of the Company: Project management and real estate enterprises, urban development; planning, evaluation, scheduling, designing, development, implementation, management, coordinating, supervising, making arrangements, organization, direction, and execution in handling the business associated with real estate; the use of brands, patents, methods, formulas, licenses, technologies, know-how, models, and designs, and marketing in all its forms.

Date of registry at the Corporate Records Office:

- Of the articles of incorporation: June 13, 2005
- Of its last modification: May 3, 2010 (Note 9 to the individual financial statements)

Number of registry at the Corporate Records Office: 1,794,929

Expiry date of the articles of incorporation: June 12, 2104

C.U.I.T.: 30-70928253-7

Information on the subsidiary companies: See the breakdown in Exhibit "C" for the individual financial statements.

Structure of Corporate Equity
(Note 6.)
(figures in pesos)

Shares	Issued, subscribed, and paid	Recorded (1)
Common, book-entry, and voting shares with a Nominal Value (N.V.) of $ 1	70,349,485	22,350,000
	70,349,485	22,350,000

(1) See Note 9 to the individual financial statements.

Signed for identification purposes
with our report dated March 10, 2011
Adler, Langdon, Hasenclever & Asociados
Certified Public Accountants
C.P.C.E.C.A.B.A. Tº 4 - Fº 130

For the Supervisory Commission

Ignacio Fabián Gajst
Auditor

Gabriel Righini (Partner)
Public Accountant (U.B.A.)
C.P.C.E.C.A.B.A. Tº 245 - Fº 74
Signed for identification purposes
with our report dated March 10, 2011

Federico Nicolás Weil
Chairman of the Board

TGLT S.A.

CONSOLIDATED BALANCE SHEET

As of December 31, 2010

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

		Dec 31, 2010 Pesos
ASSETS		
Current assets		
Cash and banks	Note 5.a	170,236,988
Provisional investments	Exhibit C	7,722,343
Other credit	Note 5.b	10,715,944
Total current assets		188,675,275
Non-current assets		
Other credit	Note 5.b	14,143,866
Inventory	Note 5.c	484,840,279
Fixed assets	Exhibit A	334,598
Intangible assets	Exhibit B	227,133
Subtotal non-current assets		499,545,876
Goodwill	Exhibit B	34,777,969
Total non-current assets		534,323,845
Total assets		**722,999,120**
LIABILITIES		
Current liabilities		
Commercial debts	Note 5.d	22,531,080
Loans	Note 5.e	677,293
Wages and social security contributions	Note 5.f	790,019
Tax burdens	Note 5.g	6,842,023
Total current liabilities		30,840,415
Non-current liabilities		
Commercial debts	Note 5.d	385,237
Loans	Note 5.e	12,000,000
Tax burdens	Note 5.g	406,420
Advanced payments by clients	Note 5.h	227,322,697
Total non-current liabilities		240,114,354
Total liabilities		**270,954,769**
Minority interest		16,399,743
SHAREHOLDER'S EQUITY		**435,644,608**
Total liabilities, minority interest and shareholder's equity		**722,999,120**

Notes 1 to 13 and Exhibits A, B, C, G, and H are enclosed herein as an integral part of this consolidated statement.

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TGLT S.A.

CONSOLIDATED INCOME STATEMENT

FOR THE FISCAL YEAR ENDED ON DECEMBER 31, 2010

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

		Dec 31, 2010 Pesos
Income for services rendered		206,162
Cost of services rendered	Exhibit H	(139,696)
Gross profit		**66,466**
Income from valuation of inventory at net realization value	Note 11	(1,302,218)
Selling expenses	Exhibit H	(2,911,443)
Administrative expenses	Exhibit H	(9,418,956)
Operational income (loss)		**(13,566,151)**
Permanent investment income (loss)		(513,271)
Goodwill depreciation	Exhibit B	2,255,462
Other expenditures	Exhibit B	(64,578)
Financial and stake-holding revenue, net	Note 5.i	
Generated by assets		(1,098,032)
Generated by liabilities		(11,993,025)
Other revenue and expenditures, net	Note 5.j	1,285,014
Period income before Income Tax		**(23,694,581)**
Income Tax	Note 4	3,671,670
Minority interest		847,117
Period income		**(19,175,794)**

Income per common share	
Base	**(0.273)**
Diluted	**(0.273)**

Notes 1 to 13 and Exhibits A, B, C, G, and H are enclosed herein as an integral part of this consolidated statement.

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Federico Nicolás Weil
Chairman of the Board

TGLT S.A.

CONSOLIDATED CASH FLOW STATEMENT

FOR THE FISCAL YEAR ENDED ON DECEMBER 31, 2010

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

	Dec 31, 2010 Pesos
CASH FLOW VARIATIONS	
Cash flow at the beginning of the fiscal year	12,825,519
Cash flow at close of fiscal year (1)	177,959,331
Net cash flow increase	165,133,812
REASONS FOR CASH VARIATIONS	
Operational activities	
Period income	(19,175,794)
Income Tax	(3,671,670)
Adjustments for arriving to the net cash flow from operational activities	
Fixed asset depreciation	191,178
Income from permanent investment	513,271
Amortization of intangible assets	64,578
Income from sale of stock	747,105
Residual value of disposed intangible assets	12,000
Goodwill depreciation	(2,255,462)
Exchange rate differences accrued not paid, net	3,480,018
Income from valuation of inventory at net realization value	1,302,218
Third-party interest	(847,117)
Changes in Operational Assets and Liabilities	
Decrease in sales credit	973,729
Increase in other credit	(13,149,001)
Increase in inventory	(168,509,817)
Increase accounts payable	18,719,230
Increase in salaries and social securities	295,284
Decrease in tax burdens	(2,501,347)
Increase in early collection from clients	126.966.354
Net cash flow generated by operational activities	**(56,845,243)**
Investment activities	
Payments for purchase of intangible assets	(168,668)
Payments for purchase of fixed assets	(215,928)
Capital increase in operating companies	(212,257,198)
Net cash flow used in investment activities	**(212,641,794)**
Financial activities	
Investments by owners	426,213,690
Reduction in loans	8,407,159
Net cash flow generated by financing activities	**434,620,849**
NET CASH INCREASE	**165,133,812**

Notes 1 to 13 and Exhibits A, B, C, G, and H are enclosed herein as an integral part of this consolidated statement.

(1) Cash is equivalent to cash and banks plus temporary investments with due dates under 3 months.

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Note 1 Purpose of the Consolidated Financial Statements

On October 30, 2009 TGLT S.A.'s (hereinafter, the "Company") Regular and Special Shareholders' Meeting unanimously authorized entering the same into the public offering scheme in the country and/or on foreign markets which the Board of Directors determines, and the public offering and the listing of its shares with the National Securities Commission (the C.N.V.) and the Buenos Aires Stock Exchange (the B.C.B.A.), respectively, and/or on the foreign stock exchanges and/or self-regulated markets determined by the Shareholders Meeting.

On October 14, 2010, the C.N.V. issued the approval of Resolution No. 16.409 of September 8, 2010, whereby the Company has been authorized to make a public offering of up to 45,400.000 notarized common shares, with the possibility of extending said offering up to 61,800,000 shares. In turn, on October 19, 2010, the B.C.B.A. issued the authorization for TGLT S.A. shares to be listed on the stock exchange.

These consolidated financial statements (hereinafter, the "consolidated financial statements") were drafted by Company Management for the purposes of complying with the requirements of the C.N.V. and the B.C.B.A. within the framework of the public offering scheme of its stock.

These consolidated financial statements are for the nine-month period from January 1, 2010 to December 31, 2010. During the referred period, the Company acquired various permanent interests in other companies (see Note 19 for the individual financial statements), and obtained control of the same.

Due to the above, this was the first nine-month period in which the Company Management put together the consolidated information with its subsidiary companies, and therefore, said information is not presented comparatively, in accordance with the provisions set forth in Technical Resolution No. 8 issued by the Argentinean Federation of Professional Advice in Economics (F.A.C.P.C.E.) on General Accounting Presentation Regulations.

Note 2 Main Activity of the Company

TGLT's main activity consists in integrating all the roles associated with housing development projects, such as: searching for and acquiring land, designing the products, marketing, sales, construction project management, purchasing consumables, post-sale services, and financial planning. The architecture and construction are outsourced to other companies, with which TGLT has strategic relationships.

To the date these financial statements were issued, the Company participates in the following real estate projects along with other investors:

Project	Forum Puerto Norte	Forum Alcorta	Project "Palermo"	Project "Marina Río Luján"	Project "Montevideo"
Location	Rosario, Santa Fe	Bajo Belgrano, CABA	Palermo, CABA	Tigre, Buenos Aires	Montevideo, Uruguay
Sellable area (m^2)	53,226	40,090	14,352	(*) 226,000	(*) 31,000
Units	455	149	210	(*) 1,619	(*) 230
Marketed units	266	52	38	-	-
Secured sales	180,202,464	151,449,399	30,025,587	-	-
Advanced payments perceived	110,962,942	83,982,269	32,377,486	-	-
Balance receivable	69,239,522	67,467,130	-	-	-

(*) Approximate figures.

Note 3 Criteria for Presenting Financial Statements

3.1 Consideration of the Effects of Inflation

The professional accounting regulations currently in effect establish that as of October 1, 2003, application of the method of re-expressing in a homogenous currency established by Technical Resolution No. 6, with the modifications introduced by Technical Resolution No. 19 by the F.A.C.P.C.E., must be discontinued.

Consequently, the Company used the nominal legal tender for the Republic of Argentina as a uniform currency when putting together these financial statements.

3.2 Presentation of the Consolidated Financial Statements

The Company's financial statements are consolidated with the financial statements of the fiscal year initiated on January 1, 2010 and ended on December 31, 2010, of the following companies:

Company	Form of control	Percentage of interest (1)	Consolidation method
Maltería del Puerto S.A.	Full	75.00%	Integral
Canfot S.A.	Full	75.04%	Integral
Marina Río Luján S.A.	Joint	49.99% (2)	Proportional

(1) See Note 19. to the individual financial statements.
(2) See reference (1) on Note 3.4.f. to the individual financial statements.

In accordance with the provisions set forth in General Resolutions Numbers. 368/01 and 372/01 by the C.N.V., when consolidated financial statements are published they must be presented preceding the issuing Company's basic financial statements. This provision only means a change in the position of the consolidated information, and does not modify the nature of the main information contained in the basic financial statements and that of those which are supplementary to the consolidated financial statements, in accordance with the provisions set forth in Law No. 19,550 on Business Corporations and professional regulations currently in effect.

Consequently, in order for these consolidated financial statements to be interpreted correctly, they must be read together with the Company's individual financial statements that are submitted following this consolidated information.

3.3 Applicable Professional Accounting Regulations

Consolidation of these financial statements has been performed in accordance with the provisions set forth in Technical Resolution No. 21 by the F.A.C.P.C.E.

In the consolidation of the companies over which control is exclusive, the amounts invested in subsidiary companies and interest in their profits (losses) and cash flow are replaced for the total assets, liabilities, profits (losses), and cash flow of the subsidiary companies, separately reflecting third-party interest in said companies. In the case of the company which is jointly controlled, the amounts of investment in the subsidiary company and the interest in the earnings and cash flow of the same are replaced by the proportion allocated by the assets, liabilities, income and cash flow of the subsidiary company.

In both methods, the credit and loans, and operations between entities of the consolidated group are eliminated in the consolidation. The profits (losses) originated by operations among members of the consolidated group which do not include third parties and contained in the final asset amounts outstanding are eliminated completely, unless said assets are measured according to current values determined based on operations conducted with third parties.

Note 3 Criteria for Presenting Financial Statements (continued)

3.4 Adoption of International Financial Reporting Standards (IFRS)

Through General Resolution No. 562/09 dated December 29, 2009, published in the Official Gazette on January 8, 2010, entitled "Adoption of the International Financial Reporting Standards", the C.N.V. established application of Technical Resolution No. 26 of the F.A.C.P.C.E., which adopts the International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board (IASB), for certain entities included in the public offering system provided for in Law No. 17,811, whether it is due to their capital or their negotiable bonds, or because they have requested authorization to be included in said system.

In fulfillment of these regulations, as of the fiscal year which begins on January 1, 2012, the companies which become consolidated with the Company must present the financial statements in a Note or a reconciliation of their net assets and profits (losses) determined in accordance with the IFRS, as additional information. This information is to be used by the Company to apply the proportional asset value method and for consolidation of their financial statements.

On April 26, 2010 the Company's Board of Directors approved the "Formal Plan for Implementation of the International Financial Reporting Standards" which was submitted to the C.N.V. on April 30, 2010. Among other things, it establishes that implementation of the same is to be done in coordination with the Boards of Directors of the consolidated companies.

To the date these financial statements were issued, the "Formal Plan for Implementing the International Financial Reporting Standards" was being fulfilled as agreed.

3.5 Accounting Calculation and Presentation Criteria

The main valuation criteria used to put together these financial statements were the following:

a. Cash and banks

Cash and banks are presented in local currency at their nominal value.

In foreign currency: It was converted to the exchange rate in effect at the close of the period applicable for settlement of the respective operations. The differences in exchange rates were included in the profits (losses) of the period. The respective detail is presented in Exhibit G.

b. Provisional investment

Mutual Fund: Valuated at the quotation value of the effective quota portion to the closing date of the fiscal year minus the direct sales costs.

Fixed term: Valuated at the nominal value of the effective quota portion to the closing date of the fiscal year.

The respective detail is presented in Exhibit C.

Note 3 Criteria for Presenting Financial Statements (continued)

3.5 Accounting Calculation and Presentation Criteria (continued)

c. Credit and Liabilities

Credit and commercial liabilities: The credit and commercial liabilities with independent parties have been valued at the cash price estimated at the time of each operation, plus the relevant financial portion accrued by the close of the fiscal year. The credit and commercial liabilities with related parties have been valued at their nominal value plus the financial components accrued at the close of the period in cases when they were agreed upon.

Other credit and liabilities: The various credit and liabilities were valued based on the best possible estimate of the amount payable or receivable, respectively, discounted—when applicable—using the estimated rate at the moment of incorporation of the asset and liability. In cases where they do not differ significantly, they have been left at their nominal value. The various credit and liabilities with related parties have been valued at their nominal value plus the financial components accrued at the close of the fiscal year in cases when they were agreed upon.

Advanced payments by clients: These are funds perceived as a result of marketing units of the real estate projects outlined in Note 2, where the units have not yet been delivered. These advanced payments were valuated in accordance with the amount of cash received.

For accounts in foreign currencies, the amounts determined in foreign currencies were converted to the local currency at the exchange rates in effect at the close of the fiscal year applicable to settlement of the respective operations. The respective breakdown is presented in Exhibit G. The differences in exchange were included in the fiscal year's profits (losses).

Credit and debts include the portion of the relevant financial results accrued up to the fiscal year's closing date. The financial components implied have been separated from the relevant asset amounts outstanding, when they were significant.

The breakdown of amounts outstanding with related parties is presented in Note 7 of these nine-month consolidated financial statements.

The Deferred Tax credit has been reflected at its nominal value.

Employment cost liabilities are accrued in the fiscal year in which the employees have provided the service that entitled them to said payments.

d. Inventory

- Urban development projects: The real estate classified as inventory is valued at the cost of acquisition and/or construction, in according to what is indicated in Note 3.1, or at its estimated market value, whichever is lower. Among the costs are the value of the land and improvements, direct costs and general construction costs, financial costs, and real estate taxes.

The inventory based on which advance payments that set prices have been received and the terms and conditions of the operation contemplate the sale and earning actually being made, are valued at the net realization value provided. The result of said valuation is included under the item, "Result of inventory valuation at net realization value" in the Income Statement (see Note 11).

The Inventory for Marina Río Luján S.A. is made up of a property located in Tigre, in the province of Buenos Aires, which was acquired on July 5, 1999. At the time, this property was incorporated into the assets of said company at its cost of acquisition. Among the costs were the value of the property and direct expenses associated with acquiring it.

Note 3 Criteria for Presenting Financial Statements (continued)

3.5 Accounting Calculation and Presentation Criteria (continued)

d. Inventory (continued)

To December 31, 2003 and based on the technical value which resulted from a report put together by independent professional experts on the matter, Marina Río Luján S.A. acknowledged a devaluation in the inventory book value because it exceeded the recoverable value on that date.

If a prudent criterion is used, by December 31, 2010 the referred Inventory will continue to be valued as per the technical value indicated above. The values determined that way do not exceed their recoverable value.

- Greater book value: This is the difference among Calculations of net assets which can be identified at the moment of the acquisition of permanent interest in companies (Note 19 to the individual financial statements), which result from applying the criterion established in Section 1.3.1.1 of Technical Resolution No. 21 by the F.C.P.C.E. Therefore, the inventory greater book value is mostly generated by a comparison of the accounting values and the relevant current values of the main assets which belong to the acquired companies (Inventory).

The current value of the identifiable net assets is obtained from a report put together by independent professional experts on the matter.

In accordance with the provisions set forth in Paragraph 1.2.ñ) of Technical Resolution No. 21 by the F.A.C.P.C.E., the differences in Calculations of net assets that can be identified at the moment of purchase which result from applying the criterion established in Section 1.3.1.1 of the referred Technical Resolution must be ascribed to profit (loss) at the investing company based on consumption of said assets by the issuing company. Because of this, the Company has ascribed the greater book value of the new investments to profits (losses), applying the same criterion used by consolidated companies to identify their Inventory as profits, that is, based on the degree of progress of each project.

To December 31, 2010, the Company acknowledged a charge in profits (losses) of $ 10,618,693, which is included in the income statement (see Note 11) under the item “Result of valuation of inventory at net realization value” of the Consolidated Income Statement.

The value of fixed assets does not exceed their recoverable value to the closing date of the fiscal year.

e. Fixed Assets

These assets were valuated at their cost of acquisition minus the relevant accumulated depreciations, calculated proportionally with the estimated life cycle years. Depreciation is calculated using the straight-line method, applying rates that are sufficient to extinguish their values at the end of the estimated life cycle. Said life cycles are based on reasonable criteria and standards fixed according to experience obtained by Company Management. The evolution of the Inventory is included in Exhibit A.

Company Management reviews the residual value of the fixed assets in order to check whether they have incurred any significant devaluation when there are facts or changes in circumstances that indicate that the registered value of the same may not be recoverable. In the event that there is any indication and book values exceed the estimated recoverable amount, said assets must be reduced to the limit of their recoverable value. The recoverable amount for Fixed Assets is equivalent to the net realization value or use value, whichever is greater.

Company Management has not detected indications of devaluations to the closing date of the fiscal year. Therefore, the value of fixed assets does not exceed their recoverable value to the closing date of the fiscal year.

Note 3 Criteria for Presenting Financial Statements (continued)

3.5 Accounting Calculation and Presentation Criteria (continued)

f. Intangible Assets

These are organization expenses incurred during the incorporation process of the Companies, and expenditures made for acquiring software and registering brands.

Intangible assets are valuated at their nominal value, minus the relevant proportional depreciation as per the life cycle years assigned them. Depreciation is calculated proportionately with the estimated years of their life cycle. Depreciation is calculated using the straight-line method, the rate of which is determined on the basis of the life cycle assigned to the assets as of the year in which they were acquired (included). The evolution of intangible assets is included Exhibit B.

Company Management reviews the residual value of the intangible assets in order to check whether they have incurred any significant devaluation when there are facts or changes in circumstances that indicate that the registered value of the same may not be recoverable. In the event that there is any indication and book values exceed the estimated recoverable amount, said assets must be reduced to the limit of their recoverable value. The recoverable amount for intangible assets is equivalent to the net realization value or use value, whichever is greater. Company Management has not detected indications of devaluations of intangible assets to the closing date of the fiscal year.

Therefore, the value of intangible assets does not exceed their recoverable value to the closing date of the fiscal year.

g. Goodwill

As a result of the permanent investments acquired during the period that ended on December 31, 2010, (see Note 19. To the individual financial statements), and taking into account the fact that to said date (in those case where the transaction price depended on the subscription price that Company stock would have at the time it made its public offering) the Board of Directors had assumed a price of $11.50 (median point of the indicative price range proposed by the Company), the Company has acknowledged a total goodwill of $63,142,008 to said date.

On October 29, 2010, the Board of Directors of the Company fixed the price of Company stock at $9.034 per share (see Note 22. to the individual financial statements). Thus, to December 31, 2010, the Company has modified the estimate mentioned in the previous paragraph, thereby acknowledging a net positive goodwill $ 32,522,507 to that date. The counterpart of the impact of the difference of the aforementioned share price generated a reduction in the item “Other liabilities – Creditors for acquisition of interest in companies.”

Note 3 Criteria for Presenting Financial Statements (continued)

3.5 Accounting Calculation and Presentation Criteria (continued)

f. Goodwill (continued)

The goodwill referred to in the previous paragraph was determined at the moment of each of the acquisitions based on the provisions set forth in Section 1.3.1.1.d) of Technical Resolution N° 21 by the F.A.C.P.C.E.

The criterion adopted by the Company to calculate goodwill depreciation is as follows:

a) Negative goodwill associated with the housing development project “Forum Puerto Norte”: Because Company Management has not seen indications of future losses or expenditures associated with the acquired company, the goodwill value is depreciated by using the same criterion as the one used for acknowledging the greater inventory value in the income statement generated by the acquisition of Maltería del Puerto S.A. This, negative goodwill depreciation is acknowledged in terms of the degree of progress of the works of the "Forum Puerto Norte" housing development project.

b) Negative goodwill associated with the housing development project "Marina Río Luján": Because Company Management has seen indications of future losses or expenditures associated with the acquired company, the goodwill value is depreciated by applying the proportional equity value method as determined by Technical Resolution No. 21 issued by the F.A.C.P.C.E., approved by the C.P.C.E.C.A.B.A. (see Note 3.4.e. to the individual financial statements to December 31, 2010).

c) Positive goodwill associated with the housing development project "Forum Alcorta": Positive goodwill shall be depreciated in terms of the degree of progress of the works of the housing project being developed in the acquired company. This criterion is the best estimate of the period during which the Company expects to perceive financial benefits associated with said value. To December 31, 2010, construction work on the "Forum Alcorta" project had not yet begun.

To December 31, 2010, the Company acknowledges a depreciation of $ 2,255,462, in the value of goodwill, which is presented in the income statement under the item, "Goodwill depreciation".

h. Acknowledgment of Income

- Income from management and commissions: This includes the fees generated by management agreements and the commissions associated with the real estate projects executed by the consolidated companies. This income is acknowledged based on provision of the service by the Company, regardless of the period when they are invoiced.

- Sale of units: Sales of properties at real estate developments undergoing construction are acknowledged by the Company using the degree of progress of the works method. This method acknowledges income based on the coefficient among the costs incurred and total estimated costs according to the total budget. The Company does not acknowledge the income and costs until the moment construction of the works begins. The degree of progress of the works method requires that The Board of Directors of the Company put together cost budgets for property/unit sales. Potential modifications to the estimated completion costs are regularly incorporated in the updated estimated costs on a period basis during the timeframe of the project.

i. Corporate Income tax and Minimum Presumptive Corporate Income Tax

The Company determines the Corporate Income Tax it must pay by applying the current 35% rate to the taxable income of each fiscal year. In accordance with current accounting regulations, the Company determines the account debit for the Corporate Income Tax using the Deferred Tax method, which consists in acknowledging (as a credit or debt) the tax effect of temporary differences between the accounting and tax valuations of the assets and liabilities, determined at the current 35% rate established by law, and its subsequent inclusion in the profits (losses) for the fiscal years in which the same are reverted. When there are accumulated tax loss carry-forwards which may decrease future tax earnings, or the Deferred Tax which results from the temporary differences is an asset, said credit are acknowledged for accounting purposes to the extent Company Management deems it likely that they will be beneficial.

Note 3 Criteria for Presenting Financial Statements (continued)

3.5 Accounting Calculation and Presentation Criteria (continued)

i. Corporate Income tax and Minimum Presumptive Corporate Income Tax (continued)

The Deferred Tax asset recorded to December 31, 2010 amounts to $ 4,710,833 and is listed under the item, "Other credit" under long-term assets.

Note 4 to these financial statements provides a breakdown of the evolution and structure of the Corporate Income Tax and Deferred Tax accounts.

The Minimum Presumptive Corporate Income Tax is supplementary to the Corporate Income Tax, because while the latter is applied to the taxable income of each fiscal year, the Minimum Presumptive Corporate Income Tax is a minimum tax with a rate of 1% applied to the potential income of certain productive assets at the close of each period, and therefore, the Company's tax liability is the greater of the two taxes. However, if the Minimum Presumptive Corporate Income Tax exceeds the Corporate Income Tax in a fiscal year, said excess may be considered as a payment and charged to any excess in the Corporate Income Tax over the Minimum Presumptive Corporate Income Tax which may be generated in any of the following ten fiscal years.

During the period ended on December 31, 2010, the amount calculated for the Minimum Presumed Income Tax was $ 5,371,436. This amount, which added to the charges from previous periods represent a credit of $ 8,986,729, is outlined in the item "Other Long-term credit" because it is deemed that the amounts paid for this tax will be recoverable within the statutory prescription timeframes.

j. Income Statement Accounts

The accounts that accumulated monetary transactions throughout each fiscal year (administrative, marketing expenses, etc.) were calculated at their nominal value.

The following are included together under the denomination "Net Financial and Stake-holding Results": (a) exchange differences generated for assets and liabilities in foreign currency, (b) accrued interest generated by assets and liabilities, (c) banking expenses and taxes generated by assets and liabilities, and (d) stake-holding revenue generated by temporary investments.

k. Shareholder's equity accounts

At nominal value.

l. Estimates

The drafting of the financial statement as per professional accounting rules, requires Company Management to make estimates that affect the amounts stated for assets and liabilities and the presentation of contingent assets and liabilities to the date the financial statements are issued, as well as the amounts stated of income and expenses during the same fiscal year. The actual results may differ from such estimates.

Note 4 Corporate Income Tax and Deferred Tax

The structure of the "Corporate Income Tax", determined in accordance as provided for in Technical Resolution No. 17 of the F.A.C.P.C.E., which included in the income statement to December 31, 2010 is as follows:

Income tax	
Deferred Tax originated by temporary differences	3,671,670
Total Corporate Income tax	3,671,670

The Deferred Tax at the close of the fiscal year has been determined on the basis of the temporary differences between the accounting and the tax calculations. The structure of assets and liabilities for Deferred Tax at the close of the fiscal year period is as follows:

Assets (liabilities) for Deferred Tax:	
Locally-sourced tax loss carry-forwards	9,533,850
Overseas-sourced tax loss carry-forwards	24,657
Provisional investment	(680)
Valuation of Inventory	(4,846,995)
Balance at closure of period	4,710,832

Following is a detail of the conciliation of the Corporate Income Tax ascribed to profits (loss), which would be the result of applying the relevant tax rate to the accounting result before taxes:

Corporate Income Tax calculated at effective rate on the accounting result before taxes	8,293,103
Interest	(31,967)
Non-deductible taxes	(49,870)
Other bad debts	(101,650)
Profit (loss) for valuation of permanent investments	(4,162,429)
Donations	(1,400)
Miscellaneous	(274,117)
Corporate Income Tax	3,671,670

The temporary difference originated by accrued tax loss carry-forwards to December 31, 2010, which may be used up to the dates indicated below is as follows:

Year	Pesos
2013	1,083,562
2014	3,265,598
2015	5,209,347
Total	9,558,507

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For the Supervisory Commission

Ignacio Fabián Gajst
Auditor

Gabriel Righini (Partner)
Public Accountant (U.B.A.)
C.P.C.E.C.A.B.A. Tº 245 - Fº 74

Federico Nicolás Weil
Chairman of the Board

Note 5 Structure of Main Items

The structure of the main items of the consolidated balance sheet and the consolidated income statement at the close of the fiscal year is as follows:

5.a. Cash and banks

Cash		
In local currency		60,707
In foreign currency	Exhibit G	93,101
Banks		
In local currency		1,518,128
In foreign currency	Exhibit G	167,803,284
Foreign currency to be converted	Exhibit G	1,751,520
Securities to be deposited		210,248
Restricted funds	Note 12.2	(1,200,000)
		170,236,988

5.b. Other credit

Current:		
Value Added Tax		6,623,199
Corporate Gross Income Tax		632,267
Corporate Income Tax		629,450
Deposits as collateral	Note 12.2	1,200,000
Amounts outstanding with subsidiary companies	Note 7	630,437
Insurance policies to be accrued in foreign currency	Exhibit G	495,928
Insurance policies to be accrued in local currency		11,073
Advance payments to suppliers in local currency		349,142
Advance payments to suppliers in foreign currency	Exhibit G	58,237
Advance payments to personnel		33,148
Other tax credit		47,702
Expenses to be accounted	Exhibit G	3,761
Miscellaneous		1,600
		10,715,944

Non-current:		
Assets for Deferred Tax	Note 4	4,710,832
Insurance policies to be accrued	Exhibit G	336,096
Minimum presumptive Income Tax		8,986,729
Deposits as collateral	Exhibit G	110,209
		14,143,866

Note 5 Structure of Main Items (continued)

The structure of the main items of the balance sheet and the income statement at the close of the period is as follows (continued):

5.c. Inventory

"Forum Puerto Norte" housing complex – Cost incurred		120,371,840
"Forum Puerto Norte" housing complex – Valuation at net realization value		13,848,560
"Forum Puerto Norte" housing complex – Inventory greater book value		55,574,069
Housing complex temporarily called "Marina Río Luján"		(10,618,693)
Housing complex temporarily called "Marina Río Luján" – Inventory greater book value		8,109,388
"Forum Puerto Norte" housing complex – Cost incurred		61,398,212
"Forum Alcorta" housing complex – Cost incurred		125,522,265
"Forum Alcorta" housing complex – Inventory greater book value		19,691,563
Housing complex called "Palermo" – Cost incurred		76,886,003
Advance payments to suppliers in local currency		12,086,216
Advance payments to suppliers in foreign currency	Exhibit G	1,970,856
		484,840,279

5.d. Commercial debts

Current:

Suppliers in local currency		11,172,796
Suppliers in foreign currency	Exhibit G	459,481
Post-dated checks		7,267,535
Provision for expenditures in local currency		2,994,396
Provision for expenditures in foreign currency	Exhibit G	61,729
Provision for Board Members' fees		40,000
Insurance policies payable in foreign currency	Exhibit G	487,636
Insurance policies payable in local currency		7,455
Fulfillment of agreement		37,128
Miscellaneous		2,924
		22,531,080

Non-current:

Contingency fund in local currency		329,827
Contingency fund in foreign currency	Exhibit G	55,410
		385,237

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Note 5 Structure of Main Items (continued)

The structure of the main items of the consolidated balance sheet and the consolidated income statement at the close of the period is as follows (continued):

5.e. Loans

Current:

Security trust indenture	Note 12.1	100,358
Advance payment in bank account		576,935
		677,293

Long-term:

Security trust indenture	Note 12.1	12,000,000
		12,000,000

5.f. Wages and social security contributions

Wages payable	11,995
Social contributions payable	217,581
Provision for vacations	388,183
Federal tax payment plan	172,260
	790,019

5.g. Tax burdens

Current:

Minimum Presumptive Corporate Income Tax (1)	3,813,884
Value Added Tax	859,253
Corporate Gross Income Tax	462,581
Stamp Tax	26,636
Federal Tax Payment Plan	552,072
Provincial Tax Payment Plan	594,687
Municipal Tax Payment Plan	45,412
Withholdings and earnings to be deposited	537,230
Registration and inspection tax	17,950
	6,842,023

(1) Net of advance payments of $ 1,557,552.

Non-current:

Provincial Tax Payment Plan	406,420
	406,420

Note 5 Structure of Main Items (continued)

The structure of the main items of the consolidated balance sheet and the consolidated income statement at the close of the period is as follows (continued):

5.h. Early collection from clients

Amounts outstanding with subsidiary companies in foreign currency	Note 7 and Exhibit	2,931,587
Amounts outstanding with subsidiary companies in local currency	Note 7	33,480,833
Early collections in foreign currency	Exhibit G	186,243,070
Early collections in local currency		24,816,315
Minus		
Valued Added Tax		(20,149,108)
		227,322,697

5.i. Financial and stake-holding revenue, net

	Profit / (Loss)
Generated by assets	
Exchange differences	(163,552)
Banking expenses	(70,992)
Temporary investment stake-holding profits (loss)	879
Interest	235,091
Miscellaneous	13,288
Banking debit and credit tax	(1,112,746)
	(1,098,032)
Generated by liabilities	
Exchange differences	(9,153,196)
Banking expenses	(300,000)
Interest	(2,539,829)
	(11,993,025)

5.j. Other revenue and expenditures, net

Rentals obtained	1,916,248
Income from sale of stock	(747,105)
Miscellaneous	115,871
	1,285,014

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Note 6 Corporate Equity

On November 4, 2010, the Members of the Board of the Company, pursuant to the powers granted them by the Shareholders' Meeting of October 30, 2009, decided a capital increase of $ 47,999,485 by means of the issuance of 47,999,485 common book-entry shares of a nominal value of $ 1 (one peso) each and with 1 (one) voting right per share (see Note 9. to the individual financial statements). As of the date of these consolidated financial statements the mentioned increase in corporate equity is awaiting registration before the Commerce Public Registry, having initiated the respective registration before the National Exchange Commission.

The issued, subscribed and integrated corporate equity to December 31, 2010, is $ 70,349,485. The corporate equity registered with the Corporate Records Office to that date $ 22,350,000.

To December 31, 2010, the distribution of the interest in the corporate equity is as follows:

Shareholders	Shares	Interest
Federico Nicolás Weil	15,645,000	22 %
PDG Realty S.A. Empreendimentos e Participações	19,121,667	27 %
Holders of representative depository certificates	16,005,710	23 %
Other holders of common shares	19,577,108	28 %
	70,349,485	100 %

Note 7 Related Parties

a) To December 31, 2010, the amounts outstanding with Companies as per art. No. 33 – Law No. 19,550 and other subsidiary parties are as follows:

OTHER CREDIT

Individual shareholders	356,176
PDG Realty S.A. Empreendimentos e Participações	250,455
Members of the Board	23,806
	630,437

ADVANCED PAYMENTS BY CLIENTS

In local currency

Alto Palermo S.A.	32,377,486
Individual shareholders	1,103,347
	33,480,833

In foreign currency

Individual shareholders	2,931,587
	2,931,587

Note 7 Subsidiary Companies (continued)

b) To December 31, 2010, the most significant operations with Companies as per art. No. 33 – Law No. 19,550 and other subsidiary parties are as follows:

	Profit/(Loss)
FINANCIAL PERFORMANCE, NET	
Marina RL L.L.C.	(60,999)
Individual shareholders	(57)
AGL Capital S.A.	(156,685)
	(217,741)

PAYMENTS	
AGL Capital S.A.	3,194,363
Driway Corporation S.A.	365,636
	3,559,999

PAYMENT OF CORPORATE EQUITY PLUS ISSUANCE PREMIUM	
Individual shareholders	253,887
Marina Río de la Plata S.L.	1,549
	255,436

Note 8 Opening for Dues and Interest Rates on Investments, Credit, and Debts

a) Classification of investment, credit, and debt balances according to due date:

Investments	
Payable	
Up to 3 months	7,722,343
	7,722,343

Credit	
Payable:	
Up to 3 months	8,842,181
From 3 to 6 months	755,987
From 6 to 9 months	111,838
From 9 to 12 months	101,449
Over 12 months	14,143,866
No specific due date	904,489
	24,859,810

Note 8 Opening for Dues and Interest Rates on Investments, Credit, and Debts (continued)

a) Classification of investment, credit, and debt balances according to due date (continued):

Debts	
Payable	
Up to 3 months	26,413,753
From 3 to 6 months	4,064,422
From 6 to 9 months	154,220
From 9 to 12 months	144,258
Over 12 months	240,114,354
No specific due date	63,762
	270,954,769

b) Following is a detail of credit and debt balances accruing and not accruing interest:

Investment	
Accruing interest	6,220,399
Non accruing interest	1,501,944
	7,722,343

See Exhibit C.

Credit	
Accruing interest	788,925
Not accruing interest	24,070,885
	24,859,810
Average nominal annual rate:	8%

Debts	
Accruing interest	14,502,616
Not accruing interest	256,452,152
	270,954,769
Average nominal annual rate:	18%

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Note 9 Information Contained in the Individual Financial Statements

For a more appropriate interpretation of these consolidated financial statements, Notes 9 through 19 and 22 through 23 to the individual financial statements of TGLT S.A. should be taken into account.

Note 10 Information by Segments

After performing an analysis as per sections 8.2.1 and 8.2.2 of Profess No. 18 of the F.A.C.P.C.E., the Board of Directors of the Company has concluded that there are no business or geographical segments that merit submitting additional information, as all of the products and/or services offered by the Company are subject to the same risks and profitability.

Note 11 Income from Valuation of Inventory at Net realization Value

As mentioned in Note 3.5.d., the Inventory on which advance payments was received, thereby establishing a fixed price and agreement terms for the transaction, and secure the actual materialization of the sale and earnings, are valuated at the net realization value contributed.

The net value inventory valuation method requires Company Management to draft cost budgets and total sales of its real estate projects. The modifications to such estimates are regularly incorporated into those budgets and directly impact on the income for valuation of inventory at net realization value.

Following is the most relevant information for the "Forum Puerto Norte" housing complex used by the Company to acknowledge income for valuation of inventory at net realization value at the close of the fiscal year.

Costs		Sales			Income from valuation of inventory at NRV			
Incurred to 31/12/2010 (1)	Progress of works (*) (2)	Secured to 31/12/2010 (3)	Progress of sales (**) (4)	Secured sales expenses (5)	Cumulative to 31/12/2010 (6) = (3) * (2) - (1) * (4) - (5)	Cumulative to 31/12/2009 (7)	Devaluation of greater investment value Note 3.5.d. (8)	For fiscal year (9) = (6) - (7) - (8)
121,492,819	46%	180,202,464	57%	694,161	13,848,560	4,532,085	10,618,693	1,302,218

(*) Average weighted progress of works for secured sales of each building of the "Forum Puerto Norte" project.
(**) Average weighted progress of works for costs incurred in each building of the "Forum Puerto Norte" project.

Note 12 Other Restricted Availability Assets

1) As a result of the funding obtained by Sociedad Canfot S.A. during the period by means of a Construction Project Financial Agreement with mortgage collateral, entered into Banco Hipotecario S.A. (the "Bank"), said company encumbered the real estate owned by it and on which it is conducting the "Forum Alcorta" project, with a preferred mortgage burden. Following are the main terms of the agreement:

a) The amount of the loan is up to $ 30,000,000. On June 17, 2010, the Bank granted Canfot S.A. the amount of $12,000,000. The remaining balance of the loan, that is, $ 18,000,000 shall be provided in disbursements to be made in timeframes no shorter than thirty (30) days, in proportion to the progress of the works, subject to

Note 12 Other Restricted Availability Assets (continued)

fulfillment by the company to the Banks entire satisfaction of the following terms within 180 days as of the subscription of the agreement:

- Descriptive report of the final project submitted to the Municipality of the Autonomous City of Buenos Aires
- Final detail of the units and parking spaces comprising the project
- Schedule of progress of the works
- Final budget of direct works, investment curve, and other documentation required by the Bank's technical department, along with the relevant technical resolution
- Budget of indirect expenses and their investment curve
- Final blueprint of the works approved by the Goverment of the Autonomous City of Buenos Aires

b) The effective term is 36 months. The capital loaned shall be reimbursed by Canfot S.A. to the Bank in pesos on June 15, 2013 at the latest, with no possibility of extension of said deadline. The company may make early payments with funds sourced from pre-sales of project units, with no penalty to be applied by the Bank.

c) All the amounts disbursed by the Bank shall accrue payable interest over amounts outstanding on a monthly basis, equivalent to the "Adjusted Private Bank BADLAR" rate, plus a margin of 550 base points.

To December 31, 2010, the registered value of the aforementioned property encumbered by the mortgage is $ 111,531,189 and it is listed under "Inventory".

To the date on which these financial statements were issued, the Members of the Board of Canfot S.A. were putting together the information requested by the Bank as detailed in section a) above.

The amount outstanding pursuant to the aforementioned agreement to December 31, 2010, is $ 12,100,358, and it's listed under "Current Loans" for $ 100,358 and under "Long-term loans" for $ 12,000,000.

On February 23, 2011, the Company submitted the information outlined in paragraph a) with the aim of getting the banking institution to approve the extension of the expiry deadline for submitting the documentation and approving the disbursement of the amount outstanding of the loan.

2) On December 23, 2010, the Company handed over a number of checks for a total amount of $ 1,200,000 as an ad referendum provision over an asset on which the Company is conducting due diligence or auditing process. The checks are in the hands of a notary that is acting as depositary; in the event that the transaction is materialized, the amount will be delivered to the sellers of the asset as part payment and initial execution of the purchase of said asset.

Note 13 Safety and Health

Maltería del Puerto S.A. has been summoned, as the owner of the Forum Puerto Norte works (the "Works"), in four administrative proceedings instituted by the Workplace Health and Safety Commission of the Ministry of Labor and Social Security of the Province of Santa Fe. The Company submitted the respective replies, rejecting the allegations made surrounding violations and the number of personnel members affected by each violation, offering the respective evidence. Once that evidence is produced, the Commission must issue a resolution, determining whether these violations did in fact take place or not, and, if applicable, imposing the requisite penalties.

As of the date of these financial statements, we cannot determine whether the accused parties will be declared guilty or not, or if the adverse resolution, if any, will be made extensive to the Company as the owner of the Works. The Ministry must decide on these proceedings at some time during April 2011, and one must bear in mind that, if any monetary penalties are imposed, they must be paid even if an appeal is filed with the Labor Court of Appeals of the Province of Santa Fe, under penalty of collection by way of coercion and shutdown of the Works.

The Board of Directors of the Company is of the opinion that the resolution issued on the aforementioned administrative proceedings will not entail any material losses for the Company, and therefore it had not recognized any debt in relation to this as of December 31, 2010.

EXHIBIT A

TGLT S.A.

CONSOLIDATED FIXED ASSET STRUCTURE AND EVOLUTION

As of December 31, 2010

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

Description	Original Cost			Cumulative Depreciation			Net result
	At start	Increases	At close	At start	For	At close	
Furniture and chattels	232,918	55,557	288,475	53,070	29,492	82,562	205,913
Hardware and software	118,356	160,371	278,727	75,828	77,446	153,274	125,453
Improvements on 3rd party properties	252,719	-	252,719	165,247	84,240	249,487	3,232
TOTAL	**603,993**	**215,928**	**819,921**	**294,145**	**191,178**	**485,323**	**334,598**

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TGLT

EXHIBIT B

TGLT S.A.

GOODWILL AND OTHER CONSOLIDATED INTANGIBLE ASSETS

TO DECEMBER 31, 2010

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

	Original Cost			Cumulative depreciation			Net Result
INTANGIBLE ASSETS	**At start of fiscal year**	**Increases / (Disposals)**	**At close of fiscal year**	**At start of fiscal year**	**For fiscal year**	**At close of fiscal year**	
Incorporation expenses	4,170	-	4,170	2,780	1,390	4,170	-
Software	22,680	166,118	188,798	-	62,933	62,933	125,865
Brands	960	2,550	3,510	960	255	1,215	2,295
Software development	110,973	(12,000)	98,973	-	-	-	98,973
Total	**138,783**	**156,668**	**295,451**	**3,740**	(1) **64,578**	**68,318**	**227,133**

	Original Cost			Cumulative depreciation			Net Result
GOODWILL	**At start of fiscal year**	**Increases / (Disposals)**	**At close of fiscal year**	**At start of fiscal year**	**For fiscal year**	**At close of fiscal year**	
Negative Goodwill – Marina Río Luján S.A.	-	(4,529,940)	(4,529,940)	-	451,769	451,769	(4,078,171)
Negative Goodwill – Maltería del Puerto S.A.	-	(9,439,824)	(9,439,824)	-	1,803,693	1,803,693	(7,636,131)
Positive Goodwill – Canfot S.A.	-	46,492,271	46,492,271	-	-	-	46,492,271
Total	**-**	**32,522,507**	**32,522,507**	**-**	(2) **2,255,462**	**2,255,462**	**34,777,969**

(1) Included in item "Other expenses" of the Consolidated Income Statement.

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(2) Included in the item "Goodwill Depreciation" of the Consolidated Income Statement.

EXHIBIT C

TGLT S.A.

CONSOLIDATED INVESTMENTS

To December 31, 2010

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

Item	Entity	Type	Installment value ($)	Amount of installment	Total to Dec 30, 2010
Mutual Investment Fund	Banco Itaú Argentina S.A.	Goal Pesos FCI – Clase B	3,280715	457,810	1,501,944
Fixed term	HSBC Bank Argentina S.A.	-	-	-	6,220,399
Total					7,722,343

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EXHIBIT G

TGLT S.A.

CONSOLIDATED ASSETS AND LIABILITIES IN FOREIGN CURRENCY

To December 31, 2010

Item	Type and amount of foreign currency		Applicable exchange rate	Amount accounted for in pesos
ASSETS				
Current assets				
Cash and banks:				
Cash	US$	23,546	3.936	92,676
	Reales	183	2.323	425
				93,101
Banks	US$	42,632,948	3.936	167,803,284
Foreign currency to be settled	US$	445,000	3.936	1,751,520
Other credit:				
Expenses to be accounted for	US$	125,998	3.936	495,928
Advance payments to suppliers	US$	14,796	3.936	58,237
Insurance policies to be accrued	US$	956	3.936	3,761
Inventory:				
Advanced payments to suppliers	US$	500,726	3.936	1,970,856
Total current assets				**172,176,687**
Long-term assets				
Other credit:				
Insurance policies to be accrued	US$	85,390	3.936	336,096
Deposits as collateral	US$	28,000	3.936	110,209
Total long-term assets				**446,305**
Total assets				**172,622,992**

US$: United States Dollars

Signed for identification purposes
with our report dated March 10, 2011
Adler, Langdon, Hasenclever & Asociados
Certified Public Accountants
C.P.C.E.C.A.B.A. Tº 4 - Fº 130

For the Supervisory Commission

Ignacio Fabián Gajst
Auditor

Gabriel Righini (Partner)
Public Accountant (U.B.A.)
C.P.C.E.C.A.B.A. Tº 245 - Fº 74

Federico Nicolás Weil
Chairman of the Board

EXHIBIT G (continued)

TGLT S.A.

CONSOLIDATED ASSETS AND LIABILITIES IN FOREIGN CURRENCY
(continued)

To December 31, 2010

Item		Type and amount of foreign currency	Applicable exchange rate	Amount accounted for in pesos
LIABILITIES				
Current liabilities				
Commercial debts:				
Suppliers	US$	115,564	3.976	459,481
Provision for expenditures	US$	15,525	3.976	61,729
Insurance policies payable	US$	122,645	3.976	487,636
Total current liabilities				**1,008,846**
Long-term liabilities				
Commercial debts:				
Contingency fund	US$	13,936	3.976	55,410
Early collections from clients:				
Amounts outstanding with subsidiary companies	US$	737,321	3.976	2,931,587
Early collections	US$	46,841,818	3.976	186,243,070
Total long-term liabilities				**189,230,067**
Total liabilities				**190,238,913**

US$: United States Dollars

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TGLT

EXHIBIT H

TGLT S.A.

CONSOLIDATED INFORMATION REQUIRED BY ARTICLE NO. 64, SECTION I, SUBSECTION B) OF LAW NO. 19,550

FOR THE FISCAL YEAR ENED ON DECEMBER 31, 2010

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

Account	Cost of services rendered	Marketing expenses	Administrative expenses	Total
Wages and social security contributions	116,506	994,121	1,536,936	2,647,563
Other personnel expenses	2,073	17,685	26,896	46,654
Rentals and expenses	12,371	105,555	160,530	278,456
Professional fees	-	-	2,398,038	2,398,038
Trustee fees			190,500	190,500
Board member remuneration			40,000	40,000
Bidding expenses	-	-	1,862,292	1,862,292
Taxes, duties and contributions	-	664,675	2,021,239	2,685,914
Transportation and per diem	2,910	58,395	63,353	124,658
Representation expenses	-	25,530	-	25,530
IT expenses and services	5,836	49,797	296,907	352,540
Insurance policies	-	-	182,217	182,217
Office expenses	-	-	220,911	220,911
Depreciation of fixed assets	-	-	191,178	191,178
Other bad debts	-	290,429	-	290,429
Donations	-	-	4,000	4,000
Advertising expenses	-	663,281	-	663,281
Overhead	-	41,975	223,959	265,934
Total	**139,696**	**2,911,443**	**9,418,956**	**12,470,095**

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Chairman of the Board

INDIVIDUAL FINANCIAL STATEMENTS

TGLT S.A.

TO DECEMBER 31, 2010 AND 2009

TGLT S.A.

INDIVIDUAL BALANCE SHEET

To December 31, 2010 and 2009

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

		Dec 31, 2010 Pesos	Dec 31, 2009 Pesos
ASSETS			
Current assets			
Cash and banks	Note 5.a	158,092,507	1,141,502
Provisional investments	Exhibit C	6,220,399	2,580,696
Credit for sales	Note 5.b	1,412,140	2,991,043
Other credit	Note 5.c	4,659,804	1,703,530
Total current assets		170,384,850	8,416,771
Long-term assets			
Other credit	Note 5.c	6,708,566	868,643
Inventory	Note 5.e	76,886,003	-
Fixed assets	Exhibit A	305,730	300,034
Intangible assets	Exhibit B	212,013	110,973
Permanent investments	Note 5.d	218,923,990	22,378,128
Total long-term assets		303,036,302	23,657,778
Total assets		**473,421,152**	**32,074,549**
LIABILITIES			
Current liabilities			
Commercial debts	Note 5.f	1,979,198	630,391
Loans	Note 5.g	-	1,266,189
Wages and social security contributions	Note 5.h	773,477	494,734
Tax burdens	Note 5.i	2,645,976	1,071,092
Advanced payments by clients	Note 5.j	407	-
Total current liabilities		5,399,058	3,462,406
Long-term liabilities			
Advanced payments by clients	Note 5.j	32,377,486	-
Total long-term assets		32,377,486	-
Total liabilities		**37,776,544**	**3,462,406**
SHAREHOLDER'S EQUITY		**435,644,608**	**28,612,143**
Total liabilities and Shareholder's equity		**473,421,152**	**32,074,549**

Notes 1 to 23 and Exhibits A, B, C, G, and H are enclosed herein as an integral part of this statement.

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TGLT S.A.

INDIVIDUAL INCOME STATEMENT

FOR THE FISCAL YEARS ENDED ON DECEMBER 31, 2010 and 2009

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

		Dec 31, 2010 Pesos	Dec 31, 2009 Pesos
Income for services provided		8,028,322	7,877,278
Cost of services provided	Exhibit H	(5,439,986)	(3,121,314)
Gross income		**2,588,336**	**4,755,964**
Marketing expenses	Exhibit H	(1,852,379)	(1,198,817)
Administrative expenses	Exhibit H	(6,699,927)	(2,419,379)
Operational income (loss)		**(5,963,970)**	**1,137,768**
Income from permanent investments	Note 5.k	(11,892,656)	295,910
Other expenditures	Exhibit B	(55,628)	-
Financial and stake-holding revenue, net	Note 5.l		
Generated by assets		(267,868)	552,631
Generated by liabilities		(3,612,337)	(34,781)
Other revenue and expenditures, net	Note 5.m	(747,105)	337
Income for fiscal year before Income Tax		**(22,539,564)**	**1,951,865**
Income Tax	Note 4	3,363,770	(569,951)
Income for fiscal year		**(19,175,794)**	**1,381,914**

Income per common share

Base	**(0.273)**	**0.062**
Diluted	**(0.273)**	**0.062**

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TGLT S.A.

STATEMENT OF RETAINED EARNINGS

FOR THE FISCAL YEAR ENDED ON DECEMBER 31, 2010 and 2009

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

Item	Owners' contributions			Reserves of subsidiary companies	Cumulative income (loss)			Total	Total
	Corporate equity	Issuance premium	Total		Legal provision	Non-allocated Profits (losses)	Total	Dec 31, 2010	Dec 31, 2009
Balance at start of fiscal year	22,350,000	-	22,350,000	6,972,811	4,000	(714,668)	(710,668)	28,612,143	20,419,881
Modification of balance of previous fiscal years	-	-	-	-	-	-	-	-	(162,463)
Modified balance at start of fiscal year	22,350,000	-	22,350,000	6,972,811	4,000	(714,668)	(710,668)	28,612,143	20,257,418
Reclassification of permanent investments	-	-	-	-	-	-	-	-	6,972,811
Corporate equity increase	47,999,485	378,208,774	426,208,259	-	-	-	-	426,208,259	-
Income for fiscal year	-	-	-	-	-	(19,175,794)	(19,175,794)	(19,175,794)	1,381,914
Balance at close of fiscal year	70,349,485	378,208,774	448,558,259	6,972,811	4,000	(19,890,462)	(19,886,462)	(435,644,608)	28,612,143

Notes 1 to 23 and Exhibits A, B, C, G, and H are enclosed herein as an integral part of this statement.

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TGLT S.A.

CASH FLOW STATEMENT

FOR THE FISCAL YEAR ENDED ON DECEMBER 31, 2010 and 2009

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

	Dec 31, 2010 Pesos	Dec 31, 2009 Pesos
CASH VARIATIONS		
Cash at the beginning of the fiscal year (1)	3,722,198	4,023,652
Cash at close of fiscal year	164,312,906	3,722,198
Net cash increase (decrease)	160,590,708	(301,454)
REASONS FOR CASH FLOW VARIATIONS		
Operational activities		
Income for fiscal year	(19,175,794)	1,381,914
Corporate Income Tax	(3,363,770)	569,951
Adjustments for arriving to the net cash flow from operational activities		
Fixed asset depreciation	179,259	132,404
Depreciation of intangible assets	55,628	-
Income from permanent investments	11,892,656	(295,910)
Income from sale of stock	747,105	-
Residual value of disposed intangible assets	12,000	-
Accrued exchange rate difference, net	3,571,575	-
Income from sales of fixed assets	-	(337)
Changes in operational assets and liabilities		
Decrease (increase) in sales credit	1,578,903	(2,570,460)
Other credit increase	(5,432,417)	(1,147,142)
Increase in inventory	(76,886,003)	-
Increase in commercial debts	1,348,807	522,774
Increase in remunerations and social security contributions	278,743	293,538
Tax burden increase	1,574,884	994,488
Increase in early collection from clients	32,377,893	-
Net cash flow generated by operational activities	**(51,240,531)**	**(118,780)**
Investment activities		
Payments for purchase of fixed assets	(184,955)	(68,763)
Collection for sales of fixed assets	-	1,100
Capital contribution to subsidiary companies	(500,010)	-
Increase in interest in operating companies	(212,257,198)	-
Payments for purchase of intangible assets	(168,668)	-

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Net cash flow used in investment activities	**(213,110,831)**	**(67,663)**
<u>Financial activities</u>		
(Decrease) Increase in loans	(1,266,189)	(115,011)
Increase in Corporate Equity	426,208,259	-
Net cash flow (use in) generated by financial activities	**424,942,070**	**(115,011)**
(DECREASE) NET CASH INCREASE	**160,590,708**	**(301,454)**

Notes 1 to 23 and Exhibits A, B, C, G, and H are enclosed herein as an integral part of this statement.

(1) Cash is equivalent to Cash and banks, and temporary investments with dues under 3 months.

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Note 1 Purpose of the financial statements

On October 30, 2009 TGLT S.A.'s (hereinafter, the "Company") Regular and Special Shareholders' Meeting unanimously authorized entering the same into the public offering scheme in the country and/or on foreign markets which the Board of Directors determines, and the public offering and the listing of its shares with the National Securities Commission (the C.N.V.) and the Buenos Aires Stock Exchange (the B.C.B.A.), respectively, and/or on the foreign stock exchanges and/or self-regulated markets determined by the Members of the Board.

On October 14, 2010, the C.N.V. issued the approval of Resolution No. 16.409 of September 8, 2010, whereby the Company has been authorized to make a public offering of up to 45,400.000 notarized common shares, with the possibility of extending said offering up to 61,800,000 shares. In turn, on October 19, 2010, the B.C.B.A. issued the authorization for TGLT S.A. shares to be listed on the stock exchange.

To December 31, 2010, these financial statements (hereinafter, the "financial statements") were drafted by Company Management for the purposes of complying with applicable statutory regulations and the requirements of the C.N.V. and the B.C.B.A. within the framework of the public offering scheme of its stock.

These financial statements are for the fiscal year initiated on January 1, 2010 and ended on December 31, 2010. In accordance with the provisions set forth in Technical Resolution No. 8 issued by the Argentinean Federation of Professional Advice in Economics (F.A.C.P.C.E.) on General Accounting Presentation Regulations, the Company presents the accounting information associated with the Balance Sheet on a comparative basis with the latest financial exercise closed (December 31, 2009).

Note 2 Activities of the Company

TGLT's main activity consists in integrating all the roles associated with housing development projects, such as: searching for and acquiring land, designing the products, marketing, sales, construction project management, purchasing consumables, post-sale services, and financial planning. The architecture and construction are outsourced to other companies, with which TGLT has strategic relationships.

To the date of issuance of these financial statements, the Company has participated—along with other investors—in various urban projects (see Note 2. To the consolidated financial statements), in which the Company is in charge of comprehensive management, and it charges both set and fixed fees for the tasks it executes in accordance with the breakdown provided in Note 10.

Note 3 Criteria for Presenting Financial Statements

3.1 Consideration of the Effects of Inflation

The professional accounting regulations currently in effect establish that as of October 1, 2003, application of the method of re-expressing in a homogenous currency established by Technical Resolution No. 6, with the modifications introduced by Technical Resolution No. 19 by the F.A.C.P.C.E., must be discontinued.

Consequently, the Company used the nominal legal tender for the Republic of Argentina as a uniform currency when putting together these financial statements.

Note 3 Criteria for Presenting Financial Statements (continued)

3.2 Applicable Professional Accounting Standards

The Members of the Board have drafted these financial statements in accordance with professional accounting standards applicable in the Republic of Argentina, the standards issue by the C.N.V., and the Law on Business Corporations.

Drafting of these financial statements in accordance with said professional accounting standards requires Company Management to make estimates and assumptions that may affect the informed amounts of assets and liabilities, the determination and presentation of contingent assets and liabilities to the date of said financial statements, as well as the amounts informed on income and disbursements in each exercise. Actual results may differ from such estimates.

3.3 Adoption of the International Financial Reporting Standards (IFRS)

Through General Resolution No. 562/09 dated December 29, 2009, published in the Official Gazette on January 8, 2010, entitled “Adoption of the International Financial Reporting Standards”, the C.N.V. established application of Technical Resolution No. 26 of the F.A.C.P.C.E., which adopts the International Financial Reporting Standards (“IFRS”) issued by the International Accounting Standards Board (IASB), for certain entities included in the public offering system provided for in Law No. 17,811, whether it is due to their capital or their negotiable bonds, or because they have requested authorization to be included in said system.

On April 26, 2010 the Company’s Board of Directors approved the “Formal Plan for Implementation of the International Financial Reporting Standards” which was submitted to the C.N.V. on April 30, 2010. Among other things, it establishes that implementation of the same is to be done in coordination with the Boards of Directors of the consolidated companies.

3.4 Accounting Calculation and Presentation Criteria

The main valuation criteria used to put together these financial statements were the following:

a. Cash and banks

Cash and banks are presented in local currency at their nominal value.

In foreign currency: They were converted to the exchange rate in effect at the close of the period applicable for settlement of the respective operations. The differences in exchange rates were included in the profits (losses) of the period. The respective detail is presented in Exhibit G.

b. Provisional investments

Fixed term investments were recorded at nominal value plus the relevant financial portion accrued until the close of the fiscal year.

Mutual Investment Fund: Investments made have been recorded at their purchase quotation to the date on which the fiscal year was closed, minus direct sales expenses.

Investments in foreign currency were converted at the effective exchange rate on the date of closure of the exercise that was applicable to the relevant transactions. Exchange differences were ascribed to income for the fiscal year. The relevant detail is outlined in Exhibits C and G.

Note 3 Criteria for Presenting Financial Statements (continued)

3.4 Accounting Calculation and Presentation Criteria (continued)

c. Credit and Liabilities

Credit and commercial liabilities: The credit and commercial liabilities with independent parties have been valued at the cash price estimated at the time of each operation, plus the relevant financial portion accrued by the close of the fiscal year. The credit and commercial liabilities with related parties have been valued at their nominal value plus the financial components accrued at the close of the fiscal year in cases when they were agreed upon.

Other credit and liabilities: The various credit and liabilities were valued based on the best possible estimate of the amount payable or receivable, respectively, discounted—when applicable—using the estimated rate at the moment of incorporation of the asset and liability. In cases where they do not differ significantly, they have been left at their nominal value. The various credit and liabilities with related parties have been valued at their nominal value plus the financial components accrued at the close of the fiscal year in cases when they were agreed upon.

Advanced payments by clients: These are funds perceived as a result of marketing units of the real estate project called “Palermo”, where the units have not yet been delivered. These advanced payments were valuated in accordance with the amount of cash received.

For accounts in foreign currencies, the amounts determined in foreign currencies were converted to the local currency at the exchange rates in effect at the close of the fiscal year applicable to settlement of the respective operations. The respective breakdown is presented in Exhibit G. The differences in exchange were included in the fiscal year’s profits (losses).

Credit and debts include the portion of the relevant financial results accrued up to the fiscal year’s closing date. The financial components implied have been separated from the relevant asset amounts outstanding, when they were significant.

The breakdown of amounts outstanding with related parties is presented in Note 7 of these nine-month consolidated financial statements.

The Deferred Tax credit has been reflected at its nominal value.

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Employment cost liabilities are accrued in the fiscal year in which the employees have provided the service that entitles them to said payment.

d. Inventory

Real estate classified as inventory is valuated at acquisition cost, in accordance with the explanation outlined in Note 3.1., or at its estimated market value, whichever is lower. Costs include the value of the land and real estate taxes.

Inventory valuation does not exceed its recoverable value as of the day of these financial statements.

Note 3 Criteria for Presenting Financial Statements (continued)

3.4 Accounting Calculation and Presentation Criteria (continued)

e. Fixed assets

These assets were valued at their cost of acquisition minus the relevant accumulated depreciations, calculated proportionally with the estimated life cycle years. Depreciation is calculated using the straight-line method, applying rates that are sufficient to extinguish their values at the end of the estimated life cycle. Said life cycles are based on reasonable criteria and standards fixed according to experience obtained by Company Management. The evolution of the fixed assets is included in Exhibit A.

Company Management reviews the residual value of the fixed assets on an annual basis in order to check whether they have incurred any significant devaluation when there are facts or changes in circumstances that indicate that the registered value of the same may not be recoverable. In the event that there is any indication and book values exceed the estimated recoverable amount, said assets must be reduced to the limit of their recoverable value. The recoverable amount for fixed assets is equivalent to the net realization value or use value, whichever is greater.

Company Management has not detected indications of devaluations. Therefore, the value of the fixed assets does not exceed their recoverable value to the closing date of the fiscal year.

f. Intangible assets

These are expenditures made for acquiring software and registering brands.

Intangible assets are valuated at their nominal value, minus the relevant proportional depreciation as per the life cycle years assigned them. Depreciation is calculated proportionately with the estimated years of their life cycle. Depreciation is calculated using the straight-line method, the rate of which is determined on the basis of the life cycle assigned to the assets as of the year in which they were acquired (included). The evolution of intangible assets is included Exhibit B.

Company Management reviews the residual value of the intangible assets in order to check whether they have incurred any significant devaluation when there are facts or changes in circumstances that indicate that the registered value of the same may not be recoverable. In the event that there is any indication and book values exceed the estimated recoverable amount, said assets must be reduced to the limit of their recoverable value. The recoverable amount for intangible assets is equivalent to the net realization value or use value, whichever is greater. Company Management has not detected indications of devaluations of intangible assets to the closing date of the fiscal year.

Therefore, the value of intangible assets does not exceed their recoverable value to the closing date of the fiscal year.

g. Permanent investments

To December 31, 2009 and 2010, the Company had interest in other companies as shown in the following breakdown:

	Interest	
Company	**Dec 31, 2010**	**Dec 31, 2009**
Canfot S.A.	75.04%	30.88%
Maltería del Puerto S.A.	75.00%	12.97%
Piedras Claras S.A.	-	20.00%
Marina Río Luján S.A.	49.99% (1)	-

Note 3 Criteria for Presenting Financial Statements (continued)

3.4 Accounting Calculation and Presentation Criteria (continued)

g. Permanent Investments (continued)

(1) On December 27, 2007 Marinas Río de la Plata SL and Marcelo Gómez Prieto (the only shareholders of Marina Río Lujan S.A. to said date) entered into a Guarantee Trust Agreement pursuant to which Marinas Río de la Plata SL and Marcelo Gómez Prieto each transferred bare ownership of one of their shares in Marina Río Lujan S.A. to Carlos Marcelo D'Alessio to guarantee fulfillment of the share purchase and sale procedure stipulated. In accordance with said agreement, Marinas Río de la Plata SL would be able to purchase all of Marcelo Gómez Prieto's shares, and Marcelo Gómez Prieto would be able to purchase all of Marinas Río de la Plata SL's shares, each first offering and granting the other the choice to purchase or sell all the shares at a price and under conditions to be defined by the party making the offer.

On February 22, 2010 Marcelo Gómez Prieto gave his consent and the Company agreed to take on all the rights and obligations of Marinas Río de la Plata SL pursuant to the Guarantee Trust Agreement and substitute it in accordance with said agreement.

- Investment in Canfot S.A.:

The investment has been valuated using the proportional equity value method determined in accordance with the provisions set forth in Technical Resolution No. 21 by the F.A.C.P.C.E. and approved by the C.P.C.E.C.A.B.A. The nine-month and annual financial statements of the referred company to December 31, 2010 and December 31, 2009, respectively, were used to determine the proportional equity value.

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To December 31, 2009, as a result of the capital increases and decreases of $2,701,302 to the amount of $ 112,218,307 and of $ 112,218,307 to the amount of $ 48,238,100, respectively, approved at the Canfot S.A. Special Shareholders' Meeting, the Company had 30.88% of the equity of said company, due to the fact that the full amount of the referred voluntary decrease was reimbursed to the other Canfot S.A. shareholder.

To December 31, 2010, as a result of the shares purchase agreements entered into by the Company (see Note 19.) the Company held 75.04 % of the equity of Canfot S.A.

- Investment in Maltería del Puerto S.A.:

The investment was valuated using the proportional equity value method determined in accordance with the provisions set forth in Technical Resolution No. 21 by the F.A.C.P.C.E. and approved by the C.P.C.E.C.A.B.A. The nine-month and annual financial statements of the referred company to December 31, 2010 and December 31, 2009, respectively, were used to determine the proportional equity value.

To December 31, 2010, as a result of the share purchase agreement entered into by the Company (Note 19.), it had 75.00% of the equity of Maltería del Puerto S.A.

- Investment in Piedras Claras S.A.:

The investment was valuated using the proportional equity value method determined in accordance with the provisions set forth in Technical Resolution No. 21 by the F.A.C.P.C.E. and approved by the C.P.C.E.C.A.B.A. The accounting information of Piedras Claras S.A. (a Company established in the Oriental Republic of Uruguay) to December 31, 2009, converted in accordance with the guidelines set forth in Technical Resolution No. 21 by the F.A.C.P.C.E. for non-integrated companies, was used to determine the proportional equity value.

On February 19, 2010 the Piedras Claras S.A. Special Shareholders' Meeting authorized the early dissolution and liquidation of the referred company and allotted its assets to its sole shareholder, the Company (Note 19.).

- Investment in Marina Río Luján S.A.:

The investment was valuated using the proportional equity value method determined in accordance with the provisions set forth in Technical Resolution No. 21 by the F.A.C.P.C.E. and approved by the C.P.C.E.C.A.B.A. The referred company's twelve-month financial statements to December 31, 2010 were used to determine the proportional equity value.

To December 31, 2010 as a result of the share purchase agreements entered into by the Company (Note 19), it had 49.99% of the equity of Marina Río Luján S.A. (see cross-reference (1) to this Note)

Additionally, the company has acknowledged the accounting effects of the acquisitions referred to in the above paragraphs, in accordance with the provisions set forth in Section 1.3.1. of Technical Resolution No. 21 by the F.A.C.P.C.E. Thus, the difference between the book value of the assets and liabilities and their relevant current net payment values is included in the item "Permanent investments" listed under long-term assets, and amounts to $ 126,045,151 to December 31, 2010. This difference is mainly generated by comparing book values and relevant current values of the main assets owned by the companies acquired (inventory).

The current value of the identifiable net assets results from a report put together by independent professional experts on the matter.

In accordance with the provisions set forth in Paragraph 1.2.ñ) of Technical Resolution No. 21 by the F.A.C.P.C.E., the differences in Calculations of net assets which were identifiable at the moment of purchase which result from applying the criterion established in Section 1.3.1.1. of said Technical Resolution must be ascribed to profits (losses) in the investing company based on consumption of said assets by the issuing company. Consequently, the Company has ascribed the greater value of said investments to profits (losses), applying the same criterion used by issuing companies for acknowledging their inventory in profits (losses), that is, based on the degree of progress of the project.

To December 31, 2010, the Company has acknowledged debit in its profits (losses) for the amount of $ 10,618,693, which is included in the income statement under the item, "Income from permanent investments".

The Company's Board of Directors reviews the book value of permanent investments valuated at proportional equity value, for the purposes of checking whether they have suffered any significant devaluation when there are facts or changes in circumstances which indicate that the registered value of the same may not be recoverable. In the event that there is any indication and book values exceed the estimated recoverable amount, said assets must be reduced to the limit of their recoverable value.

The value of the permanent investments does not exceed their recoverable value to the date of the close of the fiscal year.

Note 3 Criteria for Presenting Financial Statements (continued)

3.4 Accounting Calculation and Presentation Criteria (continued)

h. Goodwill

As a result of the permanent investments acquired during the period that ended on December 31, 2010, (see Note 19. To the individual financial statements), and taking into account the fact that to said date (in those case where the transaction price depended on the subscription price that Company stock would have at the time it made its public offering) the Board of Directors

had assumed a price of $11.50 (median point of the indicative price range proposed by the Company), the Company has acknowledged a total goodwill of $63,142,008 to said date.

On October 29, 2010, the Board of Directors of the Company fixed the price of Company stock at $9.034 per share (see Note 22. to the individual financial statements). Thus, to December 31, 2010, the Company has modified the estimate mentioned in the previous paragraph, thereby acknowledging a net positive goodwill $ 32,522,507 to said date. The counterpart of the impact of the difference of the aforementioned share price generated a reduction in the item “Other liabilities – Creditors for acquisition of interest in companies.”

The referred goodwill was determined at the moment of each of the acquisitions based on the provisions set forth in Section 1.3.1.1.d) of Technical Resolution N° 21 by the F.A.C.P.C.E.

The criterion adopted by the Company to calculate goodwill depreciation is as follows:

a) Negative goodwill associated with the housing development project “Forum Puerto Norte”: Because Company Management has not seen indications of future losses or expenditures associated with the acquired company, the goodwill value is depreciated by using the same criterion as the one used for acknowledging the greater inventory value in the income statement generated by the acquisition of Maltería del Puerto S.A. This, negative goodwill depreciation is acknowledged in terms of the degree of progress of the works of the “Forum Puerto Norte” housing development project.

b) Negative goodwill associated with the housing development project “Marina Río Luján”: Because Company Management has seen indications of future losses or expenditures associated with the acquired company, the goodwill value is depreciated by applying the proportional equity value method as determined by Technical Resolution No. 21 issued by the F.A.C.P.C.E., approved by the C.P.C.E.C.A.B.A. (see Note 3.4.g. to the individual financial statements to December 31, 2010).

c) Negative goodwill associated with the housing development project “Forum Alcorta”: Negative goodwill shall be depreciated in terms of the degree of progress of the works of the housing project being developed in the acquired company. This criterion is the best estimate of the period during which the Company expects to perceive financial benefits associated with said value. To December 31, 2010, construction work on the “Forum Alcorta” project had not yet begun.

To December 31, 2010, the Company acknowledges depreciation for a net amount of $ 2,255,462, which is presented in the income statement under the item, “Income from permanent investments”.

i. Acknowledgment of Income

The Company's main operational income is obtained through fees generated by management agreements and commissions associated with the real estate projects executed by associated companies. This income is acknowledged based on provision of the service by the Company, regardless of the period in which they are invoiced.

Note 3 Criteria for Presenting Financial Statements (continued)

3.4 Accounting Calculation and Presentation Criteria (continued)

j. Corporate Income Tax and Minimum Presumptive Corporate Income Tax

The Company determines the Corporate Income Tax it must pay by applying the current 35% rate to the taxable income of each period. In accordance with current accounting regulations, the Company determines the account debit for the Corporate Income Tax using the Deferred Tax method, which consists in acknowledging (as a credit or debt) the tax effect of temporary differences between the accounting and tax valuations of the assets and liabilities, determined at the current 35% rate established by law, and its subsequent inclusion in the profits (losses) for periods in which the same are reverted. When there are accumulated tax loss carry-forwards which may decrease future tax earnings, or the Deferred Tax which results from the temporary differences is an asset, said credit are acknowledged for accounting purposes if Company Management deems it likely that they will be beneficial.

The Deferred Tax asset recorded to December 31, 2010 amounts to $ 3,705,978 and is listed under the item, "Other credit" under long-term assets ($ 342,208 to December 31, 2009).

Note 4 to these financial statements provides a breakdown of the evolution and structure of the Corporate Income Tax and Deferred Tax accounts.

The Minimum Presumptive Corporate Income Tax is supplementary to the Corporate Income Tax, because while the latter is applied to the taxable income of each period, the Minimum Presumptive Corporate Income Tax is a minimum tax with a rate of 1% applied to the potential income of certain productive assets at the close of each period, and therefore, the Company's tax liability is the greater of the two taxes. However, if the Minimum Presumptive Corporate Income Tax exceeds the Corporate Income Tax in a fiscal year, said excess may be considered as a payment and charged to any excess in the Corporate Income Tax over the Minimum Presumptive Corporate Income Tax which may be generated in any of the following ten fiscal years.

During the fiscal year ended on December 31, 2010, the amount calculated for the Minimum Presumed Income Tax exceeding Corporate Income Tax amounted to $ 2,463,254. This amount, which in addition to the charges from previous periods represent a credit of $ 2,892,379, are outlined in the item "Other Long-term credit" because it is deemed that the amounts paid for this tax will be recoverable within the statutory prescription timeframes.

k. Shareholder's equity Accounts

Shareholder's equity accounts are valuated at their nominal value.

l. Income (loss) Statement Accounts

Income (loss) statement accounts are valuated at their nominal value.

The following are included together under the denomination "Net Financial and stake-holding income (loss)": (a) exchange differences generated for assets and liabilities in foreign currency, (b) accrued interest generated by assets and liabilities, (c) banking expenses and taxes generated by assets and liabilities, and (d) stake-holding income generated by temporary investments.

3.5 Comparative Information

In accordance with the provisions of Technical Resolution No. 8 by the F.A.C.P.C.E. on General Accounting Presentation Regulations, and taking into account the issues mentioned in Note 1., the Company presents its Balance Sheet on a comparative basis.

At the time these financial statements were issued, Company Management introduced changes in the presentation of certain items. The balance sheets to December 31, 2009, and the income statement to December 31, 2009, which are shown here for comparison purposes, were modified in order to include the effect of such changes.

Note 4 Corporate Income Tax and Deferred Tax

The structure of the "Corporate Income Tax", determined in accordance with Technical Resolutions No. 17 issued by the F.A.C.P.C.E., which is outlined in the income statement to December 31, 2010 and 2009, is as follows:

Income Tax	**Dec 31, 2010**	Dec 31, 2009
Deferred Tax originated by temporary differences	3,363,770	(569,951)
Total Corporate Income tax	3,363,770	(569,951)

Following is a detail of the conciliation of the Corporate Income Tax ascribed to profits (loss), which would be the result of applying the relevant tax rate to the accounting result before taxes:

	Dec 31, 2010	Dec 31, 2009
Corporate Income Tax calculated at effective rate on the income statement before taxes	7,888,847	(683,153)
Non-deductible taxes	(49,870)	(42,108)
Interest	(17,808)	(34,381)
Adjustments to income of previous fiscal years	-	56,862
Profit (loss) for valuation of permanent investments	(4,162,429)	103,569
Miscellaneous	(294,970)	29,260
Corporate Income Tax	3,363,770	(569,951)

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Certified Public Accountants
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For the Supervisory Commission

Ignacio Fabián Gajst
Auditor

Gabriel Righini (Partner)
Public Accountant (U.B.A.)
C.P.C.E.C.A.B.A. Tº 245 - Fº 74

Federico Nicolás Weil
Chairman of the Board

The Deferred Tax at the close of the period has been determined on the basis of the temporary differences between the accounting and the tax calculations. The structure of assets and liabilities for Deferred Tax at the close of the fiscal year is as follows:

Assets (liabilities) for Deferred Tax:	**Dec 31, 2010**	Dec 31, 2009
Locally-sourced tax loss carry-forwards	3,681,321	358,794
Overseas-sourced tax loss carry-forwards	24,657	-
Valuation of temporary investments	-	(16,586)
Balance at closure of period	**3,705,978**	342,208

The temporary difference originated by cumulative tax loss carry-forwards to December 31, 2009, which may be used up to the dates indicated below is as follows:

Year	Pesos
2013	358,794
2015	3,347,184
Total	3,705,978

Note 5 Structure of Main Items

The structure of the main items of the balance sheet to December 31, 2010 and to December 31, 2009, and of the income statement to December 31, 2010 and 2009 is as follows:

5.a. Cash and banks

Cash		**Dec 31, 2010**	Dec 31, 2009
In local currency		5,670	8,240
In foreign currency	Exhibit G	3,633	28,930
Banks			
In local currency		63,832	627,917
In foreign currency	Exhibit G	159,009,124	476,415
Securities to be deposited		210,248	-
Restricted funds	Note 24	(1,200,000)	-
		158,092,507	1,141,502

5.b. Credit for sales

Common debtors in foreign currency	Exhibit G	-	470,035
Common debtors in local currency		-	93,973

Amounts outstanding with associated parties in foreign currency	Note 7 and Exhibit G	1,412,140	2,378,635
Amounts outstanding with associated parties in local currency	Note 7	-	48,400
		1,412,140	2,991,043

5.c. Other credit

Current:			
Value Added Tax		1,437,628	-
Corporate Income Tax		230,375	96,543
Corporate Gross Income Tax		160,163	31,281
Deposits as collateral	Note 24	1,200,000	-
Amounts outstanding with subsidiary parties in foreign currency	Note 7	344,890	108,276
Amounts outstanding with subsidiary parties in local currency	Note 7 and Exhibit G	788,925	1,381,374
Insurance policies to be accrued in local currency		3,571	-
Insurance policies to be accrued in foreign currency	Exhibit G	241,343	-
Advance payments to suppliers in local currency		108,461	23,651
Advance payments to suppliers in foreign currency	Exhibit G	58,237	28,200
Advance payments to personnel		33,148	31,544
Expenses to be accounted for	Exhibit G	3,761	-
Bank loan tax		47,702	-
Miscellaneous		1,600	2,661
		4,659,804	1,703,530

Non-current:			
Assets for Deferred Tax	Note 4	3,705,978	342,208
Minimum Presumptive Corporate Income Tax		2,892,379	428,675
Deposits as collateral	Exhibit G	110,209	97,760
		6,708,566	868,643

Note 5 Structure of Main Items (continued)

The structure of the main items of the balance sheet to December 31, 2010 and to December 31, 2009, and of the income statement to December 31, 2010 and 2009 is as follows:

5.d. Permanent investments

		Dec 31, 2010	Dec 31, 2009
Canfot S.A. - Stock	Exhibit C	31,397,774	14,795,708
Maltería del Puerto S.A. - Stock	Exhibit C	17,856,370	2,743,890

Marina Río Luján S.A. - Stock	Exhibit C	8,846,726	-
Piedras Claras S.A. - Stock	Exhibit C	-	4,838,530
Canfot S.A. - Goodwill	Exhibit B	46,492,271	-
Maltería del Puerto S.A. - Goodwill	Exhibit B	(7,636,131)	-
Marina Río Luján S.A. - Goodwill	Exhibit B	(4,078,171)	-
Canfot S.A. - Greater investment value		19,691,563	-
Maltería del Puerto S.A. - Greater investment value		55,574,069	-
Maltería del Puerto S.A. - Greater investment value – Cumulative Depreciation		(10,618,693)	-
Marina Río Luján S.A. - Greater investment value		61,398,212	-
		218,923,990	22,378,128

5.e. Inventory

Real estate development project “Palermo” – Cost Incurred	76,886,003	-
	76,886,003	-

5.f. Commercial debts

Suppliers in local currency		266,355	284,505
Suppliers in foreign currency	Exhibit G	424,446	-
Post-dated checks		766,236	-
Amounts outstanding with subsidiary companies	Note 7	93,118	93,118
Provision for Board’s fees		40,000	-
Insurance policies payable in local currency		1,179	-
Insurance policies payable in foreign currency	Exhibit G	244,403	-
Provision for expenditures in local currency		78,808	157,768
Provision for expenditures in foreign currency	Exhibit G	61,729	95,000
Miscellaneous		2,924	-
		1,979,198	630,391

5.g. Loans

Amounts outstanding with subsidiary companies	Note 7 and Exhibit G	-	1,252,100
Advance payments in checking account		-	14,089
		-	1,266,189

Note 5 Structure of Main Items (continued)

The structure of the main items of the balance sheet to December 31, 2010 and to December 31, 2009, and of the income statement to December 31, 2010 and 2009 is as follows:

5.h. Wages and social security contributions

	Dec 31, 2010	Dec 31, 2009
Provision for vacations	387,223	154,767
Social security contributions payable	213,994	117,221
Federal tax payment plan	172,260	213,866
Wages payable	-	8,880
	773,477	494,734

5.i. Tax burdens

Minimum Presumptive Corporate Income Tax (1)	2,294,179	1,172
Withholdings and earnings to be deposited	183,981	95,311
Federal tax payment plan	164,807	413,881
Gross Corporate Income Tax	3,009	-
Value Added Tax	-	560,728
	2,645,976	1,071,092

(1) Net of advanced payments or other tax credit for $167,075 and $ 133,606 toal December 31, 2010 and 2009, respectively.

5.j. Advanced payments by clients

Current

Amounts outstanding with subsidiary companies in local currency	Note 7	407	-
		407	-

Long-term

Amounts outstanding with subsidiary companies in foreign currency	Note 7 and Exhibit G	32,377,486	-
		32,377,486	-

5.k. Permanent investment profits (losses)

		Profit/Loss	
		Dec 31, 2010	Dec 31, 2009
Permanent investment profits (losses)		(3,529,425)	295,910
Devaluation of greater book value investment		(10,618,693)	-
Goodwill depreciation	Exhibit B	2,255,462	-
		(11,892,656)	295,910

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with our report dated March 10, 2011
Adler, Langdon, Hasenclever & Asociados
Certified Public Accountants
C.P.C.E.C.A.B.A. Tº 4 - Fº 130

For the Supervisory Commission

Ignacio Fabián Gajst
Auditor

Gabriel Righini (Partner)
Public Accountant (U.B.A.)
C.P.C.E.C.A.B.A. Tº 245 - Fº 74

Federico Nicolás Weil
Chairman of the Board

Note 5 Structure of Main Items (continued)

The structure of the main items of the balance sheet to December 31, 2010 and to December 31, 2009, and of the income statement to December 31, 2010 and 2009 is as follows:

5.l. Financial and stake-holding revenue, net

	Profit / Loss	
Generated by assets	**Dec 31, 2010**	Dec 31, 2009
Exchange differences	(250,352)	305,336
Banking expenses	(22,782)	(33,064)
Temporary investments stake-holding income	879	474,795
Interest	205,769	32,738
Banking debit and credit tax	(201,382)	(227,174)
	(267,868)	552,631
Generated by liabilities		
Exchange differences	(3,405,807)	(20,193)
Interest	(206,530)	(14,588)
	(3,612,337)	(34,781)

5.m. Other revenue and expenditures, net

Securities sales profits (losses)	(747,105)	-
Income from fixed asset sales	-	337
	(747,105)	337

Note 6 Corporate Equity

On November 4, 2010, the Members of the Board of the Company, pursuant to the powers granted them by the Shareholders' Meeting of October 30, 2009, decided a capital increase of $ 47,999,485 by means of the issuance of 47,999,485 common book-entry shares of a nominal value of $ 1 (one peso) each and with 1 (one) voting right per share (see Note 9. to the individual financial statements).

The issued, subscribed and integrated corporate equity to December 31, 2010, is $ 70,349,485. The corporate equity registered with the Corporate Records Office to that date $ 22,350,000.

To December 31, 2010, the distribution of the interest in the corporate equity is as follows:

Shareholders	Shares	Interest
Federico Nicolás Weil	15,645,000	22 %
PDG Realty S.A. Empreendimentos e Participações	19,121,667	27 %
Holders of representative depository certificates	16,005,710	23 %
Other holders of common shares	19,577,108	28 %
	70,349,485	100 %

Note 7 Subsidiary Companies

a) To December 31, 2010 and 2009, the amounts outstanding with Companies as per art. No. 33 – Law No. 19,550 and other subsidiary parties are as follows:

CREDIT FOR SALES		
In foreign currency	**Dec 31, 2010**	Dec 31, 2009
Canfot S.A.	268,722	2,312,374
Maltería del Puerto S.A.	1,143,418	66,261
	1,412,140	2,378,635
In local currency		
Canfot S.A.	-	48,400
	-	48,400
OTHER CREDIT		
In local currency		
Individual shareholders	248,210	75,300
PDG Realty S.A. Empreendimentos e Participações	75,820	32,902
Maltería del Puerto S.A.	20,860	-
Compañía Argentina de Participaciones S.A.	-	74
	344,890	108,276
In foreign currency		
Marina Río Luján S.A.	788,925	-
Piedras Claras S.A.	-	466,834
Driway Corporation S.A.	-	4,888

NOTES TO THE INDIVIDUAL FINANCIAL STATEMENTS

TO DECEMBER 31, 2010, PRESENTED ON A COMPARATIVE BASIS

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

Expenses paid on behalf of third parties		
Canfot S.A.	-	879,933
Marinas Río de la Plata S.L.	-	17,217
Marina RL L.L.C.	-	1,222
Miscellaneous		
Tovleb S.R.L.	-	11,280
	788,925	1,381,374
COMMERCIAL LIABILITIES		
Canfot S.A.	79,929	79,929
Maltería del Puerto S.A.	13,189	13,189
	93,118	93,118
LOANS		
Individual shareholders	-	1,252,100
	-	1,252,100
EARLY COLLECTION FROM CLIENTS		
In local currency		
Marina Río Luján S.A.	407	-
	407	-
In foreign currency		
Alto Palermo S.A.	32,377,486	-
	32,377,486	-

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Note 7 Subsidiary Companies (continued)

b) To December 31, 2010 and 2009, the most significant operations with Companies as per art. No. 33 – Law No. 19,550 and other subsidiary parties are as follows:

	Dec 31, 2010	Dec 31, 2009
SERVICES RENDERED AND COMMISSIONS EARNED		
Maltería del Puerto S.A.	3,476,970	3,471,501
Canfot S.A.	4,345,190	1,973,415
Compañía Argentina de Participaciones S.A.	7,500	90,000
Marina Río Luján S.A.	-	900,000
Tovleb S.R.L.	-	15,000
	7,829,660	6,449,916
FINANCIAL INCOME, NET		
Marina RL L.L.C.	(60,999)	-
Maltería del Puerto S.A.	(4,995)	-
Marina Río Luján S.A.	(8,075)	-
Tovleb S.R.L.	190	-
Marinas Río de la Plata S.L.	128	-
Canfot S.A.	230,165	32,738
	156,414	32,738
PAYMENTS MADE ON BEHALF OF THIRD PARTIES		
Canfot S.A.	268,371	52,700,705
Individual shareholders	178,894	-
Maltería del Puerto S.A.	50,457	169,617
	497,722	52,870,322
COLLECTION FOR SERVICES RENDERED , COMMISSIONS EARNED, AND MUTUALS SUBSCRIBED		
Maltería del Puerto S.A.	3,121,488	4,552,954
Canfot S.A.	8,785,420	-
Compañía Argentina de Participaciones S.A.	9,075	117,975
Tovleb S.R.L.	-	21,175
Marina Río Luján S.A.	-	1,089,000
	11,915,983	5,781,204

Note 8 Opening for dues and interest rates on investments, credit, and debts

a) Classification of investment, credit, and debt balances according to due date:

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Investments	**Dec 31, 2010**	Dec 31, 2009
Due and payable		
Up to 3 months	6,220,399	2,580,696
Total investments	6,220,399	2,580,696

Note 8 Opening for dues and interest rates on investments, credit, and debts (continued)

a) Classification of investment, credit, and debt balances according to due date (continued):

Credit	**Dec 31, 2010**	Dec 31, 2009
Due and payable		
Up to 3 months	4,550,090	2,962,175
From 3 to 6 months	289,659	-
From 6 to 9 months	47,245	128,086
Over 12 months	827,771	
No specific due date	6,708,566	868,643
Total credit	357,179	1,604,312
Credit	12,780,510	5,563,216

Debts		
Due and payable:		
Up to 3 months	2,946,327	1,692,843
From 3 to 6 months	2,359,207	184,491
From 6 to 9 months	-	159,250
From 9 to 12 months	-	1,332,704
Over 12 months	32,377,486	-
No specific due date	93,524	93,118
Total debts	37,776,544	3,462,406

b) Following is a detail of the balance of investments, credit, and debts accruing and not accruing interest:

Investments		
Accruing interest	6,220,399	2,580,696
	6,220,399	2,580,696

See exhibit C

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Credit		
Accruing interest	788,925	879,933
Not accruing interest	11,991,585	4,683,283
	12,780,510	5,563,216
Average annual interest rate:	**8%**	**15%**
Debts		
Accruing interest	337,067	1,893,936
Not accruing interest	37,439,477	1,568,470
	37,776,544	3,462,406

Average annual interest rate:
18% 13%

Note 9 Amendment to the articles of incorporation

On August 15, 2007, the General Regular and Special Shareholders' Meeting unanimously approved an increase to corporate equity from $ 20,000 to $ 28,571, with an issuance premium set for the entire increase in the sum of $ 22,321,429. This increase was entirely subscribed for by PDG Realty S.A. Empreendimentos e Participações and paid up by means of a deposit into the bank account of the Company.

The aforementioned capital increase entailed an amendment to Article 5 ("Capital") of the articles of incorporation.

Moreover, at the said General Regular and Special Shareholders' Meeting, unanimous approval was given to comprehensively amend the articles of incorporation in order to adjust the same to the new needs of the Company's business. Among other aspects, a system was introduced to limit the transferability of shares pursuant to Article 214 of Law No. 19550, a new structure of delegated authorities or corporate management, and the creation of a private oversight entity.

The aforementioned amendments to the articles of incorporation were registered with the Corporate Records Office on November 17, 2009.

On June 20, 2009, the General Regular and Special Shareholders' Meeting unanimously decided to amend Article 10 ("Warranties") of the articles of incorporation.

On September 22, 2009, the General Special Shareholders' Meeting unanimously decided to clarify that the closing date of the Company's business year is December 31st of each year and not December 30th, as indicated in the articles of incorporation of the Company. Consequently, Article 4 of the articles of incorporation ("Closing of Business Year") was amended.

The aforementioned amendment to the articles of incorporation was registered with the Corporate Records Office on December 1, 2009.

On October 30, 2009, the General Special Shareholders' Meeting unanimously decided, *inter alia*, on the following:

a) Convert all the class A and class B non-endorsable common shares into common book-entry shares by amending Article 5 ("Capital") of the articles of incorporation, and deleting Article 6 ("Share Certificate Captions") from the articles of incorporation as it is no longer applicable.

b) Increase corporate equity from $ 28,571 to $ 22,350,000 by capitalizing the "Issuance Premium" account in the sum of $22,321,429. Accordingly, Article 5 ("Capital") of the articles of incorporation was amended.

c) Comprehensively reform the articles of incorporation in order to adjust the same to the regulations in place for companies that offer their shares publicly. This comprehensive reform entailed amendments to Art. 5 ("Capital"), Art. 9 ("Management and Representation"), Art. 11 ("Authority of the Board of Directors"), Art. 12 ("Oversight") and Art. 13 ("Shareholders' Meeting"); deletion of Art. 7 ("Limitations to share transfers"); and the inclusion of a new Art. 12 ("Audit Committee"), Art. 13 ("Statutory regulations on mandatory public offering") and Art. 14 ("Mandatory public offering in the event of acquiring a relevant interest").

d) Include an interim provision in the articles of incorporation in order that the amendments introduced under the comprehensive reform mentioned in the preceding paragraph should be effective as of the moment that the Company actually makes a public offering and/or lists all or part of its shares.

Note 9 Amendment to the articles of incorporation (continued)

e) Increase corporate equity by up to the sum of $ 61,800,000, by issuing up to 61,800,000 common book-entry shares, as determined by the Board of Directors, with a par value of $ 1 each and with one vote per share, to be offered publicly in the country and/or abroad. Payment of this increase may be made (i) by capitalizing certain preexisting obligations of the Company to be determined by the Shareholders' Meeting or (ii) in cash; with dividend rights rating *pari passu* with the shares of the Company outstanding at the time of the issuance. This capital increase entailed amending Article 5 ("Capital") of the articles of incorporation.

f) Include an interim provision in the articles of incorporation in order that the capital increase mentioned in the preceding point should not be cancelled other than with the affirmative vote of the class B shareholders. Likewise, the implementation of the other conditions for the issuance of shares to be publicly offered by the Board of Directors must require the affirmative vote of at least one director appointed by the class B shareholders.

g) Consider the issuance of stock options in favor of certain present and future executives and external advisors of the Company, with the simultaneous and implied decision of increasing corporate equity commensurately to respond to the exercise of rights under the stock options.

The increase in corporate equity described in b) above was registered with the Corporate Records Office on January 21, 2010.

The restated text of the articles of incorporation including the amendments indicated in the preceding paragraphs, except for the increase in corporate equity described in paragraph b), was registered with the Corporate Records Office on January 28, 2010.

On February 19, 2010, the General Special Shareholders' Meeting unanimously decided, *inter alia*, on the following:

a) Introduce modifications in relation to the requisite quorums for calls to meeting and decisions adopted at the Regular and Special Shareholders' Meetings, by amending Art. 11 ("Shareholders' Meetings") of the articles of incorporation.

b) Amend Art. 14 ("Mandatory public offering in case of acquiring a relevant interest") of the articles of incorporation in order to adjust the same to current regulations applicable to company that offer their shares publicly.

On April 13, 2010, the General Special Shareholders' Meeting unanimously decided, *inter alia*, on the following:

a) Amend Art. 14 ("Mandatory public offering in case of acquiring a relevant interest") of the articles of incorporation and introduce adjustments to the quorums required to validly hold meetings and adopt resolutions at the Regular and Special Shareholders' Meetings, by amending Art 11 ("Shareholders' Meetings") of the articles of incorporation.

b) Draw up a new text of the articles of incorporation, to become effective once the Company actually conducts the public offering and/or listing of the shares in the Argentine Republic in accordance with the amendments decided upon at the Shareholders' Meetings of the Company held on October 30, 2009, and February 19, 2010.

Note 9 Amendment to the articles of incorporation (continued)

The amendments to the articles of incorporation agreed upon at the Shareholders' Meetings held on February 19, 2010, and April 13, 2010, were registered with the Corporate Records Office on May 3, 2010.

On November 4, 2010, pursuant to the powers granted them by the Shareholders' Meeting on October 30, 2009, the Members of the Board decided the following:

1. The subscription price was set at $ 9.034 per share as a result of the demand curve drafted in accordance with the subscription orders received during the share subscription period, which took place between October 21, 2010, and October 28, 2010. Therefore, the capital increase was set at $ 47,999,485 by means of the issuance of 47,999,485 common book-entry shares at a nominal value of $ 1 per share and with 1 voting right per share. The difference between the subscription price and the nominal price of each share was allocated—net of expenses—to setting up a special premium issuance provision. Additionally, the Board decided not to make another public subscription offering within the next six months.
2. The division of corporate equity into different types of shares was eliminated, thereby converting common book-entry shares into a single class of share.
3. The new shareholders' registry to be managed by Caja de Valores S.A. as of November 5, 2010 was implemented.
4. The Company's corporate equity was set at $ 70,349,485, and it was recorded that 31,984,275 common book-entry shares were subscribed in the Argentinean tranche of the offering of shares, and 16,015,210 common book-entry shares were subscribe as Global Depositary Shares in the international tranche of the offering of shares.

As of the date of these consolidated financial statements the mentioned increase in corporate equity is awaiting registration before the Commerce Public Registry, having initiated the respective registration before the National Exchange Commission.

Note 10 Management and Development & Administration Agreements

a. Canfot S.A.:

On October 27, 2009, Canfot S.A. and the Company entered into a management agreement pursuant to which Canfot entrusted the Company with the management, administration, accounting, and other aspects associated with operating and marketing the real estate development known as "Forum Alcorta."

For said services, the parties agreed on the payment of 48 (forty-eight) monthly installments of US$ 67,000 plus VAT in favor of the Company, which cannot exceed 2% of the project's aggregate gross sales; however, if once said amounts have been paid in full said amount exceeds the 2% limit provided for above, the relevant party must pay the difference to the other party. Furthermore, another form of variable compensation in favor of the Company is established aside from the above payment, associated with Canfot S.A.'s net and earned profits.

Additionally, on that date the parties entered into a marketing services agreement whereby the Company will be in charge of promoting and marketing the project known as "Forum Alcorta".

For those promotion and marketing services, Canfot will pay the Company 2% of the total value of gross sales of the units in the project mentioned in the preceding paragraph.

Note 10 Management and Development & Administration Agreements (continued)

b. Marina Río Luján S.A. and Metro 21 S.A.:

On December 27, 2007 the Company, Marina Río Luján S.A. and Metro 21 S.A. entered into a Development and Management Agreement whereby the Company and Metro 21 were entrusted with managing the project known as “Marina Río Luján.” Pursuant to the provisions of the agreement, the developers (the Company and Metro 21 S.A.) take charge of managing the project, which includes supervising marketing, management, administration, accounting, and in general, all of the aspects associated with management.

As consideration for their development services, Marina Río Luján S.A. will pay the development companies a monthly amount of $150,000 plus VAT, of which $90,000 will be paid to the Company.

For product marketing services (except those referred to as *Macrolotes*), Marina Río Luján S.A. shall pay the development companies 2% plus VAT of the sales price of the products sold. Additionally, the developers reserve the right to charge the purchasers a commission of up to 2% of the sales price of the products plus VAT. Payments for marketing services will be made until all the products have been sold.

On November 23, 2009, the Company, Marina Río Luján S.A. and Metro 21 S.A. entered into an addendum to the Development and Management Agreement, whereby (i) payments for development Services for October and November 2009 were reduced by 50%, and, (ii) effective as from December 1, 2009, payments for Development Services will not be accrued over a period of four months.

On April 1, 2010, the term of the aforementioned addendum was extended, and accrual of payments for marketing and development services was suspended until June 30, 2010. Additionally, on July 1, 2010, the accrual timeframe was extended once again till September 30, 2010. Also, on October 1, 2010, the accrual timeframe for the referred services was extended to December 31, 2010. As of said date, services accrual was resumed as it had been originally agreed.

c. Maltería del Puerto S.A.:

On September 18, 2008, the Company and Maltería del Puerto S.A. entered into a management agreement and on October 27, 2009, they executed an amendment to the same. Under that agreement, as amended, Maltería del Puerto S.A. entrusted the Company with the management, financial and commercial administration of the real estate development known as “Forum Puerto Norte” in the urban area known as “*Centro de Renovación Urbana Scalabrini Ortiz, Puerto Norte*” in the City of Rosario, Province of Santa Fe.

In consideration for its development services, Maltería del Puerto S.A. paid the Company US$ 200,000 before December 31, 2008, a monthly amount of US$ 80,000 from October through December 2008 (inclusive), and is paying a monthly amount of US$ 40,000 from January 2009 and until June 2011 (both inclusive), and US$ 20,000 from July 2011 until the end of the effective term of the agreement. Additionally, it is established that the aforementioned amounts may not exceed 2% of the sum of the gross sales of the project; however, if at the end of the effective term of the agreement—once the referred amounts have been paid in full—said amount exceeds the established limit, the difference shall be allocated to payment of the pending pre-sales commissions; if lower, Maltería del Puerto S.A. shall pay the difference within 30 calendar days as of the expiration date of this agreement.

For marketing and promotional services, Maltería del Puerto S.A. pays the Company 2% of the total value of gross sales of the units in the "Forum Puerto Norte" real estate development.

Note 11 Security Trust Indenture

1. On December 4, 2008, Canfot S.A. acquired the plot of land identified as block 115, located between Juramento, Castañeda, Echeverría and Ramsay streets in the Autonomous City of Buenos Aires, from Lanolec Inversiones S.A. The total price of the transaction was agreed at US$ 32,000,000.

   To said date, and for the purposes of obtaining financing for the acquisition of the aforementioned property, Driway Corporation S.A.—a shareholder of Canfot S.A.—obtained a from Seelow International S.A. for the amount of US$ 16,000,000. As collateral for the obligations taken on by Driway Corporation S.A. referred to in the aforementioned loan, the company entered into a security trust indenture agreement, whereby it turned over the Canfot S.A. shares held by it (358,586 shares that represented 13.27% of the voting rights in the equity of said company).

2. With the object of placing the amounts received by Canfot S.A. from potential purchasers of the units that are to comprise the "Forum Alcorta" project under custody, the Company had entered into a security trust indenture agreement whereby it was to keep under custody any credit arising from offers received for Canfot S.A.

   The aforementioned security trust indenture agreement was entered into in the Autonomous City of Buenos Aires between the Company (Trustee) and Canfot S.A. (Trustor) on October 26, 2009, and became effective upon signature until the cancellation of the loan by Driway Corporation S.A.

   The main obligation taken on by Canfot S.A. for funds received from potential purchasers was the cancellation of the Trust Fund that encumbers the property described in subsection 1) above, or achieve a position to do so before November 30, 2010.

On December 11, 2009, Driway Corporation S.A. cancelled all of its obligations toward Seelow International S.A. (amount outstanding and interest of the aforementioned loan), therefore the collateral furnished by the Company was released from encumbrances on said date. Consequently, on the same date, an agreement for the transfer of shares was subscribed, whereby the trust fund mentioned in subsection 1) above in this Note, transferred the full ownership of Canfot S.A. shares to the Company.

Note 12 Pledge Agreements

On December 27, 2007, Marinas Río de la Plata SL and Marcelo Gómez Prieto entered into two Stock Pledge Agreements, one in favor of Marcelo Gómez Prieto and the other in favor of Marinas Río de la Plata SL (the "Stock Pledge Agreements"). Under those agreements, each party granted the other, as security for the fulfillment of the financing obligations assumed by both in relation to Marina Río Luján S.A., a first-priority security interest pursuant to Art. 580 et sqq. if the Code of Commerce of the Argentine Republic, on all the shares issued by Marina Río Lujan S.A. owned by the party who ultimately becomes the Pledger under each of the Stock Pledge Agreements. Following is a description of the financing obligations secured under the Pledge Agreements:

(i) The financing policy of Marina Río Luján S.A. will be established by the Board of Directors with a view to attaining the most efficient financial and tax structure for the development of the real estate project. Those policies shall be implemented substantially in the same conditions as would have been obtained in the market by unrelated third parties (arm's length terms).

(ii) First, Marcelo Gómez Prieto and Marinas Río de la Plata SL, through Marina Río Luján S.A., will try to obtain financing from independent third parties to develop the real estate project of that company. To this end, Marina Río Luján S.A. will accept third-party financing on arm's length terms. In case said third party financing is not disbursed, each party will provide financing to the other in the sum of up to US$4,000,000.

On February 22, 2010, Marcelo Gómez Prieto consented and the Company agreed to assume all the rights and obligations of Marinas Río de la Plata SL and replace it under the Stock Pledge Agreements.

Note 13 Loans

1. Canfot S.A.

On April 1, 2009, the Company entered into a consumable property loan with Canfot S.A. Following are the main conditions stipulated:

a) The Company will pay invoices issued by the suppliers of Canfot S.A. on behalf of the latter, for up to a maximum of US$ 300,000;

b) Canfot S.A. shall pay annual interest on the sums disbursed by the Company and then outstanding, at a rate of 15%, calculable from the date of each disbursement until its actual payment;

c) Principal plus interest shall be paid in full before December 31, 2010.

During June de 2010, the Company made payments on behalf of Canfot S.A. for the amount $ 265,634. On June 22, 2010, Canfot S.A. cancelled the entire amount outstanding of the consumable property loan mentioned further above for $ 1,135,727 (principal plus interest).

2. Federico Nicolás Weil

On September 1, 2009, the Company (the “Borrower”) entered into a consumable property loan with Federico Nicolás Weil (the “Lender”). Following is a summary of the principal terms agreed:

a) The lender granted a loan to the borrower in the sum of up to US$ 400,000. The lender will disburse the funds in time and form as deemed convenient by the parties;

b) The borrower shall pay the lender principal plus annual interest on disbursed balances then outstanding, at a rate of 15%, starting January 1, 2009;

c) Principal plus interest shall be paid in full by the borrower before December 31, 2010.

In December 2009, as a result of an agreement between the parties involved, the interest accrued on the loan detailed above was cancelled by the lender.

On March 25, 2010, TGLT S.A. fully cancelled the amount outstanding of the loan aforementioned loan for $ 1,272,882.

3. Marina Río Luján S.A.

On December 15, 2010, Marina Río Luján S.A. requested a credit line to its shareholders—among them, the Company—for an amountof US$ 750,000 each, to finance works and other expenditures associated with the development and construction of the project. The disbursement of the funds shall be requested Marina Río Luján S.A., which shall be returned within a minimum of 6 months and a maximum of 1 year, counted as of the date on which the amount requested is disbursed; said timeframe shall not exceed December 15, 2011. The amount disbursed by the Company shall accrue interest at a rate of 8% per annum calculated over the principal disbursed, and shall be paid along with the principal on the stipulated due date.

To the date of these financial statements, Marina Río Luján S.A had requested the Company a disbursement of US$ 200,000, which were returned during the month of December 2010, and are outlined under the item “Other current credit” to December 31, 2010.

Note 14 Option agreement: Security Trust Indenture and Pledge Agreement

PDG Realty S.A. Empreendimentos e Participações ("PDG S.A.") made a cash contribution of US$ 4,519,575 in Canfot S.A. This contribution was assigned by PDG S.A. in favor of Driway Corporation S.A. (previous majority shareholder in Canfot S.A.) in order to pay for the shares subscribed for by PDG S.A. in Driway Corporation S.A., and PDG S.A. thus obtained a 28.78% interest in the equity package of Driway Corporation S.A.

As a result of the aforementioned operation, the Company and PDG S.A. entered into an option agreement on December 5, 2008. In compliance with the obligations assumed by the Company, the following security was furnished:

a) Pledge agreement:

On December 5, 2008, the Company and PDG S.A. entered into a pledge agreement whereby the Company furnished a first-priority pledge in favor of PDG S.A. over 27,936 Class A shares it held in Maltería del Puerto S.A. The pledge will remain effective until the secured obligations are paid.

On that same date, the Company and PDG S.A. entered into another pledge agreement whereby the Company furnished a first-priority pledge in favor of PDG S.A. over 30,290,000 shares it held in Piedras Claras (a company incorporated in Uruguay). The pledge will remain effective until the secured obligations are paid.

b) Contrato de fideicomiso de garantía:

On December 5, 2008, the Company (Trustor), PDG S.A. (Beneficiary) and Carlos Marcelo D´Alessio (Trustee) entered into a security trust indenture whereby the Company placed the shares it held (previously pledged to PDG S.A.) in Maltería del Puerto S.A. and Piedras Claras S.A. in trust, in favor of the trustee.

On October 23, 2009, the Company and PDG S.A. entered into an agreement whereby they rescinded and voided all of the terms and provisions of the option agreement mentioned in this note. Consequently, and starting with the execution of the rescission agreement, the shares of the companies furnished as security (as mentioned above) were released.

Note 15 Shareholders' Agreements

1. On August 15, 2007, Federico Nicolás Weil and PDG Realty S.A. Empreendimentos e Participações entered into a shareholders' agreement in relation to the Company.

   Under the Shareholders' Agreement, the parties enjoy certain voting and dividend rights to which they are entitled in their capacity as shareholders of the Company, thereby providing for (a) reciprocal rights and obligations in relation to their respective equity interests (direct or indirect, present or future) and the rights and obligations arising thereunder, and (b) the rules applicable to the joint management and governance of the Company.

   Among the most relevant provisions that govern the agreement, the following can be pointed out:

   a) The makeup, appointment and modus operandi of the board of directors and supervisory commission is regulated according to the various different classes of shares.

   b) Specific restrictions and procedures are established in relation to share transfers.

c) A reciprocal right of first refusal is contemplated for each party in order to acquire all or any part of the shares that the other party may plan on selling, on the same conditions requested or offered to the seller by any interested party.

d) A tag-along right is contemplated in case Mr. Federico Weil decides to sell his interest in TGLT S.A. Also, Mr. Weil is given a drag-along right to demand that PDG Realty S.A. Empreendimentos e Participações sell all its shares in the Company in case he receives an offer to acquire all the shares in TGLT S.A.

e) Any new shareholder must, as a condition precedent to the registration of the share transfer on the corporate books, become party to this Shareholders' Agreement and, in respect of the transferred shares, assume all the rights and obligations of the selling party under that agreement.

Note 15 Shareholders' Agreements (continued)

The aforementioned agreement remained effective until the Company conducted the actual public offering of its stock..

2. On December 22, 2008, the Company, PDG Realty S.A. Empreendimentos e Participações, Eduardo Rubén Glusman, Juan Carlos Paladini Concina, Osvaldo Roberto Paladini, Verónica Lis Gonzalo and Juan Carlos Rossetti entered into a shareholders' agreement in relation to Maltería del Puerto S.A.

   Pursuant to the Shareholders' Agreement, the parties agreed, if and when the board of directors of Maltería del Puerto S.A. so decides, to attend a General Special Shareholders' Meeting and meet the requisite quorum and vote in favor of certain increases to Corporate Capital.

   Finally, the Company assumed the obligation—in case Maltería del Puerto S.A.'s corporate equity was insufficient for attaining its corporate purpose—of loaning it, pro se or on behalf of third parties, the amounts required for said corporate purpose.

3. On October 30, 2009, Federico Nicolás Weil and PDG Realty S.A. Empreendimentos e Participações entered into a shareholders' agreement in relation to the Company, which will become effective once the Company launches its public offering and remain effective until the equity interests held by any of the shareholders in the Company falls to less than 10% of its corporate equity.

   Among the most relevant provisions that govern this Shareholders' Agreement, the following can be mentioned:

   a) Stipulations for the designation and removal of directors and statutory auditors;

   b) Stipulations for voting at Shareholders' Meetings (such as those mentioned in c) below), whereby the shareholders may only cast their votes as previously agreed by them in writing in relation to the Shareholders' Meeting in question;

   c) Supermajorities for certain decisions to be adopted at Board of Directors' meetings, such as: (i) call to Shareholders' Meeting to approve a capital increase, launch public share offerings, merge, spin off, dissolve and/or wind up the Company and/or amend its articles of incorporation; (ii) acquisition or sale of real estate other than in the ordinary course of business; (iii) approval of investments not related to the real estate or mortgage businesses in the Republic of Argentina; (iv) approval of the aggregate annual budget, among other things;

   d) Limitations to share transfers;

   e) Right of first refusal to acquire the shares; and

f) Tag-along rights.

In the event of any breach of the provisions of the referred agreement by any of the parties, if the breaching party does not remedy its breach within the term provided therein, the non-breaching party may opt for: (i) demanding specific performance and damages payments; (ii) referring the matter to arbitration; or (iii) declaring the agreement terminated, in which case it may opt for any of the following alternatives: (a) buying all the shares of the breaching shareholder at market value minus 25% as penalty; (b) selling its own shares to the breaching shareholder at market value plus 25% as penalty; or (c) filing for damages.

Note 16 Joint Venture Agreement between TGLT S.A. and PDG Realty S.A. Empreendimentos e Participações

On August 15, 2007 the Company and PDG Realty S.A. Empreendimentos e Participações ("PDG S.A.") entered into a Joint Venture Agreement, (the "Agreement") whereby both parties set forth the rights and obligations associated with the joint investments by PDG S.A. and the Company in real estate projects.

In accordance with the provisions set forth in the Agreement, PDG S.A. put forth its intention of initially investing up to one hundred million U.S. Dollars (US$ 100,000,000) jointly with the Company in the real estate projects in which the Company participates, either directly by acquiring land or property already built, or by acquiring stock from companies owning land or real estate.

The Agreement establishes that the Company is freely entitled to make investments in projects without the need to offer PDG S.A. the opportunity to participate. In those projects in which the Company lacks the financial capacity or does not have the intention of financing its entire participation, it will use a joint investment scheme in partnership with PDG S.A. as per the terms set forth in said agreement, the latter holding a preferential investment right.

Each Project in which PDG S.A. and the Company participate is to be structured through an Argentinean business corporation created or acquired for that purpose. In the event that the sum of (i) PDG S.A.'s direct shareholding in each of the corporations created or acquired for the aforementioned purposes and (ii) PDG S.A.'s indirect shareholding in said corporations through its shareholding in the Company should exceed 50%, PDG S.A.s consent shall be required when making the decisions listed specifically in the Agreement. The most significant decisions are those following:

- Carrying out individual actions that entail increasing the debt of the companies created or acquired above the Shareholder's equity of said companies.
- Hiring third-party services for amounts greater than US$250,000 in the execution of any individual Project.
- Creating joint ventures or any other type of partnership with third parties for the purposes of developing an individual project.
- Selling, leasing, renting or any other action entailing the disposal of the property or use and enjoyment of all or a substantial portion of the assets of the companies created or acquired other than in the ordinary course of business.
- Corporate capital increases greater than those approved in the business plans of the companies created or acquired, whereby PDG S.A.'s consolidated shareholding interest were reduced at least by 50% of its initial interest in those companies were it not to subscribe them.
- Presentation of the companies created or acquired as a result of voluntary bankruptcy, bankruptcy, or court-supervised arrangements with creditors, and any decision concerning the liquidation of the referred companies, except in the event of having disposed of all or a significant part of the fixed assets of the same.

PDG S.A. must pay the Company certain percentages out of the profits earned on each project in which they participate jointly, as per the provisions of that agreement.

The Agreement will be effective for 15 years as from its date of execution.

Signed for identification purposes
with our report dated March 10, 2011
Adler, Langdon, Hasenclever & Asociados
Certified Public Accountants
C.P.C.E.C.A.B.A. Tº 4 - Fº 130

For the Supervisory Commission

Ignacio Fabián Gajst
Auditor

Gabriel Righini (Partner)
Public Accountant (U.B.A.)
C.P.C.E.C.A.B.A. Tº 245 - Fº 74

Federico Nicolás Weil
Chairman of the Board

Note 17 Non-Competition Agreement

On August 15, 2007, PDG Realty S.A. Empreendimentos e Participações ("PDG S.A."), Federico Nicolás Weil and TGLT S.A. entered into a non-competition agreement whereby the parties to said agreement stipulated certain mutual restrictions regarding investment, including:

a) For as long as Federico Nicolás Weil is acting General Manager of TGLT S.A., he agrees to conduct any negotiations, investments, and/or development of real estate businesses in the Republic of Argentina exclusively through TGLT S.A..

b) Once Federico Nicolás Weil is no longer General Manager of TGLT for a period of two (2) years, he shall refrain—whether directly or indirectly through third parties—from conducting any negotiations, investments, and/or development of real estate business for housing construction in the Republic of Argentina.

c) For three (3) years as of the date of the Non-Competition Agreement, provided PDG S.A. continues to be a TGLT S.A. shareholder, PDG S.A. shall be bound to continue to channel any residential real estate business in the Republic of Argentina through TGLT S.A.

   If TGLT S.A. decides not to take part in said real estate business, PDG S.A. may not take part in it either.

d) For three (3) years as from the date of the Non-Competition Agreement, provided PDG S.A. continues to be a TGLT S.A. shareholder, PDG S.A. may invest in non-housing projects, with the obligation of notifying TGLT S.A. immediately upon identifying said opportunity. TGLT S.A. may participate in the projects identified by PDG S.A., adhering to the financial conditions stipulated in Joint Venture Agreement

   If TGLT S.A. decides not to participate in any of those Projects, PDG S.A. may do so on its own or associated with third parties, provided it is not done in conditions that are more favorable than those offered in due course to TGLT S.A

e) Upon expiration of the three-year (3) exclusivity period from the date of the Non-Competition Agreement, for two (2) years PDG S.A. and any of its affiliates shall refrain from conducting any negotiations, investments, and/or total or partial, direct or indirect development of activities in the Republic of Argentina, whether directly or indirectly through third parties, likely to compete with the business and activities associated with residential real estate development for housing construction in which TGLT S.A. may have invested.

Note 18 Montevideo Project - Joint Venture Agreement between TGLT S.A. and Héctor Fernando Colella Moix

On October 1, 2009, the Company and Héctor Fernando Colella Moix ("Héctor Colella") entered into an investment agreement whereby Héctor Colella will transfer the lot located at the intersection of Armenia Promenade and the Pocitos Coastline Promenade in Puerto de Buceo, Montevideo, Uruguay, to a trust designated and created by mutual agreement between the parties, in consideration of which, Héctor Colella will become beneficiary of 19% of the marketable square meters to be built on that property, which will be assigned by drawing lots. The same agreement states that the trust will designate the Company as project developer in consideration of which the Company will receive a development fee of 2% + VAT of the estimated volume of sales of the project (including the square meters assigned to Héctor Colella as consideration for the transfer to the trust). Additionally, the Company will be in charge of the exclusive marketing the project, and may enter into agreements with other marketing companies at its own cost. It will be entitled to a real estate commission of 2% + VAT for these services, and it may also charge the purchaser a market commission.

Note 19 Acquisition of interest in other companies

To December 31, 2010, the Company has entered into several purchase agreements to acquire permanent interests in various different companies. Following is a summary of the most relevant information on those agreements:

1. Purchase of shares in Driway Corporation S.A. (Uruguay) - Canfot S.A.:

a) On January 1, 2010, the Company executed a share purchase agreement with Mr. Moshe Kattan, whereby it acquired 36.08% of the capital and voting rights in Driway Corporation S.A. (Uruguay). At the date of the agreement, the latter company held a 69.12% stake in Canfot S.A

The price of the operation was agreed at US$ 13,600,000 and was to be paid before December 31, 2010, or within 10 days from the launch of the IPO (see Note 1) if earlier. The Company may opt for paying the purchase price for the equity package in Driway Corporation S.A. by transferring its own stock.

As a result of the subscription of the Company's new shares within the framework of its public offering of shares (see Note 22. To the individual financial statements) the Company paid the agreed price by transferring its own shares to the date of issuing of these financial statements.

b) On January 21, 2010, the Company executed a share purchase agreement with Construcciones Sudamericanas S.A., whereby it acquired 6.36% of the capital and voting rights in Driway Corporation S.A. (Uruguay). At the date of the agreement, the latter company held a 69.12% stake in Canfot S.A..

The price of the operation was agreed at US$ 1,500,000 and was to be paid before December 31, 2010, or within 10 days from the launch of the IPO (see Note 1) if earlier.

The Company could opt for paying the purchase price for the equity package in Driway Corporation S.A. by transferring its own stock.

As a result of the subscription of the Company's new shares within the framework of its public offering of shares (see Note 22. To the individual financial statements) the Company paid the agreed price by transferring its own shares to the date of issuing of these financial statements.

c) On February 9, 2010, the Company executed a share purchase agreement with PDG Realty S.A. Empreendimentos e Participações, whereby it acquired 28.78% of the capital and voting rights in Driway Corporation S.A. (Uruguay). At the date of the agreement, the latter company held a 69.12% stake in Canfot S.A.

The price of this transaction was to be the one obtained by multiplying 3,315,292 by the subscription price of the Company's share (par value plus issuance premium) in the public offering for its shares (see Note 1), converted into US dollars using the average exchange rate (between call and put) of the Central Bank of Argentina at the closing date on which the Company publicly offers its shares. The price of the operation was to be paid before December 31, 2010, or within 10 days from receiving authorization to launch the IPO, if earlier

The Company could opt for paying the purchase price for the equity package in Driway Corporation S.A. through the delivery of its own stock.

For the purposes of entering this agreement into the accounting records, the Company has assumed a subscription price for its shares of $11.50. The proposed price range for the IPO is $10 to $13. On October 29, 2010, the Members of the Board set the subscription price at $ 9.034 per common book-entry share. Thus, to December 31, 2010, the liabilities for the aforementioned acquisition were modified in terms of the new price set by the Members of the Board, thereby amounting to $ 29,950,348 to that date.

As a result of the subscription of the Company's new shares within the framework of its public offering of shares (see Note 22. To the individual financial statements) the Company paid the agreed price by transferring its own shares to the date of issuing of these financial statements.

The early dissolution and wind-up of Driway Corporation S.A. was resolved upon by the General Special Shareholders' Meeting of that company held on February 12, 2010, as well as the transfer of its assets (consisting in shares representing a 69.12% equity interest and voting rights in Canfot S.A.) in favor of its shareholders. As a result of the above and of the agreements executed by it, the Company has received 21,302,587 shares representing 44.16% of the corporate equity and votes in Canfot S.A., which combined with the interest the Company had previously adds up to 75.04% of the corporate equity of Canfot S.A

Note 19 Adquisición de participaciones en otras sociedades (continued)

2. Acquisition of Maltería del Puerto S.A. stock:

   On February 11, 2010, PDG Realty S.A. Empreendimentos e Participações accepted the Company's offer to acquire the entire interest held by PDG Realty S.A. Empreendimentos e Participações in Maltería del Puerto S.A., as a result of which the Company acquired a 62.02% stake in the equity interest and voting power in Maltería del Puerto S.A

   The price of this transaction was to be the result of multiplying 6,559,083 by the subscription price of the Company's share (par value plus issuance premium) in the public offering for its shares (see Note 1), converted into U.S. dollars using the average exchange rate (between buyer and seller) of the Central Bank of Argentina at the closing date on which the Company publicly offers its shares. The price of the operation was to be paid before December 31, 2010, or within 10 days from receiving authorization to launch the IPO should the latter take place first.

   The Company could opt for paying the purchase price for the equity package in Maltería del Puerto S.A. by transferring its own stock.

   For the purposes of entering this agreement into the accounting records, the Company has assumed a subscription price for its shares of $11.50. The proposed price range for the IPO is $10 to $13. On October 29, 2010, the Members of the Board set the subscription price at $ 9.034 per common book-entry share. Thus, to December 31, 2010, the liabilities for the aforementioned acquisition were modified in terms of the new price set by the Members of the Board, thereby amounting to $ 59,254,756 to the date.

   As a result of the subscription of the Company's new shares within the framework of its public offering of shares (see Note 23. To the individual financial statements) the Company paid the agreed price by transferring its own shares to the date of issuing of these financial statements.

3. Purchase of Marina RL LLC (Delaware) and Piedras Claras S.A. (Uruguay) Stock - Marina Río Luján S.A.

   a) On January 28, 2010, the Company entered into a share purchase agreement with Bastow S.A., whereby it acquired a 50% equity interest and voting power in Marina RL LLC (Delaware), indirect shareholder of Marina Río Luján S.A., through its subsidiary Marinas Río de la Plata SLA (Spain). As a result of the purchase of the aforementioned shares, the Company acquired an indirect 25% stake in the corporate equity and votes in Marina Río Luján S.A

      The price of the operation was agreed at US$ 10,600,000 and was to be paid before December 31, 2010, or within 10 days from the launch of the IPO (see Note 1) if earlier.

      The Company could opt for paying the purchase price for the equity package in Marina RL LLC (Delaware) by transferring its own stock.

      As a result of the subscription of the Company's new shares within the framework of its public offering of shares (see Note 22. To the individual financial statements) the Company paid the agreed price by transferring its own shares to the date of issuing of these financial statements.

   b) On February 9, 2010, the Company entered into a share purchase agreement with PDG Realty S.A. Empreendimentos e Participações, whereby it acquired an 80% equity interest and voting power in Piedras Claras S.A. (Uruguay), indirect shareholder of Marina Río Luján S.A. As a result of the purchase of the aforementioned shares, the Company acquired an indirect 25% stake in the corporate equity and votes in Marina Río Luján S.A.

The price of this transaction was to be yielded by multiplying 2,542,292 by the subscription price of the Company's share (par value plus issuance premium) in the public offering for its shares (see Note 1), converted into US dollars using the average exchange rate (between call and put) of the Central Bank of Argentina at the closing date on which the Company publicly offers its shares. The price of the operation was to be be paid before December 31, 2010, or within 10 days from the launch of the IPO (see Note 1) if earlier.

The Company could opt for paying the purchase price for the equity package in Piedras Claras S.A. (Uruguay) by transferring its own stock.

For the purposes of entering this agreement into the accounting records, the Company has assumed a subscription price for its shares of $11.50. The proposed price range for the IPO is $10 to $13. On October 29, 2010, the Members of the Board set the subscription price at $ 9.034 per common book-entry share. Thus, to December 31, 2010, the liabilities for the aforementioned acquisition were modified in terms of the new price set by the Members of the Board, thereby amounting to $ 22,967,066 to that date.

As a result of the subscription of the Company's new shares within the framework of its public offering of shares (see Note 22. To the individual financial statements) the Company paid the agreed price by transferring its own shares to the date of issuing of these financial statements.

The early dissolution and wind-up of Piedras Claras S.A. (Uruguay) was resolved upon by the General Special Shareholders' Meeting of that company held on February 19, 2010, as well as the transfer of its assets (consisting in shares representing a 50% equity interest and voting power in Marina RL LLC (Delaware) in favor of its only shareholder: the Company.

Moreover, on that same, date, Marinas Río de la Plata SL (Spain) reduced its capital and assigned its holdings in Marina Río Luján S.A. to its only shareholder, Marina RL LLC (Delaware). On February 22, 2010, Marina RL LLC (Delaware) was dissolved and its holdings in Marina Río Luján S.A. were assigned to its only shareholder: the Company, who thereby became a direct 50% shareholder (Note 3.4.g.(1) and Note 12) of the corporate equity and voting rights in that company.

Note 20 Limit to shareholding in other companies

As provided for in Article 31 of Law No. 19,550 (Law on Business Corporations), no company, except those that are specifically financial or holding companies, may acquire or have shareholding in any one or more companies in amounts exceeding their free reserves and one-half of their capital and legal reserves.

Shareholding, whether through shares or quotas, which exceed said amount must be transferred within six (6) months following the approval of the financial statements that disclose that the limit has been exceeded.

To December 31, 2009, the Company had permanent investments for the amount of $ 22,378,128. To said date, the Company had exceeded the limit established in Article 31 of Law No. 19.550 by $ 11,201,128.

In accordance with Chapter XXIII.11.11 "Article 31 of Law 19,550" of the restated CNV text, for the purposes of calculating the limit set out by Art. 31 of Law 19550, only the interests held in companies the business purpose of which is not supplemental to or subsumed in the business purpose of the holding company will be taken into consideration, at their recorded value.

To December 31, 2009, the Company had shareholding in companies the lines of business of which supplement and/or are included in the Company's line of business, and therefore, the limit regarding shareholding in other companies established by Art. 31 of Law 19,550 are inapplicable regarding was stated in the above paragraph.

Note 21 Acquisition of the Beruti Property

On October13, the Company subscribed a commitment letter with Alto Palermo S.A. (hereinafter “APSA”) for the purchase of the property located in the Autonomous City of Buenos Aires, on Beruti Nº 3351/59 Beruti Street, between Bulnes and Avenida Coronel Díaz, with the following registrar nomenclature: district 19, section 15, block 15, plot 11-S. The Company is planning on building an apartment building on the property, with residential and commercial parking spaces.

As consideration for the acquisition of said property, the Company agreed to transfer to APSA: (i) a number of housing units (apartments) to be determined, which jointly represent 17.33% of the sellable square meters of housing (apartments) of the building to be erected; (ii) a number of supplementary/functional (parking spaces) to be determined 15.82% of parking space square meters of the same building; (iii) the full amount of functional units of commercial parking spaces; (iv) the amount of US$ 10,700,000, which were paid by the Company on November 5, 2010.

The public instrument whereby the property is transferred to the Company was to be issued on November 16, 2010 between Alto Palermo S.A. as seller, and the Company as purchaser.

As a result of the purchase of this property, and to secure all the obligations that TGLT S.A. undertook vis-à-vis APSA, the Company furnished a first-priority mortgage in favor of APSA over that property. The amount of the mortgage is US$ 8,143,231.

Also, this property is subject to three perpetual, continued, gratuitous and non-apparent easements, to act as the servient estate in favor of the property where the “Alto Palermo Shopping” mall operates as the dominant estate, in relation to the structures erected in the servient estate and the use to which the functional units that are built on the servient estate will eventually be put.

Note 22 Public Offering of Stock – Outcome of Subscription

In accordance with the terms and conditions of the informative prospectus issued by the Company on October 14, 2010, the Company made a public offering of up to 45,400,000 common book-entry shares at a nominal value of $ 1 peso per share, with the possibility of extending it to 61,800,000 common book-entry shares at a nominal value of $ 1 peso per share and 1 voting right per share.

The Company offered up to 30,400,000 new shares in Argentina and 15,000,000 new shares as Global Depositary Shares represented by *Global Depositary Receipts* in the United States of America and countries other than Argentina.

The subscription period of the new shares took place between October 21 2010, and October 28, 2010, both dates included.

On October 29, 2010, having completed the subscription period of the new shares, the Members of the Board set the subscription price at $ 9,034 per common share, as a result of the demand curve drafted in accordance with the subscription orders received during the stock subscription period.

As a result of the underwriting under the public offering of stock, 47,999,485 new shares were issued, of which 31,984,275 shares were subscribed in the local offering in Argentina, and 16,015,210 shares were subscribed in the international offering as Global Depositary Receipts.

Payment of the new shares was made in cash and by means of capitalization of credit as a result of obligations taken by the Company pursuant to the acquisition of interest in other companies (see Note 19.).

Note 23 Stock Options Plan

On October 30, 2009, the Company's Shareholders' Meeting decided to establish an options purchase plan on shares to be issued by the Company in benefit of certain executives and current and future outsourced consultants (the "Executives") (the "stock options"). The Stock Options would represent value for the Executives of the listed price of the Company's shares were to increase as compared to the subscription price of the shares issued as a result of the capital increase approved on November 4, 2010 (the "Subscription Price"). Thus, exercising Stock Options would imply earnings for the Executives if an actual appreciation of the Company's shares occurs, and consequently, a capital earning for the shareholders. Therefore, Stock Options entail the benefit of efficiently aligning the Executives' interests with those of the Company and its shareholders. The price at which Stock Options are exercised shall be the same as the Subscription Price. In this regard, it is hereby clarified that the value of Stock Options does not directly depend on there being earning in a certain fiscal year in which Company dividends are distributed, but rather on a positive evolution of the price of Company shares on the stock markets (which by their very nature contemplate the potential issuing of shares in exercising Stock Options).

Stock Options would collectively grant the right to subscribe a number of shares for up to amount of seven percent (7%) of the corporate equity generated by the Offering, taking into account and including the shares issued under Stock Options, subject to the final terms and conditions determined by the Board. The full period during which Stock Options may be exercised by their holders shall be five (5) years counted as of the date on which they were granted, for up to an amount of one fifth per annum, with the exceptions that maybe established by the Board in accordance with the market practice of accelerating the execution of Stock Options. To the date on which these Financial Statements were issued, the Stock Options Plan had not been implemented by the Company.

Note 24 Other Material Facts

On December 23, 2010, the Company handed over a number of checks for a total amount of $ 1,200,000 as an *ad referendum* provision over an asset on which the Company is conducting due diligence or auditing process. The checks are in the hands of a notary that is acting as depositary; in the event that the transaction is materialized, the amount will be delivered to the sellers of the asset as part payment and initial execution of the purchase of said asset.

Signed for identification purposes
with our report dated March 10, 2011
Adler, Langdon, Hasenclever & Asociados
Certified Public Accountants
C.P.C.E.C.A.B.A. Tº 4 - Fº 130

For the Supervisory Commission

Ignacio Fabián Gajst
Auditor

Gabriel Righini (Partner)
Public Accountant (U.B.A.)
C.P.C.E.C.A.B.A. Tº 245 - Fº 74

Federico Nicolás Weil
Chairman of the Board

EXHIBIT A

TGLT S.A.

STRUCTURE AND EVOLUTION OF INDIVIDUAL FIXED ASSETS

TO DECEMBER 31, 2010 and 2009

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

	Original Cost				Cumulative Depreciation				Net Result
	At start of Fiscal year	Increases /	Decreases /	At closure	At start of period	For fiscal year	Decreases	At close of period	Dec 31, 2010
Chattels and fixtures	232,918	49,107	-	282,025	53,070	28,202	-	81,272	200,753
Hardware and software	106,088	135,848	-	241,936	73,374	66,817	-	140,191	101,745
Improvements on third-party real estate	252,719	-	-	252,719	165,247	84,240	-	249,487	3,232
Total to Dec 31, 2010	591,725	184,955	-	776,680	291,691	179,259	-	470,950	305,730
Total to Dec 31, 2009	537,250	61,458	6,983	591,725	160,812	132,404	1,525	291,691	-

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EXHIBIT B

TGLT S.A.

GOODWILL AND OTHER INTANGIBLE ASSETS, INDIVIDUAL

To December 31, 2010 and 2009

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

	Original Cost			Cumulative depreciation			Net result	
GOODWILL	**At start of period**	**Increases**	**At closure**	**At start of period**	**For fiscal year**	**At closure**	**Dec 31, 2010**	**Dec 31, 2009**
Marina Río Luján S.A.	-	(4,529,940)	(4,529,940)	-	(451,769)	(451,769)	(4,078,171)	-
Maltería del Puerto S.A.	-	(9,439,824)	(9,439,824)	-	(1,803,693)	(1,803,693)	(7,636,131)	-
Canfot S.A.	-	46,492,271	46,492,271	-	-	-	46,492,271	-
Total to Dec 31, 2010	-	32,522,507	32,522,507	-	(2,255,462)	(2,255,462)	34,777,969	-
Total to Dec 31, 2009	-	-	-	-	-	-	-	-

	Original cost				Cumulative depreciation			Net result	
INTANGIBLE ASSETS	**At start of period**	**Increases**	**Disposals**	**At closure**	**At start of period**	**For Fiscal year**	**At closure**	**Dec 31, 2010**	**Dec 31, 2009**
Software	-	166,118	-	166,118	-	55,373	55,373	110,745	-
Brands	960	2,550	-	3,510	960	255	1,215	2,295	-
Software development	110,973	-	12,000	98,973	-	-	-	98,973	110,973
Total to Dec 31, 2010	111,933	168,668	12,000	268,601	960	55,628	56,588	212,013	-
Total to Dec 31, 2009	99,933	12,000	-	111,933	960	-	960	-	110,973

(1) Included under the item "Permanent investment profits (loss)" of the Income Statement.
(2) Included under the item "Other expenses" of the Income Statement.

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EXHIBIT C

TGLT S.A.

INVESTMENTS, INDIVIDUAL

To December 31, 2010 and 2009

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

				Information on issuing entity						
				According to the latest financial statement issued						
Name of issuer and specifications of securities	Nominal value	Book value to Dec 31, 2010	Book value to Dec 31, 2009	Main line of business	Address	Closing date	Corporate equity	Profits (losses) for the fiscal year	Shareholder's equity	Percentage of shareholding
CURRENT INVESTMENTS										
Fund deposits in banking institutions	6,220,399	6,220,399	2,580,696	-	-	-	-	-	-	-
Total	6,220,399	6,220,399	2,580,696	-	-	-	-	-	-	-

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TGLT S.A.

INVESTMENTS, INDIVIDUAL

To December 31, 2010 and 2009

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

				Information on issuing entity						
				According to the latest financial statement issued						
Name of issuer and specifications of securities	Nominal value	Book value to Dec 31, 2010	Book value to Dec 31, 2009	Main line of business	Address	Closing date	Corporate equity	Profits (losses) for the fiscal year	Shareholder 's equity	Percentage of shareholding
LONG-TERM INVESTMENTS										
Marina Río Lujan S.A.	$100 of 1 vote c/u	8,846,726	-	Construction and sale of all type of real estate	Ing. Enrique Butty 220 - Piso 11 - Dpto. A - C.A.B.A. - República Argentina	Dec 31, 2010	17,685,435	(911,555)	17,685,435	49,99%
Maltería del Puerto S.A.	$100 of 1 vote c/u	17,856,370	2,743,890	Construction and sale of all type of real estate	Av. S. Ortíz 3333 - Piso 1° - C.A.B.A. - República Argentina	Dec 31, 2010	21,536,400	3,765,609	24,917,850	75,00%
Canfot S.A.	$1 of 1 vote c/u	31,397,774	14,795,708	Construction and sale of all type of real estate	Av. S. Ortíz 3333 - Piso 1° - C.A.B.A. - República Argentina	Dec 31, 2010	48,238,100	(4,672,313)	43,239,544	75,04%
Piedras Claras S.A.	-	-	4,838,530	Investment company	-Cerrito 507 - Ciudad de Montevideo - República Oriental del Uruguay	-	-	-	-	-

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Total		58,100,870	22,378,128							

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EXHIBIT G

TGLT S.A.

ASSETS AND LIABILITIES IN FOREIGN CURRENCY

To December 31, 2010 and 2009

Item	Dec 31, 2010				Dec 31, 2009
	Type and amount of foreign currency		Current Exchange rate	Amount accounted for in pesos	Amount accounted for in pesos
ASSETS					
Current assets					
Cash and banks:					
Cash	US$	815	3.936	3,208	28,538
	Reales	183	2.323	425	392
				3,633	28,930
Banks	US$	40,398,660	3.936	159,009,124	476,415
Investments:					
Fund deposits in banking institutions	US$	-	3.936	-	2,580,696
Sales credit:					
Amounts outstanding with subsidiary companies	US$	358,775	3.936	1,412,140	2,378,635
Common debtors	US$				470,035
Other credit:					
Amounts outstanding with subsidiary companies	US$	200,438	3.936	788,925	1,381,374
Insurance to accrued	US$	61,317	3.936	241,343	-
Advance payments to suppliers	US$	14,796	3.936	58,237	28,200
Expenses to be accounted for	US$	956	3.936	3,761	-
Total current assets				161,517,163	7,344,285
Long-term assets					
Other credit:					
Deposit as collateral	US$	28,000	3.936	110,209	97,760
Total long-term assets				110,209	97,760
Total assets				**161,627,372**	**7,442,045**

US$: United States Dollars

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TGLT S.A.

ASSETS AND LIABILITIES IN FOREIGN CURRENCY, INDIVIDUAL

To December 31, 2010 and 2009

Item	Type and amount of foreign currency		Current Exchange rate	Dec 31, 2010 Amount accounted for in pesos	Dec 31, 2009 Amount accounted for in pesos
LIABILITIES					
Current liabilities					
Commercial debts:					
Common suppliers	US$	106,752	3.976	424,446	-
Insurance policies payable	US$	61,470	3.976	244,403	-
Provision for expenses	US$	15,525	3.976	61,729	95,000
Loans:					
Amounts outstanding with subsidiary companies	US$	-		-	1,252,100
Total current liabilities				730,578	1,347,100
Long-term liabilities					
Advanced payments by clients					
Amounts outstanding with subsidiary companies	US$	8,143,231	3.976	32,377,486	-
Total long-term liabilities				32,377,486	-
Total liabilities				**33,108,064**	**1,347,100**

US$: United States Dollars

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EXHIBIT H

TGLT S.A.

INFORMATION REQUIRED BY ARTICLE NO. 64 SECTION I. SUBSECTION B) OF LAW NO. 19,550, INDIVIDUAL

FOR THE FISCAL YEAR ENDED ON DECEMBER 31, 2010 and 2009

(figures in pesos, denominated in accordance with the description provided in Note 3.1.)

Account	Cost of services provided	Marketing expenses	Administrative expenses	Total to Dec 31, 2010	Total to Dec 31, 2009
Wages and social security contributions	4,536,963	994,121	1,511,880	7,042,964	3,852,839
Other personnel expenses	80,710	17,685	26,896	125,291	35,633
Rents and shared expenses	481,730	105,555	160,530	747,815	631,514
Professional fees	-	-	1,856,648	1,856,648	831,965
Trustee fees	-	-	59,000	59,000	52,500
Board member remuneration	-	-	40,000	40,000	-
Public Offering expenses	-	-	1,862,292	1,862,292	172,950
Taxes, duties, and contributions	-	-	366,707	366,707	444,066
Transportation and travel expenses	113,318	24,830	37,761	175,909	117,863
IT expenses and services	227,265	49,797	75,733	352,795	148,947
Office expenses	-	-	168,814	168,814	91,751
Insurance policies	-	-	169,577	169,577	1,688
Fixed asset depreciation	-	-	179,259	179,259	132,404
Advertising expenses	-	634,861	-	634,861	89,327
Overhead	-	-	184,830	184,830	126,870
Representation expenses	-	25,530	-	25,530	9,193
Total to Dec 31, 2010	5,439,986	1,852,379	6,699,927	13,992,292	-
Total to Dec 31, 2009	3,121,314	1,198,817	2,419,379	-	6,739,510

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TGLT S.A.

ADDITIONAL INFORMATION REQUIRED BY ARTICLE NO. 68 OF THE REGULATION OF THE BUENOS AIRES STOCK EXCHANGE

(figures in pesos denominated in accordance with the description of Note 3.1.)

1. There are no significant specific regulations that bear on the Company.
2. There are no significant modifications to the Company's activity.
3. Regarding classification of the balances pertaining to investments, credit, and debts by age of accounts, see Note 8.a) to **TGLT S.A.**'s individual financial statements.
4. Regarding classification of balances pertaining to investments, credit, and debts based on the financial effects caused by maintenance of the same, see Note 8.b) to **TGLT S.A.**'s individual financial statements.
   - c) The breakdown of investments, credit, and debts in foreign currency to December 31, 2010, is provided in Exhibit G to the individual financial statements.
   - d) There are no assets or liabilities subject to adjustment clauses.
   - e) The breakdown of the items which accrue interest is provided in Note 8.b) to **TGLT S.A.**'s individual financial statements.
5. Breakdown of the percentage interest in companies provided for in Article No. 33 of Law No. 19,550:

		Interest	
Company	**Capacity**	**% Equity**	**% Votes**
Maltería del Puerto S.A.	Shareholder	75.00 %	75.00 %
Canfot S.A.	Shareholder	75.04 %	75.04 %
Marina Río Luján S.A.	Shareholder	49.99 %	49.99 %

Regarding the information on companies provided for in Article No. 33 of Law No. 19,550, see Note 7 to **TGLT S.A.**'s individual financial statements.

The breakdown of how interest is distributed in the Company's equity is presented in Note 6 to the individual financial statements de **TGLT S.A.**

6. To the close of the fiscal year there is no credit for sales or loans to the benefit of members of the Board, members of the Supervisory Commission, or relatives up to the second degree, and there have not been any during the fiscal year.
7. To December 31, 2010, the Company owns one property, which represents its entire Inventory, totaling $76,886,003.

   No provisions have been established in relation to this property.
8. The current value of the permanent investments has been calculated in using the proportional asset value method determined in accordance with the provision set forth in Technical Resolution No. 21 by the Argentinean Federation of Professional Advice in Economics (F.A.C.P.C.E.) on General Accounting Presentation Regulations, approved by the Professional Council of Economics of the Autonomous City of Buenos Aires (C.P.C.E.C.A.B.A.). To determine the proportional asset value, the annual financial statements of each company to December 31, 2010 were used.

   Inventory has been entered at its acquisition cost, restated as mentioned in Note 3.1.a of the individual financial statements.

   Fixed assets were valued at their acquisition cost minus accumulated depreciation, calculated ratably to the estimated years of useful life remaining.
9. There are no reserves from technical revaluations of fixed assets.

ADDITIONAL INFORMATION REQUIRED BY ARTICLE NO. 68 OF THE REGULATION OF THE BUENOS AIRES STOCK EXCHANGE

(figures in pesos denominated in accordance with the description of Note 3.1.)

10. There are no obsolete fixed assets.

11. To December 31, 2010, the Company had not exceeded the limit provided for in Article 31 of Law No. 19,550.

12. The recoverable value taken into account for permanent investments was the proportional asset value, for inventory the net realization value was used, whereas for fixed assets the economic use value was used.

13. Insurance:

Risk covered		Amount insured	
		$	US$
Building	Building fire	3,500,000	-
Building	General fire	200,000	-
Building	General content theft	10,000	-
Building	Water damage	5,000	-
Financial assets	Valuables theft from safe	10,000	-
Financial assets	Theft of valuables in transit	10,000	-
Facilities	Glass	1,500	-
Facilities	Technical insurance	450,000	-
Computer assets	Theft and fire of notebooks and projectors	29,000	-
Computer assets	Reconstruction of documents	50,000	-
Personal	Mandatory life insurance	-	-
Personal	Full civil liability	1,200,000	-
Personal	D&O civil liability	-	10,000,000
Personal	E&O civil liability	-	5,000,000
Full coverage	Extraordinary expenses	350,000	-

14. There is no coverage registered according to Company Management's criteria and in the opinion of its legal consultants.

15. There are no contingencies that Company Management considers as having high probabilities of occurring or the financial effects of which—if significant—have not been accounted for in the books.

16. There are no irrevocable contributions charged to future subscriptions.

17. The company's equity is only represented by common shares.

18. In accordance with the Law on Business Corporations, the articles of incorporation, and General Resolution No. 368/2001 by the National Securities Commission, 5% of earnings in a fiscal year must be moved to statutory reserves until said reserves reach 20% of the capital, restated in constant currency.

Signed for identification purposes
with our report dated March 10, 2011
Adler, Langdon, Hasenclever & Asociados
Certified Public Accountants
C.P.C.E.C.A.B.A. Tº 4 - Fº 130

For the Supervisory Commission

Ignacio Fabián Gajst
Auditor

Gabriel Righini (Partner)
Public Accountant (U.B.A.)
C.P.C.E.C.A.B.A. Tº 245 - Fº 74

Federico Nicolás Weil
Chairman of the Board

AUDITORS’ REPORT

To the Directors and Shareholders of
TGLT S.A.
C.U.I.T.: 30-70928253-7
Legal address: Av. Scalabrini Ortiz 3333 - Piso 1º
Autonomous City of Buenos Aires

We have conducted a limited review of **TGLT S.A.**’s (the “Company”) balance sheet to December 31, 2010, and of the income statements, statements of changes to owner’s equity, and cash flow statements for the period then ended. Furthermore, we have performed a review of the consolidated balance sheet to December 31, 2010 and of the consolidated income and cash flow statements for the period then ended, of **TGLT S.A.** and its subsidiary companies, which are presented as additional information. Company Management is responsible for drafting and issuing these financial statements in accordance with the accounting standards in effect in the Autonomous City of Buenos Aires, Argentine Republic. This task includes designing, implementing and maintaining an adequate internal control system to ensure those financial statements are free of material distortions arising from errors or irregularities; selecting and applying adequate accounting policies, and conducting the estimates deemed reasonable under the circumstances. Our responsibility is to state an opinion on those financial statements based on our audit.

The individual accounting statements mentioned in the preceding paragraph are shown in comparative fashion with the information from the individual financial statements for the business year ended on December 31, 2009.

In relation to the consolidated financial statements shown as additional information at December 31, 2010, and as mentioned in Note 1 to those statements, during the year then ended the Company has acquired several permanent interests in other companies, taking over the same. Because of this, this is the first year for which Company management has prepared consolidated information including that of its subsidiaries, and therefore that information is not shown comparatively, as provided in Technical Resolution No. 8 issued by the Argentinean Federation of Professional Economics Boards (F.A.C.P.C.E.) on General Accounting Reporting Standards.

2. Our work was conducted in accordance with the auditing standards in effect in the Argentine Republic. These standards require the auditors to plan and conduct their work in order to obtain reasonable assurance of the absence of material distortions in the financial statements.

An audit includes applying procedures, on a selective basis, to obtain elements to analyze the information disclosed in the financial statements. The selected procedures depend on the auditor’s professional judgment, who for this purpose assess the risk of material distortions in the accounting statements, arising from errors or irregularities. On conducting this risk assessment, the auditor considers the internal controls existing in the Company, to the extent relevant for the reasonable preparation and submission of the financial statements, in order to select the auditing procedures deemed appropriate under the circumstances, but not to express an opinion on the effectiveness of the internal control system in place at the Company. Likewise, an audit includes evaluating the appropriateness of the accounting policies used, the reasonableness of the accounting estimates made by Company Management and the presentation of the financial statements as a whole.

We feel that the analytical elements obtained provide a fair, sufficient basis for our audit opinion.

AUDITORS’ REPORT (CONTINUED)

3. As mentioned in Note 3.5.d. to the consolidated financial statements, the inventory corresponding to MARINA RÍO LUJÁN S.A. has been accounted for considering the lower of the book value and technical value resulting from a report prepared by independent professional experts in the matter.

   Moreover, and in accordance with the description made in Note 3.5.d. to the consolidated financial statements, the current value of identifiable net assets (Inventory) incorporated in the process of acquisition of the permanent investments in CANFOT S.A., MALTERÍA DEL PUERTO S.A. and MARINA RÍO LUJÁN S.A., is the result of a report issued by independent professional experts in the matter.

   In view of the foregoing, Company Management has used the technical reports described above as basis for the purposes of determining the current values of certain inventory.

4. In our opinion, based on our examination and as far as determining the current value of certain inventory in the reports mentioned in paragraph 3, the financial statements mentioned in paragraph 1 present fairly in all material respects, the information on the financial situation of **TGLT S.A.** at December 31, 2010, the results of its operations, changes to owner’s equity and cash flow for the year then ended, and the information on the consolidation financial situation of the Company and its subsidiaries at December 31, 2010, the consolidated results of its operations and consolidated cash flow for the year then ended, in accordance with the accounting standards in effect in the Autonomous City of Buenos Aires, Argentine Republic.

   Regarding the individual financial statements to December 31, 2009, presented for comparative purposes, on March 9, 2010 we issued our audit report, which was favorable with one unspecific exception due to limitations to the scope that did not allow us to audit the Company’s investment in PIEDRAS CLARAS S.A. to December 31, 2009.

5. In fulfillment of the provisions currently in effect, we hereby report the following:

   f) **TGLT S.A**.’s individual financial statements and its consolidated financial statements are included in the "Inventory and Amounts Outstanding" book, and are in compliance with the provisions set forth in the La won Business Corporations and the relevant resolutions issued by the National Securities Commission;

   g) **TGLT S.A.**’s financial statements and its consolidated financial statements are based on accounting entries made in accordance with the law from a formal standpoint;

   h) We have read the summarized report and additional information to the notes to the financial statements required by Article No. 68 of the Regulation by the Buenos Aires Stock Exchange, and have nothing to comment regarding the same within the scope of our faculties;

   i) During the year ended at December 31, 2010, we have invoiced fees for audit services provided to the Company, which represent 100% of the total audit services invoiced to the Company and 100% of the total amount invoiced to the Company for all deliverables;

   j) To December 31, 2010 the debt incurred to the benefit of the Integrated Pension System that resulted from the accounting entries and settlements by the Company amounted to $ 163,657, of which $ 162,574 were not due and payable to said date.

Autonomous City of Buenos Aires, March 10, 2011.

Adler, Langdon, Hasenclever & Asociados
Certified Public Accountants
C.P.C.E.C.A.B.A. Tº 4 - Fº 130

Gabriel Righini (Partner)
Certified Public Accountant (U.B.A.)
C.P.C.E.C.A.B.A. Tº 245 - Fº 74

REPORT BY SUPERVISORY COMMISSION

To the shareholders of

TGLT S.A.

As Supervisory Commission of TGLT S.A., and in accordance with the provisions set forth in paragraph 5 of Article No. 294 of Law No. 19,550 and the Buenos Aires Stock Exchange Regulations, we have conducted a review of the documents detailed in paragraph I below. The Board of Directors of the Company is responsible for drafting and issuing said documents within the scope of the duties that are exclusively theirs.

I- DOCUMENTS SUBJECT TO REVIEW

a) Statement of financial position as of December 31, 2010.

b) Income statement for the year ended on December 31, 2010.

c) Statement of changes to owners' equity for the year ended on December 31, 2010.

d) Cash flow statement for the year ended on December 31, 2010.

e) Notes 1 to 24 to the financial statements and Exhibits A, B, C, G, and H.

f) Consolidated statement of financial position as of December 31, 2010.

g) Consolidated income statement for the year ended on December 31, 2010.

h) Consolidated cash flow statement for the year ended on December 31, 2010.

i) Notes 1 to 13 to the consolidated financial statements and Exhibits A, B, C, G, and H.

j) Annual Report for the Financial Statements as of December 31, 2010.

k) Inventory as of December 31, 2010.

l) Additional information required by Article No. 68 of the Buenos Aires Stock Exchange Regulations.

m) Summarized report established in General Resolution No. 368/01 by the National Securities Commission.

II- SCOPE OF THE REVIEW

Our task was carried out in accordance with the auditing standards in effect. Said standards require application of the procedures established in Technical Resolution No. 7 by the Argentinean Federation of Professional Economics Boards regarding the limited review of mid-term financial statements, and include verifying the congruence of the documents reviewed and the information regarding company decisions presented in minutes, and whether said decisions are in compliance with the law and articles of incorporation from formal and documentary standpoints.

In order to carry out our professional task for the documents listed in paragraph I, a) to i) above, we have conducted a review of the task performed by TGLT S.A.'s external auditors, Adler, Langdon, Hasenclever & Asociados, who issued their report on March 10, 2011, in accordance with the auditing standards. This review included checking how work was planned, the nature, scope and timing of the procedures applied and the results of the audit conducted by those professionals; and it was limited to checking the reasonableness of the material information in the documents examined, their consistency with the information on corporate decisions set out in the minutes and the adherence of said decisions to the law and the articles of incorporation from formal and documentary standpoints.

We have not evaluated the criteria and business decisions regarding management, financing, and commercialization in any of their aspects, because they are the sole responsibility of the Members of the Board of the Company

Also, in relation to the board report for the year ended on December 31, 2010, we have confirmed that it contains the information required by article 66 of the Law on Business Corporations, and as far as our scope of work is concerned, that its numerical data are consistent with the records of the company and other pertinent documents.

Likewise, the provisions set forth in Article 294 of the Law on Business Corporations have been fulfilled.

REPORT BY SUPERVISORY COMMISSION (continued)

III- PRELIMINARY CLARIFICATIONS

a) As mentioned in Note 1 to the consolidated financial statements, during the year the Company has acquired several permanent interests in other companies, taking over the same. Because of this, this is the first year for which Company management has prepared consolidated information including that of its subsidiaries, and therefore that information is not shown comparatively, as provided in Technical resolution No. 8 issued by the Argentinean Federation of Professional Economics Boards (F.A.C.P.C.E.) on General Accounting Reporting Standards.

b) As mentioned in Note 3.5.d. to the consolidated financial statements, the inventory corresponding to MARINA RÍO LUJÁN S.A. has been accounted for considering the lower of the book value and technical value resulting from a report prepared by independent professional experts in the matter.
Moreover, and in accordance with the description made in Note 3.5.d. to the consolidated financial statements, the current value of identifiable net assets (Inventory) incorporated in the process of acquisition of the permanent investments in Canfot S.A., Maltería del Puerto S.A. and Marina Rio Lujan S.A., is the result of a report issued by independent professional experts in the matter.
In view of the foregoing, Company Management has used the technical reports described above as basis for the purposes of determining the current values of certain inventory.

c) Regarding the individual financial statements to December 31, 2009, presented for comparative purposes, on March 9, 2010 we issued our audit report, which was favorable with one unspecific exception due to limitations to the scope that did not allow us to audit the Company's investment in PIEDRAS CLARAS S.A. to December 31, 2009. On March 9, 2010, the Supervisory Commission issued its report to the same effect.

IV- CONCLUSION

Based on our review, within the scope provided for in Chapter II, we hereby report that TGLT S.A.'s financial statements detailed in Chapter I, have been put together in compliance with accounting standards currently in effect in the Autonomous City of Buenos Aires and the relevant regulations of the National Securities Commission, with the considerations mentioned in Chapter III, and contemplate all the facts and circumstances of which we are aware and regarding which we have no further observations.

Additionally we hereby state that:

a) The Summarized Report established in General Resolution No. 368/01 by the National Securities Commission includes the information required by Exhibit I of Heading VII of the referred resolution.

b) The "additional information required by Article No. 68 of the Buenos Aires Stock Exchange Regulation" is presented reasonably from all the relevant standpoints, regarding the financial statements referred to in Chapter I, taken as a whole.

c) The financial statements referred to in Sections a) to e) of Chapter 1 are taken from accounting entries made in compliance with legal provisions currently in effect, as far as their formal aspects.

d) TGLT S.A.'s individual financial statements and its consolidated financial statements are entered in the "Inventory and Amounts outstanding" book.

e) Also, in relation to the board report for the year ended on December 31, 2010, we have confirmed that it contains the information required by article 66 of the Law on Business Corporations, and as far as our scope of work is concerned, that its numerical data are consistent with the records of the company and other pertinent documents. We have no further comments to make in the matters within our scope of work and the forward-looking statements made are under the exclusive responsibility of the board of directors.

f) In accordance with the requirements contained in General Resolution No. 340 by the C.N.V regarding the independence of external auditors and the quality of auditing policies they apply, and regarding the Company's accounting policies, the external auditor's report described above shows that the auditing regulations currently in effect in the Argentine Republic which include requirements regarding independence have been applied, and there are no observations regarding the application of said regulations and professional accounting standards in effect in the Argentine Republic.

REPORT BY SUPERVISORY COMMISSION (continued)

g) In the exercise of our duty to ensure legality, during the period we have applied the procedures described in Article No. 294 of Law No. 19,550, which we deem necessary for these circumstances, having no significant observations on the matter.

h) Regarding the surety for members of the Board, current regulations have been fulfilled by taking out fidelity bond insurance.

Autonomous City of Buenos Aires, March 10, 2011.

IGNACIO FABIAN GAJST

Chairman of the Supervisory Commission

TGLT S.A.

FINANCIAL STATEMENTS TO DECEMBER 31, 2010 AND 2009

CERTIFICATION OF LITHOGRAPHED SIGNATURES

"We hereby certify the authenticity of our lithographed signatures on the above pages."

For the Supervisory Commission

Ignacio Fabián Gajst
Auditor

Federico Nicolás Weil
Chairman

"We hereby certify the authenticity of our lithographed signatures on the above pages."

Adler, Langdon, Hasenclever & Asociados
Certified Public Accountants
C.P.C.E.C.A.B.A. Tº 4 - Fº 130

Gabriel Righini (Partner)
Certified Public Accountant (U,B,A,)
C.P.C.E.C.A.B.A. Tº 245 - Fº 74