

City of Buenos Aires, October 17, 2022

To
National Securities Commission
Buenos Aires Stock Exchange
Electronic Open Market

REF.: IMPORTANT FACT. OPERATION WITH RELATED
PARTIES

Dear Sirs,

I am writing to you acting in my capacity as Responsible for Relations with the Market of **GCDI S.A.** (hereinafter, the "**Company**"), in order to report that, at its meeting on October 17, 2022, the Company's Board of Directors approved the subscription by a Limited Liability Company - to be incorporated by the Company in the State of Delaware, United States, whose sole partner and manager will be the Company - in its capacity as debtor (hereinafter "**GCDI LLC**"), with Hospitality Infrastructure LLC. (an entity controlled by Argentina Commercial Properties S.A.) (hereinafter, "**Hospitality**") and IRSA International LLC. (an entity controlled by IRSA Inversiones y Representaciones Sociedad Anónima) (hereinafter, "**IRSA International**", and together with Hospitality the "**Grantors**"), in their capacity as grantors, a line of credit agreement (hereinafter the "**GCDI LLC Credit Agreement**") whose main terms and conditions are as follows:

(a) maximum amount of capital: up to US\$4,000,000 (US dollars four million); (b) interest rate: fixed annual nominal 12.00%; (c) expiration: December 31, 2023; (d) amortization of principal and interest: at maturity; and (e) intended use of funds: grant financing -together with Marcelo Rodolfo Gómez Prieto (hereinafter, "**MGP**")- to Marina Río Luján S.A., a corporation co-controlled by the Company and MGP (hereinafter, "**MRL**") (hereinafter, the "**Credit Line to MRL**"). Likewise, we inform that the GCDI LLC Credit Agreement will be documented in promissory notes and will be guaranteed by: (i) a first ranking lien with respect to all the shares that the Company owns in MRL, except for the trust share of the Company (hereinafter, the "Trust Share") that is reached under the Guarantee Trust (as such term is defined below) (hereinafter, the "**MRL Pledge of Shares**"); (ii) the assignment in guarantee and pledge of credit in the first degree of privilege of the contractual position and of all the rights that the Company has under the Guarantee Trust signed between MGP and Marinas Río de la Plata, S.L. (currently GCDI S.A.), as trustors, dated December 27, 2007 (hereinafter, the "**Guarantee Trust**") and of the Trust Share, so that said Trust Share or the rights thereon continue to have the same ownership as the shares to be pledged under the MRL Shares Pledge; and (iii) an assignment in guarantee to be signed by GCDI LLC, in its capacity as assignor, in favor of the Grantors, in their capacity as assignees, of the payments to be made by MRL to GCDI under the Line of Credit to MRL.

Likewise, it is reported that the reason for signing the GCDI LLC Credit Agreement is that GCDI LLC obtains funds so that it can subsequently finance MRL through the MRL Line of Credit with the aim of providing liquidity and new funds to MRL that allow it to continue with the development of the real estate development called "Venice" located in an area of approximately 30 hectares located in Solis no/number and the train tracks

of Tren de la Costa, Tigre District.

Finally, it is reported that, by virtue whereof: (i) Hospitality is a "related party" of the Company under the terms of subsection (a)(v) of Article 72 of the Capital Markets Law No. 26,831 and its modifications (hereinafter, the "**LMC**"); (ii) IRSA International is a "related party" of the Company under the terms of subsection (a)(v) of Article 72 of the LMC; and (iii) the capital to be disbursed under the GCDI LLC Credit Agreement involves a relevant amount in the terms of article 72 of the LMC, for exceeding 1% of the Company's equity measured according to the interim financial statements of the Company for the six-month period ended June 30, 2022, a report has been requested from the Company's Audit Committee, which considered that the terms and conditions of the GCDI LLC Credit Agreement are reasonable and according to market conditions for similar operations carried out between independent parties under the terms of articles 72 and 73 of the LMC.

Yours Sincerely

Daniel Antúnez
Market Relations Manager