City of Buenos Aires, July 8, 2011

**At: Comisión Nacional de Valores**

**<u>Ref.: Material Fact – New Land Acquisition</u>**

Dear Sirs,

This is to inform you on behalf of TGLT S.A. ("TGLT or the "Company") that the Company has entered into an exchange agreement involving the acquisition of a piece of land located in the city of Buenos Aires and registered under the cadastral number: Plat: 7; Subdivision 45; Entry: 179.579-02 (the "Property") owned by IRSA *Inversiones y Representaciones Sociedad Anónima* ("IRSA"). In said Property the Company intends to build a real estate project for residential use.

In consideration for purchasing the Property, TGLT agrees to transfer to IRSA: (i) a yet-to-be-defined number of housing units (apartments) which combined represent 23.10 % of the sellable m2 of the future building; (ii) a yet-to-be-defined number of parking spaces which combined represent 21.10 % of the sellable m2 of parking space in the two underground levels of the project to be built by TGLT; (iii) in the event that TGLT builds complementary storage units, a yet-to-be-defined number of storage units equivalent to 21.10 % of the m2 of storage units of the buildings to be built by TGLT in the Property; (iv) the sum of One Hundred and Fifty-nine Thousand, Three Hundred and Seventy-five American dollars (USD 159,375.-) payable within forty-eight (48) hours of passing papers. Percentages set forth in point (i) will be reduced up to 21 % of the sellable m2 of the housing units (apartments) in the event that possession of the exchanged units takes place before the terms agreed in the contractual documents. As security for performance of TGLT's obligations under the terms of the exchange agreement, TGLT draws a first degree mortgage upon the Property in favor of IRSA for and up to the sum of Twelve Million, Seven Hundred and Fifty Thousand American dollars (USD 12,750,000.-) as principal plus interests, costs and expenses that may correspond.

Yours sincerely,

**TGLT S.A**

_____
Fernando Gallino
Investor Relations Director