TGLT

4Q'18 EARNINGS RELEASE

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Buenos Aires, March 11, 2019 – TGLT S.A. (Buenos Aires Stock Exchange: TGLT; USOTC: TGLTY) reported on March 11, 2019 financial results for the period ending December 31, 2018. Except otherwise stated, the financial and operating information is presented in accordance with International Financial Reporting Standards, in practice in Argentina, and is denominated in Argentine Pesos.

Highlights:

- **TGLT's recapitalization process**

  On January 2019, TGLT announced an agreement with a substantial majority of the USD 150M Convertible Notes holders with the objective of recapitalizating the Company.

  As mentioned in previous releases, the economic and financial crisis that Argentina went through in 2018, marked by a massive depreciation of the local currency and a deep economic recession, took a huge toll on our cash flows and net worth. In that context, we entered into conversations with the holders of the Convertible Notes, in order to jointly explore alternatives to reconstitute the Company's capital stock (an element of utmost importance to obtain competitive financing conditions and essential to participate in bids, offers and projects in which we are interested) and, at the same time, reduce our financial liabilities, allowing us to allocate our financial resources to the business cycle.

  As a result of those conversations, holders representing 94.8% in principal of the Convertible Notes agreed to defer the interest payment that was due on February 15; while -so far- 65.6% of the holders (we are currently reaching out to the remainder to seek their support as well) executed a Recapitalization Support Agreement with us, in order to implement a voluntary exchange of the Notes for new convertible preferred stock of the Company. This exchange will be conditioned upon, among other things, at least 95% of the Notes being validly tendered for exchange.

  The convertible preferred stock, which issuance was approved by the shareholders meeting held on March 7, will be convertible at any time at the option of the holder and automatically into common stock upon a qualified IPO of common stock in the US or in Argentina. In addition, current holders of common stock will be granted preemptive rights to maintain their pro rata equity ownership and, additionally, will have the opportunity to exchange their common stock for convertible preferred stock.

- **Portfolio restructuring**

  As a part of our plan to unlock value from idle assets, during the last quarter of 2018 and the beginning of this year we sold real estate assets for almost US$ 30M. These assets, already owned by Caputo at the time of the acquisition, were intended to be sold from the very beginning of the acquisition transaction, as they were deemed as non-core in our business plan.

  Proceeds from the sale of these assets were mostly allocated to repaying -during January 2019- US$ 29M from the first of the two remaining installments from the acquisition of Caputo, which marks a material milestone in our financial plan for the year.

- **Inflation adjustment of Financial Statements**

  As anticipated in previous releases, and as per indication of the relevant international and domestic authorities following IAS 29 guidance, our Financial Statements are now elaborated using Inflation Accounting. As such, information for 2018 and previous comparative periods has been restated at December 2018 values.

- **Construction business**

  Our backlog continues to be solid and is now at $ 5.9B, which is almost 1.5x last twelve months revenue in real terms, above the average of the last five years, while posting the highest revenue in a single year. Our backlog features over 15 projects, and is mostly composed by private real estate projects, which account for over 80% of total backlog.

  During 2018 we signed 7 new contracts for almost $ 3B, all of them with private parties, which now represent 36% of our total backlog. These contracts include projects such as the new terminal of Ezeiza airport, the construction of Oceana Puerto Madero for Consultatio, one of the country's leading real estate developers, and the recently-signed contract with Papelera del Plata, among others.

  Gross profit from construction activities was $ 821M in the year, up 25% vs same period last year. Gross margin was 20%, +300bps when compared to 2017. Profit originated from over 15 projects in backlog, mostly private contracts.

- **Real Estate business**

  As anticipated in our previous release, beginning 2019 we kicked-off the delivery process in the *Las Rías* phase in Venice, our masterplan in the city of Tigre (50% ownership), which is a more than relevant milestone for our Company. Deliveries started in *Goletas I*, a high-rise building, and will continue throughout the first semester with the rest of the first 5 buildings. At the same time, we continue to work on general infrastructure and some of the masterplan's key features such as the navigable channel that connects the project to the river.

  During 2018 we also began delivering units in Metra Puerto Norte, our project in the city of Rosario, and in the last phase of Forum Puerto del Buceo (in Montevideo, Uruguay), that has now delivered almost 70% of total units. The latter also had an outstanding sales performance in the last quarter of 2018, posting 14 sales worth over US$ 7M.

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Consolidated Operating and Financial Information

Operating Income and EBITDA

In this section we present Operating Income and EBITDA adjusting previous years for inflation, including CAPUTO's figures on a pro forma basis to facilitate comparative analysis.

Total gross profit reached a total of $ 778M in 2018, driven by our Construction business line, that posted a $ 821M profit (20.1% margin), up 25% in real terms compared to 2017. This was partially offset by the negative gross profit in the Real estate business line, which is mostly driven by the impairment in Metra Puerto Norte (recorded during 2Q) related to the exchange of land swap units, which was explained in previous releases.

EBITDA for the twelve-month period was negative $ 86M. We note that S&A expenses do not reflect many of the saving initiatives the Company is undertaking following the merger of TGLT and Caputo, which will be fully reflected in our 2019 financial statements.

When adjusting for the interest capitalized in COGS and the additional net income from our subsidiaries, EBITDA rises to $ 738M, mostly driven by the mark-to-market of the project Venice (excluding *Las Rías* phase, currently under development).

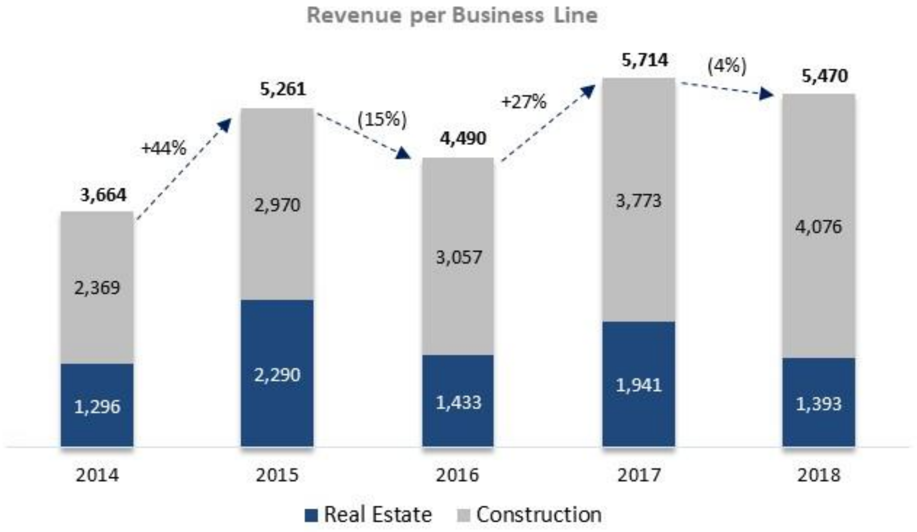
	RE	CONST.	2018	RE	CONST.	2017	DIFF
Revenue	1,393.4	4,076.1	5,469.5	1,941.0	3,773.3	5,714.4	(244.9)
Cost of Goods Sold	(1,436.0)	(3,255.5)	(4,691.4)	(1,715.8)	(3,116.4)	(4,832.3)	140.8
Gross Profit	**(42.6)**	**820.7**	**778.1**	**225.2**	**656.9**	**882.1**	**(104.0)**
Gross Margin	***(3.1%)***	***20.1%***	***14.2%***	***11.6%***	***17.4%***	***15.4%***	***(1.2%)***
S&A expenses (net of taxes & one-offs) (*)	(350.9)	(306.0)	(656.9)	(513.2)	(169.6)	(682.8)	25.9
One-off charges in S&A	(69.4)	-	(69.4)	(33.3)	-	(33.3)	(36.1)
Taxes in S&A	(38.0)	(119.6)	(157.5)	(14.4)	(186.4)	(200.8)	43.3
Valuation gains from Invest. Prop. (net of Other expenses) (*)	(173.2)	-	(173.2)	(97.8)	(49.3)	(147.1)	(26.1)
Gains from sale of RE assets / Other I&E	135.6	15.8	151.3	119.5	(0.8)	118.7	32.6
Operating Income	**(538.5)**	**410.9**	**(127.6)**	**(314.0)**	**250.8**	**(63.2)**	**(64.4)**
(+) Depreciations & Amortizations	25.2	16.2	41.4	32.8	12.6	45.4	(4.0)
EBITDA	**(513.3)**	**427.1**	**(86.2)**	**(281.1)**	**263.4**	**(17.8)**	**(68.5)**
(+) Net income from subsidiaries	663.5	102.7	766.3	90.9	130.8	221.6	544.6
(+) Interest in COGS	57.8	-	57.8	120.8	-	120.8	(63.1)
Adjusted EBITDA	**208.0**	**529.8**	**737.8**	**(69.4)**	**394.1**	**324.7**	**413.1**

(*) S&A expenses net of $ 167M related to Valuation of Investment properties, which for the purposes of this analysis are reclassified to the proper line.

Split by Business Line

Revenues in 2018 reach $ 5.47B, which is down 4% vs 2017 in real terms, though a 22% higher than the 2014-2016 average. Construction revenues in particular grew 8% compared to 2017, despite last year's strong starting point. When compared to the average of 2014-2016 (always in real terms), revenues grew 45%.

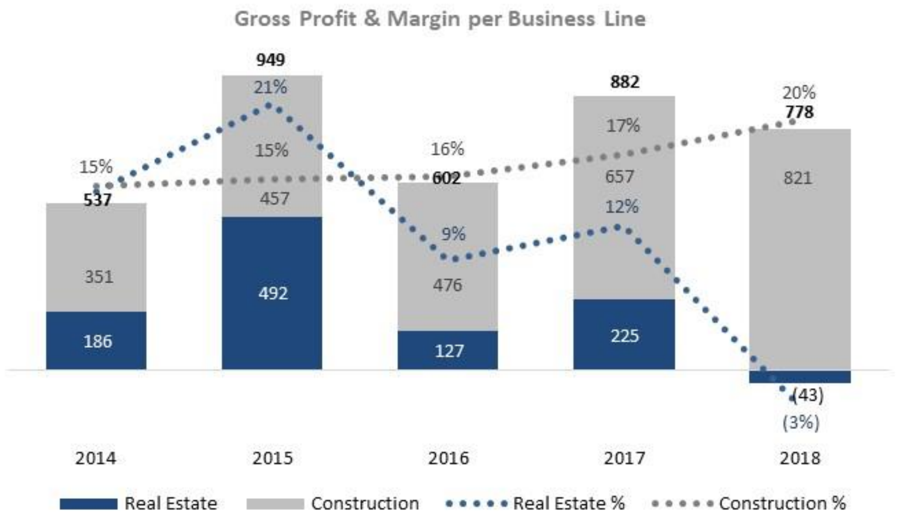
As for Real Estate, revenues in the year were down 28% compared to 2017, driven by fewer deliveries of units, as expected in our business plan. In 2017 we delivered over 250 units from Astor Núñez and the first stage of Forum Puerto del Buceo, our project in Uruguay.



Note: *all figures at December 2018 values. Figures from Construction from 2017 rearwards, and Real Estate figures from 2016 rearwards, adjusted by inflation on a pro forma basis, as they were not calculated for Financial Statements purposes.*

Gross Profit at a consolidated level dropped 12% vs last year, affected by the impairment in Metra Puerto Norte project explained in previous releases.

Construction gross profit reached a total of $ 821M in the twelve-month period, which is up 25% vs same period last year, posting a 20% margin. As shown in the next section, profit came from over 15 projects in backlog, and was mostly originated in private contracts (over 80% of total revenues).



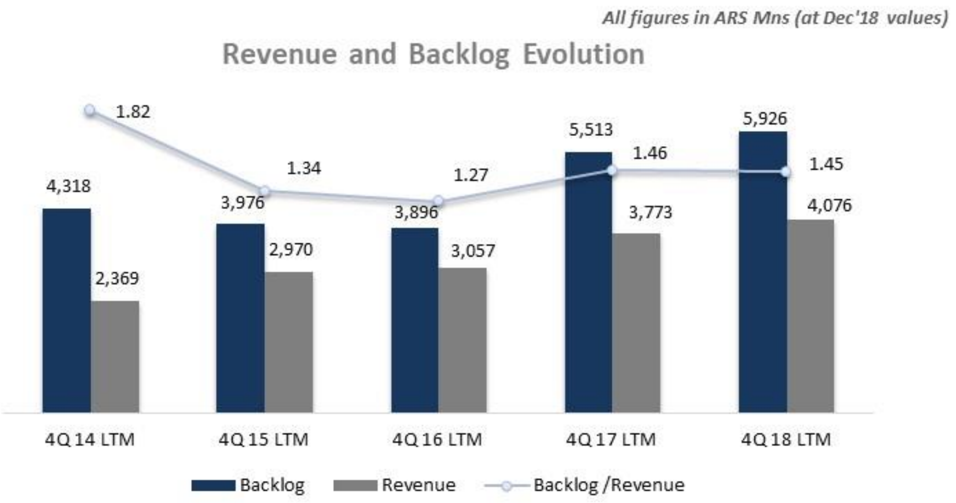
Note: *all figures at December 2018 values. Figures from Construction from 2017 rearwards, and Real Estate figures from 2016 rearwards, adjusted by inflation on a pro forma basis, as they were not calculated in our Financial Statements.*

Construction business line

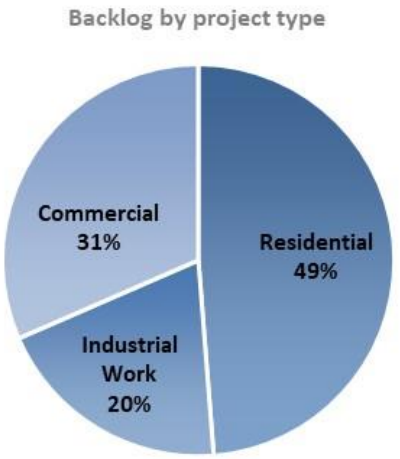
Backlog split

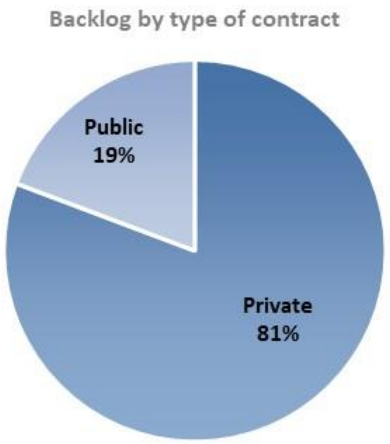
Company has now $ 5.9B in backlog, which represents 1.45x trailing last twelve months revenue in real terms, above the average of the last five years, and in spite of having posted our all-time highest revenue figure.

During 2018 we signed 7 new contracts for almost $ 3B, all of them with private parties, which now represent 36% of our total backlog. These contracts include projects such as the new terminal of Ezeiza airport (main airport of the country), the construction of Oceana Puerto Madero for Consultatio, one of the country's real estate developers, and the recently-signed contract with Papelera del Plata, among others. Importantly, current backlog presents a reduced concentration as it is composed by over 15 projects, none of them accounting for more than 16% of it.



Construction backlog is mostly concentrated in private real estate projects, both residential and commercial, which account for over 80% of total backlog. Such projects include, among others, *Concepción Live Art Work, OM Recoleta, Oceana Puerto Madero* and *Ezeiza Airport Terminal*. Worth noting that only 19% of total backlog comes from public works, such as *Nucleoeléctrica Argentina* and *CNEA (Comisión Nacional de Energía Atómica)*. These latter projects reflect the engineering capabilities that our construction team has developed over the recent years.





Projects under development

PROJECT	COMITENT	TYPE	ARS M	PROGRESS
Concepción Live Art Work	Private	Residential	1,082.4	29.9%
Terminal Ezeiza - AA2000 (1)	Private	Commercial	948.5	8.8%
Oceana Puerto Madero (1)	Private	Residential	779.7	7.4%
CNEA - Reactor	Public	Industrial Work	734.7	63.0%
OM Recoleta	Private	Residential	600.1	27.7%
Sanatorio Itoiz	Private	Commercial	577.1	24.5%
Nucleoeléctrica Argentina (N.A.S.A)	Public	Industrial Work	407.2	55.9%
Hotel IQ - SLS Lux	Private	Residential	282.7	81.4%
Papelera del Plata (1)	Private	Commercial	229.8	14.6%
Swiss Medical Nordelta (1)	Private	Commercial	99.5	1.5%
The Link Towers	Private	Residential	77.6	85.7%
OM Botánico (1)	Private	Residential	66.8	39.2%
Concesionaria Lexus (1)	Private	Commercial	13.2	87.5%
Axion Energy Refinery	Private	Industrial Work	12.5	99.3%
Toyota Argentina (1)	Private	Industrial Work	4.6	92.8%
Others	n/a	n/a	9.9	n/a
TOTAL			**5,926.3**	

All contracts are periodically adjusted by the evolution of relevant indexes. As such, figures are quoted at period-end values.

(1) Contracts signed during 2018.

Real Estate business line

Projects under development

Forum Puerto del Buceo

- Construction of phase 2 is almost finished, with deliveries taking place since August and expected to continue throughout the first half of 2019.
- As of December 78 units from nucleuses G, H, I and J (phase 2) have been delivered. Adding up to phases 1 and 3, we have now delivered 232 units (68% of total units).
- As of December 2018, 288 had been sold (85% of total).

Astor San Telmo

- Legal injunction limiting the construction height is still in force, so works continue within its boundaries. Bases are finished and concrete structures from columns, beams and slabs of phases 1 and 2 are underway. We have begun groundworks for phase 3.
- Given a recent court ruling on a similar case, the Company is optimistic on a favorable outcome.

Venice

- We began delivering units in Goletas I building early this year. Construction works are close to being concluded in the other 4 launched buildings, and deliveries will kick-off in the second quarter of 2019.
- Concrete structure works are still taking place in Goletas II building, together with electrical installations in slabs. We are assessing the offers received for aluminum frames, exterior railings and elevators.
- We are advancing with the construction of the Club House and access roads. We have finished pavement, roundabouts and boulevards of internal streets. We initiated the canal sheet piling works, landscaping, irrigation works, exterior lighting and access gate to the project.

Metra Puerto Norte

- We have delivered 32 units in Tower UNO.
- Concrete structure of Tower DOS already reached the eighth floor and masonry and installations are on the fourth floor. The aluminum frames, natural gas and sewage works and the first installment of liners and sanitary slabs were already hired.

Masterplan Brisario

- In February 2019 we awarded construction and civil infrastructure contracts, which are scheduled to finish by the end of year.

Other joint venture projects

In addition to the above mentioned residential developments, the Company participates in other real estate projects through joint ventures with strategic partners.

OM Recoleta

Premium residential development, in which the Company has a 20% stake and also acts as main contractor, consisting of a 12-story building of 25,792 sellable sqm, and located in Recoleta, one of the most upscale neighborhoods in Buenos Aires. It features units from 1 to 4 bedrooms, as well as 511 parking units.

Newbery (ex Pol-Ka Producciones)

Co-investment with Northbaires S.A. (50% ownership each). The plot was acquired in late 2017 and is located in the former studios of Pol-Ka production company. Acquisition price was US$ 8.5M and was fully paid as of April 2018. Both companies are now assessing the best commercial strategy for this project.

Financial Statements

Consolidapted Income Statement

(All figures in $ millions, unless otherwise noted)

	$ M 2018	$ M 2017
Revenue	5,469.5	1,940.3
Cost	(4,691.4)	(1,715.6)
Gross profit	**778.1**	**224.7**
Selling expenses	(455.0)	(248.7)
Administrative expenses	(595.9)	(298.2)
Other operating expenses	(794.3)	(87.7)
Other expenses	(25.5)	(1.6)
Investment property fair value	813.6	(4.1)
Gains from sale of investment properties	(1.5)	97.8
Other income and expenses, net	152.9	16.9
Operating income	**(127.6)**	**(300.9)**
Financial Result	(3,590.8)	(29.3)
Investment in Associate and Joint Venture	766.0	(22.4)
Inflation Adjustment	767.7	(188.9)
Income/(Loss) before Income tax	**(2,184.8)**	**(541.4)**
Income tax	668.6	86.0
Net income	**(1,516.3)**	**(455.5)**
Transaction effect	(108.1)	(14.1)
Net comprehensive income	**(1,624.4)**	**(469.5)**
Net income attributable to:		
Shareholders of the parent	(1,594.2)	(455.5)
Minority interests	77.9	-
Net comprehensive income attributable to:		
Shareholders of the parent	(1,702.3)	(469.5)
Minority interests	77.9	-

Income per common share	$ 2018	$ 2017
Basic	(22.14)	(6.33)
Diluted	1.02	(1.60)

Consolidated Balance Sheet

(All figures in $ millions, unless otherwise noted)	Dic 31, 2018	Dic 31, 2017
ASSETS		
Property, plant & equipment	91.5	4.0
Intangible assets	41.4	1.2
Investment property	344.5	23.4
Investment in Associate and Joint Venture	2,052.9	388.4
Goodwill	716.2	-
Inventory	2,282.9	2,035.3
Tax assets	664.4	125.6
Other credits	338.6	224.0
Receivables from related parties	32.2	-
Accounts receivables	33.2	-
Total non-current assets	**6,597.7**	**2,801.9**
Contract assets	2.4	-
Inventory	1,002.3	2,646.7
Other Assets	804.5	39.9
Assets held for sale	143.6	199.4
Other credits	1,194.0	417.4
Receivables from related parties	355.1	302.5
Accounts receivables	1,299.8	14.8
Other financial assets	2.7	0.3
Cash and equivalents	843.8	2,669.5
Total current assets	**5,648.2**	**6,290.5**
Total assets	**12,245.9**	**9,092.3**
LIABILITIES		
Deferred tax liabilities	-	296.5
Other accounts payable	955.4	33.3
Payables to related parties	6.9	-
Contract liabilities	1,209.7	1,468.6
Long term loans	4,353.4	2,468.1
Other taxes	9.0	18.0
Accounts payable	-	36.3
Total non-current liabilities	**6,534.4**	**4,320.7**
Provisions	157.5	70.0
Other accounts payable	2,120.0	59.8
Contract liabilities	1,989.1	2,459.6
Debt with related parties	24.6	0.4
Short term loans	1,351.4	954.8
Other taxes	115.1	27.4
Wages and social security contributions	136.4	37.0
Accounts payable	1,118.1	205.0
Total current liabilities	**7,012.3**	**3,814.0**
Total liabilities	**13,546.7**	**8,134.8**
SHAREHOLDERS' EQUITY		
Shareholders of the parent	(1,300.8)	957.6
Minority interests	-	-
Shareholders' equity	**(1,300.8)**	**957.6**
Total liabilities and Shareholders' equity	**12,245.9**	**9,092.3**

Consolidated Cash Flow Statement (Selected lines)

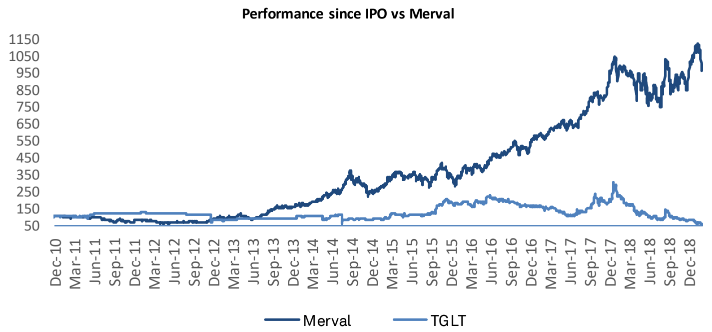
(All figures in $ millions, unless otherwise noted)

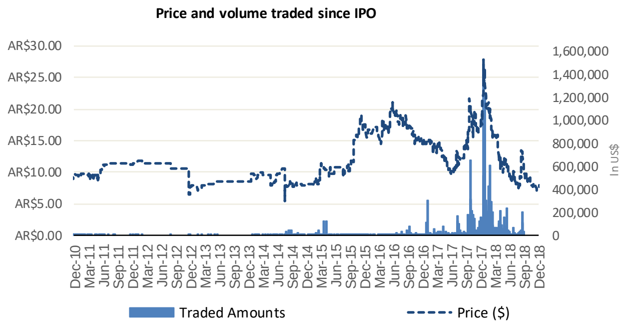
Cash variations	2018	2017
Cash at the beginning of period	2,669.5	23.8
Cash at the end of period	843.8	2,669.5
Net cash changes	**(1,825.7)**	**2,645.7**

Reasons for cash variations		
Operating activities		
Net income	(1,516.3)	(455.5)
Adjustments for arriving to the net cash flow from operating activities		
Income tax	(668.6)	86.0
Fixed asset depreciation	15.9	4.9
Goodwill impairment	323.0	59.3
Amortization of intangible assets	25.5	1.1
Investment properties depreciation	0.7	(65.9)
Other expenses	793.0	-
Exchange rate differences and accrued interest	3,249.7	540.0
Valuation Gains from Investment in Associate and Joint Venture	-	22.4
Results from Investment in Associate and Joint Venture	766.0	-
Gains from sale of investment properties	(122.6)	14.1
Valuation gains from investment properties	(1,208.6)	-
Collections from sale of PP&E	(1.0)	(0.1)
Inflation Adjustment	(52.3)	127.2
Exchange rate differences	108.1	-
Translation effect	(0.2)	-
Changes in operating assets and liabilities		
Changes in accounts receivable	(649.6)	18.5
Changes in other credits	(557.0)	100.7
Changes in credits with related parties	(143.1)	(0.9)
Changes in other financials assets	(2.4)	-
Changes in inventory	(124.0)	1,974.6
Changes in tax assets	(5.1)	141.2
Changes in contract assets	(2.4)	-
Changes in assets held for sale	55.7	-
Changes in accounts payable	561.8	(345.6)
Changes in payroll and social security contributions	70.8	10.9
Changes in taxes payable	16.7	(46.9)
Changes in debts with related parties	22.5	300.9
Changes in contract liabilities	(1,642.1)	(2,302.7)
Changes in provisions	196.2	39.5
Changes in other liabilities	822.5	(28.8)
Changes in tax over minimum presumed income	149.5	-
Net cash flow generated/(used) by operational activities	**482.3**	**193.0**
Investment activities		
Non - cash investments	5.5	(0.6)
Payments for purchase of investment properties	(4.7)	(2.0)
Collections for sale of investment property	-	71.5
Collections from sale of other assets	181.2	-
Payments for purchase of PP&E	(58.4)	(0.5)
Collections from sale of PP&E	0.5	2.4
Payments for purchase of intangible assets	(44.4)	(0.1)
Payments for purchase of controlling interest	(2,080.6)	-
Dividends from Associates and Joint Ventures	38.7	-
Associates and Joint Venture contributions	(25.9)	-
Net cash flow generated/(used) by investment activities	**(1,988.0)**	**72.9**
Financing activities		
Increase in loans	(298.9)	1,709.7
Acquisition in non-controlling interest	37.9	-
Equity Issuance	-	670.0
Transactions among shareholders	(59.0)	-
Net cash flow generated by financing activities	**(320.0)**	**2,379.8**

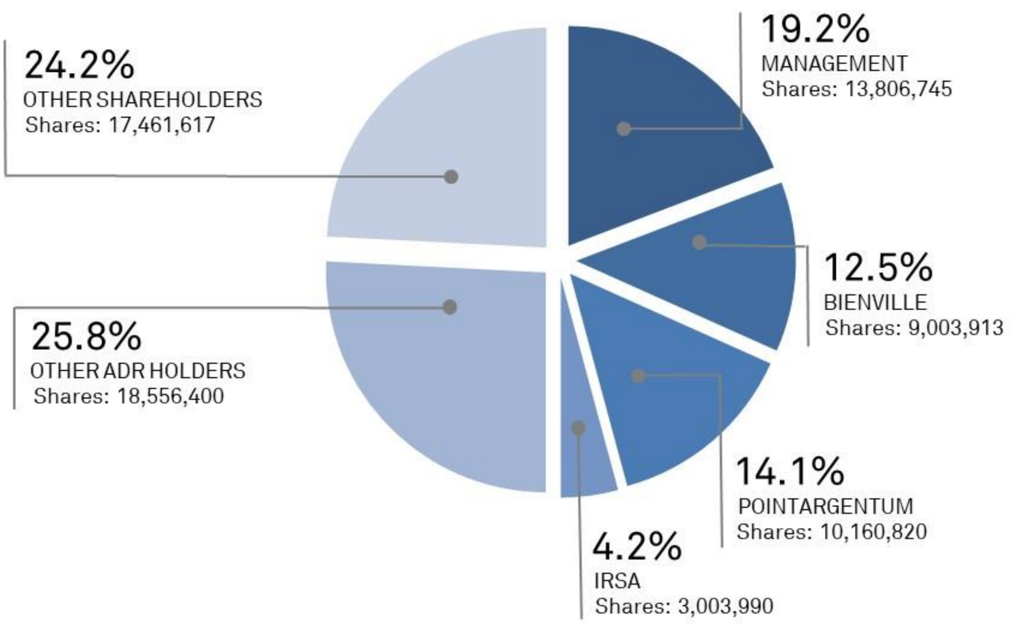
Stock performance since IPO and ownership

TGLT stock in the Buenos Aires Stock Exchange closed at $4.94 per share as of the date of this release.





There are 71,993,485 shares outstanding, out of which 33.3% owned by TGLT management and PointArgentum.



Total Free Float	66.7%

About TGLT. TGLT S.A. (Buenos Aires Stock Exchange: TGLT, USOTC: TGLTY) TGLT, founded in 2005 and headquartered in Buenos Aires, Argentina, operates as a real estate developer in Argentina and Uruguay. TGLT participates in and controls all aspects of the development process, from land acquisition to construction management, from product design to sales and marketing, ensuring a tight working capital management at every moment. By merging with Caputo S.A.I.C. y F., TGLT incorporated not only a recurrent source of cash flow, but also seeks to improve its construction capabilities and capture construction margins in all its developments. Furthermore, the combined entity is uniquely well-positioned to capitalize the potential opportunities coming from the large infrastructure works segments, including investments in future public-private projects.