INDIVIDUAL CONSOLIDATED FINANCIAL STATEMENTS

TGLT S.A.

AS TO DECEMBER 31, 2013

(Presented comparatively 2012 and 2011)

TGLT S.A.

FINANCIAL STATEMENTS

AS TO DECEMBER 31, 2013

Presented comparatively - See Note 3.1

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ANNUAL REPORT AND OVERVIEW

TGLT S.A.

AS TO DECEMBER 31, 2013

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ANNUAL REPORT AND OVERVIEW

FOR THE YEAR ENDED ON DECEMBER 31, 2013

To the Shareholders of:
TGLT S.A.
Scalabrini Ortiz 3333, 1st Floor
C1425DCB City of Buenos Aires

In compliance with enforceable laws and regulations, we are pleased to submit to the consideration of the Shareholders' Meeting, this Annual Report and Overview for the ninth fiscal year, from January 1st and December 31, 2013.

I. LETTER TO SHAREHOLDERS

Dear Shareholders,

2013 has been a challenging year for TGLT, but has allowed us progress a step forward towards our long-term aim: to be a leading company in real estate development in Argentina and Uruguay.

We kept on adjusting our business model to the economic conditions in Argentina:

- Our sales policy in pesos has allowed us to increase the lists of prices at a faster rate than our construction costs, enabling us to improve the margin for several of our projects.
- Owing to the restrictions on the imports of construction materials we had to substitute imported material by material produced locally. In some cases, the process caused delays in some of the projects.
- Increasing rates of inflation have made us face a more cautious market, demanding more favorable commercial conditions. Likewise, changes in prices delayed in some cases closing times of agreements thus also delaying construction deadlines.

In this context, we have remained cautious in managing cash flow as the main strategy to preserve our shareholders' value:

- As regards our growth rate, we have limited taking on new commitments, reducing the amount of launches (increasing the already launched product surface in Venice, the third stage of Forum Puerto del Buceo and Metra Puerto Norte) and limiting the purchase of new plots of land. As regards the last, we finished the purchase of ex FACA plots of land paying 100% of the price by exchange and reached an agreement to build Workcenter office building with no risk to TGLT.
- As regards the construction process we have applied a policy of development stages to Venice, Forum Puerto del Buceo and Metra Puerto Norte projects as to be able to decide on the commercialization and construction of units flexibly based on the consolidation of previous stages.
- From the financial point of view Banco Ciudad granted TGLT a loan of up to ARS 71million to finance the construction of Astor Núñez. We have enlarged financing from Banco Hipotecario in ARS 30million for Forum Alcorta project. Besides that, we have strengthened company cash by the issuance of negotiable instruments for an equivalent of ARS 100 million.

As has been the policy in previous years, we are working on keeping the focus on key issues for the company successful management:

- **Geographical focus** – we have limited our transactions to Buenos Aires, Rosario and Montevideo, where we have our own offices and staff, leading the market and gaining market expertise, while at the same time the market keeps on learning about us and positioning us.
- **Product** –we struggle to offer the best product in the sub market, convinced that outstanding products with the highest value added are those which suffer less when demand declines.
- **Trademarks** – we keep on investing in the development of TGLT trademark, knowing that our clients choose – even more in moments of financial insecurity - a company backup with track record reputation, operating flexibility and financial strength. Besides, we have made an emphasis on positioning our trademarks Forum, Astor and Metra behind the same concept of product, quality, segment and payment method.
- **Sales Integration –** we have consolidated our own sales strength in order to keep closer control over our products and to improve the margins of our transactions. Nowadays we commercialize several of our products exclusively with our own sale strength.
- **Product Innovation –** based on our development and marketing policy called "Life projects" we have setting out incorporating new aspects of sustainability, exclusive amenities and automatized tools for the management of the project and of each functional unit, to improve our clients' standard of life.

The fact that TGLT has kept on its development and communication strategy in a market where most real estate developers (big and small) have significantly retracted or re-directed their activities to other markets, have allowed to improve its position before clients and surveyors. We are convinced that this course of action will be beneficial in the middle and long term and will be verified in a higher market share.

I'd like to particularly mention the launch of our first product Metra to the end of the year. Metra is the achievement of hard TGLT team work together with external contributors to develop good quality dwellings accessible to the middle class. Metra Puerto Norte location, architectural and trademark design, marketing and commercialization strategy and special credit terms have resulted in 158 units sold in just one month. We are excited about being able to provide an alternative dwelling solution in a context in which Bank credits are almost non-existent. We are working at present to launch new Metra projects in Buenos Aires metropolitan area in the short term, and in Montevideo in the middle term.

2014 will be a year in which uncertain macroeconomic conditions will demand greater cautious: the business plan for the year is conservative and focuses on the management of ongoing projects. However, for TGLT this will be a year of significant milestones:

- Delivery of last units of Forum Puerto Norte and beginning of delivery of Forum Alcorta and Astor Palermo.

- Commercial launches of new stages in Venice, Forum Puerto del Buceo and former FACA and, if legal proceedings concerning Astor Caballito are fnished, we wish to launch this project once again.
- We hope to concrete the issuance of the financial trust for the construction of Workcenter and the purchase of a plot of land to launch Metra in the city of Buenos Aires.

We'll keep on working to improve our processes and systems and the development of our teams to be ready to keep on adapting ourselves and taking advantage of economic and business conditions offered by the market.

Federico N. Weil
President

TGLT S.A.

ANNUAL REPORT AND OVERVIEW

FOR THE YEAR ENDED ON DECEMBER 31, 2013

I. CORPORATE PROFILE

TGLT is a company dedicated to the development of residential real estate in the main urban centers in Argentina and Uruguay. TGLT was founded in 2005 by Federico Weil, and in 2007 associated to PDG Realty S.A. Empreendimentos e Participações (hereinafter "PDG"), one of the main real estate developers in Latin America and currently majority shareholder of the Corporation. Being initially targeted at undertakings for high income segments of society, TGLT is gradually extending its product supply to middle income segments and offices.

TGLT is the leader developer in the Argentine residential market, and aims to be so in Uruguay. Currently, it is developing 8 projects in highly demanded urban centers in Argentina and Uruguay, which are at the stage of product design and obtaining approvals, pre-construction and construction, totaling about 571,620m2 sellable m2 and ARS10,500 millions of potential sale value ("PSV").

TGLT controls and takes part in every aspect of the development process, since the land acquisition to the management of construction, since the product design to marketing and commercialization, ensuring a strict control of the working capital at every stage. Together with the development of unique products for each segment and location, it standardizes processes for the production of new dwellings so as to reach a high rate of growth. To commercialize its products, TGLT is associated to well-known brokers in each operating market and uses their sale forces.

The Company constantly search for and identifies land in markets where it either operates or intends to operate, and which fit its strategy. TGLT contemplates a fast turnover of the land bank, the Company attempts to launch the project or phases of the project within the first three to six months from the acquisition. TGLT does not intend to accumulate a land bank for a long term

Our main values:

- *Quality and Service.* TGLT's commitment toward its clients is renewed on the bases of a constant effort to improve quality of life, by emphasizing not only the design, the innovation and durability of all of its products, but also its pre and post-sales attention and services associated with the acquisition of a property.
- *Innovation.* TGLT's commitment with investors is materialized through the constant search for best practices and innovation in the way the Company approaches its business: Proactive attitude allows for maximizing investors' returns, while a profound knowledge of the market and the business contributes to minimizing risks.
- *Sustainability.* TGLT's 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.

TGLT's growth profile is leveraged by its strategic partnership with PDG, the largest real estate company in Brazil, that currently owns 27 % of the share capital. For more information about PDG, see PDG's website www.pdg.com.br.

TGLT Business Model

TGLT is focused on the development of residential real estate undertakings in Argentina and Uruguay.

The business model of TGLT is based on their ability to identify the best plots of land and to build high-quality residential projects, supported by an excellent team of professionals, on the standardization of processes, on the support of sophisticated management tools that allow the Company to permanently launch new products and to operate a great number of projects simultaneously.

TGLT participates exclusively or substantially in the projects that it develops, and it is committed to each project and in line with shareholders' objectives.

TGLT's team controls and is part of every function performed in connection with real estate development, since the search and acquisition of lands, product design, marketing, sales, construction, purchase of supplies, post-sale services and financial planning, having the counselling of business firms specialized in each development stage. Although the decision and control of these functions are kept within the organization of TGLT, the performance of some tasks, such as architecture and construction, are delegated to specialized companies, which are thoroughly supervised by TGLT. This business model allows the company to ensure an excellent production for each location and segment, granting an efficient management of the working capital every time, and allowing them to choose the best partner for each development feature, keeping the size of the organization adaptable to the changes in the volume of business.

The business model of TGLT estimates a fast turnover of the land. Once the Company acquires a plot of land, it plans to launch the project or the stages of the project within a period of three to six months. By doing so, TGLT avoids immobilizing capital accumulating a land bank for the long term.

From 2013, TGLT will undertake a new line of business that consists in developing offices. These projects will be under a financial trust with public offering, in which TGLT will be a manager and a possible investor.

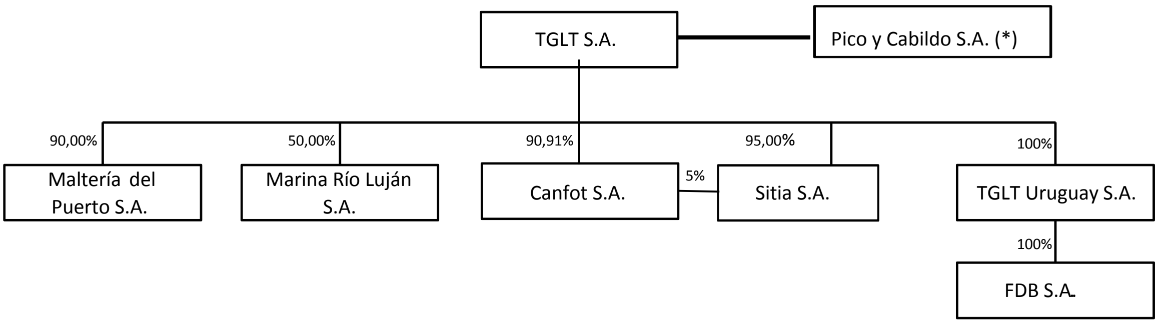
As a reference, the range of tasks and the strategy of TGLT at the different stages of project development is the following:

Stages	Vision	Land acquisition	Product design	Marketing and Sales	Construction	Post Construction

Functions	Market Analysis	Search for land	Market research and comparison	Marketing Strategy	Pre construction	Quality control
	Zoning strategies	Feasibility study	Draft	Sales strategy	Hiring strategy	Product adaptations
	Plot of land strategies	Bargaining and structure	Executive project	Sales operation	Bidding for construction	Customer services
Strategy	Risk management	To obtain the best land in each sub market	Design the best products for each category	To maximize the sale rate and the total income	To build with the best quality for each product category	To have a real satisfied client portfolio
	Great projects	To keep a price discipline	Value engineering from the beginning of the design process	Development of a portfolio of renowned and valued trademarks	Discipline and cost control	To take care of all clients’ necessities regarding real estate purchase
	Large scale projects	To focus on big cities		Own sales platform	Development of long-term relations with suppliers	
	Unique locations	To consolidate a plot of land for 3-year development, minimizing capital fixing by means of exchanges.		To avoid conflicting channels		
				To avoid reversal of prices		

Company structure

The structure of the economic group TGLT (hereinafter “the Group”) is showed in the following outline:



The new Company is carrying out the development of its real estate projects by mean of TGLT S.A or its subsidiaries. Maltería del Puerto S.A. owns the land where Forum Puerto Norte is under development. Canfot S.A. owns the land where Forum Alcorta project is under development. Pico and Cabildo S.A. is undergoing merging with TGLT and owns the land where the project Astor Núñez is under development. TGLT Uruguay S.A. is an investment company limited by shares in Uruguay, which is a holding company for our projects in said country. FDB S.A. is a business organization incorporated under the laws Montevideo, República Oriental del Uruguay, and is carrying out Forum Puerto del Buceo real estate project in the city of Montevideo, Uruguay. The remaining projects are directly carried out by TGLT S.A.

Shareholders

The issued share capital, subscribed for and paid up of the Company as at the date of this Annual Report, amounts to ARS 70,349,485. As at such date the share capital registered with the Registry of Business Organizations for the City of Buenos Aires (Inspección General de Justicia) amounts to ARS 70,349,485 and is distributed as follows:

	Dec 31, 2013		Dec 31, 2012	
Shareholders	**Shares**	**Interest**	**Shares**	**Interest**
Federico Nicolás Weil	13,549,889	19 %	13,549,889	19 %
PDG Realty S.A. Empreendimentos e Participações	19,121,667	27 %	19,121,667	27 %
Holders of US certificates of deposit representing ordinary shares	13,808,000	20 %	14,550,435	21 %
Holders of Brazilian certificates of deposit representing ordinary shares	2,960,510	4 %	2,960,510	4%
Other holders of ordinary shares	20,909,419	30 %	20,166,984	29 %
Total Share Capital	70,349,485	100 %	70,349,485	100 %

II.ECONOMIC CONTEXT

Note: *The statements that appear in this section are based on the opinions of a team of independent professional counselors on economic analysis.*

The international context

During 2013, the growth of world economy continued at a low rate on an average of 3%, lower than 3.2% from 2012. The reason of this growth was again emerging economies and its deceleration from 5.1% in 2012 to 4.7% in 2013 explains to a large extent the deceleration in World Economy. At the same time, developed economies keep a regular low growth at an average rate of 1.3% in 2013.

The United States saw a deceleration of its economy, from a growth of 2.3% in 2012 to 1.9% in 2013, mainly from the significant tax setting policy equivalent to 2.5% of its GDP. However, prospects are good, based on a recovering real estate sector, more wealth in homes, more favorable conditions for bank loans and higher debt levels. On the other hand, Japan has grown 1.7% in 2013, although it is foreseen a decrease in growth for the coming years owing to tax settings, such as the consumption tax that country has to face. As regards the Eurozone they are moving from recession to recovery, although the average for 2013 shows a subtle contraction in economic activity (0.4%). As concerns emerging economies the growth has slowed down in many cases more than predicted. Chinese economy continued with the same growth rate 7.7% in 2013.

When it comes to the most relevant external factors that affect Argentina, the soybean prices curbed their growing tendency and fell 7% during 2013. Meanwhile, Brazilian economy, main Argentinean commercial partner, experienced acceleration in its economic growth from 0.9% in 2012 to 2.3% in 2013. The Real showed a depreciation of 16%, moved by the increase of American rates and the need to accelerate the country growing rate.

Argentine Economy

In 2013 the economic activity accelerated compared to 2012. As per the estimates of private consulting agencies in 2013 the GDP grew 2.5% owing to better harvests and an expansive tax policy -as it was a voting year- and a subtle improvement in the automotive sector compared to 2012.

In the domestic sector, conditions were favorable. Investments grew 6.5% having recovered the negative value of 6% from 2012, directed towards a recovering construction sector and to the production of capital goods. Private consumption increased 2.5% in 2013, encouraged by a real negative interest rate and in spite of a subtle fall observed in salaries. As regards the offer, the construction grew 1.5% annually after its fall of 4.5% in 2012, favored by governmental Public Works and the impact of the governmental program ProCreAr. The industrial sector stagnated during 2013.

As regards the external sector, the commercial surplus was of USD 9,200 million, showing a fall of 27% compared to 2012 (USD 12,700 millions). The impairment in results is explained in the appraisal of the type of exchange, and in the increase in the gap between the official and the informal exchange type, which encouraged the growth in imports.

The exchange policy was one of the main counterbalances to the economic growth during the year. During 2013 exchange controls implemented in 2011 and 2012 were kept, making it difficult the access to dollars at official price for the purchase of imported goods and for dividend distribution abroad. While official exchange type was depreciated in 33%, informal dollar grew 48% increasing the gap between prices from 25% in 2012 to 60%, in average, during 2013. Tensions in the exchange market were shown in the fall of the Central Bank reserves, which fell USD 12,700 million in 2013, reaching USD 30,600 thousand million. The main reasons for this loss in reserves were the commercial deficit in the energetic sector, tourism abroad (USD 7,000 million), payments to external creditors (USD 7,000 million) and less cash from loans and investments.

Monetary policy showed changes compared to the previous year, and was directed to hold the pressure over the price of the dollar. Monetary expansion decreased from 40% to 25% annually, while private BADLAR interest rate closed the year around 20%, 400 basis points over the end of 2012. In spite of the moderation in the monetary policy, inflation rose to 28% in 2013, compared to 25.2% in 2012.

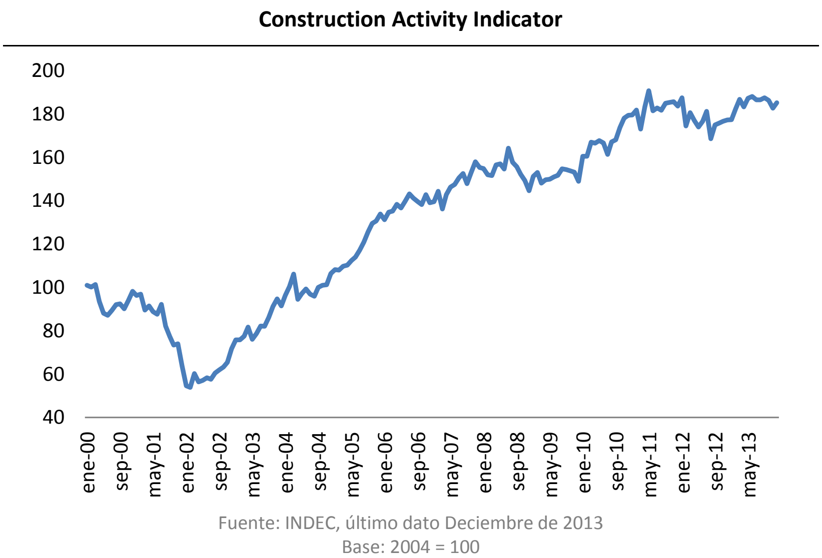
Construction industry

After the severe contraction in the activity taken place in 2012 (3.2%), in 2013 the market had a growing tendency and showed a inter annual growth of 4.6%.

This growing tendency was related simultaneously with the growth in infrastructure public works, with the financing for individual construction originated by the ANSES with the ProCreAr program and a higher dynamism from private developers in the high-end segments

The restrictions imposed on the exchange and real estate markets, particularly on the acquisition of dollars, had a positive impact - unexpected for developers- as they encouraged savings via the purchase of real estate under construction before the impossibility of protecting their values by purchasing currency. This phenomenon was seen in both the residential and the commercial sectors, where many companies not allowed to distribute dividends to their main offices abroad, decided to use the utilities generated during the year for the purchase of finished or under- construction office floors.

According to the Construction Activity Indicator (Indicador Sintético de la Actividad de la Construcción) by blocks, the construction of buildings grew 3.1% year to year, although the mayor activity in 2013 was seen in road works (8.2%) and infrastructure works (9.6%). The area included in projects for new building works in the City of Buenos Aires fell 65% during the first ten months of 2013 compared to the same period 2012. The decrease in the area to build seems more significant in numbers if compared to 2011 directly, with a fall of almost 75% in square metres to be built and introduced to the market.



Source: INDEC (National Institute for Statistics and Census), last information December 2013

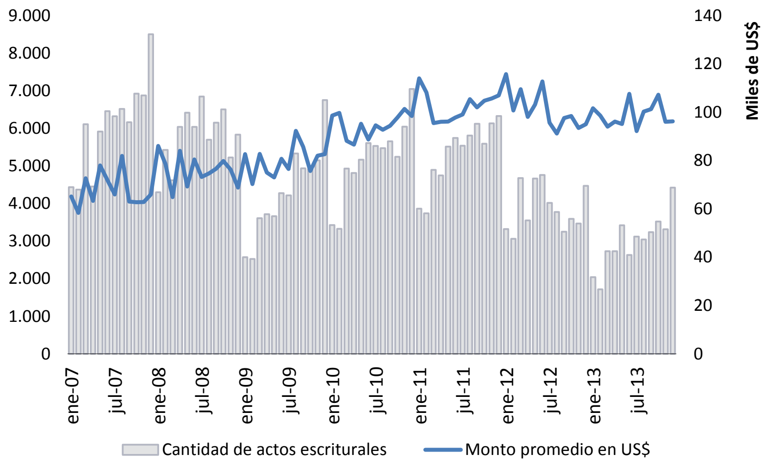
Basis: 2004 = 100

On the one hand, the consumption of supplies progressed irregularly. Variation in cement consumption was of 16.2%, that of asphalt was of 4.6%, round iron bars 8.5%, hollow bricks 8.9%, while floors and coatings fell 17.8% and finally paints fell 21.3%, according to INDEC. On the other hand, formal employment in the area of construction showed no differences compared to 2012.

As regards real estate purchase in the last months of the year the tendency registered along 2012 and beginnings of 2013 has moderated. Both in the City of Buenos Aires and the Province of Buenos Aires the activity seems to have reached a minimum limit, keeping a relative instability but significantly less than the volume of transactions before 2012. The number of deeds of conveyance Notarized In the City of Buenos Aires in December was 4,427, which represents a 1% decrease compared to the same month 2012, showing a subtler contraction if compared to year to year variations observed in the previous two years.

As regards the average amount per transaction, a positive variation in dollars was registered in the last three months at official exchange type. In pesos, during 2013 the monthly average volume of transactions reached ARS2,321.8 million, which represents an average of ARS618,012 per transaction (+30% year to year).

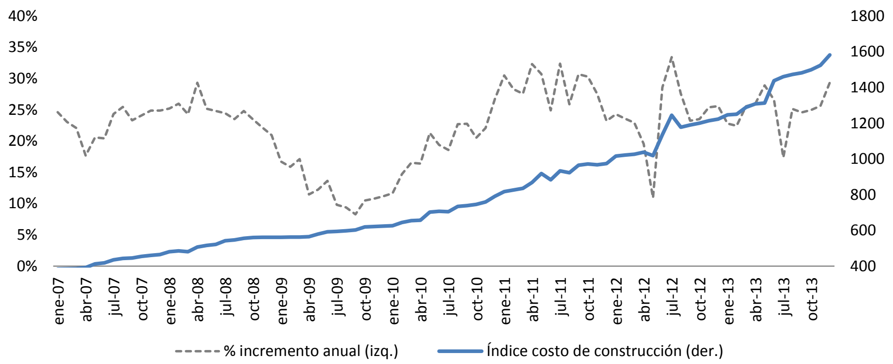
Number of Notarizations of deeds of conveyance and average amounts per transaction



Source: Colegio de Escribanos de la Ciudad de Buenos Aires (Association of Notaries Public of the City of Buenos Aires)

Finally the costs of construction (CAC) closed 2013 with a year to year increase of 29.4% slightly above INDEC evolution of consumer prices. Such increase was above the increase of the previous year (25.6%) and differently from previous years, it was explained by both the increase in the costs of labor (28.4%) as by the increase in the costs of materials (30.5%).

Construction Costs Index by Cámara Argentina de la Construcción (Argentine Chamber of Construction)



Source: **Argentine Chamber of Construction**
Basis: December 2001 = 100

Projections for 2014

Looking to 2014, the world economy is expected to keep on improving mainly thanks to the recovery of developed economies (2.2%) and particularly, with the progresses of the Eurozone (1.0%). Meanwhile, emerging economies will grow to 5.1%, a reason why the macroeconomic projection is slightly higher than in 2013, around 3.7%. As regards the USA, the expected growth amounts to 2.8% a year, mainly fed by a higher final internal demand and backed in part by the tax reduction resulting from the recent budget agreement. The Eurozone is going through recession to recovery, although the process will be unequal along its member countries. The high debt level and financial fragmentation will slow down its internal demand while exports will surely contribute to the growth.

As regards external variables more relevant to Argentina, Brazilian expansion is expected to repeat at the rhythm observed in 2013 and reach 2.3% in 2014, driven by the exchange type depreciation, consumption reactivation and policies directed to promote investment. Meanwhile, the price of soybeans is expected to keep decreasing as a consequence of greater crop yield volumes worldwide, and places itself in average around USD465 per ton. In spite of the fall in the soybean price, no significant changes are expected in exchange terms in the country.

Recent adjustments in monetary and exchange policies, particularly the 20% devaluation and the rise in interest rates during January, seem to show that Argentinian economy will undergo a slight contraction around 1.0% in 2014. Different from last year, Agricultural production is not expected to grow, the need of the government to reduce the tax deficit will impose adjustments in subsidies and moderate updates of salaries to the public sector, the automotive sector will undergo the impact of devaluation in its cost structure, while import restrictions will have negative effects on the production processes.

Crop yield in 2014 will keep similar levels compared to 2012/2013, around 94 million tons. However, there might be changes in the prices. As mentioned before, the soybean price will fall around 12%, the same as cereals and sunflower. Projections show a contraction in the flow of agricultural dollars of around USD 3,400 million, 10% compared to 2013.

Inflation is likely to climb a step higher and we expect official statistics regulate their indexes. We estimate the level of prices will grow 38% during the year, pushed by devaluation of the peso and partially balanced by the retraction of economic activity and unemployment growth. However, this will depend on wage agreements between the government and trade unions, on interest rates still negative (in real terms) and the highest depreciation undergone by the exchange type as the government seeks to consolidate el level of the Central Bank reserves.

The greatest challenges in economy that this government will face along 2014 will be the reduction of the gap between informal and official dollars, the consolidation of reserves and the control of tax deficit, which will have to be financed with foreign debt replacing, at least partially, monetary expansion.

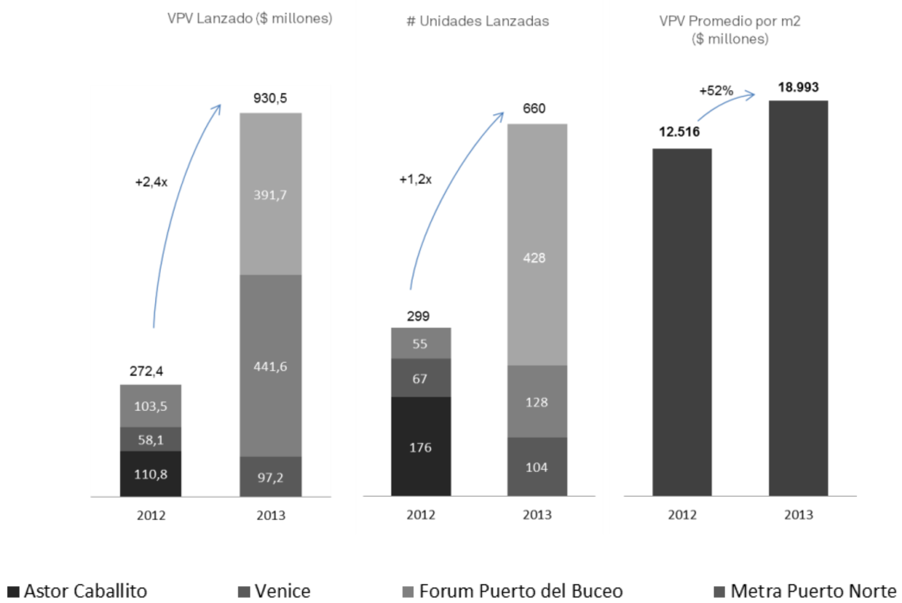
The construction sector will cut down its renewed growth rate from ends of 2013, although on positive grounds driven by building works related to ProCreAr program and private works in medium-high and premium segments. Restrictions to the purchase of dollars will keep on encouraging companies and families to save in real estate properties to preserve the value of their savings, although the bad macroeconomic performance will partially mitigate the effect. The level of use of capacity will be kept at maximum (in job positions, delivery of cement, bricks and iron), with which we expect the evolution of costs will be slightly over the inflation of consumer prices. However, the strong fall in areas with permits during 2013 seems to predict a moderation of the cycle once present building works are finished.

In summary, during 2014 we must expect a moderate economic growth, a slightly higher level of inflation as compared with 2013, and fiscal and external accounts relatively stable around the values of 2013, eg. a commercial surplus and current account, with moderate primary and fiscal deficits. There will be a continuation of recent settings made on monetary and exchange policies, although we do not expect changes as regards restrictions to the purchase of dollars for imports and dividend distribution. The main risks for the economy spin around the increase of prices if wage negotiations close at levels over 30%, the loss of reserves of Banco Central and the process of political succession within the peronismo as the end of this office is finished.

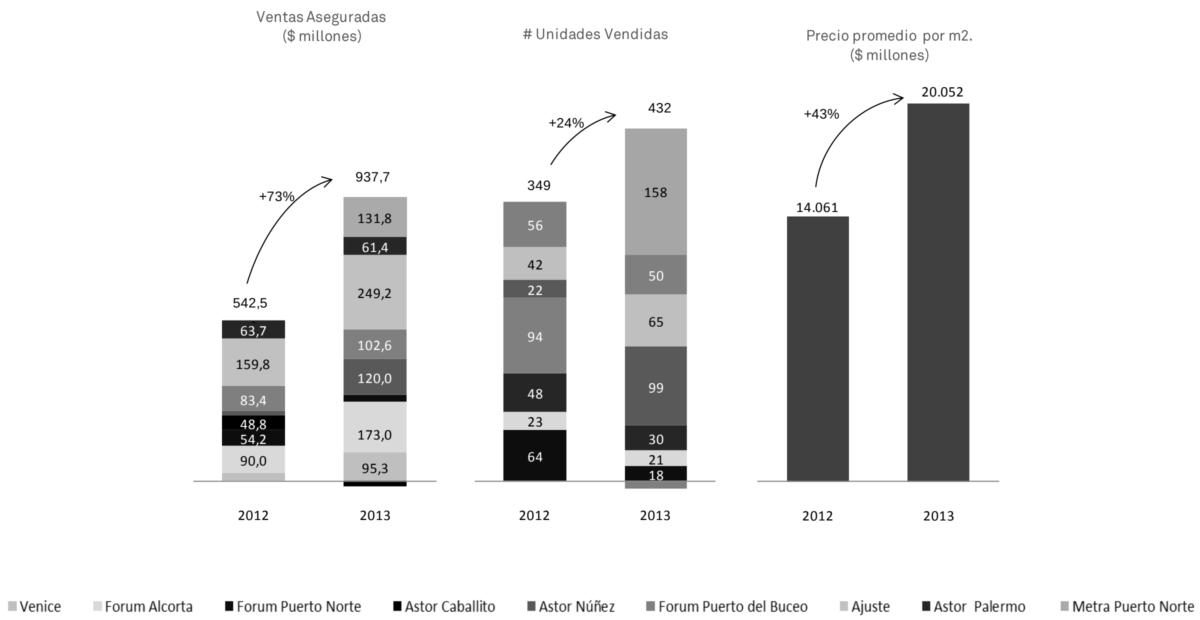
III. OPERATING PROFILE

Launches

Total launches in 2013 were ARS930.5 million in Potential Sale Values (PSV), which represents an increase of 242% compared to last year. Launches for this year included the last stage of Forum Puerto del Buceo (ARS441.6M), the four buildings launched simultaneously in Metra Puerto Norte project (ARS391.7M) and the extension of areas (owing to the incorporation of additional storeys) of buildings launched in previous fiscal years in Venice project (ARS97.2M). The average PSV per square metre grew 52% compared to launches in 2012, resulting from the impact of inflation and of best prices observed in the premium stage of Forum Puerto del Buceo and the new and highest storeys of Venice.



Contracted sales



In the light of a better macroeconomic context than in 2012, the contracted sales totaled ARS938 million, significantly over the levels of the previous year and distributed along all our current projects. A total of 432 units were sold, with a 24% increase as compared with the previous year, and with an average ticket that increased 43%, growing at a faster rhythm than our construction costs.

The activities performed during the fiscal year 2012 related to the real estate undertakings developed by the Company are described below.

Forum Puerto Norte

- **Approvals**
  - Negotiations before the Municipality to obtain the final permissions for the building works of buildings ONE, TWO, HREE, SEVEN, EIGHT, NINE, Cube A and Boat Park.
  - Negotiations before Litoral Gas for the provision of gas were approved for buildings TWO, THREE, FIVE, NINE and the SUM.
  - The Empresa Provincial de Electricidad (Provincial Electricity Company) is expected to place definite energetic cells , and therefore, the definite provision of electric energy to the whole complex. It was expected for the end of last year, but was not done due to events publicly known.
- **Progress**
  - The delivery of units from all buildings except SIX or Cube B still continues, 50% of proprietors have taken possession and there are people living or using offices in all buildings. Both basement parking lots are also finished and being used by their owners.
  - Building works in the last building, Cube B, are still in progress, and very advanced. The estimated date of deliverance is April 2014.
  - All gym, spa, indoor and outdoor swimming-pools including the playground facilities were delivered for their owners' use. During the last three months of 2013 the laundry and the park were delivered for use.
  - Building works on Gorriti Street have been finished as also those on public spaces which will be ceded to the Municipality. They are in process of reception by the Municipality for its immediate opening for public use.

- **Showroom and commercialization**
  - The project is almost entirely sold, with only 6 units in stock whose commercialization is in charge of Lamelas real estate agent. The commercial effort is directed towards the delivery and post commercialization of functional units.

Forum Alcorta

- **Approvals**
  - Awaiting the recording of the third municipal file before the DGROC which will enable measurement of Ramsay Tower to begin the stage of horizontal property determination with the Perito Verificador de Obras Ner 3. Said file will enable the partial demolition of Juramento building.
  - Electric wiring has been delayed by Edenor as Stage I could not be started because of lack of capacity, enabling thus the demolition of the transformer chamber existing within the premises to complete the works in the basements.
- **Progress**
  - In Tower ONE, floors and coatings in the kitchens and bathrooms have been completed together with the stairs. The curtain wall maintains a sustained rhythm, while floors 27 and 28 still remain unfinished. Aluminum carpentry on north and south facades reach floor 25. Works on the lifts have been completed. Indoor openings and kitchen and bathroom furniture are under installation. The enclosure for the building main hall and its marble finishing is in bidding process. The entire imported wood floor has been received to be installed.
  - In Tower TWO, plastering works have been completed for all floors. The installation of floors and coatings in wet sectors reach 70%. Air conditioning installations are completed; there still remains the placement of the devices.
  - The reinforced-concrete structure on Juramento building is still in progress. Masonry and complete installations are in bidding process.
  - The masonry of the amenities and basements has been completed. The floors in the garages are 95% finished.
  - The end of building works in Tower ONE is expected for the third quarter 2014, and Tower TWO and BARRA for the last quarter of that year.

- **Showroom and commercialization**
  - The "container" showroom on the corner of Juramento and Ramsay Streets is in operation. The commercialization of the 32 units in stock is carried out exclusively via TGLT own sale forces.

Astor Palermo

- **Approvals**
  - The main contractor, Caputo, is pouring the slab on floor 13 and the base structure is almost completed.
  - As regards the progress of masonry, it has reached floor 8 while some floors below plastering and concrete substructure of floors is in progress.
  - The installation of carpentry frameworks and bathroom coating for lower floors has started. Electrical, sanitary and thermo mechanical installations are advancing in basements and higher floors following the progress of walls.
  - Painting Works, kitchen furniture and indoor doors are in the process of bidding.

- **Showroom and commercialization**
  - The Project showroom and commercialization are still in operation in the premises hired on Beruti Street, only a few meters from the building Works. The commercialization is carried out exclusively via TGLT own sale forces.

Astor Núñez

- **Approvals**
  - The Project for plot 4B has been registered before the Municipality. The request for definite electric supply for the whole project has been submitted before Edenor to be approved.
  - Network extension projects by the particular contractor have been approved; there still remain the permits granted by the Dirección de Tránsito (Transit Authority) to cut the public sidewalk.
- **Progress**
  - Indoor finishing was completed in commercial premises on Cabildo Avenue. The glass façade is being finished. Installations are complete. There remain the connections in the room for electric meters.
  - Reinforced-concrete and masonry works of the tower and basements have been assigned to the company Riva.
  - Infrastructural works outside the premises (water piping and sewers) are in the execution process. An extension of gas piping must be made given the consumption requirements requested for commercial premises. It is still in bidding process.

- **Showroom and commercialization**
  - The commercial office has been moved to enable the end of digging works. Customer service has been moved to Palermo offices. Its reopening is estimated for the second quarter of 2014. The commercialization is carried out jointly with Tizado real estate agents.

Astor Caballito

- **Approvals and progress**

  - As from September 11, 2012 building works are suspended pursuant to the decision entered by Room I of the Court of Appeals on Administrative and Tax Matters in and for the City of Buenos Aires, in the case "Civil Neighbourhood Association SOS Caballito in favour of a Better Quality of life a/ Government of the City of Buenos Aires o/ Incidental Processes". See Note "Litigations" in the Consolidated Interim Financial Statements for the details in the evolution of this conflict.

Venice

- **Approvals**

The Municipality of Tigre granted the Regulation for Environmental Impact

- **Progress**
    - As to this date, the works to move the ground on Peru Street have been finished and started on Boulevard de la Memoria. With this, Stage I of ground movement are 70% completed.
    - The beginning of building works for the first buildings is planned for the second quarter 2014, nowadays in bidding process.

- **Showroom and commercialization**
    - During 2013 the commercial strategy was changed, working exclusively with Achaval Cornejo, with an important team within the showroom. There was also a strong marketing campaign online and offline during the second semester to strengthen the project positioning.

FACA (Metra Puerto Norte and FACA Foster)

- **Approvals**
    - Documentation to submit for the definite municipal approval is being prepared, based on the preliminary presentation of project Metra Puerto Norte before the Municipality of Rosario
    - Several meetings with different providers of public services are being carried out, with the aim of agreeing on concrete possibilities for the services.
- **Progress**
    - Area Foster+Partners: the studio FMR in progressing in the executive documentation of blocks A, C and D, whose end is expected together with bidding engineering for the end of March. Several different products to be developed in other areas of the masterplan developed by F+P are under analysis.
    - Area METRA: studio Mc Cormack y Asoc is finishing executive documentation and bidding engineering,

- **Showroom and commercialization**
    - During the last quarter 2013 a marketing campaign was carried out in massive media, which attracted a great number of people to the project showroom, in storehouses already existing in the premises.
    - The showroom staff is TGLT’s and Lamelas’, an estate agent partnering TGLT in the Project commercialization.

Forum Puerto del Buceo

- **Approvals**
    - The Construction Permit for the complete building works was obtained, granted by Intendencia de Montevideo (IMM) in August 2013. Several information updates have been made by architectural studio Carlos Ott and Carlos Ponce de León , with no objections on the part of IMM.
- **Progress**
    - *Excavations*: the contractor is working on the area of Stage 2 as planned with a progress of 95%. The first stage was delivery to the main contractor and the third is almost completely finished, with only a few level adjustments to be made. The end is planned for the end of March.
    - Main Contractor: Norte Construcciones began building works as planned. To this date, construction site preparation has been finished and works on the bases have begun, the concrete has been poured in bases from nuclei A and B, while the bases in nuclei C, D and E are being dug. Likewise, works on the retaining wall have begun in nucleus A.
    - *Electritian*: having reached an agreement with Diego Suarez S.A. for the execution of electric installations, the engineering and coordination of grounding works for the project have begun.
    - *Engineering:* Norte is carrying out the project engineering jointly with the architectural studio Carlos Ott and Carlos Ponce de León, including the installations and the structure.
    - *Biddings:* offers received for sanitary installation and lifts have been analysed. Potential candidates for the execution of the works have been selected. The bidding process for aluminum and glass carpentry and air-conditioning is about to begin.
- **Showroom and commercialization**
    - The showroom in the World Trade Center located only a few steps from the premises is operating. The commercialization is still shared with Meikle real estate agent. TGLT’s own sales team keep on working on sales in Argentina.

Workcenter

- **Approvals**
    - The Municipality of Vicente López requested a new presentation of drawings owing to a change of site supervisor. As soon as the new main contractor is appointed the new presentation will be carried out in order to begin the building works.
- **Progress**
    - The bidding process for the main contractor is almost finished, with two final candidates. In the next few days the assignment will be carried out.
- **Financing**
    - The prospect for the placement of trust securities has been submitted before the Comisión Nacional de Valores (Securites and Exchange Commission). That produced by such placement will be assigned to the project development, and its re payment will be associated to the exploitation of the property, its lease or final sale.

Summary of our projects

The table below summarizes the general characteristics and current state of the Company real state undertakings:

Project Location	**Forum Puerto Norte**	**Forum Alcorta**	**Astor Palermo**	**Astor Caballito**	**Astor Núñez**	**Venice**	**Metra Puerto Norte (*)**	**FACA Foster (*)**	**Forum Puerto del Buceo**
Segment	Rosario, Santa Fe	Bajo Belgrano, City of Buenos Aires	Palermo, City of Buenos Aires	Caballito, City of Buenos Aires	Núñez, City of Buenos Aires	Tigre, Buenos Aires	Rosario, Santa Fe	Rosario, Santa Fe	Montevideo, Uruguay
Type	High/Medium-High	High	Medium-High	Medium-High	Medium-High	High/Medium-High	Medium	High/Medium-High	High
Features	Urban Complex	Urban Complex	Multifamily	Multifamily	Multifamily	Urbanization	Urban Complex	Urban Complex	Urban Complex
Year of Acquisition	Coastal	Park	Urban	Urban	Urban	Coastal	Coastal	Coastal	Coastal
Plot of land (m2)	2008	2008	2010	2011	2011	2007	2011/2013	2011/2013	2011
Project	43,000	13,000	3,208	9,766	4,759	320,000	45,800	32,000	10,765
Area for sale (m2)	52,639	40,902	14,444	31,114	20,317	Single family plots of land: approx. 22,300 Dwellings and commercial uses approx. 208,600	68,646	63,836	48,823
Units for sale	448	156	210	500	298	Single family plots of land: approx. 24 Dwellings and commercial uses approx. 2.600	1,299	483	307
Other units for sale	Garages: 533 Boat shelters: 88	Garages 400	Residential garages: 204 Commercial garages: 171	Garages 502	Garages 300	Garages: aprox. 2.970. Boat parks and marinas approx.: 182	Garages: 881	Garages: 840	Garages: 364
Total estimated PSV (millions of ARS)	414.1	1.062.1	411.0	449.4	470.4	Approx. 4,380.4	1,146.2	1,110.7	USD159.3
Total estimated PSV (millions of ARS)	414.1	1.062.1	411.0	243.4	470.4	638.7	391.7	-	USD 159.3

Project Location	**Forum Puerto Norte**	**Forum Alcorta**	**Astor Palermo**	**Astor Caballito**	**Astor Núñez**	**Venice**	**Metra Puerto Norte (*)**	**FACA Foster (*)**	**Forum Puerto del Buceo**
Area sold as at 31.12.13 (m2)	51,799	34,791	12,548	5,750	9,601	11,314	8,279	-	17,696
% of the total launched	*98%*	*85%*	*87%*	*33%*	*47%*	*35%*	*41%*	-	*36%*
Units sold as at 31.12.13	442	124	180	95	147	152	158	-	113
% of the total launched	99%	79%	86%	33%	49%	32%	37%	-	37%
Other unis sold as at 31/12/13	Garages: 522 Guarderías: 87	Garages: 231	Residential garages: 147 Commercial garages: 171	Garages: 79	Residential garages: 84 Commercial garages: 20	Garages: 153 Boat parks and marinas: 12	Garages: 49	-	Garages: 132
Secured sales as at 31.12.13 (millions of ARS)	402.1	656.9	328.2	62.0	176.3	196.0	131.8	-	US$ 40.6
% of the total launched	*97%*	*62%*	*80%*	25%	*37%*	*31%*	*34%*	-	*29%*
Secured sales during 2013 (millions of ARS)	22.1	173.0	61.4	(17.7)	120.0	95.3	131.8	-	US$ 16.0
Building progress as at 31.12.12 (monetary budget execution, not including plot of land)	94%	59%	40%	3%	14%	1%	-	-	6%
Building progress as at 31.12.12 (monetary budget execution, including plot of land)	94%	66%	64%	20%	29%	2%	-	-	29%
Stage	Construction and delivery	Construction	Construction	Construction	Construction	Construction	Product Design and Obtention	Product Design and Obtention of	Construction

Project Location	Forum Puerto Norte	Forum Alcorta	Astor Palermo	Astor Caballito	Astor Núñez	Venice	Metra Puerto Norte (*)	FACA Foster (*)	Forum Puerto del Buceo
							of Approvals	Approvals	

(*) Both to be developed in ex FACA plot of land.

IV. OTHER RELEVANT TRANSACTIONS

Purchase of premises for ex FACA project in Rosario

On December 11, 2013 Servicios Portuarios SA granted TGLT full and exclusive ownership of a plot of land located in the City of Rosario, Province of Santa Fe, with the aim of developing and building a new real estate undertaking.

Such real estate undertaking will include two premium-quality buildings with apartments, commercial establishments, cellars, garages, piers, marinas, etc., among others. The total surface area of the Premises is approximately 84,000 m², resulting from a Total Occupation Factor (TOF) of 117,000 m2 in a sellable and/or marketable area estimated in 132,482 square meters plus 1,721 units for garages. There has been designed a project for an undertaking aimed at the social sector with higher incomes In the area facing the Parana River and our Forum Puerto Norte project, whose design belongs to the architectural studio Foster + Partners (provisory called FACA Foster). At present, the complex Metra Puerto Norte, whose first stage was launched in the last quarter of 2013 is being developed in the area far from the coast

In consideration for the conveyance of the property, TGLT will deliver Servicios Portuarios S.A. functional units of the products to be developed and built in the real estate undertaking.

Workcenter trust for the construction of offices

In March 31, 2013, TGLT entered into an agreement with trustees of a trust, FWC (acronym in Spanish) for the construction and sale of an office building called Workcenter located in Olivos, Vicente López, Province de Buenos Aires near Debenedetti Street and Acceso Norte. The architectural project, designed by studios Aisenson and Lacroze-Miguens-Pratti, has all drawings approved to begin building works.

As per the agreement entered by the trustees of FWC and TGLT, TGLT will do its best to finance the project development, either by means of a financial trust to finance the works and to purchase the ownership of the offices to be built, or by means of the pre-sale of units to investors. At present, approvals for the placement of the financial trust with public bidding to finance construction works have been requested to the CNV (Securites and Exchange Commission). The re payment will be carried out by means of the exploitation of the building, its lease or sale.

V. STATISTIC INFORMATION

Information regarding the change in the number of the Company's employees:

	Dec 31, 2013	Dec 31, 2012
Employees	79	75

Information concerning changes on sales and advance payments:

	Forum Puerto Norte	Forum Alcorta	Astor Palermo	Astor Caballito	Astor Nuñez	Venice	Forum Puerto del Buceo	Metra Puerto Norte	Total
Units Sold									
During the quarter ended 31.12.13	8	3	4	(2)	32	43	10	158	256
During the quarter ended 31.12.12	24	9	4	-	2	8	15	-	62
During the year ended 31.12.13	18	21	30	(27)	99	65	50	158	414
During the year ended 31.12.12	64	23	48	94	22	42	56	-	349
Accumulated as at 31.12.13	442	124	180	95	147	152	113	158	1.411
Contracted sales (*)									
Sales for the period									
During the quarter ended 31.12.13	12,459,151	26,492,377	12,653,204	(1,329,619)	42,390,113	71,184,926	19,877,466	131,768,217	315,495,836
During the quarter ended 31.12.12	29,844,483	40,762,272	8,606,259	-	1,942,207	6,637,512	32,474,130	-	120,266,863
During the year ended 31.12.13	22,065,391	172,951,121	61,447,329	(17,713,538)	119,997,617	95,319,257	102,619,029	131,768,217	688,454,422
During the year ended 31.12.12	54,202,988	90,036,926	63,669,639	48,817,416	14,895,587	27,731,666	83,371,162	-	382,725,384
Adjustments of sales on previous periods (**)									
During the quarter ended 31.12.13	7,511,639	28,961,511	26,567,960	5,064,260	8,766,027	47,365,643	92,822,525	-	217,059,565
During the quarter ended 31.12.12	2,777,846	18,915,233	3,077,941	11,313,691	1,850,129	3,197,930	3,860,199	-	44,992,969
During the year ended 31.12.13	(18,600,604)	24,783,340	65,029,207	5,052,096	15,983,903	50,679,437	106,303,984	-	249,231,364
During the year ended 31.12.12	36,677,638	42,879,083	46,513,418	14,902,918	4,745,075	5,494,352	8,547,343	-	159,759,827
Total sales									
During the quarter ended 31.12.13	19,970,790	55,453,888	39,221,165	3,734,641	51,156,141	118,550,569	112,699,991	131,768,217	532,555,401
During the quarter ended 31.12.12	32,622,329	59,677,505	11,684,200	11,313,691	3,792,336	9,835,442	36,334,329	-	165,259,832
During the year ended 31.12.13	3,464,787	197,734,460	126,476,536	(12,661,442)	135,981,520	145,998,694	208,923,013	131,768,217	937,685,786
During the year ended 31.12.12	90,880,626	132,916,009	110,183,057	63,720,334	19,640,661	33,226,018	91,918,506	-	542,485,211
Accumulated as at 31.12.13	402,064,238	656,881,288	328,233,340	62,001,450	176,266,547	195,969,666	327,299,672	131,768,217	2,280,484,419

Advanced Payments of clients (*)									
During the quarter ended 31.12.13	(36,923,371)	13,680,015	29,703,596	11,631,252	5,023,241	19,619,815	24,916,577	50,953,513	118,604,636
During the quarter ended 31.12.12	46,336,106	44,750,302	14,207,050	2,205,092	2,616,119	7,959,780	65,276,725	-	183,351,174
During the year ended 31.12.13	(109,579,339)	205,729,271	63,399,230	(1,078,861)	42,711,019	41,667,909	67,529,569	50,953,513	361,332,310
During the year ended 31.12.12	55,334,260	162,735,522	81,251,902	43,913,337	23,312,671	21,948,674	116,293,870	-	504,790,236
Accumulated as at 31.12.13	159,825,425	408,080,098	196,936,639	65,408,306	79,378,678	65,430,708	183,974,079	50,953,513	1,209,987,446

(*)Amounts denominated in Argentine Pesos net after Value-added tax.

(**) Correspond to adjustments related to variations in the exchange rate and the CAC (Argentine Chamber of Construction) Index for which certain purchase agreements celebrated in previous periods are adjusted, such as other adjustments on contracted sales in previous periods.

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VI. CONSIDERATION OF THE MAIN INDICATORS OF INCOME

Gross profit per PoC

Under IFRS, the Company recognizes revenue –and its corresponding COGS- only when sold units are delivered. As a result, the Company does not recognize revenues for inventories revaluation at their net realization value (NRV) by means of which the gross profit of each building was recognized during the construction, in accordance of the Percentage of Completion Method (“PoC”).

In order to continue to provide information that is relevant to investor, and to offer continuity to the figures presented in the past, TGLT presents PoC Revenue and PoC COGS, on a pro forma basis, facilitating comparison with other companies of the sector that do recognize revenues under the PoC methodology.

PoC gross margin for 2012 was $ 0.8 million or 76.8 million (19%) if losses related to Forum Puerto Norte (FPN) are not included. As commented in previous reports, the negative results is completely originated in FPN as a result of the following factors: i) the bankruptcy of an important contractor (IGM), whose works were seriously delayed as they had to be resumed by another supplier, therefore postponing the dates of delivery expected, thus increasing our costs; ii) unexpected costs related to the recycling of old buildings inside the project and others; iii) delays in the construction as a consequence of a speed of sale slower than the anticipated, with the corresponding increase in the costs derived from inflation, and the fix costs associated with a longer stay of contractors in the premises.

GROSS PROFIT PoC (in million pesos)	2013	2012	Var %
Revenue PoC	**423.7**	**308.6**	**37%**
Forum Puerto Norte	16.1	91.1	
Forum Alcorta	176.8	121.9	
Astor Palermo	127.4	82.1	
Astor Núñez	55.8	-	
Astor Caballito	-	13.4	
Forum Puerto del Buceo	40.2	-	
Venice	7.4	-	
Cost of units sold PoC	**(422.9)**	**(327.0)**	**(29%)**
Forum Puerto Norte	(92.1)	(151.9)	
Forum Alcorta	(146.6)	(94.3)	
Astor Palermo	(104.4)	(68.6)	
Astor Núñez	(43.9)	-	
Astor Caballito	-	(12.2)	
Forum Puerto del Buceo	(30.5)	-	
Venice	(5.3)	-	
Gross profit PoC	**0.8**	**(18.4)**	**n/a**
PoC Gross Profit / PoC revenue	**0.2%**	**(6.0%)**	
Forum Puerto Norte	(473%)	(67%)	
Forum Alcorta	17%	23%	
Astor Palermo	18%	16%	
Astor Núñez	21%	-	
Astor Caballito	-	9%	
Forum Puerto del Buceo	24%	-	
Venice	29%	-	

In **Note 40. Segment Information to the Consolidated Financial Statements** is the information about sales and budgets on which these indicators have been prepared.

VII. MAIN INDICATORS, RATIOS OR RATES:

TGLT GROUP

Rate	Formula	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Liquidity	Current Assets / Current Liabilityes	1.13	1.21	1.73
Creditworthiness	(Shareolders' equity + Third parties' interest in controlled Companies) / Liabilities	0.14	0.27	0.68
Fixed capital	Non current assets / Total Assets	0.14	0.14	0.15
Profitability	Net results for the year / Average Shareholders' equity	(0.19)	(0.35)	(0.08)

INDIVIDUAL TGLT

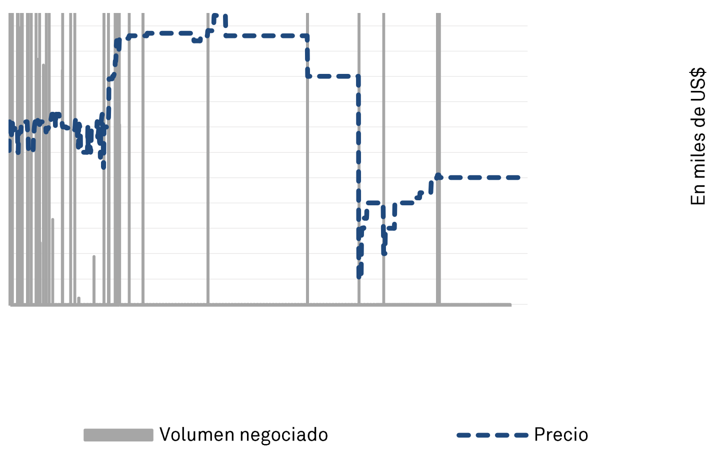
Rate	Formula	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Liquidity	Current Assets / Current Liabilityes	1.18	1.23	1.81
Creditworthiness	(Shareolders' equity + Third parties' interest in controlled Companies) / Liabilities	0.31	1.02	2.83
Fixed capital	Non current assets / Total Assets	0.28	0.48	0.53
Profitability	Net results for the year / Average Shareholders' equity	(0.19)	(0.37)	(0.09)

VIII. CAPITAL MARKET

Performance of TGLT S.A. shares

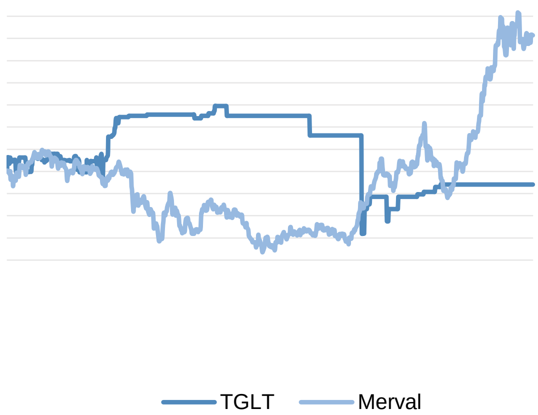
TGLT stock closed at ARS 8.50, 13% above the amount at the closing of the previous year. The evolution of the share price since the IPO shows that up to the end of 2012 TGLT shares have operated above the market portfolio, while after such date, the roles have changed and so TGLT is below the Merval index on a regular tendency.

Evolution of the price and operated volume



Negociated volume// Price// In thousands of USD

Performance of TGLT share as compared with the Merval index



Corporate Notes Program

At the Shareholders' Meeting held on December 20, 2011, approval was given for the creation of a global program for the issuance of short-, medium-, or long term simple corporate Notes not convertible into stock, subordinated or not, secured or unsecured, pursuant to law No. 23576, as amended (the "CNs") for the maximum amount of fifty million United States Dollars (USD 50,000,000) or its equivalent in any other currency, under which different classes or series denominated in United States Dollars or other currencies may be issued and the succesive classes and/or series that are amortized may be reissued (the "Program"). The term of the Program will be of five (5) years, beginning with the authorization granted by CNV (Argentine Securities and Exchange Commission); within this term all the issuances and re-issuances under this Program must be carried out.

Likewise, the funds obtained by means of the placement of the CNs issued under the Program will be allotted to according to the list on section 36 subsection (2) of Law No. 23576, as amended, e.g. Investment in physical assets located in the country; and/or contribution of working capital in the country; and/or refinancing of liabilities; and/or capital contributions to subsidiaries or affiliates of the issuer Company, the proceeds of which should be used solely for the purposes indicated above, and the Board of Directors (or, if applicable, the directors or officers to which its powers may be sub-delegated) may determine to what use the proceeds from the issuance or re-issuance of each series or class of CNs to be issued under the program will be put.

On July 12, 2012, the Board of Directors of the Argentine Securities and Exchange Commission (Comisión Nacional de Valores) authorized the program by means of resolution No. 16.853.

After the issuance of Classes I and II Corporate Notes in 2012, there followed the issuance of Corporate Notes Classes III and IV within the scope of the program.

Class III Corporate Notes were issued for the amount of ARS 60,320,000, at a variable rate according to Private Badlar, plus a margin of 3.95% due 30 months after the issuance, that is January 4, 2016. The capital will be amortized in Argentine Pesos by means of four equal consecutive payments on the months 21, 24, 27 and 30 as from the issuance. Interests shall be payable each three-month period as from October 3, 2013.

Class VI Corporate Notes were issued for the amount of USD 7, 380,128, at a fixed rate of 3.9% due 36 months after the issuance, that is, on July 4, 2016. The capital will be amortized in Argentine Pesos by means of four equal consecutive payments on the months 27, 30, 33 and 36 as from the issuance. Interests shall be payable each three-month period as from October 3, 2013.

TGLT allocates its funds to make investments in property, plant and equipment within Argentina, to integrate working capital in the country, to refund liabilities, to make capital contributions to companies' subsidiaries to or affiliated to the Company, and/or any other allotment provided for on applicable rules.

To this date the issuance of both Classes has been graded BBB+ in the national risk scale on the long term of FIX SCR S.A. Agente de Calificación de Riesgo (former Fitch Argentina Calificadora de Riesgo S.A). The Corporate Notes are traded at Bolsa de Comercio de Buenos Aires (Buenos Aires Stock Exchange) and the Mercado Abierto Electrónico (Open Electronic Market).

The following is a summary of the conditions of issuance of corporate Notes issued by the Company:

	Class I	Class II	Class III	Class IV
Allocated amount	ARS 19,533,207	USD 8,554,320	ARS 60,320,000	USD 7,380,128
Payment Currency	Argentine Pesos	Argentine Pesos, at current exchange rate (“dollar-linked”)	Argentine Pesos	Argentine Pesos, at current exchange rate (“dollar-linked”)
Interest Rate	Private Badlar + 525 bps	9.25%	Private Badlar + 525 bps	3.90%
Maturity	May 21, 2014	August 21, 2014	January 4, 2016	July 4, 2016
Amortization	Three equal consecutive quarterly installments, from Nov 21, 2013	Four equal consecutive quarterly installments, from Nov 21, 2013	Four equal consecutive quarterly installments, from April 3, 2015	Four equal consecutive quarterly installments, from October 5,2015
Interest payable	Quarterly basis			
Price of Issuance	Par value			
Rating	BBB+ by FIX SCR S.A. Agente de Calificación de Riesgo (former Fitch Argentina Calificadora de Riesgo S.A.)			
Markets	Buenos Aires Stock Exchange & Open Electronic Market			
Applicable law	Argentina			

IX. SUMMARIZED ACCOUNTING INFORMATION

Summary of the financial position, results, and generation and application of funds and indicators

Financial Structure – TGLT Group

	Dec 31, 2013	Dec 31, 2012	Dec 31,2011
Current assets	2,122,417,297	1,483,771,220	1,095,366,930
Non current assets	345,861,150	232,588,081	194,732,069
Total assets	**2,468,278,447**	**1,716,359,301**	**1,290,098,999**
Current Liabilities	1,882,361,204	1,221,791,917	631,385,537
Non current liabilities	283,864,203	128,566,582	136,519,238
Total liabilities	**2,166,225,407**	**1,350,358,499**	**767,904,775**
Third parties’ interest in controlled companies	39,155,739	47,680,669	76,770,567
Controlling owners’ interest	262,897,301	318,320,133	445,423,657
Total shareholders’ equity	**302,053,040**	**366,000,802**	**522,194,224**
Total liabilities and shareholders’ equity	**2,468,278,447**	**1,716,359,301**	**1,290,098,999**

As of December 31, 2013, current assets increased in ARS 638.6 million in the year, mainly owing to the inventory increase of ARS 587.1 million, related to the progress of works in all our projects, and the purchase of the plot of land where Metra Puerto Norte project and a second project designed by the architectural studio Foster + Partner (F+P) provisory called FACA Foster, will be developed. The increase in non-current assets is mainly due to the increase in tax assets.

Liabilities have increased in ARS 815.9 million, mainly due to a higher level of loans (the issuance of a new series of CNs for ARS 100 million, the third credit facility for Forum Alcorta for ARS 30 million and the first disbursement of the facility up to ARS 71 million agreed for Astor Núñez), the increase in advanced payments from our clients as a consequence of sales progress of most of our projects and also due to a greater volume of commercial debts, related to the increase in inventory mentioned before.

Income for the period structure – TGLT individually

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Current assets	808,498,042	329,001,985	282,866,575
Non current assets	315,270,431	301,912,428	319,909,382
Total assets	**1,123,768,473**	**630,914,413**	**602,775,957**
Current Liabilities	686,614,349	267,443,426	156,003,018
Non current liabilities	174,256,823	45,150,854	1,349,282
Total liabilities	**860,871,172**	**312,594,280**	**157,352,300**
Total shareholders' equity	262,897,301	318,320,133	445,423,657
Total liabilities and shareholders' equity	**1,123,768,473**	**630,914,413**	**602,775,957**

As of December 31, 2013, current assets increased in ARS 479,5 million in the year, explained almost entirely by the increase in property, plant and equipment from the progress of building works in the projects Astor Palermo and Astor Núñez, together with the purchase of the plot of land for former FACA. Non-current assets have increased mainly by the increase in tax assets.

The increase in liabilities of ARS 548.3 million is explained by the highest level of loans, among which the issuance of a new series of CNs for ARS 100 million, and the increase in the volume of advanced payments from clients in the projects Astor Palermo, Astor Núñez and Metra Puerto Norte.

Finally, Shareholders'equity was reduced in ARS 55.4 million, which is explained exclusively by the loss in the fiscal year.

Income for the period structure – Group TGLT

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Operating income	**(190,984,648)**	**(161,404,790)**	**(35,604,928)**
Other expenses	(487,345)	(550,002)	(70,422)
Exchange difference	(27,505,349)	(68,653,253)	(21,538,717)
Net Financial and holding income	141,869,790	4,366,136	2,431,489
Other net income and expenses	5,922,632	255,992	1,724,073
Net loss for the fiscal year before Income Tax	**(71,184,920)**	**(225,985,917)**	**(53,058,505)**
Income Tax	6,809,234	68,459,551	13,652,640
Net loss for the year	**(64,375,686)**	**(157,526,366)**	**(39,405,865)**
Difference for the conversion of a net investment abroad	427,924	(505,907)	-
Total comprehensive net loss for the period	**(63,947,762)**	**(158,032,273)**	**(39,405,865)**
Results allocated to:			
Controlling owners	(55,850,756)	(142,481,430)	(45,241,815)
Non-controlling interests	(8,524,930)	(15,044,936)	5,835,950

As mentioned above, under IFRS, the Company recognizes revenue –and its corresponding COGS- only when sold units are delivered. Currently, TGLT is growing and most projects are at their initial stage. Taking into account all of the projects in its portfolio, only Forum Puerto Norte has started to deliver units. For this reason, the operating result for this year is highly influenced by the performance of this project.

In previous occasions that were mentioned again under section Gross Profit PoC of this document, we explained the reasons (from the context and from the project itself) that made Forum Puerto Norte incur in operating losses. This is reflected in the Gross Profit for the period that records the delivering of units with a negative gross margin. In turn, considering the current and expected income for the project, and proceeding as indicated by the regulation, we are recording a stock impairment of the current project, totaling ARS100.5 million, as advances for future losses that will crystallize as long as new units are delivered.

Furthermore, the operating result includes taxes related to sales (mainly Gross Income Tax) as well as all marketing and administrative expenses necessary for supporting the growing structure of the Company. During the whole year, the Company, supporting the present and expected growth of the activity level, made great investments in sales force management systems and marketing campaigns for all of its projects.

The positive financial income of ARS 114.3 million corresponds mainly to the recovery of the allowance of advanced payments of clients in foreign currency in those projects with a high degree of progress, which is partially balanced by negative financial income derived from the cost of debt taken and the exchange difference associated mainly to debts in foreign currency, a significant effect in this fiscal year given the higher exchange rate year to year depreciation as compared to 2012 (+33%).

Income for the period structure – TGLT individually

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Operating income	**(39,381,782)**	**(60,866,746)**	**(15,394,551)**
Long-term investment results	(42,830,269)	(85,586,286)	(38,576,969)
Other expenses	(466,558)	(528,498)	(62,862)
Exchange difference	(1,496,818)	(11,312,399)	2,824,422
Net Financial and holding income	41,229,721	6,291,683	3,663,992
Other net income and expenses	(10,840,206)	(2,684,479)	1,225,777
Net loss for the fiscal year before Income Tax	**(53,785,912)**	**(154,686,725)**	**(46,320,191)**
Income Tax	(2,064,844)	12,205,295	1,078,376
Net loss for the year	**(55,850,756)**	**(142,481,430)**	**(45,241,815)**
Difference for the conversion of a net investment abroad	427,924	(505,907)	-
Total comprehensive net loss for the period	**(55,422,832)**	**(142,987,337)**	**(45,241,815)**

The Gross Profit for the Company was $0.2 million, originated in certain secondary activities. Under IFRS, the Company recognizes revenue –and its corresponding COGS- only when sold units are delivered. Given that most of the Company projects are in a construction phase, the company did not record income for sales.

The Company marketing and administration expenses amounted to ARS 4.4 million, incurred in investment on advertising for Astor Palermo, Astor Núñez and Metra Puerto Norte projects and the development of the trademark TGLT, under the concept “Projects of Life”. Likewise, the expense incurred in the Company operating structure is included under this line.

The Company obtained a net financial income of ARS 39.7 million, mostly from the recovery of the allowance of advanced payments of clients in foreign currency, as well as from the transitory placements of cash surplus.

Structure of funds brought about and applied during the year – Group TGLT

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Funds used in operating activities	(110,582,604)	(93,292,463)	(101,190,665)
Funds used in investing activities	(3,141,610)	(7,166,651)	(15,045,961)
Funds provided by financing activities	176,383,789	79,358,789	21,346,625
Total funds brought about during the year	**62,659,575**	**(21,100,325)**	**(94,890,001)**

In 2013 ARS 110.6 million were used in operating activities. Advances of clients received during the year (ARS 461.2 million) provided most of the operational financing. The main expense incurred in was the investment in inventory (ARS 564.6 milion).

The investment in PP&E of ARS 3.1 million, of which ARS 1.6 million were allocated to showrooms and intangible assets – mostly software– explain the use of investment activities.

During the year the Company obtained a net financing of ARS 174.3 million, mainly owing to the issuance of ARS 100 million in corporate Notes and the disbursements from loans to building works on Astor Núñez and Forum Alcorta

El incremento en el saldo de efectivo y equivalentes de $ 62,7 millones en 2013 produjo un saldo final al cierre del ejercicio de $121,1 millones.

Cash balance and equivalents increased to ARS 62.7 million in 2013 and generated a final balance of ARS 121.1 million at closing of the fiscal year.

Structure of funds brought about and applied during the year – TGLT individually

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Funds used in operating activities	(57,509,814)	(104,994,295)	(88,087,185)
Funds used in investing activities	(2,901,671)	(4,631,056)	(1,932,320)
Funds provided by financing activities	97,028,580	85,085,662	4,070,858
Total funds brought about during the year	**36,617,095**	**(24,539,689)**	**(85,948,647)**

In 2013 ARS 57.5 million in operating activities. Advances of clients received during the year (ARS170.5 million) provided most of the operational financing. The main expense incurred in was the investment in inventory (ARS 402.4 million).

The investment in PP&E of ARS 2.9 million were allocated to showrooms and intangible assets and explain the use in investment activities

The above described uses were financed by obtaining external funds for the amount of ARS 97.0 M which include on the one hand the issuance of of ARS 100.0 million in corporate Notes Classes III and IV and other bank loans, and on the other, the first amortizations from the corporate Notes Classes I and II.

X. RELATIONS WITH AFFILIATES

a) As at December 31, 2013, 2012 and 2011, the amounts outstanding with companies as per section No. 33 – Law No. 19550 and other related parties, classified according to the type of operation, are as follows:

Current	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
TRADES RECEIVABLE			
In local currency:			
AGL S.A.	739,106	-	-
	739,106	-	-
OTHER RECEIVABLES			
In local currency:			
Individual shareholders	2,200,081	1,848,704	989,953
PDG Realty S.A. Empreendimentos e Participações	2,072,182	1,635,140	842,516
Other shareholders	2,731,561	2,212,584	909,086
Directors	-	111,024	32,631
	7,003,824	5,807,452	2,774,186
In foreign currency:			
Alto Palermo S.A.	-	-	2,480,737
Individual shareholders	-	-	2,788,486
	-	-	5,269,223
Total receivables with related parties - Current	**7,742,930**	5,807,452	8,043,409
Non-current			
TRADES RECEIVABLE			
In local currency:			
AGL S.A.	739,106	-	-
Subtotal receivables with related parties – Non-current	**739,106**	**-**	**-**
Total receivables with related parties	**8,482,036**	7,122,452	8,043,409
TRADE PAYABLES			
In foreign currency:			
IRSA Inversiones y Representaciones S.A.	35,418,354	26,711,763	42,224,900
	35,418,354	26,711,763	42,224,900
In local currency:			
Individual shareholders	230,744	-	-
	230,744	-	-
LOANS			
In foreign currency:			
Individual shareholders	-	1,769,534	19,859,219
	-	1,769,534	19,859,219
CUSTOMER ADVANCES			
In local currency:			
Individual shareholders	24,336,743	1,480,385	4,022,989
	24,336,743	1,480,385	4,022,989
In foreign currency:			
Individual shareholders	2,985,572	4,834,453	4,088,507
Alto Palermo S.A.	118,681,746	69,007,438	35,048,466
IRSA Inversiones y Representaciones S.A.	60,287,590	45,467,624	11,965,151
	181,954,908	119,309,515	51,102,124
Total outstanding amounts with related parties	**241,940,749**	**149,271,197**	**117,209,232**

b) As at December 31, 2013 and 2012, the most significant transactions with companies as per section No 33 - Law No 19550 and other related parties were as follows:

	Profit/(Loss)	
	Dec 31, 2013	Dec 21, 2012
SERVICES PROVIDED		
AGL S.A.	163,212	1,086,777
	163,212	1,086,777
SERVICES GRANTED		
Individual shareholders	(829,316)	-
	(829,316)	-
FINANCIAL RESULTS		
Alto Palermo S.A.	(22,492,665)	(6,248,452)
IRSA Inversiones y Representaciones S.A.	(23,526,557)	(8,195,664)
Individual shareholders	217,605	(3,592,833)
	(45,801,617)	(18,036,949)
OTHER EXPENSES		
Directors	(300)	-
Individual shareholders	(2,090)	-
	(2,390)	-
FEES		
Directors	(112,419)	-
	(112,419)	-
PAYMENT MADE ON BEHALF OF AND TO THE ORDER OF THIRD PARTIES		
Individual shareholders	353,834	1,750,042
PDG Realty S.A. Empreendimentos e Participações	437,042	387,104
Other shareholders	532,166	753,851
Directors	1,695	77,693
	1,324,737	2,968,690
DELIVERY OF FUNCTIONAL UNITS		
Individual shareholders	2,642,370	-
	2,642,370	-
CUSTOMER ADVANCES		
Alto Palermo S.A.	-	27,681,460
IRSA Inversiones y Representaciones S.A.	-	29,618,264
Individual shareholders	24,168,006	3,242,604
	24,168,006	60,542,328
PAYMENTS MADE		
Individual shareholders	2,796,021	-
	2,796,021	-
CASH OF SERVICES PROVIDED AND LOAN AGREEMENTS		
Alto Palermo S.A.	-	2,529,350
IRSA Inversiones y Representaciones S.A.	-	19,824,592
	-	22,353,942

c) As to December 31, 2013 and 2012, the transactions with key staff is detailed as follows:

	Dec 31, 2013	Dec 31, 2012
Short term benefits for employees	5,284,505	5,065,392
Social charges	822,706	784,481
Total	6,107,211	5,849,873

On December 13, 2011, the Company Board of Directors decided that first line management as per Section 270 of Law 19550 are as follows:

- General Executive Management.
- Financial Management.
- Operating Management.
- Human Resources, Technology and Processes Management.

Thus, TGLT key staff consists in the 4 people in charge of each one of these Managements.

XI. CORPORATE GOVERNANCE

Corporate Governance Policies

The Company fulfills Business Organizations Act of the Argentine Republic, and its amendments as well as the Public Offering Law No 26831, the Regulatory Decree No 1023 dated August 1, 2013 and CNV regulations as to 2013 and remaining CNV corporate government regulations. 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 the Transparency Decree and CNV regulations in force. After that, the CNV issued General Resolution 606/2012, by means of which it rendered Resolution 516/07 null for the fiscal years as from January 1, 2012, establishing a new corporate code for the Company Governance, as well as the need for issuing companies to submit a report on the degree of attainment to that code, and the terms and conditions of such report. Said principles and recommendations have been substantially incorporated as Exhibit IV of Title IV to the new CNV Regulations 2013, in CNV General Resolution No 622/2013.

The Company Governance Code establishes a series of principles and recommendations for issuing companies, detailed In Exhibit I to this Annual Report and Overview, with the description of the degree of attainment and fulfillment for each.

TGLT aims at applying corporate governance practices meeting the highest international standards. For this reason TGLT combines the adhesion to the above mentioned guidelines, with other practices of good corporate governance as follows:

- A single type of share, each one representing 1(one) vote.
- Mandatory public offering in case of withdrawal from public offering.
- Arbitration panel of the Buenos Aires Stock Exchange for claims related to 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.

When it comes to accounting information, it is currently prepared in accordance with the professional accounting standards currently in effect in the Argentine Republic, issued by Federación Argentina de Consejos Profesionales de Ciencias Económicas (Argentine Federation of Professional Economics Associations), which adopt , for their entities included under the regime of public offering of Law No 17.811, either by their capital, their corporate Notes or having requested authorization to be under such regime, the Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB), as from the fiscal year started on January 1, 2012, as well as pertinent regulations of CNV and the Business Organizations Act.

Management Organization

Management

TGLT stands out due to its corporate culture 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 beginning, the Company has been led by Federico Weil, the General Manager. The company has gone through a process of recruiting executives aiming at gathering the most qualified profesionals to cover positions of responsibility. As a result of this strategy, TGLT has an executive staff with considerable experience with the clear purpose of building and developing the Company planned growth.

The administration of the Company activities and the implementation and execution of corporate targets is conducted by the senior managers and reports directly to the President. The president appoints the senior managers, who meet weekly to discuss and make decisions related to the ordinary development of Company business which by its nature do not need to be dealt with by the Board of Directors.

The following table shows information about the senior managers that are currently serving the Company:

Name	Position	Date of appointment
Federico Weil	Chief Executive Officer	September 20, 2005
Rafael I. Soto (*)	Chief Financial Officer	February 28, 2012
Alejandro Belio	Chief Operating Officer	January 18, 2010
Rodrigo Lores Arnaiz	Processes, Systems and HR manager	July 17, 2006

(*)In the Company as from December 1, 2009 in a different position.

Alejandro Belio. Born on April 28, 1956, Mr. Belio is the Chief Operating officer since January, 2010. Previously, he was the Chief Executive Officer of Faena Poperties S.A. He was also the Chief Executive Officer 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 graduated from Universidad de Buenos Aires in 1979, obtained an MBA in Universidad del CEMA and completed the IAE Executive Management Program.

See Board of Directors Section for background on Federico Weil, Rafael I. Soto and Rodrigo Lores Arnaiz.

Remuneration. Our remuneration policy aims at attracting, retaining, and promoting highly-qualified professionals, as well as at 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 senior managers perceive a fixed amount as per their backgrounds, capabilities and experience, and an annual bonus that varies depending on their individual performance and our results. In October, 2009, TGLT Board of Directors approved a variable compensation scheme for board members and employees in accordance with the Company development and growth. Each year, an amount of the Company 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

Board of Directors

Federico Nicolás Weil, Carlos Augusto Leone Piani, Mariano S. Weil, Ezequiel Segal, Marco Racy Kheirallah, Natalia María Fernades Pires, Cynthia Lorena Vatrano Natale, Saulo de Tarso Alves de Lara, Rafael Ignacio Soto, Rodrigo Javier Lores Arnaiz, Marcelo Ferracciu, and Roberta Giraldes Frizzo are “non-independent directors” according to the criteria set forth in the CNV regulations and Mauricio Wior, Alejandro Emilio Marchionna Faré, Aldo Raul Bruzoni and Daniel Alfredo Vicien are “independent” directors according to the criteria set forth in CNV regulations

Director	Position in TGLT	Capacity
Federico Nicolás Weil	Chairman - Office holder	Non-independent
Carlos Augusto Leone Piani	Vice-chairman - Office holder	Non-independent
Mariano S. Weil	Director Office holder	Non-independent
Ezequiel Segal	Director Office holder	Non-independent
Marco Racy Kheirallah	Director Office holder	Non-independent
Natalia María Fernades Pires	Director Office holder	Non-independent
Alejandro Emilio Marchionna Faré	Director Office holder	Independent
Mauricio Wior	Director Office holder	Independent
Cynthia Lorena Vatrano Natale	Director Substitute	Non-independent
Saulo de Tarso Alves de Lara	Director Substitute	Non-independent
Rafael Ignacio Soto	Director Substitute	Non-independent
Rodrigo Javier Lores Arnaiz	Director Substitute	Non-independent
Marcelo Ferracciu	Director Substitute	Non-independent
Roberta Giraldes Frizzo	Director Substitute	Non-independent
Daniel Alfredo Vicien	Director Substitute	Independent
Aldo Raúl Bruzoni	Director Substitute	Independiente

Following is a brief description of the Board members’ background:

Federico N. Weil. Born on January 9, 1973. Weil is the founder of TGLT and has been the Chairman of the Board since 2005. Additionally, he is the Chairman of Matería del Puerto S.A., a regular board member of Marina Río Luján S.A., managing partner of Tovleb SRL and regular board member of Canfot S.A. Hi is also Chairman of CAP Ventures Compañìa Argentina de Participaciones S.A. and 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 graduated from Universidad de Buenos Aires. He also obtained a Master in Business Administration from The Wharton School of the University of Pennsylvania. Federico Weil is Marianos Weil’s brother.

Carlos Augusto Leone Piani. Since 2010 he acts as co-manager for the Private Equity area of Vinci Partmers Investimentos Ltda. Aditionally, Mr. Piani is a member of the executive board of CEMAR, CMAA, Equatorial Energia, Unidas S.A. Burger King Brasil, Cecrisa and Le Biscuit S.A. He was the Chairman of Equatorial between March 2007 and April, 2010. He was the Deputy Chief Financial Officer of CEMAR between May, 2004 and March, 2006, as well as Vice-Chairman between March, 2006 and April, 2012. Before he had been a partner of Banco Pactual. Between 2000 and 204 he was the manager of Fundo Internet, and during 1998 and 2000 he worked at the Department of Corporate Financing of the Bank. Before Banco Pactual, he was an anlyst of the Department of Business Valuation at Ernst & Young. He obtained a degree on Computing from Pontificia Universidade Católica de Río de January, and a degree on Business Administration and Management from IBMEC-RJ. He has specialized in Business Management at Harvard Business School and a certificate as Chartered Financial Analyst (CFA)

Mariano Weil. Born on November 7, 1975, Mariano is a regular board member of TGLT's Board of Directors. Mariano began his professional career at Financial Leadership Program of General Electric Company (GE) 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 Solution, 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 Universidad de San Andrés. Mariano is Federico's Weil brother, Chairman of TGLT.

Ezequiel Segal. Born on November 17, 1971. Mr. Seagal has been a regular board member of TGLT since 2007. He is an attorney graduated from the School of Law of Universidad de Buenos Aires in 1993. He later obtained a post-graduate degree at the Northwestern Universtiy Business and Law School – Kellogg School of Management (Chicago, USA). He also took post-gradueate studies at the School of Business of the City University of Hong Kong and worked in the Legal Department of Ameritech Corporation in Chicago. He then became partner at the Segal, Turner & Asociados Low 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, mergers, international acquisitions and mergers on behalf of prestigious institutions and mutual funds. Mr. Segal has been a professor of Corporations and Business Law at Universidad de Buenos Aires, and since 1998 he has been professor in the Negotiation of Degrees in Corporate Economics at Universidad Torcuato Di Tella. He is also a professor of a Management Course at ADEBA and a visiting professor at various universities.

Marco Racy Kheirallah. Member of PDG's Administration Council from October, 2006, to December, 2008. In 2010 he founded SIP Capital, a resource manager company located in San Pablo. He was member of the alternative investments team of USB Pactual Gestora de Recursos Alternativos Ltda, in Río de Janeiro until 2006, and later he became a partner of such institution in 2001. In November, 1996, as a partner of Banco Matrix S.A. he became a head trader of the activities for the application of proprietary resources and as a treasurer for the organization. From October, 1994, to October, 1996, he was a trader of fixed income and exchange rate at Banco Opportunity S.A., and from July, 1992, to September, 1994, he was a trader of fixed income at Banco BCN S.A. Kheirallah has a degree on Business Administration and Management from Fundación Getúlio Vargas, of San Pablo, FGV-SP

Natalia Maria Fernandes Pires. Mrs. Natalia Maria Fernandes Pires is responsible for the Law Department of PDG group. She was the Law Director at Abyara Plnejamento Imobiliário S.A., where she took part in the initial public offering of the Company, provided support in the area of Investors Relations, structured and financial real estate operations, management and administration of more than 100 Special Purpose Entities (SPE) and negotiations with regard to the sale of relevant companies/assets of the group. Natalia effectively took part in the renegotiation and reduction of Abyara's debt in the Management Committee, together with the Administration Councel and the shareholders of the control block. During the sale of the Company in 2009, it led the merger with the purchasing company, which resulted in the merger of shares of the companies Abyara, Klabin Segall S.A. and Agra Empreendimentos Imobiliários S.A. on behalf of Agre Empreendimentos Imobiliários S.A. In Agre, she was responsible for the real estate law of the group, and she accumulated 17 years of experience in the sector of real estate incorporation. He obtained a law degree from Facultade Metropolitana Unidas - FMU

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 Management Council of Fundación Andes. Currently, Mr. Marchionna is an independent consultant and university professor. 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 at IAE of Universidad Austral, professor of "Company Policy", and "Applied Strategy" in the MAE of the UNR; and academic director of the Program DEC-Director de Empresas Certificado, offered jointly by ADE-IGEP. Mr. Marchiona has a degree on Operational Research and Industrial Engineer from Universidad Católica Argentina. He obtained a Master in Business Administration at Harvard University..

Mauricio Wior. Mr Wior obtained a master in finance as well as an MSc in Economy and Accounting at the Tel Aviv University, Israel. At present, Mr Wior is the Director of Banco Hipotecario. He has held several offices at Bellsouth, where he was the Vice president for Latin America from 1995 to 2005. Mr Wior was also the main executive officer at Movicom Bellsouth from 1991 to 2005. Besides, he has conducted operations of several mobile telephony companies in Uruguay, Chile, Perú, Ecuador and Venezuela. He was the president of the Asociación Latinoamericana de Celulares (ALCACEL) (Latin American Mobile Telephony Association), the USA Business Chamber in Argentina and the Israelí-Argentina Business Chamber. He was the director of Instituto para el Desarrollo Empresarial en la Argentina (IDEA) (Institute for the Entrepeneur Development in Argentina), Fundación de Investigaciones Económicas Latinoamericanas (FIEL) Foundation for Latin American Economic Research and Tzedaka.

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

Saulo de Tarso Alves de Lara. Mr. Lara has a degree on Business Adinistration (1979) from Fundación Getúlio Vargas, and has obtained a post-graduate degree in Control and Finance for his post-graduate studies in Development of International Business Administration (1984). He started his career at Arthur Anderse, where he acted as External Auditor for 10 years. From 1987 to 1996 he worked in the civil construction segment for a cement company, where he was in charge of the corporative control and operations for Brazil and Latin America. In 1996 he took over the position of Chief Financial Officer of a packing company in the United States. Two years later he took over the position of Planning and Control Officer for Cyrela Brazil Realty, where he worked until he was incorporated to the team of financial management of Grupo PDG in 2010.

Rafael Ignacio Soto*.* Born on November 7, 1980, he is the Chief Financial Officer of TGLT since February 2011. Previously, he acted as Planning and Investors Relations Manager for TGLT. Before joining TGLT in 2009, he worked at the investment bankig division for Credit Suisse Bank in New York. He also worked in financial and capital market positions in BBVA Banco Francés and Telefónica de Argentina. Rafael has obtained an Economy Degree from Universidad de San Andrés and obtained an MBA from Harvard Business School. Aditionally, he is a Chartered Financial Analyst with the CFA Institute.

Rodrigo Lores Arnaiz. Born on April 29, 1971. Mr. Lores Arnaiz is the Processes, System and HR Director at TGLT. He is also an alternate director on the board of Maltería del Puerto S.A. Before joining TGLT he was Senior Manager at Accenture in the strategic consulting team for customers in the mass consumption sector in Argentina and Chile. He also worked for 5 years as an accountant with the Audit and Business Advisory Division at Arthur Andersen. Mr. Lores Arniz earned his MBA at the Wharton School of Business, where he graduated in Strategic Management and Finance. He is a certified public accountant graduated with honours at Universidad de Buenos Aires.

Marcelo Ferracciu Rodriguez Lima. Mr. Rodriguez Lima possesses ten years of experience in the areas of finance, strategy and credit risk. He entered PDG in 2011 as the financing manager of the subsidiary CHL. After that, he undertook the entire financial planning of that operation, being responsible for cash flow and the financial management of projects. Lately, he assumed the Direction of Financial Projects to act in the area of investment planning. Before that, he had acted as the Manager of Financial Planning at Oi Paggo, in the Mobile Payment segment, as Manager of Financial and Strategic Planning at Leader Card and as a planning analyst at Crédito da Losango, an HSBC Bank financial entity. Mr. Marcelo Rodríguez Lima has obtained a master degree in Marketing, specialized in Negotiation at Harvard Law School and another in Finance, at the Instituto de Ingeniería y Gestión del Grupo Visagio.

Roberta Giraldes Frizzo. Roberta has been working for the PDG Group from January 2011. She is responsible for the corporative and debt management sector. At PDG she has taken part in securitization for a total amount of over 2 million dollars. Before being in PDG team, Roberta worked in Lobo & De Rizzo Law Firm and Navarro Abogados, where she took part in the structuring of the issuance of bonds intended to collect funds in the capital market.

Daniel Alfredo Vicien. Is a councellor specialized in strategy, finance and business processes. He has directed consulting projects in reengeneering and optimisation of processes, development of new business, strategic use of internal and external management, organizational change for the implementation of new strategies. He has experience presiding workshops for the development of enterpreuners, in-company as well as in seminars ad hoc for Universidad Austra. He has considerable experience in training company staff. As a teacher, he is professor of Estrategic Planning, Direction and Control of Companies, Data Processing and Operating Investigation in UNBA and UCA. He has worked Business Units Manager in major national and international companies. He has more than 26 years of experience in the areas of marketing, strategic planning, system planning financial planning and control, operations and administration. Currently, he is the Chairman of Cabernet de los Andes S.A. (vertical vineyard and organic winery) and Chief Executive Officer of Pehuén Rucá (real estate agency), both national SEMs. He obtained a degree of Operational Investigation and Industrial Engeneering at Universidad Católica Argentina and obtained a M.I.B. in "Ecole Nationales des Ponts ets Chaussees". He has a postgraduate degree of IAE (PDD) and is a Certified Director of Companies.

Aldo Raúl Bruzoni. Born on Mach 30, 1950, he has been a regular board member since 2012. Mr. Bruzoni is a regular board member of Telecom Personal and Vice-president of Instituto de Governanza Empresaria y Pública (IGEP). Since 2004, he has worked as an independent consultant, providing consulting services to companies in the local and European automobile industries. Aditionally, 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 on Business Management from Universidad Argentina de la Empresa in 1976

Remuneration. 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 Business Organizations Act and the CNV regulations. Any remuneration paid to our board members must first be approved at an ordinary shareholders' meeting. Amounts to be paid to the members of the board cannot exceed the limits set forth in Section 261 of the Business Organizations Act, unless expressly authorized by the Shareholders' meeting having previously addressed the issue as a special point of the Agenda.

Supervisory Committee

Our Supervisory Committee is responsible for reviewing and supervising our management and matters and for verifying fulfillment of the articles of incorporation and decisions adopted at Shareholders' Meetings. The members of the Suppervisory Committee are appointed at the Annual Ordinary Shareholders' Meeting for the term of three consecutive fiscal years.

Following is the current composition of our Supervisory Committee, in accordance with the decisions made at the Ordinary Shareholders' Meeting held on June 18, 2009, and the General Shareholders' Meeting on February 19, 2010:

Name	Position	Profession	Capacity
Ignacio Fabián Gajst	Statutory Auditor	Certified Public Accountant	Office holder
Silvana Elisa Celso	Statutory Auditor	Certified Public Accountant	Office holder
Javier Errecondo	Statutory Auditor	Lawyer	Office holder
Valeria Guerra	Statutory Auditor	Certified Public Accountant	Substitute
César Kondratiuk	Statutory Auditor	Certified Public Accountant	Substitute
Facundo Goslino	Statutory Auditor	Lawyer	Substitute

The members of the Supervisory Committee qualify as independent members in accordance with CNV regulations. Furthermore, 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 Committee:

- Inspecting management of the Company, for which purposes it reviews the books and documentation at least one every three months;
- Check availability and securities, as well as obligations and their fulfillment. It may also request that balance sheets be prepared 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 benefit of the Company.
- Submitting a written, well-founded report to the Ordinary Shareholders' Meeting regarding the Company economic and financial situation, passing judgement on the annual report, balance sheet 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 fails to do so.
- Including the points that are deemed relevant on the agenda for shareholders' meetings.
- Checking that corporate bodies fulfill the law, articles of incorporation, regulations and decisions made at shareholders' meeting.
- Inspecting the Company liquidations proceedings.
- Investigating the complaints submitted in writing by shareholders who represent at least 2 % of the shares.

Environmental and/or sustainability policy

TGLT develops real estate projects of great visibility and magnitude which inevitably have an impact on the environment and the community. TGLT guarantees a healthy integration of its projects with their environment by means of modern architecture, which takes into account the environment as well as the neighborhood needs, thus contributing to the community dynamics.

TGLT adheres to the international tendency towards designing real estate projects contemplating environmental sustainability criteria for an efficient use of natural resources during the building and operation stages. In that sense, TGLT has decided for Workcenter project to obtain an LEED (*Leadership in Energy & Environmental Design)* certification granted by the US Green Building Council, which is a certification internationally acknowledged for its excellence for communities, buildings and professionals transforming the building industry to improved energetic and water efficiency, protecting natural resources and creating healthy spaces to live and work. It is a standardized evaluation system, used to classify projects and grant acknowledgement certificates to those who can prove sustainability as regards design, building methods and operating methods.

Although the rest of the Company projects have not yet been pre-qualified for the LEED certification, the use of some new dwelling architecture concepts in some of those projects has been a distinctive feature, for example, the use of glass curtain in facades –which enables a more efficient use of sun light and an improved balance between inner and outer temperatures-, centralized air-conditioning equipment to improve the energetic efficiency compared to individual equipment per unit, and maximizing green spaces in the ground floor and also for roof covering, among others.

Internal control

The Board of Directors has implemented an internal control system, which is designed to guarantee the achievement of the Company purposes, ensuring the efficacy and efficiency of operations, the reliability of the information and the compliance with laws, regulations and policies in general.

The Company possesses a solid control environment based on the formulation and implementation of policies tending to control risks and prevent frauds, aiming at arousing control conscience in the staff reinforcing ethical values, as well as defining the procedure to follow in the execution of company operations.

Regularly, the Board of Directors analyses and assesses the Company risks, in accordance with the activities it carries out and the markets where such activities are carried out, in order to prevent difficulties and/or take advantage of opportunities. Likewise, the risks are later disclosed and analyzed by the Auditing Committee in compliance with their Annual Performance Plan.

The internal control system comprises control activities set in policies and procedures which ensure management directives are carried out. Additionally, different revisions are performed to the aim of evaluating the efficacy and efficiency of controls and of contributing to a continuous improvement of risk management and control processes.

The Auditing Committee receives information on any significant deficiency and substantial weaknesses on the design or operation of the internal control system on financial reports, reasonable proven to be true affecting the Company capacity of recording, processing, summarizing and reporting financial information, as well as on any fraud or fraud possibility involving management or any employee in a very important position within the internal control system on the Company financial reports.

Relations with Investors

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

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

XII. DIVIDEND POLICY

The Company Board of Directors establishes and proposes before the Shareholders the convenience, opportunity and amount of dividend distribution as well as, if corresponding, the capitalization of profits from this business exercise, considering the development and projection of business and the commitment undertaken by the Company. The Company does not plan on establishing a formal policy regarding dividends setting forth the amount and payment of dividends or other distribution

According to the Bylaws and the Business Organizations Act, the Company may declare dividends once or more, within any business year, and even pay anticipated dividends, pursuant to Section 224 (ii) of said Law, out of the realized net earnings as shown in the consolidated balance sheet of the Company, prepared in accordance with Argentine Generally Accepted Accounting Principle and the Regulations of the Argentine Securities and Exchange Commission as at the last day of that business year, or in special consolidated balance sheets in case of anticipated or interim dividends, providing that such dividend must be paid ratably to all of the holders of ordinary shares of the Company as at the pertinent record date.

All capital shares of the company rank pari passu in terms of dividend payments. To protect its financial creditors, the Company has limited the relation between its assets and its liabilities conditioning dividend distribution to its financial debt. In that sense, up to the maturity of Corporate Notes Class I and II on August 21, 2014 the amount of the Company loans, net and equivalent to Cash shall not surplus 60% of the Company Net Consolidated Shareholders' Equity. Such proportion shall be enlarged to 75% as from the mentioned date and up to July 4, 2016, at the maturity of Corporate Notes Class III and IV, which contain this limitation.

XIII. ACKNOWLEDGMENTS

We wish to express our thanks to suppliers, clients, banking institutions, professionals, assessors and staff for their cooperation and support.

Buenos Aires, March 7, 2014.

THE PRESIDENT

EXHIBIT I

REPORT ON CORPORATE GOVERNANCE CODE

CNV GENERAL RESOLUTIONS No. 606/12 AND 622/13

In compliance with General Resolutions No. 606/12 and 622/13 of the Argentine Securities and Exchange Commission (CNV), we enclose to this Annual report as an Exhibit, the Corporate Governance Code (hearinafter the "Corporate Governance Code") of TGLT S.A. (hereinafter "TGLT" and/or the "Company"), individualized as Exhibit IV, under Title IV "Regular Reporting" of the new CNV Regulations as per General Resolution 622/13 (t.o. 2013, herinafter and jointly with any other regulation issued by CNV, the "Regulations" for the year closed as of December 31, 2013.

PRINCIPLE I: REVEAL THE RELATIONSHIP BETWEEN THE ISUER AND THE ECONOMIC GROUP THAT LEADS AND/OR OF WHICH IT IS A MEMBER AND ITS RELATED PARTIES

Recommendation I.1: Ensure the disclosure by the Organ of Administration of the policies applicable to the relationship between the Issuer and the economic group that leads and/or of which it is a member and its related parties

<u>Degree of compliance:</u> Total

The Company carries out operations with related companies, and such operations are shown in the financial statements, in accordance with the International Standards issued by the International Accounting Standards Board ("IASB"). Furthermore, in the financial statements it shows a list of the companies over which it exerts control, joint control or significant influence. In such operations, the company complies with the dispositions of sections 5, 15 and 73 of Decree No. 677/2001 – which have been replaced by section 99 subsection a), 109 and 110 and 72 and 73 of Law No. 26,831 – Capital Exchange Act (hereinafter, in Spanish "LMC"), respectively and those corresponding to the Text Ordered by CNV.

The Company still does not have an internal regulation authorizing transactions between related parties, because the Company Board of Directors understands that said regulative framework addresses all of the necessary requirements for fully protecting the interests of the Company and its shareholders. Additionally, as from the enforceability of the new ordered text of CNV Resolutions (General Resolution 622/2013) the number of operations between related parties subject to the procedure foreseen in LMC has increased, consequently increasing the divulgation of operations between parties related to the economic group led and membered by the Company.

Recommendation I.2: Ensure the existence of mechanisms that would prevent conflicts of interest.

<u>Degree of compliance</u>: Total

The Company has the "TGLT Code of Business Conduct and Ethics" (See VIII.1) and has adopted as its own policy to follow and comply with all of the specific procedures set forth in effective regulations with regard to the identification, management and resolution of conflicts of interest that may arise among Board members, senior managers and/or members of the Supervisory Committee from their relation with the Company or with persons related to the Company.

Recommendation I.3: Prevent the misuse of inside information.

<u>Degree of compliance</u>: Total

The Company has internal policies to prevent the misuse of inside information by the employees. These policies are aimed at defining and standardizing the treatment of the information that add value to TGLT competitiveness and that may have an impact on TGLT financial performance, market participation, image or relations with interested parties, and that create a regulatory framework intending to achieve an effective protection of the Company information.

<u>PRINCIPLE II: LAY THE BASIS FOR A SOUND MANAGEMENT AND SUPERVISION OF THE ISSUER</u>

Recommendation II. 1: 1: Ensure that the Management Body assumes the management and supervision of the Issuer and its strategic orientation.

II.1.1 The Managemet Body approves:

II.1.1.1 The strategic or busines plan, as well as the annual management goals and budgets,

<u>Degree of compliance</u>: Total

In compliance with the dispositions set forth in the Business Organizations Act - Law No. 19550 as amended ("LSC") and the Company Bylaws, the Board of Directors is the main management and representation body of the Company, and, consequently, it has the powers to act within the framework of the corporate purpose, and to carry out any legal act or transaction concerning the administration or disposal of the company, based on consideration or not, except for those acts that must be executed exclusively by the Shareholders' Meeting in accordance with the LCS or the Bylaws. In this sense, the Board of Directors sets forth the strategic guidelines and the planning of business and approves the annual budget and the organization goals for performance. When it comes to the annual budget, the Board of Directors approves the premises used and the investment details, as well as the consolidated production and other business volumes, income statements and cash flow statements, and approves the organization goals that are later applied by the Company management.

II.1.1.2 The policy on investments (in financial assets and capital goods), and financing,

Degree of compliance: Total

The Board of Directors sets forth and establishes the policies regarding investments in financial assets and financing, delegating the ordinary management of the Company business to certain managers appointed in accordance with Section 270 of LSC. Furthermore, the Board of Directors approves the investment budget and the annual financial budget, at the time of approval of the annual budget.

II.1.1.3 The policy on corporate governance (compliance with Code of Corporate Governance),

Degree of Compliance: Total

The Board of Directors sets forth and approves the policy on corporate governance, which is suppoted by the current regulations regarding corporate governance issued by CNV, the Novo Mercado rules of BM&F BOVESPA and the other self-regulated markets in which the Company quotes or offers securities.

II.1.1.4 Policy to select, assess and compensate senior managers,

Degree of Compliance: Total

The Board of Directors approves the Company human resources policies, and is also in charge of determining the selection, assessment and compensation of senior managers.

II.1.1.5 Policy to assign responsibilities to senior managers,

Degree of Compliance: Total

The Board of Directors mainly acts as an administrative, supervisory and control body, and has delegated the ordinary management of the Company businesses to certain managers appointed in accordance with Section 270 of LSC, setting forth the responsibilities and roles in accordance with the position for which they have been appointed.

Those managers depend directly from the Board of Directors, and are liable to the company and third parties for their performance in their position, in the same way and scope as the board members.

II.1.1.6 Monitoring of succession plans of senior managers,

Degree of Compliance: Parcial

In accordance with the above mentioned paragraph, the human resources managers are in charge of this monitoring.

II.1.1.7 Policy on corporate social responsibility,

Degree of Compliance: Total

The Board of Directors establishes and sets forth the policies on corporate social responsibility; the main guidelines are as follows: (a) the corporate action is aimed at ensuring that the corporate governance be committed to ethics and disclosure in connection with the public of interest; (b) the sustainable development and investment, by means of which business and actions are conducted with social responsibility; and (c) human rights, diversity and commitment to the work forces, on which we seek to respect and support the internationally recognized human rights, the promotion of decent work (supporting the eradication of child, slave or degrading jobs) and the respect for human and cultural diversity of the work force, seeking to commit it to the Company social responsibility.

II.1.1.8 Policy on comprehensive risk management and internal control, and fraud prevention,

Degree of Compliance: Total

The Board of Directors approves policies on risk management, internal control and fraud pretension.

When it comes to fraud pretension, the Company yearly prepares an Auditing Internal Plan, which is presented before the Auditing Committee.

Furthermore, the Auditing Committee receives, if any, information regarding any significant deficiencies or material weaknesses in the design or operation of the system of internal control on financial reports, that could be reasonable proven and that would affect the Company capacity to record, process, summarize and report financial information, as well as any fraud or possibility thereof involving the management or certain employees that play a significant role in the system of internal control on the Company financial reports.

II.1.1.9 Policy on ongoing training for the members of the Management Body and the senior managers,

Degree of Compliance: Total

The board of directors, through the General Management, promotes and encourages the members thereof and the senior managers to continually undergo training, by offering them several programs or instances of training at their executive levels, which can be performed within the Company or in different educational institutions.

Non-executive staff participates in orientation and supporting activities, for the purposes of having better tools for decision making.

II.1.2 If deemed important, include other policies applied by the Management Body that have no been mentioned before, and specify the main aspects thereof

There are no policies not mentioned that we consider important to be mentioned or explained in detail.

II.1.3 The issuer has a policy intended for ensuring the availability of material information for the Management Body's decision-making, and a direct consultation way for managerial staff, in a symmetric manner for all of its members (executive, external, and independent) and in advance, that allows the appropriate analysis of its contents. Specify

Degree of Compliance: Total

The Company ensures the availability of material information for the Management Body's decision-making. In this sense, article 7 of the Bylaws establishes that notice of call to Board meetings must be given in writting to all of the Board members and at least five days before the date of the meeting. Said notice must set forth the agenda and must enclose the documentation that may be deemed necessary to decide on the items of the agenda.

The Board of Directors is responsible for calling the Board meetings, as well as for the availability of information with regard to said meetings. The Company General Managing is responsible for making this information available for the Board members, in order that they can consult the material as they deem necessary according to the agenda, with the intervention of the other senior managers according to the agenda.

II.1.4 Matters submitted for the Management Body's consideration are accompanied by an analysis of the risks associated to the decisions that could be adopted, taking into consideration the business risk level considered acceptable by the issuer. Specify.

Degree of Compliance: Total

Every matter submitted to the Board of Directors for consideration are accompanied by an analysis of the risks associated to the decisions that could be adopted. To do so, each responsible area issues, if necessary, an analysis and opinion within its scope of interest in order to analyze all of the risks associated to that decision, taking into consideration the risk level that the Company deems acceptable.

Recomendación II.2: ***Ensure an effective business management control..***

The Management Body verifies:

II.2.1 Compliance with the annual budget and business plan,

Degree of Compliance: Total

The Board of Directors has created a system to control budgetary slippages, in which it is directly involved or it is involved through senior managers, according to the amount of said slippages.

Regularly or when there are budgetary slippages that require an analysis of the management body, the General Management shows, within this scope, the compliance with the annual budget.

Furthermore, the Management monthly shares and reviews the budgetary control report and the outlook, and if in such review there raise matters that should be treated by the Board of Directors Committee, they are submitted for treatment.

The budgetary control is mainly focused on following the most important economic and financial variables and the operations of the Company that are followed monthly.

II.2.2 The senior managers' performance and their compliance with the goals assigned to them (the level of intended profits versus the level of profits achieved, financial rating, accounting reporting quality, market share, etc.)

Describe the most significant aspects of the Issuers' Management Control policy, providing details of the methods used and the frequency of the monitoring carried out by the Management Body.

Degree of Compliance: Total

The Board of Directors, regularly, verifies the performance of senior managers.

Additionally, at every Board meeting, the Chief Executive Officer (in charge of the General Management) drafts a report about the Company business, which provides the Board of Directors with pertinent information to assess the compliance with the objectives established for the senior managers.

Recommendation II.3: Report the Management Body's performance evaluation process and the related impact.

II.3.1 Each member of the Management Body complies with the Bylaws and, as the case may be, with the Regulations governing the Management Body's operation. Specify the main guidelines set out in the Regulations. State the degree of compliance of the Bylaws and Regulations.

Degree of Compliance: Total

All of the Board members comply with the Bylaws. The Board of Directors follows no Regulations to work.

II.3.2 The Management Body discloses the results of its performance considering the goals set at the beginning of the period, so that the shareholders may assess the degree of compliance with such goals, which contemplate both financial and non-financial aspects. Additionally, the Management Body submits a diagnosis about the degree of compliance with the policies mentioned in Recommendation II, points II.1.1 and II.1.2.

Specify the main aspects covered by the assessment conducted by the General Shareholders' Meeting on the Management Body's compliance with the goals set and the policies mentioned in Recommendation II, points II.1.1 and II.1.2, mentioning the date of the Shareholders' Meeting where such assessment was disclosed.

Degree of Compliance: Parcial

The Board of Directors discloses the results of its performance in the Annual Report, which is analyzed and approved by the Shareholders' Meeting, when the issues set forth in Subsection 1 and 2 of Section 234 of the LSC are treated and resolved.

For this fiscal year, theBoard of Directors did not submit a diagnosis about the degree of compliance with the policies mentioned. However, it is making a diagnosis about the degree of compliance with the policies mentioned in recommendation II, points II.1.1 and II.1.2, but it is going to submit it with the report for the year ended as of December 31, 2014.

Recommendation II.4: That the number of external and independent members represents a significant proportion in the Issuer's Management Body.

II.4.1 .The proportion of executive, external and independent members (the later defined by the regulations of this Commission) of the Management Body corresponds with the Issuer's capital structure. Specify.

Degree of Compliance: Total

Article 7 of the Bylaws establishes that the Management of the Company is carried out by the Board of Directors, which consists of eight (8) office holdesrs and eight (8) substitute, of which at least two (2) office holders and two (2) substitutes must meet the independence requirements set forth by CNV regulations, and will hold office for three fiscal years.

The Board of Directors considers that the current number and composition of its members is related to the complexity of the Company decision-making processes and the magnitude of its operations. If such circumstances vary, and if the Board of Directors deems necessary, it could propose any modification to the Shareholders' Meeting, as it did in the past. Likewise, the Board of Directors considers that the current number of independent Directors is appropriate for the Company structure.

II.4.2 During the current year, through a General Shareholders' Meeting, the shareholders agreed on a policy aimed at having a proportion of at least 20% of independent members of the total members of the Management Body.

Describe the most significant aspects of such policy and of any shareholders' agreement that allows understanding how the members of the Management Body are appointed and for how long. State whether the independence of the members of the Management Body has been challenged during the year and whether there have been abstentions due to conflicts of interests.

Degree of Compliance: Total

The Shareholders' Meeting appoints independent Directors and decides on their proportion out of the total number of Board members, within the framework of the bylaws dispositions and applicable regulations. The Company does not have a specific policy aimed at maintaining the proportion of Independent Directors of the total number of Board members. However, it is a customary practice that the number of independent members that are part of the Board of Directors is enough to make up the Auditing Committee.

On October 30, 2009, Federico N. Weil and PDG Realty S.A. Empreendimentos e Participaçoes ("PDG") entered into a shareholders agreement in connection with TGLT (hereinafter the "Shareholders' Agreement"), which will be in effect until the holding of any of TGLT shareholders is lower than 10% of the share capital and votes. Such Shareholders' Agreement states, among others, that three (3) office holder directors and three (3) substitute directors will be appointed by Mr. Weil, three (3) office holder directors and the related three (3) substitute directors will be appointed by PDG, and two (2) office holder directors and two (2) substitute directors will be independent.

During this year there were no challenges in connection with the independence of Board members and only once the independent Board member Alejandro Emilio Marchionna Faré abstained from voting due to a conflict of interests, when a decision was made on the compensations paid to independent board members.

Recommendation II.5: Agree on the existence of standards and procedures inherent to the selection and proposal of the members of the Management Body and senior managers.

II.5.1 The issuer has an Appointment Committee:

Degree of Compliance: Non-compliance

The Company has not got an Appointment Committee and considers that it is not necessary due to the fact that the functions in charge of such Committee, within the scope set forth in current regulations, are effectively performed by the Board of Directors, with the support of senior managers.

II.5.2 If there is an Appointment Committee, it:

For the reasons mentioned in II.5.1, points II.5.1 and II.5.2.7 are not applicable.

II.5.3 If considered important, include policies implemented by the Issuer's Appointment Committee that have not been mentioned in the preceding point.

For the reasons mentioned in II.5.1, this point is not applicable.

Recommendation II.6: Assess whether it is advisable for members of the Management Body and/or Statutory auditors and/or members of the Supervisory Committee to perform duties at several Issuers.

Degree of Compliance: Non-compliance

The Board of Directors considers that, as long as it members and/or Statutory Auditors duly comply with all of their responsibilities, it is not necessary to set limits to participate in the Board of Directors or in the Supervisory Committee of other companies.

Recommendation II.7: Ensure the training and development of members of the Management Body and senior managers of the Issuer.

II.7.1 The Issuer has ongoing Training Programs related to the existing needs of the Issuer for the members of the Management Body and senior managers, which include matters about their roles and responsibilities, the comprehensive business risk management, specific business knowledge and related regulations, the dynamics of corporate governandce and corporate social responsibility matters. In the case of the members of the Audit Committee, international accounting, auditing and internal control standards, as well as specific capital market regulations.

Describe the programs carried out during the year and the degree of compliance therewith.

Degree of Compliance: Partial

The General Management, under the directions of the Board of Directors, defines the training guidelines and strategies of first line managers and other employees, by offering several programmes or stages of training at their executive levels, which may be performed in-company or in different educational institutions.

The Company has not got an ongoing formal training program for Board members for the year 2012. However, the Board members have developed different training activities related to their management functions in TGLT. Furthermore, Board members are updated about subjects concerning politics, economy, regulations and any other relevant subjects, because such subjects receive special treatment in the Company quarterly meetings.

II.7.2 The Issuer, through other means not mentioned in II.7.1, encourages the members of the Management Body and senior managers to be constantly trained so as to supplement their education level, thus adding value to the Issuer. State how this is done.

Degree of Compliance: Total

The Company considers that the training activities mentioned in point II.7.1 are enough to encourage the members of the Management Body and senior managers to be constantly trained.

PRINCIPLE III: GUARANTEE AN EFFECTIVE POLICY TO IDENTIFY, ASSESS, MANAGE AND DISCLOSE THE BUSINESS RISK

Recommendation III. The Management Body shall have a policy on the comprehensive business risk management and monitors its appropiriate implementation.

III.1 The Issuer has policies on comprehensive business risk (on compliance with strategic, operating, financial, accounting, reporting, laws and regulations goals, among others). Describe the most significant aspects thereof.

Degree of Compliance: Total

Regularly, the Board of Directors analyses and assesses the Company risks, in accordance with the activities it carries out and the markets where such activities are carried out, in order to prevent difficulties and/or take advantage of opportunities. The Board of Directors has implemented an internal control system, which is designed to guarantee the achievement of the Company purposes, ensuring the efficacy and efficiency of operations, the reliability of the information and the compliance with laws, regulations and policies in general.

Likewise, the risks are later disclosed and analyzed by the Auditing Committee in compliance with their Annual Performance Plan, focusing specially on: (a) regulatory issues that may have a substantial impact on the Company, (b) insurance policies and insurable risks coverage's, (c) the allocation of responsibilities in environmental issues and its remedies, (d) issues of which controversial interpretation may arise, and that may have a substantial impact on the Company, and (e) the update of polices related to exchange risks and their application

III.2 There is a Risk Management Comité inside the Management Body or the General Management. Report on the existence of manuals of procedures and detail the main risk factors that are specific to the Issuer or its activity and the mitigating actions implemented. If there is not such a Committee, the risk management supervision role performed by the Auditing Committee shall be described.

Also, specify the degree of interaction between the Management Body or its Committees with the Issuer's General Management in relation to the comprehensive business risk management.

Degree of Compliance: Partial

Recommendation III.1 applies.

To this date, the Company has not got a manual of procedures regarding business risk management. The Company will analyze the possibility of drafting a manual of procedures on business risk management in the future.

III.3 There is an independent function within the Issuer's General Management that implements the comprehensive risk management policies (Risk Management Officer Function or its equivalent). Specify.

Degree of Compliance: Non-compliance

There is no independent function of a Risk Management Officer or an equivalent thereof. The Company will analyze the possibility of creating such function in the future.

Comprehensive risk management policies are permanently updated according to authoritative recommendations and methodologies in the field. State which.

Degree of Compliance: Partial

The Company has implemented its own policies on comprehensive risk management and updates according to its needs, experience and new challenges and undertakings that has and acquires, which has been effective to this date.

III.5 The Management Body reports the results of monitoring the risk management performed jointly with the General Management in the Financial Statements and in the Annual Report. Specify the main aspects of the above disclosure.

Degree of Compliance: Total

The Note "Risks – financial risk management" of the Company Financial Statements discloses the information related to the market, liquidity and credit risks to which the Company is exposed, which are originated within the Company; and its strategies to mitigate such risks.

Market risks refer to the risk of increasing construction costs, risk of demand of the Company products, risk of suppliers contract default to which the Company outsources the construction of its undertakings. Credit risks refer to the risk related to the sale of the Company products, credit risk related to financial instruments and cash deposit, and liquidity risks..

PRINCIPLE IV: SAFEGUARD THE INTEGRITY OF FINANCIAL INFORMATION WITH INDEPENDENT AUDITS

Recommendation IV: Ensure the independence and transparency of the duties the Auditing Committee and the External Auditor are entrusted with.

IV.1 The Management Body, when appointing the members of the Auditing Committee, considering that most of them shall be independent, assesses whether it is advisable to be chaired by an independent member.

Degree of Compliance: Total

In accordance with the dispositions set forth in the Disclosure Regime and the Bylaws, the Company has an Auditing Committee that consists of three (3) holder office Board Members and equal or less substitutes, who will be appointed by the Board of Directors from the members thereof by the majority vote of its members. Most of its members are independent, in accordance with the criteria set forth in CNV regulations for that purposes. Members of the Auditing Committee are those Board members that have knowledge on financial, accounting or business matters.

When appointing the members of the Auditing Committee, even though the Board of Directors assesses the convenience of an independent member to preside such Committee, the appointment of the President and Vice-president of the Auditing Committee is performed by its members. Currently, an independent director presides the Auditing Committee.

IV.2 There is an internal audit function that reports to the Audit Committee or the Management Body's Chairperson and that is responsible for assessing the internal control system. State whether the Auditing Committee or the Management Body annually assesses the performance of the internal audit area and the degree of independence of its professional work, understanding as such that the professionals in charge of such function are independent from the other operating areas and meet independence requirements with respect to the controlling shareholders or related entities that have a material influence on the Issuer.

Also specify whether the internal audit function performs its work in conformity with the International Standards for the Professional Practice of Internal Auditing issued by the Institute of Internal Auditors (IIA).

Degree of Compliance: Partial

The Company has a person responsible for the internal auditing area, which main functions are: to assess the efficacy and efficiency of the Company internal controls, to monitor the fulfillment of the Company policies and procedures, and to contribute to the permanent improvement of the processes concerning risk management and control. Said responsible person meets regularly the Auditing Committee, which –as done since its formation on the second semester of 2012- has assessed and supervised the functioning of the internal audit systems, giving their opinion when the annual financial statements were presented. The auditing function shall analyze the possibility of incorporating international auditing regulations to his task.

IV.3 The members of the Auditing Committee annually assess the suitability, independence and performance of the External Auditors appointed by the Shareholders' Meeting. Describe the significant aspects of the procedures used to perform the assessment.

Degree of Compliance: Total

The Auditing Committee meets quarterly with the External Auditors, for the Auditors to present the results of their work on the Company Financial Statements. Annually, the members of the Committee assess their performance, as well as the independence of the auditors, and ask questions in relation to the aspects they consider significant.

It should be pointed out that, any time the Board of Directors makes a proposal about the designation of External Auditors in order to submit such proposal before the Shareholders' Meeting, the Auditing Committee issues a report on said proposal, in accordance with the dispositions set forth in current regulations.

Additionally, in an exhibit within their Annual Management Report, the Auditing Committee reports whether it has knowledge of any significant question that has to be mentioned related to the External Auditors appointed by the Shareholders' Meeting for the year, in connection with the independence of their performance; and gives its opinion about the planning and performance of the external auditing during the year.

IV.4 The Issuer has a policy on the turnover of the members of the Supervisory Committee and/or the External Auditor; in the case of the latter, if turnover includes the external audit firm or only natural persons.

Degree of Compliance: Partial

With regard to the turnover of the members of the Supervisory Committee, article 10 of the Bylaws establishes that said members hold office for three (3) years and may be indefinitely reelected.

With regard to the turnover of the External auditors, the Company complies with the dispositions set forth in applicable Standards, and it is mandatory that the partner in charge of the external audit turnover every five (5) years. This obligation does not involve the auditing firm itself.

PRINCIPLE V: RESPECT THE SHAREHOLDERS' RIGHTS

Recommendation V.1: Ensure that the shareholders have access to the Issuer's information.

V.1.1 The Management Body fosters periodic informative meetings with the shareholders, which take place at the same time of the presentation of the interim financial statements. Specify stating the number and frequency of meetings held in the course of the year.

Degree of Compliance: Total

The company complies with the regular informative regimes established by the Standards and Regulations of the Bolsa de Comercio de Buenos Aires (Buenos Aires Stock Exchange, "BCBA"). Through these means the Company publishes all the information that it considers significant for its shareholders to be informed. Regardless of the information that must be published for the BCBA and the CNV within the framework of informative and legal requirements, the Company discloses all the information it deems significant to its shareholders in a transparent and accurate way.

With the presentation of the interim and annual financial statements the Company holds call conferences with the investors, through which it discloses the results and other information arising from the financial statements.

As a complement, the Company has an Investor Relations Management, which is frequently in contact with shareholders for the purposes of providing information about the financial statement, and permanently available to shareholders in case a significant event arises.

V.1.2 The Issuer has mechanisms for reporting to investors and a specialized area to answer inquiries. It also has a website, which may be accessed by shareholders and other investors and which allows an access channel for them to establish contact between them. Specify.

Degree of Compliance: Total

As mentioned in Recommendation V.1.1. above, the Company complies with the regular informative regimes established by the Standards and the Regulations of BCBA. Through these means the Company publishes all the information that it considers significant for the shareholders to be informed. At the same time, the Company currently has an Investor Relations Management, which is in charge of answering investors' questions and inquiries. On quarterly basis, the Company issues press releases, in which it reports the results of the management, among others, to inform shareholders, in general, and the corporate organs of authority and control.

On the other hand, the company has its own website (www.tglt.com) that includes a section, which is updated regularly ("Investors"), exclusively devoted to investors. There they can find, among others, information about the share capital structure, composition of the Board of Directors, Management, Auditing Committee and Supervisory Committee, press releases, quarterly and annual reports, presentations, analyst coverage and risk factors.

Recommendation V.2: Encourage the active participation of all shareholders.

V.2.1 The Management Body takes measures to encourage the participation of all the shareholders at the General Shareholders' Meetings. Specify by differentiating the measures required by law from those voluntarily offered by the Issuer to its shareholders.

Degree of Compliance: Total

The Board of Directors takes all of the legally required measures to encourage the attendance and participation of all the shareholders at the General Shareholders' Meetings, in order to ensure the exercise of their rights.

The Board of Directors, through the Investor Relations Management, helps the shareholders in all that is necessary for them to participate at the Shareholders' Meetings, for instance, in the ways in which they obtain proof of the account balance in order to attend the meetings, or the way in which they communicate their attendance to the Meeting.

V.2.2 The General Shareholders' Meeting has regulations to govern its operations, which ensure that the information is available well in advance for decision-making. Describe the main guidelines thereof.

Degree of Compliance: Non-compliance

The Company considers that a regulation governing Shareholders' Meetings operations is not necessary, as it fully complies with the legal requirements established for the meeting to take place. Furthermore, it makes available to the Shareholders all of the information that is required by law in the terms so established.

V.2.3 The mechanisms implemented by the Issuer are applicable so that the minority shareholders propose matters to be discussed at the General Shareholders' Meeting, in conformity with the provisions set out in effective regulations. Specify the results..

Degree of Compliance: Total

There is no statutory or real impediment for minority shareholders to propose matters to be discussed at the Shareholders' Meetings. However, to this date, no minority shareholder has proposed any matter to be discussed, in conformity with effective regulations.

V.2.4 The Issuer has policies to encourage the participation of the most significant shareholders, such as institutional investors. Specify.

Degree of Compliance: Non-compliance

The Company understands that it is not necessary to have additional policies to encourage the most significant shareholders, as it complies with all of the legal measures that are required to call to all of the shareholders equally; and it assists all of the shareholders that need its help to participate at the Shareholders' Meetings equally, as mentioned in Recommendation V.2.1.

V.2.5 At the Shareholders' Meeting, where members of the Management Body are proposed, the following is informed, prior to voting: (i) each candidate's position regarding whether to adopt or not the Code on Corporate Governance; and (ii) the grounds for such opposition..

Degree of Compliance: Non-compliance

Currently, the Company does not disclose in advance the candidate's position regarding whether or not they adopt the Code of Corporate Governance. The possibility of incorporating such recommendation in the future will be analyzed.

Recommendation V.3: Ensure the principle of equity between share and vote.

The Issuer has a policy that promotes the principle of equity between share and vote. State how the composition of outstanding shares has been changing during the last three years

Degree of Compliance: Total

The Company promotes the principle of equity between share and vote, in accordance with article 5 of the Bylaws, where it sets forth that all of the Company shares are ordinary shares carrying one vote each, with a par value of one Argentine peso (p/v $1) each. It should be noticed that, although the Bylaws contemplates the possibility of issuing preferred shares, with or without voting rights, that option has not been exercised to this date.

The composition of outstanding shares has not changed during the last three years.

Recommendation V.4: Establish mechanisms of protection for all shareholders against takeovers

The issuer adheres to the system for the mandatory acquisition of shares in public offering. Otherwise, specify whether there are other alternative systems, provided for by the Bylaws, such as tag along or others.

Degree of Compliance: Total

The Company is a "Company not adhered to the Statutory System for the Optional Acquisition of Shares in Public Offering" within the scope of Section 24 of Decree No. 677/2001. The system set forth in the CNV regulations was an adhesion system that could be modified depending on the particular needs of the corporations.

For that reason, the Company established in Article 14 of its Bylaws a system which is similar to the Statutory System for the Optional Acquisition of Shares in Public Offering as established in Section 24 of Decree No. 677/2001 for the cases of acquisition of a "significant share", which is explained as a share representing more than the 40 (forty) per cent of the share capital with voting rights and/or the votes of the Company.

Regardless of what has been mentioned before, in accordance with Section 90 of LMC, the System for the Mandatory Acquisition of Shares in Public Offering involves all public companies, even those that, under the previous system, had opted for not applying this or for a different system, as in the case of the Company.

Recommendation V.5: Increase the percentage of outstanding shares on capital.

Ownership of at least 20% of the Issuer's ordinary shares is dispersed. Otherwise, the issuer has a policy in place to increase dispersed ownership in the market.

Specify the percentage of dispersed ownership as a percentage of the Issuer's share capital and its evolution over the last three years.

Degree of Compliance: Total

Currently, the two majority shareholders have a share of 47% of the share capital, whereas the remaining percentage (53%) is listed in the BCBA, in the Stock Exchange of Sao Pablo, Brazil ("BM&FBOVESPA") as Brazilian Depositary Receipts ("BDRs") level II, and are negotiated in the United States of America over the counter, as American Depositary Receipts ("ADRs").

Ownership dispersion has not significantly changed since the Company IPO in November, 2010.

Recommendation V.6: Ensure that there is a transparent policy on dividends.

V.6.1 The issuer has a policy on the distribution of dividends provided for in the Bylaws and approved by the Shareholders' Meeting. Such policy establishes the conditions to distribute cash dividends or shares. If there is such a policy, state the criteria, frequency and conditions that shall be met for the payment of dividends.

Degree of Compliance: Partial

The Company Board of Directors establishes and files a motion with the Shareholders' Meeting regarding the convenience, timing and amount of dividends, as well as, if applicable, the capitalization of annual profits, when submitting its proposal for the distribution of profits/losses to the shareholder's meeting, in light of how the business and commitments undertaken by the

Company have progressed and are being projected into the future. All capital shares of the company rank pari passu in terms of dividend payments.

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.

The Company explains its dividend policies as a section in the Annual Report, this Code being part thereof as an Exhibit, and as a Note to the financial statements.

V.6.2 The issuer has documented processes to prepare the proposal for allocation of the Issuer's Unappropiated Retained Earnings that result in legal, statutory and voluntary reserves, carry forwards to new fiscal year and/or payment of dividends.

Specify those processes and detail the minutes of the General Shareholders' Meeting whereby the distribution of dividends (in cash or shares) was or was not approved, if this is not provided in the Corporate Bylaws.

Degree of Compliance: Non-compliance

Recommendation V.6.2 applies.

The Company will analyze the possibility of establishing documented processes to prepare the proposal for allocation of the Company Unappropiated Retained Earnings that result in legal, statutory and voluntary reserves, carry forwards to new fiscal year and/or payment of dividends en the future.

PRINCIPLE VI: KEEP A DIRECT AND RESPONSIBLE RELATION WITH THE COMMUNITY

Recommendation VI: Provide the community with the disclosure of matters relating to the Issuer and a channel of direct communication with the Company.

VI.1 The Issuer has an updated website of public access, which does not only furnish material information of the Company (Corporate Bylaws, group, members of the Management Body, financial statements, Annual Report, among others), but it also gathers inquiries of users in general.

Degree of Compliance: Total

The Company has a website (www.tglt.com) of public access, which provides updated, enough and differentiated information for all interested people, whether shareholders, potential investors, customers, or the general public, to easily have access to the information furnished therein. Additionally, this website gives its users the possibility to express their inquiries and/or comments on different matters through IR Contact, which have been taken into account and analyzed by the Company.

The Company guarantees that the information that is disclosed by electronic means meets the highest standards of confidentiality and integrity, and tends to keep and record information.

VI.2 The Issuer issues an annual Corporate Social Responsibility Report, which is verified by an independent External Auditor. If any, state the legal or geographic scope or coverage thereof and where it is available. Specify the standards or initiatives adopted to carry out its policy on corporate social responsibility (Global Reporting Initiative and/or the Global United Nations Compact, ISO 26000, SA8000, Development Goals for the Millennium, SGE 21-Foretica, AA 1000, Ecuadorian Principles, among others).

Degree of Compliance: Non-compliance

Currently, the Company does not issue a corporate social and environmental responsibility report. The possibility of issuing a report having similar characteristics, its term of issuance, and whether it will be verified by an independent external auditor or not will be analyzed in the future.

PRINCIPLE VII: COMPENSATE FAIRLY AND RESPONSIBLY

Recommendation VII: Establish clear policies on the compensation of the members of the Management Body and senior managers, with special focus on establishing conventional or statutory limitations based on the existence or inexistence of profits.

VII.1 The issuer has a Compensation Committee:

Degree of Compliance: Non-compliance

Currently, the Company has not got a Compensation Committee. The convenience of creating a Compensation Committee and the functions thereof in accordance with this Recommendation will be analyzed in the future.

For the reasons mentioned in VII.1, points VII.1.1 and VII.1.5 are not applicable.

VII.2 If there is a Compensation Committee, it:

For the reasons mentioned in VII.1, points VII.2.1 and VII.2.7 are not applicable.

VII.3 If considered important, include policies implemented by the Issuer's Compensation Committee that have not been mentioned in the preceding point.

For the reasons mentioned in VII.1, this point is not applicable.

VII.4 If there is no Compensation Committee, explain how the duties described in VII. 2 are carried out within the Management Body.

The Board of Directors, directly with respect to its members, and through the Human Resources Management with respect to the senior managers and key employees, ensures that there is a clear relation between the performance of such key employee and its fixed and variable compensation (which is related to the Company profits), considering the assumed risks and its administration.

Regularly, the Board of Directors, through the Human Resources Management, revises the Company position related to what the market establishes as compensations and benefits for businesses that are the comparable or develop the same activity, and recommends changes or not.

The Board of Directors defines and communicates, directly with respect to its members, and through the Human Resources Management with respect to senior managers and key employees, the politics of hiring, promotion, removal, dismiss and suspension (as the case may be).

Furthermore, the Board of Directors informs the guidelines to determine the retirement plans of the Board members and senior managers of the Issuer, regularly reports to the Administrative Body and the Shareholders' Meeting about the actions carried out and the issues analyzed in the Board meetings, and explains at the Shareholders' Meeting the compensation schedules of board members and senior management in case the Shareholders so ask.

PRINCIPLE VIII: ENCOURAGE BUSINESS ETHICS

Recommendation VIII: Ensure the Issuer's ethical behaviours.

VIII.1 The Issuer has a Business Code of Conduct. State the main guidelines and whether it is publicly known. Such Code is signed by, at least, the members of the Management Body and senior managers. Indicate whether its application to suppliers and customers is encouraged.

Degree of Compliance: Partial

During the year 2012 the Company drafted the "TGLT Code of Business Conduct and Ethics" that establishes the guidelines and standards of integrity and transparency, which the Company Board members and employees, and the Subsidiaries Board members and its employees must comply with. In this sense, it is considered as accepted by all of its recipients by means of a declaration of knowledge and commitment.

As of the date of this report, the "TGLT Code of Business Conduct and Ethics" has been reported to all of its recipients in order to become effective.

TGLT Code of Business Conduct and Ethics is supported on honesty, dignity, respect, loyalty, dedication, efficacy, transparency, and consciousness in order to guide the behaviours of the persons to which it applies. In this way, we pursue to increase our levels of competitiveness, profitability and social responsibility, the latter includes appreciating the employees, health, security, environment, and contributing to the regions in which the Company operates its business.

The Company will encourage the extensive application of the TGLT Code of Business Conduct and Ethics to suppliers and customers.

VIII.2 The Issuer has mechanisms to receive any unlawful or unethical behavior reporting, either personally or electronically, ensuring that the information furnished is aligned with the highest confidentiality and integrity standards, as well as the record and conservation of the information. State whether the service to receive and assess reporting is rendered by the Issuer's personnel or by external and independent professionals for further protection of those who report those events.

Degree of Compliance: Total

The person in charge of the internal auditing and the application coordinator are in charge of receiving reports regarding any unlawful or unethical behavior reporting, either personally or electronically, ensuring that the information furnished is aligned with the highest degree of confidentiality and integrity standards.

VIII.3 The Issuer has policies, processes and systems to manage and solve the reporting mentioned in point VIII.2. Make a description of the most significant aspects thereof and indicate the Auditing Committee degree of involvement in such solutions, particularly in that reporting associated with internal control matters for accounting reporting and as regards the behaviors of the members of the Management Body and senior managers.

Degree of Compliance: Total

The Company has policies, processes and systems to manage and solve the reporting mentioned in the previous point. Said policies, processes and systems respect the following basic principles: (i) Integrity: acting independently and in a non-biased way; (ii) Confidentiality: preserving the privacy and respect of people, the information and the documents originated by the matter subject to revision, (iii) Equality: encouraging inclusion and access to the reporting system for everybody; and (iv) Cooperation: encouraging cooperation, empathy and participation aimed at solving differences or controversial points of view.

Furthermore, these policies pursue the correct referral of the matters to those levels with powers to investigate and make decisions, with guarantees that all the resources to find the most fair and appropriate solution will be exhausted.

With regard to the involvement of the Auditing Committee, it should be noticed that every reporting directed to it, either directly, or anonymously, are sent to it, whether they are related to accounting, auditing and internal control matters, or related to conflicts of interests that are considered significant, or involve external auditors, the Company management and "related parties", as defined in Section 72 of the LMC. The Committee treats these reports and submits them to the Board of Directors and/or the Supervisory Committee for treatment, and said Bodies act in compliance with the dispositions established by applicable regulations for events involving conflict of interests, breach of legislation, the Bylaws and/or third parties rights.

PRINCIPLE IX: BROADEN THE SCOPE OF THE CODE

Recommendation IX: Foster the inclusion of provisions related to good corporate governance practices in the Bylaws

Degree of Compliance: Partial

The Bylaws complies with the requirements of the LSC and the Standards and the Listing Regulations of the BCBA and includes provisions with regard to the integration and functioning of the Board of Directors, Auditing Committee and Supervisory Committee, as well as mechanism for shareholder protections against takeovers, but it does not include other provisions for the good corporate governance practices, in accordance with the above mentioned recommendations.

However, The Board of directors may, in the future, consider the convenience and opportunity of including other dispositions for the furtherance of good corporate governance practices.

THE PRESIDENT

TGLT

CONSOLIDATED FINANCIAL STATEMENTS

TGLT S.A.

AS TO DECEMBER 31, 2013

(Presented comparatively 2012 and 2011)

TGLT S.A.

Place of Business: Av. Scalabrini Ortiz 3333 – 1st Floor

City of Buenos Aires, República Argentina

FISCAL YEAR NO. 9 STARTED ON JANUARY 1, 2013

FINANCIAL STATEMENTS AS TO DECEMBER 31, 2013

TGLT GROUP, PRESENTED COMPARATIVELY

(figures expressed in Argentine pesos)

Company core business: Management of real state projects and undertakings, urban developments; planning, evaluation, scheduling, formulation, development, implementation, administration, coordination, supervision, handling, organization, direction and performance in the management of businesses concerning real estate; exploitation of trademarks, patents, methods, formulas, licenses, technologies, know-how, models and designs; every form of commercialization; study, planning, projection, advisory and/or execution of all kinds of public and/or private, national and/or provincial works, in rural real estate, urban for dwellings, offices, premises, neighbourhoods, towns and cities, roads, engineering and/or architectural works in general, managing, plan and project drawing, interventions in biddings of public or private works, and taking over works already started; import and export of building machinery, tools and materials.

Date of registration with Inspección General de Justicia (registry of business organizations for the City of Buenos Aires):

- Bylaws: June 13, 2005

- Last amendment: November 28, 2012 (Note 33 to the individual condensed financial statements)

Date of registration with Inspección General de Justicia (registry of business organizations for the City of Buenos Aires): 1.754.929

Bylaws maturity date: June 12, 2014

C.U.I.T. (taxpayer identification number): 30-70928253-7

Information about controlled companies: See Note 4.2 to the consolidated financial statements.

Information about controlling parties: See Note 4.2 to the consolidated financial statements.

Share capital contributions
(figures in Argentine Pesos)

Shares	Issued, subscribed and paid-in share capital
Ordinary, book-entry shares, carrying one vote each with a par value of (P.V.) ARS 1	70,349,485
	70,349,485

TGLT S.A.

CONSOLIDATED BALANCE SHEET

AS TO DECEMBER 31, 2013, 2012 AND 2011

(figures expressed in Argentine pesos)

	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
ASSETS				
Current assets				
Cash and cash equivalents	6	121,121,025	58,461,450	79,561,775
Financial Instruments	39	-	999,448	-
Trade receivables	7	9,499,520	5,658,146	8,472,404
Other receivables	8	114,485,346	130,352,842	102,146,204
Credits with related parties	31	7,742,930	5,807,452	8,043,409
Inventories	9	1,869,568,476	1,282,491,882	897,143,138
Total current assets		2,122,417,297	1,483,771,220	1,095,366,930
Non-current assets				
Other receivables	8	11,377,776	3,811,493	953,123
Credits with related parties	31	739,106	1,315,000	-
Property, plant and equipment	10	8,393,363	9,462,756	5,030,928
Intangible assets	11	992,073	803,890	778,828
Tax assets	12	212,913,228	105,749,338	44,428,192
Capital gain	13	111,445,604	111,445,604	143,540,998
Total non-current assets		345,861,150	232,588,081	194,732,069
Total assets		**2,468,278,447**	**1,716,359,301**	**1,290,098,999**
LIABILITIES				
Current Liabilities				
Trade debts	14	222,758,858	124,102,947	49,757,303
Loans	15	183,072,111	84,852,958	16,542,680
Financial Instruments	39	1,077,425	-	-
Employees' benefits	16	6,316,510	2,661,560	2,175,974
Current tax liabilities	17	7,535,730	4,976,045	4,381,726
Other tax burdens	18	6,279,100	3,694,167	2,791,431
Outstanding sums with related parties	31	241,940,749	149,271,197	117,209,232
Advanced Payments of clients	19	1,209,987,446	851,262,170	413,310,484
Other accounts payable	20	3,393,275	970,873	25,216,707
Total current Liabilities		1,882,361,204	1,221,791,917	631,385,537
Non-current liabilities				
Trade debts	14	-	506,742	-
Loans	15	116,770,820	43,724,152	33,515,044
Other tax burdens	18	205,149	304,977	374,639
Deferred tax liabilities	29	166,888,234	84,030,711	102,629,555
Total non-current liabilities		283,864,203	128,566,582	136,519,238
Total liabilities		**2,166,225,407**	**1,350,358,499**	**767,904,775**
SHAREHOLDERS' EQUITY				
Issued capital		70,349,485	70,349,485	70,349,485
Other components allocated to the controlling company		192,547,816	247,970,648	375,074,172
Allocated to the controlling owners		262,897,301	318,320,133	445,423,657
Allocated to the non-controlling share		39,155,739	47,680,669	76,770,567
Total shareholders' equity		**302,053,040**	**366,000,802**	**522,194,224**

Signed for identification purposes
With our auditor report dated on March 7, 2014
Adler, Hasenclever & Asociados S.R.L.
Certified Public Accountants

By Supervisory Committee

Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 1 Page 68

Ignacio Fabián Gajst
Statutory Auditor

Gabriel Righini (Partner)
Certified Public Accountant (U.B.A.)
Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 245 Page 74

Federico Nicolás Weil
President

Total liabilities and shareholders' equity	**2,468,278,447**	**1,716,359,301**	**1,290,098,999**

Notes 1 to 47 enclosed hereto are part of these financial statements.

TGLT S.A.

STATEMENTS OF INCOME AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD

FOR THE PERIODS ENDED ON DECEMBER 31, 2013 AND 2012

(figures expressed in Argentine pesos)

	Notes	Dec 31, 2013	Dec 31, 2012
Income for ordinary activities	23	168,418,079	73,288,374
Expenses due to ordinary activities	24	(272,246,175)	(145,518,450)
Gross income		**(103,828,096)**	**(72,230,076)**
Commercialisation expenses	25	(47,965,464)	(26,860,049)
Management expenses	26	(39,191,088)	(30,219,271)
Other operating expenses		-	(32,095,394)
Operating income		**(190,984,648)**	**(161,404,790)**
Other expenses	11	(487,345)	(550,002)
Financial results:			
Exchange difference	27	(27,505,349)	(68,653,253)
Financial income	27	168,082,703	23,446,156
Financial costs	27	(26,212,913)	(19,080,020)
Other financial costs	28	5,922,632	255,992
Income for the period before Income Tax		**(71,184,920)**	**(225,985,917)**
Income Tax	29	6,809,234	68,459,551
Income for the period		**(64,375,686)**	**(157,526,366)**
Other comprehensive income that will be reclassified in gaining or loss			
Difference for the conversion of a net investment abroad		427,924	(505,907)
Total of other comprehensive income		427,924	(505,907)
Total comprehensive income for the period		**(63,947,762)**	**(158,032,273)**
Gain (Loss) for the period attributable to:			
Controlling owners		(55,850,756)	(142,481,430)
Non-controlling shares		(8,524,930)	(15,044,936)
Total gain (loss) for the period		**(64,375,686)**	**(157,526,366)**
Income by share attributable to controlling owners			
Base	43	**(0,79)**	**(2,03)**
Diluted	43	**(0,79)**	**(2,03)**
Total comprehensive income for the period attributable to:			
Controlling owners		(55,422,832)	(142,987,337)
Non-controlling shares		(8,524,930)	(15,044,936)
Total gain (loss) for the period		**(63,947,762)**	**(158,032,273)**

Signed for identification purposes
With our auditor report dated on March 7, 2014
Adler, Hasenclever & Asociados S.R.L.
Certified Public Accountants
Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 1 Page 68

By Supervisory Committee

Ignacio Fabián Gajst
Statutory Auditor

Gabriel Righini (Partner)
Certified Public Accountant (U.B.A.)
Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 245 Page 74

Federico Nicolás Weil
President

Notes 1 to 47 enclosed hereto are part of these financial statements.

TGLT S.A.

CONSOLIDATED STATEMENT OF CHANGES TO SHAREHOLDERS' EQUITY

FOR THE PERIOD ENDED ON DECEMBER 31, 2013

(figures expressed in Argentine pesos)

	Share capital				Reserves				Results	Shareholders' equity allocated to:		
Concept	Share capital	Premiums of issuance	Capital Contribution	Total	Transactions between Shareholders	Diff for conversion of net investment abroad	Statutory reserve	Special reserve	Retained earnings	Controlling owners	Non-controlling shares	Totals
Balances as to January 1, 2013	70,349,485	378,208,774	21,807,276	470,365,535	(13,749,943)	(505,907)	4,000	46,257,485	(184,051,037)	318,320,133	47,680,669	366,000,802
Application of transactions (1)	-	-	(13,749,943)	(13,749,943)	13,749,943	-	-	(46,257,485)	46,257,485	-	-	-
Income for the period	-	-	-	-	-	-	-	-	(55,850,756)	(55,850,756)	(8,524,930)	(64,375,686)
Other comprehensive result for the period, net before Income Tax	-	-	-	-	-	427,924	-	-	-	427,924	-	427,924
Total comprehensive Income for the period	-	-	-	-	-	427,924	-	-	(55,850,756)	(55,422,832)	(8,524,930)	(63,947,762)
Balances as to December 31, 2013	70,349,485	378,208,774	8,057,333	456,615,592	-	(77,983)	4,000	-	(193,644,308)	262,897,301	39,155,739	302,053,040

(1) As per the General Ordinary Shareholders' Meeting on April 16, 2013.

Notes 1 to 47 enclosed hereto are part of these financial statements.

Signed for identification purposes
with our auditor report dated on March 7, 2014
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TGLT S.A.

CONSOLIDATED STATEMENT OF CHANGES TO SHAREHOLDERS' EQUITY

FOR THE PERIOD ENDED ON DECEMBER 31, 2012

(figures expressed in Argentine pesos)

Concept	Share capital				Reserves				Results	Shareholders' equity allocated to:		Totals
	Share capital	Premiums of issuance	Retained earnings	Total	Transactions between Shareholders	Diff for conversion of net investment abroad	Statutory reserve	Special Reserve	Retained earnings	Controlling owners	Non-controlling shares	
Balances as to January 1, 2012	70,349,485	378,208,774	(1) 5,923,463	454,481,722	(13,749,943)	-	4,000	46,257,485	(41,569,607)	445,423,657	76,770,567	522,194,224
Acquisition of non-controlling shares	-	-	(2) 15,883,813	15,883,813	-	-	-	-	-	15,883,813	(14,044,962)	1,838,851
Income for the period	-	-	-	-	-	-	-	-	(142,481,430)	(142,481,430)	(15,044,936)	(157,526,366)
Other comprehensive result for the period, net before Income Tax	-	-	-	-	-	(505,907)	-	-	-	(505,907)	-	(505,907)
Total comprehensive Income for the period	-	-	-	-	-	(505,907)	-	-	(142,481,430)	(142,987,337)	(15,044,936)	(158,032,273)
Balances as to December 31, 2012	70,349,485	378,208,774	21,807,276	470,365,535	(13,749,943)	(505,907)	4,000	46,257,485	(184,051,037)	318,320,133	47,680,669	366,000,802

(1) Corresponds to the sale of Canfot S.A shares during the third quarter 2011.
(2) Corresponds to the purchase of shares of Maltería del Puerto S.A. during the fourth quarter 2012.

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TGLT

TGLT S.A.

CONSOLIDATED STATEMENT OF CASH FLOW

FOR THE PERIODS ENDED ON DECEMBER 31, 2013 AND 2012

(figures expressed in Argentine pesos)

	Dec 31, 2013	Dec 31, 2012
Operating activities		
Total comprehensive income for the period	(63,947,762)	(158,032,273)
Adjustments to obtain the cash flow provided by operating activities		
Income Tax	(6,809,234)	(68,459,551)
Depreciations of Property, plant and equipments	3,535,475	2,159,759
Amortizations of Intangible assets	487,345	550,002
Impairment of capital gain	-	32,095,394
Net unpaid exchange differences	(124,652,959)	-
Debt relief	(3,041,095)	-
Changes in operating assets and liabilities		
Trade receivables	(3,841,374)	2,814,258
Other receivables	8,301,213	(31,065,008)
Credits with related parties	(1,359,584)	920,957
Inventaries	(587,076,594)	(385,348,744)
Tax assets	(100,656,638)	(57,560,112)
Trade debts	98,149,169	74,852,386
Employees' benefits	3,654,950	485,586
Tax liabilities	92,226,442	50,455,026
Other tax burdens	2,485,105	833,074
Outstanding sums with related parties	92,669,552	32,061,965
Advanced Payments of clients	483,378,235	437,951,686
Other accounts payable	2,422,402	(24,245,834)
Assumed minimum income tax	(6,507,252)	(3,761,034)
Net cash flow used in operating activities	**(110,582,604)**	**(93,292,463)**
Investment activities		
Payments for the purchase of property, plant and equipment	(2,466,082)	(6,591,587)
Payments for the purchase of intangible assets	(675,528)	(575,064)
Net cash flow used in investing activities	**(3,141,610)**	**(7,166,651)**
Financing activities		
Acquisition of non-controlling shares	-	15,883,813
Decrease in non-controlling variations	-	(14,044,962)
Loan increases	174,306,916	78,519,386
Increase (decrease) of financial instruments	2,076,873	(999,448)
Net cash flow provided by financing activities	**176,383,789**	**79,358,789**
Net increase (decrease) in cash and cash equivalents	62,659,575	(21,100,325)
Cash and cash equivalents at the beginning of the commercial year	58,461,450	79,561,775
Cash and cash equivalents as to the close of the year (See Note 6)	**121,121,025**	**58,461,450**

Notes 1 to 47 enclosed hereto are part of these financial statements.

Signed for identification purposes
with our auditor report dated on March 7, 2014
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Note 1. Information about the Company

1.1. Introduction

TGLT S.A. (hereinafter "the Company", "TGLT" or "the Corporation" indistinctible) is a company limited by shares, incorporated under the Laws of the Argentine Republic dedicated to residential real estate development that operates in the main urban centres in Argentina and Uruguay. TGLT was founded in 2005 by Federico Weil, and in 2007 associated to PDG Realty S.A. Empreendimentos e Participações (hereinafter "PDG"), one of the main real estate developers in Latin America and currently majority shareholder of the Corporation. Being initially focused on undertakings for high income segments of society, TGLT is gradually extending its offer of products to medium-high and medium income segments.

TGLT is the leader developer in the Argentine residential market, and aims to be so also in Uruguay. It is currently developing 8 projects in highly demanded urban areas in Argentina and Uruguay, which are at the stage of product design and approval obtainment, pre-construction and construction, totalling a saleable area of about 571,620 m2 and USD 10,500 millions of potential sale value ("PSV").

TGLT controls and participates in every aspect of the development process, since land acquisition to the management of construction, from product design to marketing and commercialization, ensuring an strict control of the working capital at every stage. Together with the development of unique products for each segment and location, it standardizes processes for the production of new dwellings so as to reach a high growth rate.TGLT commercializes its products in association with *brokers* acknowledged in each of the markets of operation and by means of its own sales force.

On November, 2010, the Company made the Initial Public Offering ("IPO") of its shares in Argentina and abroad. Currently, the shares of the Company are listed in Buenos Aires stock Exchange and in BM&FBOVESPA of Brazil, by means of a project of Brazilian Depositary Receipts or BDRs. Besides, the American Depositary Receipts (ADRs) Level I that represent the shares of the Company are traded at the OTC. The Company ordinary shares can be translated into BDRs or ADRs in a ratio 5:1.

1.2. Business Model

TGLT is focused on the development of residential real estate undertakings in Argentina and Uruguay.

The business model of TGLT is based on their capability to identify the best plots of land and to build high-quality residential projects, supported by an excellent team of professionals, on the standardization of processes, on the support of sophisticated management tools that allow the Company to make new launches permanently and to operate a great number of projects simultaneously.

TGLT participates exclusively or substantially in the projects it develops, and it is committed to each project and in line with shareholders' aims.

TGLT team controls and is part of every function performed in connection with real estate development, from the search and acquisition of lands, product design, marketing, sales, construction management, purchase of supplies, post-sale services and financial planning, with the councelling of businesses specialized in each development stage. Although the decision and control of these functions are kept within the organization of TGLT, the performance of some tasks, such as the architecture and the construction, are delegated to specialized companies, which are thoroughly supervised by TGLT. This business model allows the company to ensure an excellent production for each location and segment, granting an always efficient management of the working capital, and allowing them to choose the best partner for each development feature, keeping the size of the organization adaptable to the changes in the volume of business.

TGLT business model estimates a quick land rotation. Once the Company acquires a plot of land, it plans to lauch the project or the stages of the project within a period of three to six months. By doing so, TGLT seeks to avoid the fixing of capital that to accumulate a plot of land for long term exploitation means.

As from 2013, TGLT began to develop a new business line, office projects. These projects shall be structured under financial trusts with public bidding, in which TGLT shall act as administrator and eventually, as investor.

Note 1. Information about the Company (continued)

1.2. Business model (continued)

As a reference, the range of tasks and the strategy of TGLT at the different stages of project development is the following:

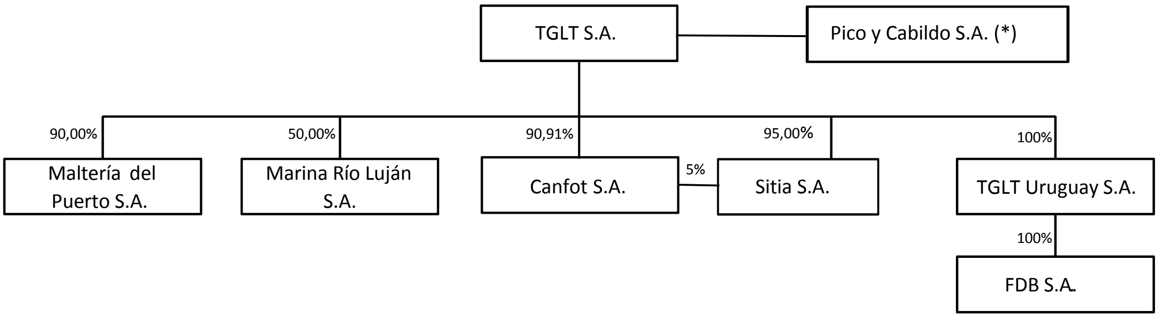
Stages	Vision	Land acquisition	Product design	Marketing and Sales	Construction	Post Construction
Functions	Market Analysis	Search for land	Market research and comparison	Marketing Strategy	Pre construction	Quality control
	Zoning strategies	Feasibility study	Draft	Sales strategy	Hiring strategy	Product adaptations
	Plot of land strategies	Bargaining and structure	Executive project	Sales operation	Bidding for construction	Customer services
Strategy	Risk management	To obtain the best land in each sub market	Design the best products for each category	To maximize the sale rate and the total income	To build with the best quality for each product category	To have a real satisfied client portfolio
	Great projects	To keep a price discipline	Value engineering from the beginning of the design process	Development of a portfolio of renowned and valued trademarks	Discipline and cost control	To take care of all clients' necessities regarding real estate purchase
	Large scale projects	To focus on big cities		Own sales platform	Development of long-term relations with suppliers	
	Unique locations	To consolidate a plot of land for 3-year development, minimizing capital fixing by means of exchanges.		To avoid conflicting channels		
				To avoid reversal of prices		

1.3. Real estate undertakings

See the Reporting Summary within these financial statements, for details on the Company real estate projects under development.

1.4. Company structure

The structure of the economic group TGLT (hereinafter "the Group") is showed in the following outline:



(*) As to December 31, 2013, Pico y Cabildo S.A. has merged with TGLT S.A. See Note 40 to the individual financial statements.

Note 1. Information about the Company (continued)

1.4. Company structure (continued)

The Group carries out the development of its real estate projects by TGLT S.A. or its subsidiaries, according to Note 1.3. TGLT Uruguay S.A. (previously called Birzey International S.A.) is an investment company limited by shares in Uruguay, which is a holding company for our projects in said country. FDB S.A. is a business company having its domicile in Montevideo, Oriental Republic of Uruguay.

At the issuance of these present financial statements TGLT SA, main shareholder of Maltería del Puerto SA, is working on the merge by absorption of Maltería del Puerto SA by Canfot SA, also a TGLT subsidiary, dedicated to real estate development. This transaction enables the use of fiscal credits originated in Maltería del Puerto SA to be applied to the payment of fiscal obligations originated in Canfot SA as the company continuing joint operations of both companies.

Note 2. Use of the IFRS in accordance with the provisions of RT 26

The consolidatedfinancial statements of the Group have been prepared in accordance with the International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB).

Note 3. Criteria for Presenting the Consolidated Financial Statements

3.1. Criteria for the presentation

The consolidated balance sheet as to December 31, 2013, 2012 and 2011 and the consolidated statement of income and of other comprehensive income for the period, the statement of changes to shareholder's equity and the statement of cash flow as to 2013 and 2012 have been presented pursuant to the Provisions of the International Accounting Standard 34 *"Interim Financial Reporting."*

Through General Resolution No. 562/09 dated December 29, 2009, titled "Adoption of International Financial Reporting Standards" and General Resolution No. 576/10 dated July 1, 2010, titled "Addendum to General Resolution No. 562", the C.N.V. established the application of Technical Resolution No. 26 of the F.A.C.P.C.E. (as amended by Technical Resolution No. 29, passed by the F.A.C.P.C.E. on December 3, 2010), which adopts the International Financing Reporting Standards issued by the International Accounting Standards Board (IASB) for certain entities included in the public offering system of Law No. 17,811, whether on account of their equity or debt securities, or because they have requested authorization to be included in said system.

As the Company is included in the public offering system due to it's share capital, the enforcement of such standards is mandatory as from this year that commenced on January 1, 2012. These financial statements have been prepared under the historical cost basis of accounting, modified, when applicable, to adopt other basis of accounting as required by the IFRS.

These consolidated financial statements correspond to the twelve month commenced on January 1, 2013 and ended on December

31, 2013. According to the IFRS, the Company presents condensed consolidated accounting information in comparison with the last two fiscal years closed as to December 31, 2012 and 2011, and presents the statement of income and of other comprehensive income for the period, the statement of changes to shareholder's equity and the statement of cash flow, for the periods ended on December 31, 2013 and 2012.

These consolidated financial statements (hereinafter the "financial statements") as to December 31, 2013 have been issued by the Company Board of Directors in compliance with statutory regulations in effect and to meet the requirements of CNV and the BCBA within the framework of the authorization process of listing shares.

3.2. Newly Issued Standards and Interpretations - Issued Standards and Interpretations not yet adopted as to this date

As the date of issuance of these financial statements, there are certain standards, amendments and interpretations to existing standards not yet enforced, which have not been adopted by the Company.

The Company did not adopt the IFRS or their revisions, which are detailed below, due to the fact that their enforcement is not required at the close of the period ended on December 31, 2013:

Note 3. Criteria for Presenting the Consolidated Financial Statements (continued)

3.2. Newly Issued Standards and Interpretations - Issued Standards and Interpretations not yet adopted as to this date (continued)

- IAS 32 Financial Instruments: Presentation – Offsetting Financial Assets and Financial Liabilities:this amendment to IAS 32 sets light on the meaning of the terms "legally eligible right to compensate acknowledged sums" and "intention to settle for the net sum, or to manage assets and settle liabilities simultaneously" inluded in the regulation for an entity to recognize in its financial statements a compensation of financial assets and liabilities. The amendment is applied retrospectively and shall have effect for yearly periods beginning as from January 1, 2014. Early application is allowed. This amendment is not expected to have significant effects on the company consolidated financial statements.

- Amendments to IAS 10, IAS 12 and IAS 27 - Investment entities
These amendments apply to investments in subsidiaries, joint agreements and associated entities kept by an entity meeting the requirements of an "investment entity" as per IAS 10. In these cases, amendments introduce an exception: the investment entity has no obligation of consolidating its subsidiaries, measuring its associates and the joint agreements by means of the participation method. The amendments require, however, that these investments are measured in the consolidated financial statements and separated from the investment entity for its reasonable value with changes in income, as per IAS 9, with some exceptions. The amendments also introduce new requirements as regards the information to be revealed in relation to investment entities in IAS 12 and IAS 27. These amendments are applied retrospectively and shall have effect for yearly periods beginning as from January 1, 2014.

- Amendments to IAS 36 – Information to be revealed on recoverable sums from non financial assets.
These modifications set light on the requirements for revealing the sums of reasonable value minus sales costs, when sales have been the base of determination of the asset recoverable value for which a loss for its value impairment has been recognized (or the reversion of a loss by value impairment has been recognized before). In these cases, additional information related to (i) level of hierarchy (Levels 1, 2 and 3 of IAS 13) applied on the measurement of the fair value; and (ii) in the case of having applied current value techniques (Levels 2 or 3), a description of a valuation technique and of key assumptions used and of the discount rate applied. These amendments are applied retrospectively and shall have effect for yearly periods beginning as from January 1, 2014. Early application is allowed when the entity also applies IAS 13 Fair Value Measurement.

-IAS 21 Tax burdens
This interpretation applies to all types of taxes except for the income tax (IAS 12) or any other fine or penalti imposed by a governmental entity for the non-fulfillment of current legislation. It sets forth that an entity must recognize liabilities for tx burdens when the event giving place to the tax has effectively occurred, as per relevant legislation. Therefore, the liability recognition shall take place (i) in a particular point in time; or (ii) progressively along time, as the event materializes. This interpretation is applied retrospectively and shall have effect or yearly periods beginning as from January 1, 2014. Early application is allowed.

-Amendments to IAS 39 – Novation of derivatives and continuation of coverage accounting.
This amendment allows an exception to the requirement of the regulation on discontinuing coverage accounting in certain circumstances, when as a consequence of changes in the law and/or regulations, the entity must change (novate) the coverage counterpart to be able to execute such derivate. These amendments admit changes (novations) of counterparts at a central or company level, as well as at the level of intermediate entities, but do not extend to other types of novations. In these cases, the entity shall evaluate the discontinuity of coverage accounting. These amendments are applied retrospectively and shall have effect or yearly periods beginning as from January 1, 2014. Early application is allowed.

Note 3. Criteria for Presenting the Consolidated Financial Statements (continued)

3.2. Newly Issued Standards and Interpretations - Issued Standards and Interpretations not yet adopted as to this date (continued)

-Amendment to IAS 19 – Defined benefit plans: staff contributions
Requirements of IAS 19 on staff and third parties contributions related to services are modified. If the contribution amount does not depend on the number of years on service, it is allowed for an entity to recognize these contributions as a reduction on the service cost for the period during which that service is rendered, instead of attributing the contributions to the periods of service. If the amount of the contributions depends on the number of years of service, an entity is required to attribute those contributions to the periods of service, using the same attributing method required by the regulations for gross benefits. These amendments are applied retrospectively and shall have effect for yearly periods beginning as from January 1, 2014. Early application is allowed.

-Annual Improvements to IAS (cycles 2010-2012 and 2011-2013):
Improvements to IAS referring to cycles 2010-2012 and 2011-2013 are mainly explanatory issues. These amendments shall be effective for yearly periods beginning as from July 1, 2014. Their adoption shall not affect the Company financial statements substantially.

Note 4. Summary of the Main Accounting Policies Applied

4.1. Applicable accounting standards

These consolidated financial statements have been prepared using specific IFRS measurements for every type of asset, liability, income, and expenses. An exhaustive description of the measurement criteria is provided below.

The consolidated and individual reports attached are presented in pesos (ARS), the legal tender in the Argentine Republic, prepared on the basis of TGLT S.A. accounting entries and its controlled subsidiaries. Preparation of this financial report −for which the Company's Board of Directors is responsible− requires the board to perform certain accounting estimates and use its judgement when applying certain accounting standards.

4.2. Consolidation Criteria

TGLT consolidated financial statements include financial information from the Company and its controlled subsidiaries (See Note 5).

The financial statements of the controlled subsidiaries used to prepare the condensed consolidated financial statements were drafted according to other accounting standards. Based on the foregoing paragraph, and for the purposes of applying accounting regulations standardized with TGLT S.A., the standards used by the exclusive or joint controlled subsidiaries and those resulting from the application of Technical Resolution No. 26 (application of the IFRS) were reconciled for the following items: a) total shareholder's equity and b) net income for the year (according to the standard applied) and net income for the year (according to IFRS), and that amount to the total comprehensive income for the year.

The Board of Directors that approved the referred financial statements of the exclusively or jointly controlled subsidiaries, or those influenced significantly were subject to application of monitoring and confirmation mechanisms on a management level contemplated by all the significant items treated differently by the standards used and the IFRS, in accordance with General Resolution No. 611 by the Argentine Securities and Exchange Commission. Therefore, the amounts reported in the subsidiaries' individual financial statements have been adjusted where they required a measurement that was consistent with the accounting policies adopted by TGLT S.A.

In the case of TGLT Uruguay S.A. and its subsidiary FDB S.A., the assets and liabilities were converted to Argentine pesos at the exchange rates in effect to the date of those financial statements. The income accounts were converted to Argentine pesos at the exchange rates in effect to the date of those transactions.

In all cases, the credit and debt and transactions among entities of the consolidated group were eliminated during consolidation. The income resulting from transactions among members of the consolidated group that were not projected to third parties and included in the final asset balances were eliminated completely.

Note 4. Summary of the Main Accounting Policies Applied (continued)

4.2. Consolidation Criteria (continued)

The controlled companies whose financial statements have been included in these interim condensed consolidated financial statements, are the following:

Company	Type of Control	31/12/2013	31/12/2012	31/12/2011	Consolidation Method
Canfot S.A.	Exclusive	90.91 %	90.91 %	90.91 %	Comprehensive
Pico y Cabildo S.A.	-	-	99.73 %	99.73 %	-
Maltería del Puerto S.A.	Exclusive	90.00 %	90.00 %	75.00 %	Comprehensive
Marina Río Luján S.A.	Exclusive	(1) 49.99 %	49.99 %	49.99 %	Comprehensive
TGLT Uruguay S.A.	Exclusive	100.00 %	100.00 %	100.00 %	Comprehensive
SITIA S.A.	Exclusive	95.00 %	-	-	Comprehensive

(1) See Note 5.

Non-controlling shares, presented as part of the shareholder's equity, represent the part of profits or losses and net assets of a subsidiary, which are not owned by TGLT. The Company Management ascribes the total other comprehensive income or loss of the subsidiaries to the owners of the controlling company and the non-controlling shares based on their respective shares.

4.3. Comparative Information

At the issuance of these consolidated financial statements the Company Board of Directors has introduced some changes in different entries. The financial statements as to December 31, 2012 and 2011 and the income statement as to December 31, 2012 presented comparatively have been modified to include the effect of such changes.

4.4. Functional Currency

For the purposes of these condensed consolidated financial statements, the income and balance sheet of each entity are expressed in pesos (legal tender of the Argentine Republic), which is the functional currency (currency of the main economic environment in which a company operates) for all companies with a legal domicile in the Argentine Republic, being the currency in which consolidated are presented. The functional currency of TGLT S.A. Uruguay and its subsidiary FDB S.A., located in the Oriental Republic of Uruguay, is the American dollar.

When preparing the financial statements of individual entities, the transactions in currencies other than the entity's functional currency (foreign currency) were entered using the exchange rates on the dates when the transactions were performed. At the end of the period and of each fiscal year reported, the monetary items expressed in foreign currencies were converted using the exchange rates in effect on that date.

The non-monetary items entered at their fair value, expressed in foreign currencies, were reconverted using the exchange rates in effect on the date when the fair value was determined. Non-monetary items calculated in terms of historical costs in foreign currency were not reconverted.

4.5. Loan Costs

The financial costs incurred through loans obtained to directly finance real estate urban projects (undergoing development), are included as part of the cost of such assets, in accordance with the provisions set forth in IAS 23 "Loan Costs."

Additionally, for generic loans –that is, those not assigned specifically to a particular real estate urban project– the assignment criterion provided for in paragraph 14 of the referred IAS was used.

The amount of costs for loans capitalized during the period and the fiscal years reported does not exceed the total loan costs incurred during that same period and fiscal years, respectively.

The remaining loan costs are included as profits and losses when they are incurred.

Note 4. Summary of the Main Accounting Policies Applied (continued)

4.6. Taxes

The Income Tax charge represents the total current Income Tax, generated by tax losses, and the Deferred Tax, that results from temporary differences between accounting and tax measurements.

4.7. Current Taxes

The charge for the current tax was based on the tax losses recorded for the period/fiscal year. The tax income differed from the income reported in the consolidated statement of comprehensive income due to the income or taxable expense or deductible items from other years and due to the items that will never be taxable or deductible.

The current tax charge was calculated using the tax rates promoted or substantially approved to the end of the fiscal year reported in countries in which the Group's companies are located. The current taxes were entered as income or expenses and included in the comprehensive income.

4.8. Deferred Taxes

The Deferred Tax was recognised for the temporary discrepancies between accounting criteria applied to the assets and liabilities included in the financial statements and their respective tax criteria.

The Deferred Tax Liabilities were generally recognised for all future temporary taxable discrepancies. The Deferred Tax Assets were recognised for all the temporary deductible discrepancies to the extent that it was deemed likely that the entity would have future tax earnings from which to charge these temporary deductible discrepancies. These assets and liabilities were not recognised when the temporary discrepancies were the result of capital gain or of the initial recognition (different from the one generated in a joint business) of other assets and liabilities in transactions that did not bear on tax earnings or accounting earnings.

The Deferred Tax Assets and Liabilities were measured using the tax rates. The application of those rates is expected during the period in which the assets is realized or the liability paid, based on the rates (and tax laws) approved, or in the final stages of approval, by the end of the period or fiscal year reported.

Measurement of the Deferred Tax Liabilities and Deferred Tax Assets at the end of the period/fiscal year being reported reflect the tax consequences of the way in which the entity intends to recover or liquidate the amount of its assets or liabilities in its books.

Deferred Tax Assets were only offset with the Deferred Tax Liabilities when a) the right to compensate them was legally allowed by tax authorities, and when b) the deferred tax assets and liabilities result from the relevant Income Tax paid to the same tax authorities and TGLT S.A. had the intention of liquidating its assets and liabilities as net assets and liabilities. Deferred Tax charges were entered as income or expenses and included in the comprehensive income

4.9. Assumed minimum income tax

The Assumed Minimum Income Tax is supplementary to the Income Tax because, whereas the latter is applied to the taxable income of each fiscal year, the Assumed Minimum Income Tax is a minimum tax of 1% applied to income potentially obtained from certain productive assets at the closing of the period/fiscal year, and the company must pay whichever of the two taxes amounts to more. However, if the Assumed Minimum Income Tax exceeds the Income Tax in a fiscal year, the excess may be credited to any amount by which the Corporate Income Tax exceeds the Assumed Minimum Income Tax in any of the ten following periods.

As to December 31, 2012, the amount calculated as Assumed Minimum Income Tax in excess of the Income Tax was ARS 15.156.626. This amount, which added to the charges from previous fiscal years represents ARS 45.158.291, in credit, is listed under "Tax Assets" entry as a non-current assets, because the amounts paid for this tax are considered recoverable before they are barred by a statute of limitations.

Note 4. Summary of the Main Accounting Policies Applied (continued)

4.10. Property, plant and equipment

Property, plant and equipment are expressed at the net cost of the cumulative depreciation and the cumulative losses due to impairment, when applicable. This cost includes the cost of replacing part of the property, plant, and equipment, as well as loan costs incurred due to long term construction projects, if the requirements for entering them are fulfilled.

Significant components of property plant and equipment that must be replaced periodically are recognised by the Company as individual separate assets, with their specific useful lives and respective depreciations. Likewise, when a major inspection or repair is performed, the cost incurred is recognised as a replacement in the book value of the plant and equipment if the criteria for recognizing them are met. Any other repair and maintenance costs are entered in the statement of income as they are incurred.

Depreciation is calculated using the straight-line method, applying rates that are sufficient to extinguish their values at the end of the estimated useful life. These useful lives are based on criteria and standards that are reasonable according to the experience obtained by the Company Management.

For more information regarding the useful lives assigned, please refer to Note 4.22 (Opinion, Accounting Estimates and Significant Assumptions).

Property, plant and equipment components or any significant parts of the same recognised initially are written off when they are sold or when no future financial benefits from its use or sale are expected. Any earnings or losses at the time an asset is written off (calculated as the difference between the net income obtained from the sale of the asset and its book value) are included in the statements of income when the asset is written off.

The residual values, useful lives, and depreciation methods and rates of the assets are checked and adjusted prospectively to the closing date of each period or fiscal year when necessary. The evolution of property, plant, and equipment assets is presented in Note 10.

4.11. Intangible assets

4.11.1 Trademarks and Software

This includes expenses incurred in software acquisition and brand registry. The intangible assets acquired are initially measured at their cost value. Following the initial recognition, they are entered in the books at their cost value minus any cumulative amortization and any cumulative loss due to impairment.

Amortization is calculated using the straight-line method, the rate of which is determined based on the useful life assigned to the assets as from the month they are incorporated inclusive. The evolution of intangible assets is included in Note 11.

The amortization period and method for intangible assets with a predetermined useful life are checked at least at the close of each period reported. The changes in useful life expected or pattern for consumption of the asset expected are entered in the books upon changing periods or amortization methods, as the case may be, and they are treated as changes in accounting estimates. The amortization expense in intangible assets with finite useful lives is listed in the statement of income under the expense category that is consistent with the purpose of the intangible asset in question.

Any gain or loss that results from writing off an intangible asset are calculated as the difference between the net income obtained from the sale and the asset book value, included in the statements of income when the asset is written off.

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Note 4. Summary of the Main Accounting Policies Applied (continued)

4.11. Activos intangibles (continuación)

4.11.2 Expenses incurred in Software Research and Development

Research expenses are entered in the books as expenses as they are incurred. Software development expenses incurred in a specific project are listed as intangible assets when the Company can prove the following:

- The technical feasibility of completing the intangible asset so that it is available for its expected use or sale.
- Its intention of completing the asset and its capacity to use or sell it.
- How the asset will generate future financial benefits.
- The availability of resources for completing the asset.
- The capacity to perform reliable measurements of disbursements during their development.

Alter a development expense is initially recognized as an asset, the cost model is applied, which requires that the asset be entered in the books at its cost value minus the cumulative amortization and cumulative losses due to impairment. Amortization of assets begins when development has been completed and the asset is available for use. The asset is amortized throughout the period in which generation of future financial benefits is expected. During the development period, the asset is subject to yearly tests for determining whether there has been impairment..

The Board of Directors has been able to verify that these assets meet all requirements of IAS 38 for their capitalization.

4.12. Impairment test of Capital gain, Intangible assets and Property, plant and equipment

As a general rule, IAS 36 establishes that at the closing of each period reported, the Management must evaluate whether there is any indication of the impairment of a non-financial asset. If there is any such indication, or when yearly impairment tests for determining the impairment of assets are required, the recoverable value of such asset is estimated. The recoverable value of an asset is the fair value minus the sale cost –whether it is of an asset or of a cash generating unit– and its in-use value, whichever is greater, and it is determined for individual assets unless the asset does not generate cash flow substantially independent from other assets or asset groups. When the book value of an asset or of a cash generating unit is greater than its recoverable value, the asset is considered impaired, and its value is reduced to its recoverable value.

When evaluating the in-use value, the estimated cash flow is deducted of its present value using a before tax deduction rate that reflects current market evaluations of the temporary value of money and the asset specific risks. To determine the fair value minus the sales cost, recent market transactions are taken into account, if there are any. If this type of transaction cannot be identified, the valuation model deemed most appropriate is used.

To determine the decrease in the capital gains resulting from business combinations, such capital gains were distributed among each of the Company's Cash-Generating Units (CGU) that have benefited from business combination synergies. This forces the Company to conduct impairment tests on the CGUs on each date of issuance of financial statements including such CGUs.

Due to the fact that the remaining assets that must undergo the impairment test set forth in IAS 36 are included in any of the CGUs to which capital gain was assigned, the Company must carry out the impairment test on each date on which financial statements are prepared, regardless of whether or not there are indications of impairment. Consequently, creating a procedure for monitoring indications was not necessary, according to what IAS 36 sets forth.

Note 4. Summary of the Main Accounting Policies Applied (continued)

4.12. Impairment test of Capital gain, Intangible assets and Property, plant and equipment (continued)

The management bases its calculation of impairment on detailed estimates and prediction calculations conducted separately for each of the Group cash generating units to which individual assets are assigned. In general, the estimates and prediction calculations cover five-year periods. For longer periods, a long-term growth rate is calculated and applied to the future cash flow of the project as from the fifth year.

Losses due to impairment of continued transactions, including the impairment of assets, are included in the statement of income under the expense category for the function of the deteriorated asset, except in the case of properties previously revaluated when the revaluation has been included in the other comprehensive income. In this case, the impairment is also included in the other comprehensive income until reaching any evaluation previously recognised. A loss due to impairment previously recognised is only reverted if there has been a change in the assumptions used for determining the recoverable value of an asset as from the last time the last loss due to impairment has been recognised. This reversal is limited in such a way that the asset book value does not exceed its recoverable value or exceed the book value determined, net of the respective depreciation, if no loss due to deterioration for the asset has been recognised in previous periods. This reversal is included in the statement of income unless the asset is entered in the books based on its newly assigned value, in which case the reversal is treated as a revaluation increase..

4.13. Inventories

Inventories include developing urban real estate (works in process) and completed units ready for sale.

4.13.1 Real Estate Urban Projects

Real estate classified as inventories are valued at the acquisition and/or construction costs, or at their estimated market value, whichever is lower. The value of the land and improvements, direct costs and general construction expenses, loan costs (when the requirement set forth in IAS 23 are met), and real estate taxes are included in the costs.

Additionally, and as a result of the restatement of business combinations (for more information on this topic see Note 4.17 “Business Combinations”) performed by the Company, the greatest value of the differences in measurement of net assets that can be identified when performing the referred business combinations are listed under this account. Therefore, the greatest inventory value is obtained mainly by comparing the book values and the respective fair values of the main assets owned by the companies incorporated at that time (inventories).

The fair value of net assets that can be identified was obtained from the reports issued by independent professional experts on this subject when business combinations occurred.

4.13.2 Completed Units

The units of real estate urban projects are listed as “Complete Units” when the construction process has finished and such units can be conveyed or sold. Disbursements after construction has been completed are recognised as income, as long as they are not part of post-construction costs required for the units to be ready for conveyance or sale.

Note 4. Summary of the Main Accounting Policies Applied (continued)

4.14. Leases

Pursuant to IAS 17 "Leases", the financial ownership of an asset in a financial lease is transferred to the lessee if the lessee takes on substantially all the risks and rewards of ownership of such leased asset. The related asset is thus recognised at the beginning of the lease at its fair value or at the value of the minimum payments for the lease if the latter is a lower amount, established at the beginning of the lease.

As to December 31, 2013, the Company has not entered into financial lease agreements.

All other leases are treated as operating leases. Operating lease payments are listed lineally as expenses based on the lease agreement, and related costs such as maintenance and insurance are listed as expenses when they are incurred.

4.15. Acknowledgement of income

In general, income is recognised on the basis of the fair value of the consideration charged or to be charged, taking into account the estimated amount of any deduction, bonus, or commercial reduction provided by the entity.

Sale of Complete Units (Inventories)

Regular income obtained from the sale of assets was recognised once each and every of the following conditions was met:

- The Company transferred to the buyer significant risks and benefits derived from ownership of the assets.
- The company did not continue participating in the current management of the assets sold, in matters usually associated with ownership, and neither did it maintain actual control over such assets.
- The amount of the regular income was calculated reliably.
- It was deemed likely that the Company would receive financial benefits related to the transaction.
- The costs incurred or to be incurred and related to the transaction were calculated reliably.

Services rendered

The income in concept of services rendered as per management agreements are acknowledged in results in relation to the Company rendering of such services, independently of the moment they have been invoiced.

4.16. Classification of Entries into Current and Non-current

The Company classifies an asset as a current asset when it meets any of the following criteria:

a) Its realization is expected, or its sale or consumption is intended within the entity regular operating cycle;

b) It is maintained primarily for the purposes of trading;

c) Its realization is expected for the twelve-month period following the balance sheet date; or

d) It is cash or a cash equivalent (as defined in IAS 7), not applied to restrictions to being exchanged or used to pay a liability, at least within the twelve-month period following the balance sheet date.

Any other assets are classified as non-current assets.

Additionally, liabilities are listed as current liabilities when they meet any of the following criteria:

a) Its liquidation is expected during the entity regular business cycle;

b) It is maintained primarily for the purposes of trading;

c) It must be liquidated within the twelve-month period as of the date of the balance sheet; or

d) The entity is not entitled unconditionally to extend the timeframe for paying the liability for at least the twelve months that follow the date of the balance sheet.

Note 4. Summary of the Main Accounting Policies Applied (continued)

4.16. Classification of Entries into Current and Non-current (continued)

Any other liabilities are classified as non-current liabilities.

Pursuant to the provisions of IAS 1, an entity normal operating cycle is the period between the acquisition of material assets incorporated in the production process, and the realization of the products as cash or cash equivalents. In the case of development of real estate projects, which are the Company's main line of business, the normal operating cycle is the period between the launch of sales and construction and the conveyance of functional units.

4.17. Business Combinations

The Company opted for restating the business combinations prior to the date of transition to the IFRS (December 31, 2010), and acquiring of its stock in the joint controlled entity "Marina Río Luján S.A.", in accordance with the provisions set forth in IFRS 1.

Thus, the Company recognised all the assets and liabilities on the date of the business combinations prior to the date of transition to the IFRS and calculated them as at said date based on their fair values on the date of acquisition, as required by IFRS 3 "Business Combinations" and IAS 31 "Interests in Joint Ventures".

Additionally, non-controlling equity interests (previously referred to as "minority interest") acquired through business combinations prior to the date of transition to IFRS (Canfot S.A. and Maltería del Puerto S.A.), were recalculated and updated as follows:

a) As from the date of acquisition of each one of the business combinations until December 31, 2010 (date of transition to IFRS), this being the amount listed for this concept in the opening statement of income; and

b) From December 31, 2010 to December 31, 2011, according to equity interests by non-controlled shareholders on the profits and losses obtained during 2011 by the controlling companies and changes that took place during this year that have not caused changes in control relationships; this being the amount listed for this concept in the condensed, consolidated financial statement of income as to December 31, 2011, in accordance with the IFRS.

Finally, upon recalculating the business combinations prior to the date of transition to the IFRS (and acquisition of the jointly controlled entity "Marina Río Luján S.A."), the Company has proceeded to also recalculate the added values related to the referred acquisitions.

In summary, the purchases were entered in the books by applying the acquisition method. The consideration obtained as a result of the acquisition was calculated at the estimated fair value (at the date of exchange) of the assets assigned and liabilities incurred or assumed and the equity instruments, except for the deferred tax assets or liabilities, or assets related to agreements entailing benefits for employees that were included and calculated pursuant to IAS 12, "Income Taxes", and IAS 19 "Employees' Benefits", respectively.

The costs associated with the acquisition were included under profits and losses upon being incurred.

Note 4. Summary of the Main Accounting Policies Applied (continued)

4.18. Capital gains

These result from the restatement of business combinations prior to December 31, 2010 (See Note 38.) The capital gain is the amount that exceeds the sum of the consideration transferred, the amount of any non-controlling equity interest in the entity acquired—when applicable—and the fair value of the equity interest that the purchaser previously had (when applicable) in the entity in relation to the net amount as to the date of acquisition of the identifiable assets required and liabilities assumed.

Goodwill is not amortized, but at the date of each report is revised to determine whether it is necessary to acknowledge any impairment. (See note 40.) For the purposes of evaluating the impairment, capital gain is assigned to each of the Company cash generating units for which benefits from the synergies of the respective combination are expected. The cash-generating units to which capital gain is assigned undergo impairment tests on yearly basis, or more frequently if there are indications that the unit may have been impaired. If the recoverable amount of the cash-generating unit is lower than the book value of such unit, the loss due to impairment is first assigned to reducing the book value of the capital gain assigned to the unit and then to other assets of the unit, proportionally. To do this, the book value of each asset is used as a basis. Loss due to impairment recognised for the purposes of capital gain is not reverted in any subsequent period.

Changes in the interest in ownership of a subsidiary are entered in the books as equity transactions and do not affect the book value of the capital gain.

As to December 31, 2012, the capital gain related to Maltería del Puerto S.A. has undergone impairment for the amount of ARS 32,095,394.

4.19. Allowances

Allowances were recognised in the cases at which the Company was faced with a current obligation (whether it was legal or implied) for which it was responsible and that resulted from a past event, and then had to let go resources that brought financial benefits to discharge such obligation, and when it was possible to reasonably estimate the amount of the obligation.

The amount listed as an allowance was the best estimate of the disbursement required for discharging the current obligation, at the close of the period reported, taking in to account the respective risks and uncertainties. When an allowance is calculated using the cash flow estimated for discharging a current obligation, its book value represents the current value of said cash flow.

When recovery of some or all the financial benefits required to cancel an allowance was required, an account receivable was listed as an asset if it was virtually certain that the payment would be received and the amount receivable could be calculated reliably.

Note 34 contains a detailed description of the main claims received by the Company.

4.20. Financial Assets and Liabilities, Loans, and Accounts Receivable and Payable

4.20.1 Financial Assets

1) Recognition and Initial Measurement

Financial assets under IAS 39 are classified as financial assets at their fair value with changes in income, loans and account receivable, investments maintained until their due date, financial assets available for sale, or as derivatives assigned as hedge instrument with effective coverage, as applicable. The Company determines how these financial assets are classified when they are initially recognised.

All the financial assets are initially listed at their fair value plus –for financial assets not entered into the books at their fair value with changes in income– transaction costs that can be directly ascribed.

Purchases or sale of financial assets that require delivery of assets within a term established in a regulation or market agreement (conventional sales agreement) are entered on the date of the purchase, that is, the date when the Company commits to purchase or sell the asset.

The Company financial assets include cash and short-term placements, trade receivables, loans, and other accounts receivable and listed and unlisted financial instruments.

Note 4. Summary of the Main Accounting Policies Applied (continued)

4.20. Financial Assets and Liabilities, Loans, and Accounts Receivable and Payable

2) Subsequent Measurement:

Financial assets are measured subsequently in the following way, depending on their classification:

a) Financial Assets at fair value with changes in income

Financial assets at fair value with changes in income include the assets maintained for the purposes of trading and the financial assets allotted when initially recognised, and at the fair value with changes in income. Financial assets are classified as maintained for negotiating purposes when they are acquired to be sold or repurchased in the near future.

Financial assets at their fair values with changes in income are entered in the financial statement of income at their fair values, and the changes in this fair value are recognised as income or financial costs in the statement of income

b) Loans and accounts receivable

Loans and accounts receivable are non-derivative financial assets with fixed or determinable payments that are not listed on an active market. Following their initial recognition, these financial assets are measured at their amortized costs by means of the effective interest rate method, minus any impairment. Amortized costs are calculated by contemplating any deduction or goodwill for acquisition, and the commissions or costs that are an integral part of the effective interest rate. Amortization of the effective interest rate is recognised as financial income in the statement of income. The losses resulting from impairment are entered in the statement of income as financial costs.

c) Investments Maintained until Expiry

Non-derivative financial assets with fixed or determinable payments and fixed maturity dates are classified as maintained until maturity when the Company has the intention and capacity of maintaining them until their maturity date. Following their initial recognition, investments maintained until maturity are measured at their amortized costs by means of the effective interest rate method, minus any impairment. Amortized costs are calculated by contemplating any deduction or goodwill for acquisition, and the commissions or costs that are an integral part of the effective interest rate. Amortization of the effective interest rate is recognised as financial income in the statement of income. The losses that result from impairment are entered in the statement of income as financial costs.

d) Financial assets available for sale

Non-derivative financial assets specifically available for sale, or those not classified as loans or accounts payable, investments kept till expiry or financial assets at their fair value with changes in income. After initial recognition, the investments kept till expiry are measured at their amortized cost by means of the effective interest rate method, minus any value impairment. The amortized cost is calculated taking into account any acquisition discount or premium and the commissions or costs part of the effective interest rate. The amortization of the effective interest rate is recognized as financial income in the statement of income. Losses resulting from value impairment are recognized in the statement of income as financial costs.

4.20.2 Financial liabilities

1) Recognition and Initial Measurement

Financial liabilities under IAS 39 are classified as financial liabilities at their fair value with changes in income, loans and accounts payable, or as derivatives assigned as hedge instruments with effective coverage, as applicable. The Company determines how these financial liabilities are classified when they are recognised initially.

All financial liabilities are initially recognised at their fair value plus –for loans and accounts payable– transaction costs that can be ascribed directly.

The Company's financial liabilities include commercial accounts payable, loans and other accounts payable and overdrafts in bank current accounts.

Note 4. Summary of the Main Accounting Policies Applied (continued)

4.20. Financial Assets and Liabilities, Loans, and Accounts Receivable and Payable (continued)

2) Subsequent Measurement

Financial liabilities are measured subsequently in the following way, depending on their classification:

a) Financial liabilities at fair value with changes in income

Financial liabilities at fair value with changes in income include the financial liabilities maintained for the purposes of trading and the financial liabilities allotted when initially recognised, and at the fair value with changes in income.

Financial liabilities are classified as maintained for negotiating purposes when they are incurred for the purposes of negotiating in the near future.

Earnings or losses due to liabilities maintained for the purposes of trading are recognised in the statement of income.

b) Loans that accrue interests

Following their initial recognition, loans that accrue interest are measured at their amortized cost using the effective interest rate method. Earnings and losses are recognised in the statement of income when liabilities are written off, as well as through the amortization process using the effective interest rate method.

Amortized costs are calculated by contemplating any deduction or goodwill for acquisition, and the commissions or costs that are an integral part of the effective interest rate. Amortization of the effective interest rate is recognised as financial cost in the statement of income.

4.21. Short-Term Employees' benefits

Short-term employees' benefits, including the right to holidays are current liabilities included under pensions and other obligations with employees, measured at the amount deducted that the Company expects to pay as a result of its unused benefits.

4.22. Shareholders' Equity Accounts

Shareholder's equity items were prepared in accordance with the accounting standards in effect to the date of transition. The movements listed under this item were accounted for in accordance with the respective meeting decisions, legal provisions or regulations (Reserves), although said items would not have existed or would have had different balances had the IFRS been applied in the past.

4.22.1. **Share capital**

This is made up of contributions committed to or performed by Shareholders represented by shares of stock, and includes outstanding shares at a par value.

4.22.2. **Statutory reserve**

In accordance with the provisions set forth by Law No. 19550, the Company must maintain a statutory reserve not inferior to 5% of the positive result of the algebraic sum of the profits and losses for the fiscal year, adjustments of previous fiscal years, transfers of other comprehensive income to cumulative income, and losses accumulated from previous fiscal years, until reaching 20% of the Share Capital.

4.22.3. **Special Reserve**

See Note 22.2.

(figures expressed in Argentine pesos)

Note 4. Summary of the Main Accounting Policies Applied (continued)

4.22. Shareholders’ Equity Accounts (continued)

4.22.4. **Cumulative Income**

This includes earnings or losses, accumulated but not specifically allotted, which, when positive, may be distributed if decided on at Shareholder’s Meeting, provided they are not subject to legal restrictions such as the one referred to in the previous paragraph. It includes the income from previous fiscal years that were not distributed, the amounts transferred from other comprehensive income, and adjustments to previous fiscal years as a result of applying accounting standards.

In order to absorb the negative balance of the “Cumulative Income” account, when applicable, at the closing of the fiscal year to be considered at the Shareholders’ Meeting, the balances must be earmarked in the following order:

a) Reserved earnings (voluntary, statutory and legal, in that order);

b) Capital Contributions;

c) Issuance premiums and own share negotiation (when the balance of this account is positive);

d) Other equity instruments (when it is legal and feasible from a corporate standpoint);

e) Capital adjustments, and

f) Share capital.

4.23. Good judgement, Accounting Estimates, and Significant Assumptions

Preparation of the Company financial statements requires that the Management deliver good judgement, accounting estimates and significant assumptions that affect the amounts of income, expenses, assets and liabilities reported and the disclosure of contingent liabilities, at the closing of the period/fiscal years reported. In this sense, the uncertainty regarding these assumptions and estimates may result in profit and losses that will require a significant adjustment in future periods of the amount of assets or liabilities earmarked and entered into the books.

In the process of applying the Company accounting policies, Management did not pass judgement with a potentially significant effect on the amounts recognised in the condensed consolidated financial statements, except for what was indicated regarding recognition of tax credits.

The main accounting estimates and underlying assumptions included in the Company consolidated financial statements as to December 31, 2012 are described below. Such estimates and assumptions are periodically reviewed by the Management. The effects of the reviews of the accounting estimates are recognised in the period/fiscal year in which the estimates are reviewed, whether it is in the current period or fiscal year or in a future one.

a) Estimate of Useful Lives

Bellow, there is a description of the periods during which the Management believes that the assets will no longer be usable or will stop benefiting the Company financially:

Chattels and supplies	10 years
Hardware	5 years
Leasehold improvements	5 years
Facilities	5 years
Trademarks	10 years
Software	3 years
Software development	3 years
Showrooms	(1)

Signed for identification purposes
with our auditor report dated on March 7, 2014
Adler, Hasenclever & Asociados S.R.L.
Certified Public Accountants
By Supervisory Committee
Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 1 Page 68

Ignacio Fabián Gajst
Statutory Auditor

Gabriel Righini (Partner)
Certified Public Accountant (U.B.A.)
Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 245 Page 74

Federico Nicolás Weil
President

(1) In order to estimate the useful life of the different showrooms the launching of projects and the estimated time for sale have been taken into account

Note 4. Summary of the Main Accounting Policies Applied (continued)

4.23. Good judgement, Accounting Estimates, and Significant Assumptions (continued)

The Management reviews its estimates upon the useful lives of depreciable or amortizable assets to the date of each period/fiscal year, based on the usefulness expected for the assets. The uncertainty of these estimates is related to the technical obsolescence that could change the usefulness of certain assets such as software or technological equipment.

Capital gain has been classified as having an undefined useful life and is subject to impairment analysis.

a) Estimate of the impairment of non-cash assets

There is impairment when the book value of an asset or cash generating unit exceeds its recoverable amount, which is the fair value minus the sales costs, or its use value, whichever one is greater. Calculation of the fair value minus sales costs is based on information available regarding similar sales transactions, performed by independent parties for similar assets, or at observable market prices, minus the incremental costs incurred in transferring ownership of the asset.

Calculation of the use value is based on discounted cash flow model. Cash flow is obtained from the budget for the next five years and do not include restructuring activities to which the Company has not yet committed, or significant future investments that will increase the performance of the asset or of the cash-generating unit subject to testing. The recoverable amount is very sensitive to the discount rate used for the discounted cash flow model, and to entries of future funds expected at the growth rate used for the purposes of extrapolation, and therefore, the uncertainty is related to said estimate variables.

b) Taxes

The Company establishes allowances based on reasonable estimates. The amount of said allowances is based on various factors, such as experience with previous tax audits and the different interpretations of tax regulations by the entity subject to the tax and the tax authority in charge. Differences in the interpretation may result in a large number of issues according to the conditions that prevail at the legal address of the financial group entity.

The Deferred Tax Asset that results from tax losses is recognised for all the tax losses not used, provided it is likely that there will be a future tax profit available that can be used to compensate said losses.

Determination of the amount of the Deferred Tax Asset that can be recognised requires a significant level of judgment by the management, based on the timing and level of the future tax profit and of the future tax planning strategies. The Company has recognized a Deferred Tax Asset of ARS 167.754.937 as to December 31, 2013 which is presented in Note 12 “Tax Assets”.

Furthermore, the Company has an Assumed Minimum Income Tax credit of ARS 45.158.291 as to December 31, 2013 as it is expected to be recoverable before it is barred by the statute of limitations.

Note 29 includes more detailed information on the Corporate Income Tax.

4.24. Cash and cash equivalents

This includes cash, bank deposits, and other short-term ones, and highly liquid investments that are easily convertible into cash and are subject to a minimum risk of changing value.

The following is presented in cash and cash equivalents:

In the national legal tender: at its par value.

In foreign currency: These amounts were converted at the exchange rate in effect at the closing of the applicable period/fiscal year for liquidation of the respective transactions. Exchange rate differences were ascribed to the period’s profits and losses.

Financial assets such as Mutual Funds and commercial papers were classified as “Financial Assets at fair value with changes in income", considering the nature and purposed established during the initial recognition. The net earnings or losses for any income obtained resulting from financial assets were recognised in the income and classified as financial income in the consolidated statement of comprehensive income.

(figures expressed in Argentine pesos)

Note 5. Adoption of International Financial Reporting Standards, reconciliation – IAS 10 and 11

In accordance with evaluations performed by the Company Management, and in the light of IAS 10 and 11, the participation on Marina Río Luján S.A, does not satisfy the definition of joint agreement, as the joint governance of relevant activities of Marina Río Luján S.A and Marcelo Gómez Prieto is a protecting right and not substantial right. Following these new regulations, said agreement has been left out from the control analysis. The analysis has been based in: a) the power conferred by Marina Río Luján S.A ordinary shares (substantial rights); b) the Company exposition to varying income from its participation in the controlled company; and c) its capacity to govern over relvant activities of the controlled company to exert influence on its own performance. On the basis of the analysis conducted, as from January 1, 2013, the Company issues its consolidated financial statements including Marina Río Luján S.A as a subsidiary, and consolidates it following the procedures described in IAS 10, used for the rest of the subsidiaries, which are the same as the procedures of IAS 27.

Following is a conciliation of the consolidated financial statements issued as to December 31, 2012 and 2011 in which the investment that the Company has over Marina Río Luján S.A has consolidated as to 50%, while the transition and consolidation effects as to 100%.

	As to December 31, 2012			As to December 31, 2011		
	50%	Transition effect	100%	50%	Transition effect	100%
ASSETS						
Current assets						
Cash and cash equivalents	56,468,627	1,992,823	58,461,450	77,047,456	2,514,319	79,561,775
Financial Instruments	999,448	-	999,448	-	-	-
Trade receivables	5,658,146	-	5,658,146	8,472,404	-	8,472,404
Other receivables	129,094,273	1,258,569	130,352,842	100,797,233	1,348,971	102,146,204
Credits with related parties	6,595,630	(788,178)	5,807,452	8,042,419	990	8,043,409
Inventories	1,207,997,918	74,493,964	1,282,491,882	824,657,480	72,485,658	897,143,138
Total current assets	1,406,814,042	76,957,178	1,483,771,220	1,019,016,992	76,349,938	1,095,366,930
Non-current assets						
Other receivables	3,811,495	(2)	3,811,493	953,122	1	953,123
Credits with related parties	1,315,000	-	1,315,000	-	-	-
Property, plant and equipment	7,792,607	1,670,149	9,462,756	3,370,290	1,660,638	5,030,928
Intangible assets	795,568	8,322	803,890	766,345	12,483	778,828
Tax assets	103,385,614	2,363,724	105,749,338	43,618,505	809,687	44,428,192
Capital gain	111,445,604	-	111,445,604	143,540,998	-	143,540,998
Total non-current assets	228,545,888	4,042,193	232,588,081	192,249,260	2,482,809	194,732,069
Total assets	**1,635,359,930**	**80,999,371**	**1,716,359,301**	**1,211,266,252**	**78,832,747**	**1,290,098,999**

(figures expressed in Argentine pesos)

Note 5. Adoption of International Financial Reporting Standards, reconciliation – IAS 10 and 11 (continued)

	As to December 31, 2012			As to December 31, 2011		
	50%	Transition effect	100%	50%	Transition effect	100%
LIABILITIES						
Current Liabilities						
Trade debts	123,570,565	532,382	124,102,947	48,741,518	1,015,785	49,757,303
Loans	84,749,431	103,527	84,852,958	16,542,660	20	16,542,680
Employees Benefits	2,607,784	53,776	2,661,560	2,141,143	34,831	2,175,974
Current tax liabilities	4,901,152	74,893	4,976,045	4,288,299	93,427	4,381,726
Taxes payable	3,623,194	70,973	3,694,167	2,745,001	46,430	2,791,431
Outstanding sums with related parties	148,386,430	884,767	149,271,197	111,554,620	5,654,612	117,209,232
Advanced Payments of clients	839,380,770	11,881,400	851,262,170	411,229,659	2,080,825	413,310,484
Other accounts payable	970,873	-	970,873	25,216,707	-	25,216,707
Total current liabilities	1,208,190,199	13,601,718	1,221,791,917	622,459,607	8,925,930	631,385,537
Non-current liabilities						
Trade debts	506,742	-	506,742	-	-	-
Loans	43,724,152	-	43,724,152	33,515,044	-	33,515,044
Taxes payable	304,977	-	304,977	374,639	-	374,639
Deferred tax liabilities	62,541,337	21,489,374	84,030,711	81,140,181	21,489,374	102,629,555
Total non-current liabilities	107,077,208	21,489,374	128,566,582	115,029,864	21,489,374	136,519,238
Total liabilities	**1,315,267,407**	**35,091,092**	**1,350,358,499**	**737,489,471**	**30,415,304**	**767,904,775**
SHAREHOLDERS' EQUITY						
Capital issued	70,349,485	-	70,349,485	70,349,485	-	70,349,485
Other components attributable to controlling company	247,970,648	-	247,970,648	375,074,172	-	375,074,172
Interests attributable to controlling company owners.	318,320,133	-	318,320,133	445,423,657	-	445,423,657
Non-controlling interests	1,772,390	45,908,279	47,680,669	28,353,124	48,417,443	76,770,567
Total shareholders' equity	**320,092,523**	**45,908,279**	**366,000,802**	**473,776,781**	**48,417,443**	**522,194,224**
Total shareholders' equity and liabilities	**1,635,359,930**	**80,999,371**	**1,716,359,301**	**1,211,266,252**	**78,832,747**	**1,290,098,999**

(figures expressed in Argentine pesos)

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Note 5. Adoption of International Financial Reporting Standards, reconciliation – IAS 10 and 11 (continued)

	As to December 31, 2012		
	50%	Transition effect	100%
Income for ordinary activities	73,288,374	-	73,288,374
Costs of ordinary activities	(145,518,450)	-	(145,518,450)
Gross income	**(72,230,076)**	**-**	**(72,230,076)**
Commercialization expenses	(24,535,157)	(2,324,892)	(26,860,049)
Administrative expenses	(29,997,308)	(221,963)	(30,219,271)
Other operating expenses	(32,095,394)	-	(32,095,394)
Operating income	**(158,857,935)**	**(2,546,855)**	**(161,404,790)**
Other expenses	(545,841)	(4,161)	(550,002)
Financial results			
Exchange differences	(67,508,207)	(1,145,046)	(68,653,253)
Financial income	23,218,611	227,545	23,446,156
Financial costs	(18,697,522)	(382,498)	(19,080,020)
Other net income and expenses	255,831	161	255,992
Income for the fiscal year before Income Tax	**(222,135,063)**	**(3,850,854)**	**(225,985,917)**
Income Tax	67,117,862	1,341,689	68,459,551
Income for the fiscal year	**(155,017,201)**	**(2,509,165)**	**(157,526,366)**
Other comprehensive income			
Exchange difference from a net investment abroad	(505,907)	-	(505,907)
Total other comprehensive income	**(505,907)**	**-**	(505,907)
Total comprehensive income for the fiscal year	**(155,523,108)**	**(2,509,165)**	**(158,032,273)**

(figures expressed in Argentine pesos)

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Note 6. Cash and cash equivalents

	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Cash in the national legal tender		36,172	23,515	41,172
Cash in foreign currency	41	36,390	20,727	204,381
Banks in the national legal tender		11,972,807	1,572,874	4,399,144
Banks in foreign currency	41	13,353,789	14,614,597	7,922,999
Funds to be deposited		702,437	3,035,986	1,482,884
Time deposits in the national legal tender		13,093,820	3,624,200	-
Time deposits in foreign currency	33.5 y 41	1,253,597	941,561	813,780
Mutual funds in the national legal tender		59,362,549	4,446,488	-
Mutual funds in foreign currency	41	10,542,398	23,080,354	56,704,973
Debt securities in foreign currency	41	1,134,175	-	-
Commercial papers	41	9,632,891	7,101,148	7,992,442
Total Cash and cash equivalents		**121,121,025**	58,461,450	79,561,775

Time deposits in national currency as to December 2013 are funds placedwith Bnco Macro SA and HSBC Bank Argentina SA, and accrue an average anual interest of 20%; as to December 31, 2012, they are funds placed with Banco Macro SA, HSBC Bank Argenitna SA and Banc Industrial, and accrue an anual average interest of 15.6%. Time deposits in foreign currency as to December 31, 2013 and December 31, 2012 are funds placed with Banco Santander Río SA, under a 30-day renewable term, accruing an annual average interest rate of 0.38% and 0.40% respectively.

Debt securities in foreign currency as to December 31, 2013 correspond to BODEN in dollars for a par value of USD 174,314, with a period-end market of USD 1.0039.

Commercial papers as to December 31, 2013 correspond to JP Morgan and Credit Suisse Corporate Bonds for a par value of USD 400,000 and USD 800,000 respectively, with an average period-end market value of USD 0.9945. Likewise, they include CEDINES for a total amount of USD 220,000 with a period-end market value of ARS 8.6824. As to December 31, 2012 they were placed by JP MORGAN for a par value of USD 1,480,800 with a period-end market value of USD 0.9705.

Note 7. Trade receivables

	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Debtors per sale of goods in the national legal tender		4,861,650	2,699,319	-
Debtors per sale of goods in foreign currency	41	4,052,315	2,325,496	8,155,661
Debtors per services rendered in the national legal tender		585,555	270,978	
Debtors per services rendered in foreign currency	41	-	362,353	316,743
Total trade receivables		**9,499,520**	5,658,146	8,472,404

The trade receivables mentioned above are measured at amortized cost. The Company has not recognised any allowance for bad debts after conducting an individual recoverability analysis of the receivables portfolio. The age of accounts receivable is as follows:

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Due within			
0 to 90 days	3,512,640	1,852,502	3,465,872
91 to 180 days	-	1,115,101	2,562,286
181 to 270 days	2,384,178	461,838	1,752,962
Over 271 days	-	-	374,541
Past-due			
0 to 90 days	3,602,702	1,866,352	282,977
91 to 180 days	-	-	12,906
Over 181 days	-	362,353	20,860
Total	**9,499,520**	5,658,146	8,472,404

(figures expressed in Argentine pesos)

Note 8. Other receivables

Current	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Added value tax		44,259,886	31,736,179	19,619,825
Gross Income Tax		2,302,483	3,659,236	260,287
Security Deposits in local currency		-	501,200	-
Security Deposits in foreign currency	41	291,645	-	-
Insurance policies to be accrued in local currency		42,957	49,886	29,335
Insurance policies to be accrued in foreign currency	41	1,417,111	999,671	667,339
Advance payments to general suppliers in local currency		64,677,233	63,679,132	58,074,037
Advance payments to general suppliers in foreign currency	41	127,845	5,569,697	351,835
Advance payments to suppliers on inventory purchases	41	-	25,022,706	22,078,255
Expenses to be rendered		411,724	-	-
Expenses to be recovered in local currency		2,317,022	1,204,551	507,583
Expenses to be recovered in foreign currency	41	-	-	2,558
Bad checks receivable		182,913	65,100	4,212
Rent receivable		48,877	179,821	215,443
Loan granted (1)		762,316	-	-
Sundry receivables in local currency		47,064	323,874	237,033
Sundry receivables in foreign currency	41	-	40,958	98,462
Minus:				
Bad-debt allowance on other receivables	34.3	(2,403,730)	(2,679,169)	-
Sub Total other receivables – Current		**114,485,346**	130,352,842	102,146,204
Non-current				
Added value tax in foreign currency	41	7,988,460	2,474,050	146,472
Expenses to be accounted for		-	-	374,639
Security deposits in local currency		26,404	21,100	21,100
Security deposits in foreign currency	41	67,988	366,010	191,880
Insurance policies to be accrued in local currency		984	7,805	-
Insurance policies to be accrued in foreign currency	41	925,649	942,528	219,032
Loan granted (1)		2,368,291	-	-
Sub Total other receivables – Non-current		**11,377,776**	3,811,493	953,123
Total other receivables		**125,863,122**	134,164,335	103,099,327

(1) **Loan granted by Canfot S.A. to Edenor:**

On July 29, 2013 Edenor SA requested and Canfot SA granted a loan for an amount of ARS 3,072,378 for financing works on Forum Alcorta Project, which shall be paid by Canfot SA in 5 consecutive installments by monthly checks for the amount of ARS 614,476. These sums shall accrue a compensatory interest to be calculated at the passive rate for time deposits to thirty (30) days of Argentinean National Bank of the last day of the month previous to the issuance of each payment. Once the connection term has elapsed (one hundred working days as from the agreement date) on the works, Edenor shall pay the sum back in 48 consecutive monthly installments.

(figures expressed in Argentine pesos)

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Note 9. Inventories

	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
"Astor Palermo" urban real estate project	33.4	243,747,425	114,669,717	79,533,353
"Astor Caballito" urban real estate project	33.2	111,524,926	77,969,186	58,884,406
"FACA" urban real estate project	33.8	250,145,993	23,496,724	-
"Forum Alcorta" urban real estate project	33.1	505,005,972	317,209,628	194,958,048
"Venice" urban real estate project		166,298,605	148,840,144	143,649,772
"Astor Nuñez" urban real estate project	33.7	94,844,658	61,167,576	57,376,513
"Forum Puerto del Buceo" urban real estate project	33.6	304,334,358	187,505,287	843,276
"Forum Puerto Norte" urban real estate project		105,741,637	299,270,150	244,597,724
Finished units at "Forum Puerto Norte"		188,443,876	108,573,982	117,300,046
Minus:				
Impairment of "Forum Puerto Norte" urban real estate project	37	(56,685,936)	(40,664,475)	-
Impairment of finished units at "Forum Puerto Norte"	37	(43,833,038)	(15,546,037)	-
Total Inventories		**1,869,568,476**	1,282,491,882	897,143,138

Note 10. Property, plant and equipment

	Chattels and supplies	Hardware	Leasehold improvements	Facilities	Showrooms	**Total**
Original value						
Balance as to January 1, 2013	642,123	1,094,780	1,069,848	6,174	12,404,953	**15,217,878**
Acquisitions	81,564	87,888	709,975	-	1,586,655	**2,466,082**
Decreases	-	-	-	-	-	-
Total as to December 31, 2013	723,687	1,182,668	1,779,823	6,174	13,991,608	**17,683,960**
Depreciation and impairment						
Balance as to January 1, 2013	(199,351)	(590,234)	(587,966)	(2,470)	(4,375,101)	**(5,755,122)**
Depreciations	(89,974)	(270,771)	(272,567)	(1,239)	(2,900,924)	**(3,535,475)**
Loss due to impairment	-	-	-	-	-	-
Total as to December 31, 2013	(289,325)	(861,005)	(860,533)	(3,709)	(7,276,025)	**(9,290,597)**
Residual value as to December 31, 2013	**434,362**	**321,663**	**919,290**	**2,465**	**6,715,583**	**8,393,363**

	Chattels and supplies	Hardware	Leasehold improvements	Facilities	Showrooms	**Total**
Original value						
Balance as to January 1, 2012	472,056	524,469	727,661	6,174	6,895,931	**8,626,291**
Acquisitions	170,067	570,311	342,187	-	5,509,022	**6,591,587**
Decreases	-	-	-	-	-	-
Total as to December 31, 2012	642,123	1,094,780	1,069,848	6,174	12,404,953	**15,217,878**
Depreciation and impairment						
Balance as to January 1, 2012	(137,416)	(299,762)	(411,033)	(1,235)	(2,745,917)	**(3,595,363)**
Depreciations	(61,935)	(290,472)	(176,933)	(1,235)	(1,629,184)	**(2,159,759)**
Loss due to impairment	-	-	-	-	-	-
Total as to December 31, 2012	(199,351)	(590,234)	(587,966)	(2,470)	(4,375,101)	**(5,755,122)**

(figures expressed in Argentine pesos)

Residual value as to December 31, 2012	**442,772**	**504,546**	**481,882**	**3,704**	**8,029,852**	**9,462,756**

Note 10. Property, plant and equipment (continued)

	Chattels and supplies	Hardware	Leasehold improvements	Facilities	Showrooms	**Total**
Original value						
Balance as to January 1, 2011	290,714	280,989	252,719	-	2,256,651	**3,081,073**
Acquisitions	181,342	243,480	474,942	6,174	4,639,280	**5,545,218**
Decreases	-	-	-	-	-	**-**
Total as to December 31, 2011	472,056	524,469	727,661	6,174	6,895,931	**8,626,291**
Depreciation and impairment						
Balance as to January 1, 2011	(83,011)	(154,029)	(249,487)	-	(717,673)	**(1,204,200)**
Depreciations	(54,405)	(145,733)	(161,546)	(1,235)	(2,028,244)	**(2,391,163)**
Loss due to impairment	-	-	-	-	-	**-**
Total as to December 31, 2011	(137,416)	(299,762)	(411,033)	(1,235)	(2,745,917)	**(3,595,363)**
Residual value as to December 31, 2011	**334,640**	**224,707**	**316,628**	**4,939**	**4,150,014**	**5,030,928**

Note 11. Intangible assets

	Software	Software development	Trademarks	**Total**
Original value				
Balance as to January 1, 2013	233,605	1,233,493	21,364	**1,488,462**
Acquisitions	176,355	497,341	1,832	**675,528**
Decreases	-	-	-	-
Total as to December 31, 2013	409,960	1,730,834	23,196	**2,163,990**
Depreciation and impairment				
Balance as to January 1, 2013	(209,812)	(470,723)	(4,037)	**(684,572)**
Depreciations	(14,936)	(469,561)	(2,848)	**(487,345)**
Loss due to impairment	-	-	-	-
Total as to December 31, 2013	(224,748)	(940,284)	(6,885)	**(1,171,917)**
Residual value as to December 31, 2013	**185,212**	**790,550**	**16,311**	992,073

	Software	Software development	Trademarks	**Total**
Original value				
Balance as to January 1, 2012	207,033	691,294	15,071	**913,398**
Acquisitions	26,572	542,199	6,293	**575,064**
Decreases	-	-	-	**-**
Total as to December 31, 2012	233,605	1,233,493	21,364	**1,488,462**
Depreciation and impairment				
Balance as to January 1, 2012	(131,944)	-	(2,626)	**(134,570)**

(figures expressed in Argentine pesos)

Depreciations	(77,868)	(470,723)	(1,411)	**(550,002)**
Loss due to impairment	-	-	-	-
Total as to December 31, 2012	(209,812)	(470,723)	(4,037)	**(684,572)**
Residual value as to December 31, 2012	**23,793**	**762,770**	**17,327**	**803,890**

Signed for identification purposes
with our auditor report dated on March 7, 2014
Adler, Hasenclever & Asociados S.R.L.
Certified Public Accountants
By Supervisory Committee
Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 1 Page 68

Ignacio Fabián Gajst
Statutory Auditor

Gabriel Righini (Partner)
Certified Public Accountant (U.B.A.)
Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 245 Page 74

Federico Nicolás Weil
President

(figures expressed in Argentine pesos)

Note 11. Intangible assets (continued)

	Software	Software development	Trademarks	Total
Original value				
Balance as to January 1, 2011	149,035	138,736	3,510	**291,281**
Acquisitions	57,998	552,558	11,561	**622,117**
Decreases	-	-	-	**-**
Total as to December 31, 2011	207,033	691,294	15,071	**913,398**
Depreciation and impairment				
Balance as to January 1, 2011	(62,933)	-	(1,215)	**(64,148)**
Depreciations	(69,011)	-	(1,411)	**(70,422)**
Loss due to impairment	-	-	-	**-**
Total as to December 31, 2011	(131,944)	-	(2,626)	**(134,570)**
Residual value as to December 31, 2011	**75,089**	**691,294**	**12,445**	**778,828**

Note 12. Tax assets

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Assumed minimum income tax	45,158,291	30,001,665	19,104,972
Tax loss – local source	165,232,735	74,936,113	25,291,062
Tax loss – foreign source	-	32,158	32,158
Foreign net investment loss	2,522,202	779,402	-
Total Tax assets	**212,913,228**	105,749,338	44,428,192

Local and foreign source tax losses may be used until the following dates:

	Pesos		
Year	**Dec 31, 2013**	Dec 31, 2012	Dec 31, 2011
2012		-	30,245
2013	-	724,768	3,529,677
2014	1,558,894	1,558,428	1,558,428
2015	6,911,742	6,936,866	6,936,866
2016	15,616,543	15,390,679	13,268,004
2017	50,448,033	51,136,932	-
2018	93,219,725	-	-
Total	**167,754,937**	**75,747,673**	**25,323,220**

Note 13. Capital gain

	Marina Río Lujan S.A.	Maltería del Puerto S.A.	Pico y Cabildo S.A.	Canfot S.A.	Total
Original value					
Balance as to January 1, 2013	21,487,412	32,095,394	10,558,985	79,399,207	**143,540,998**
Acquisitions	-	-	-	-	**-**
Decreases	-	-	-	-	**-**
Total as to December 31, 2013	21,487,412	32,095,394	10,558,985	79,399,207	**143,540,998**

Signed for identification purposes
with our auditor report dated on March 7, 2014
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Federico Nicolás Weil
President

(figures expressed in Argentine pesos)

Impairment					
Balance as to January 1, 2013	-	(32,095,394)	-	-	**(32,095,394)**
Loss due to impairment	-	-	-	-	**-**
Total as to December 31, 2013	-	(32,095,394)	-	-	**(32,095,394)**
Residual value as to December 31, 2013	**21,487,412**	**-**	**10,558,985**	**79,399,207**	**111,445,604**

(figures expressed in Argentine pesos)

Note 13. Capital gain (continued)

	María Río Lujan S.A.	Maltería del Puerto S.A.	Pico y Cabildo S.A.	Canfot S.A.	Total
Original value					
Balance as to January 1, 2012	21,487,412	32,095,394	10,558,985	79,399,207	**143,540,998**
Acquisitions	-	-	-	-	**-**
Decreases	-	-	-	-	**-**
Total as to December 31, 2012	21,487,412	32,095,394	10,558,985	79,399,207	**143,540,998**
Impairment					
Balance as to January 1, 2012	-	-	-	-	**-**
Loss due to impairment	-	(32,095,394)	-	-	**(32,095,394)**
Total as to December 31, 2012	-	(32,095,394)	-	-	**(32,095,394)**
Residual value as to December 31, 2012	**21,487,412**	**-**	**10,558,985**	**79,399,207**	**111,445,604**

	María Río Lujan S.A.	Maltería del Puerto S.A.	Pico y Cabildo S.A	Canfot S.A.	Total
Original value					
Balance as to January 1, 2012	21,487,412	32,095,394	-	79,399,207	**132,982,013**
Acquisitions	-	-	10,558,985	-	**10,558,985**
Decreases	-	-	-	-	-
Total as to December 31, 2012	21,487,412	32,095,394	10,558,985	79,399,207	**143,540,998**
Impairment					
Balance as to January 1, 2011	-	-	-	-	-
Loss due to impairment	-	-	-	-	-
Total as to December 31, 2011	-	-	-	-	-
Residual value as to December 31, 2011	**21,487,412**	**32,095,394**	**10,558,985**	**79,399,207**	**143,540,998**

Note 14. Trade debts

Current	Notes	**Dec 31, 2013**	Dec 31, 2012	Dec 31, 2011
Suppliers in local currency		38,400,624	16,355,405	17,495,674
Suppliers in foreign currency	41	4,766,930	6,991,803	110,377
Deferred checks		7,481,699	22,410,050	8,368,866
Provision for expenditure in local currency		4,827,301	3,415,909	18,242,838
Provision for expenditure in foreign currency	41	28,177	302,447	813,182
Provision for works in local currency		31,564,808	9,683,745	1,056,797
Provision for works in foreign currency	41	-	-	928,050
Fees payable		-	-	6,900
Insurance policies payable in national currency		12,997	42,691	24,577
Insurance policies payable in foreign currency	41	1,892,280	1,315,961	401,388
Performance bond		163,363	117,605	68,521
Contingency fund in local currency		4,330,018	3,614,417	2,180,152
Contingency fund in foreign currency	41	110,375	20,426	59,981
Real estate purchase creditors	41	101,041,529	59,832,488	-
Building permit in foreign currency	41	28,136,407	-	-
Sundry in foreign currency	41	2,350	-	-

Subtotal current Trade debts	**222,758,858**	124,102,947	49,757,303

(figures expressed in Argentine pesos)

Note 14. Trade debts (continued)

Non-current	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Insurance policies payable in foreign currency	41	-	506,742	-
Subtotal non-current Trade debts		-	506,742	-
Total Trade debts		**222,758,858**	124,609,689	49,757,303

Note 15. Loans

Current	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Loans in local currency	15.1	-	6,457,166	-
Loans in foreign currency	41	-	-	8,764,449
Mortgage-backed bank loans in local currency	15.2.A 2.C and 15.3	52,902,804	17,535,988	189,939
Mortgage-backed bank loans in foreign currency	15.2.B and 41	51,248,325	25,524,106	69,034
Current account advances in local currency	15.5	19,622,339	16,399,714	7,511,915
Current account advances in foreign currency	41	-	895,416	-
Corporate notes in local currency	15.4	16,612,715	6,978,126	-
Corporate notes in foreign currency	15.4 and 41	42,685,928	11,062,442	-
Sundry		-	-	7,343
Subtotal current loans		**183,072,111**	84,852,958	16,542,680
Non-current				
Corporate notes in local currency	15.4	59,518,344	12,752,431	-
Corporate notes in foreign currency	15.4 and 41	47,482,363	30,971,721	-
Mortgage-backed bank loans in local currency	15.3 and 15.2.A	9,770,113	-	15,528,000
Mortgage-backed bank loans in foreign currency	15.2.B and 41	-	-	17,987,044
Subtotal non-current loans		**116,770,820**	43,724,152	33,515,044
Total Loans		**299,842,931**	128,577,110	50,057,724

Following is a breakdown of activity in loans:

	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Opening balance		128,577,110	50,057,724	12,278,821
New loans and financing arrangements		157,871,926	71,657,376	28,408,769
Interests		31,183,712	2,236,484	4,885,653
Effects of exchange rate variation		32,104,632	7,357,274	1,496,429
Current account advances		2,327,209	9,783,235	6,934,960
Principal payments		(22,745,147)	(11,214,850)	-
Debt relief	15.1	(3,041,095)	-	-
Interest payments		(26,435,416)	(1,300,133)	(3,946,908)
Closing balance		**299,842,931**	128,577,110	50,057,724

(figures expressed in Argentine pesos)

Note 15. Loans (continu ed)

Following is the description of main loans received by the Company or its subsidiaries:

1. **Loan made by Sociedad Italiana to Maltería del Puerto S.A.:** On September 17, 2012**,** Maltería del Puerto S.A. entered into a loan agreement with Sociedad Italiana de S.M.P. (hereinafter "Sociedad Italiana") for the amount of ARS 6, 547,166, which would accrue an interest at a nominal annual rate on outstanding balances of 27% repaying principal with the last instalment on February 28, 2013.

On July 8, 2013 the parties agreed to relieve debts for an amount of ARS 3, 041,094 and Maltería del Puerto SA paid the outstanding balance.

The amount pending cancellation under the above mentioned agreement as to December 31, 2012 amounts to ARS 6,457,166.

2. **Loans made by Banco Hipotecario to Canfot S.A. for the financiation of Forum Alcorta project:** Canfot S.A. executed three loan construction financing agreements secured by a mortgage with Banco Hipotecario S.A. (the "Bank") for Forum Alcorta project. Following is a summary of the most relevant aspects of each:

A) Loan up to an amount of ARS 30,000,000:

I. Following is a summary of the sums disbursed by the Bank, accumulated to the closing date of each period/year.

Date	Total Amount
In 2010	12,000,000
In 2011	3,528,000
In 2012	1,834,200
In 2013	4,926,600
	22,288,800

The balance on the loan i.e., the sum of ARS 7,711,200 will be loaned through disbursements made within timeframes of no less than thirty (30) days, proportionate to the progress of the works, and subject to delivery by the company –to full satisfaction of the Bank- of certain information on the project.

II. On March 6, 2013, the Company requested and the Bank granted an extension to the original deadline (June 15, 2013) setting the new one for June 15, 2014. The Company may make advances with funds obtained from presales of units from the undertaking, without any kind of penalty being applied by the Bank.

III. All the amounts disbursed by the Bank will accrue, until their full payment, interest on the amount outstanding at the end of each monthly period, equivalent to the "BADLAR Bancos Privados Corregida" rate, plus a margin of 550 basis points.

The amounts outstanding under the above mentioned agreements, as to December 31, 2013, 2012 and 2011 amounts to ARS:

	Loans		
Date	Current	Non-current	Amount
31/12/2013	22,524,256	-	22,524,256
31/12/2012	17,535,988	-	17,535,988
31/12/2011	189,939	15,528,000	15,717,939

(figures expressed in Argentine pesos)

Note 15. Loans (continued)

B) Loan up to an amount of USD 12,000,000:

I. Following is a summary of the sums disbursed by the Bank, accumulated to the closing date of each period/year.

Date	Total Amount
In 2011	USD 4,179,146
In 2012	USD 991,164
In 2013	USD 2,662,843
	USD 7,833,153

The balance on the loan, i.e. the sum of USD 4,166,847 will be loaned through disbursements made within timeframes of no less than thirty (30) days, proportionate to the progress of the works, and subject to delivery—to the full satisfaction of the Bank- of certain information on the project.

II. On March 6, 2013, the Company requested and the Bank granted an extension to the original deadline (June 15, 2013) setting the new one for June 15, 2014. The Company may make advances with funds obtained from presales of units from the undertaking, without any kind of penalty being applied by the Bank.

All sums disbursed by the Bank will accrue monthly, until full payment, a compensatory interest on balances, equivalent to a fixed annual nominal interest rate in dollars of nine point five per cent (9.50%).

The amounts outstanding under the above mentioned agreements, as to December 31, 2013, 2012 and 2011, amounts to:

Loans			
Date	Current	Non-current	Total Amount
31/12/2013	51,248,325	-	51,248,325
31/12/2012	25,524,106	-	25,524,106
31/12/2011	69,034	17,987,044	18,056,078

C) Loan of ARS 30,000,000:

I. On May 22, 2013 a third loan agreement was entered for the sum of ARS 30,000,000. The disbursement of the loan was made as per progress of works existing as to the date the loan was granted.

The principal will be reimbursed no later than June 15, 2014.

II. All sums disbursed by the Bank will accrue, until cancellation, a compensatory interest on payable outstanding sums monthly, equivalent to "Badlar Bancos Privados Corregida" plus a margin of 600 basis points.

The amounts outstanding under the above mentioned agreements, as to December 31, 2013 amounts to:

Loans			
Date	Current	Non-current	Total Amount
31/12/2013	30,329,296	-	30,329,296

Note 15. Loans (continued)

3. **Loan made by Banco Ciudad de Buenos Aires to Pico y Cabildo S.A. for financing Astor Nuñez project:** On May 23, 2013, Pico y Cabildo S.A. executed a loan construction financing agreement secured by a mortgage with Banco Ciudad de Buenos Aires S.A. (the "Bank") for Astor Núñez project. Following is a summary of the most relevant aspects:

   Loan up to an amount of ARS 71,000,000:

   I. Following is a summary of the sums disbursed by the Bank, accumulated to the closing date of each period/year.

Date	Total Amount
In 2013	9,770,113
	9,770,113

   The balance on the loan i.e., the sum of ARS 61,229, 887 will be loaned through disbursements made within timeframes of no less than thirty (30) days, proportionate to the progress of the works, and subject to delivery by the company –to full satisfaction of the Bank- of certain information on the project.

   I. The maturity date for the payments is May 23, 2016, although the loan contemplates partial payments as per the collection of sales of new functional units.

   II. All the amounts disbursed by the Bank will accrue, until their full payment, interest on the amount outstanding at the end of each monthly period, at an Annual Nominal Rate of 23% equivalent to the annual effective rate of 25.59%.

   III. The amounts outstanding under the above mentioned credit facilities, as to December 31, 2013 amounts to:

	Loans		
Date	Current	Non-current	Total Amount
31/12/2013	49,252	9,770,113	9,819,365

4. **Corporate Notes**:

   At the Shareholders' Meeting held on December 20, 2011, approval was given for the creation of a global program for the issuance of short-, medium-, or long term simple corporate notes not convertible into stock, subordinated or not, secured or unsecured, pursuant to law No. 23576, as amended (the "CNs") for the maximum amount of fifty million United States Dollars (USD 50,000,000) or its equivalent in any other currency, under which different classes or series denominated in United States Dollars or other currencies may be issued and the succesive classes and/or series that are amortized may be reissued (the "Program"). The term of the Program will be of five (5) years, beginning with the authorization granted by CNV (Argentine Securities and Exchange Commission); within this term all the issuances and re-issuances under this Program must be carried out.

   Likewise, the funds obtained by means of the placement of the CNs issued under the Program will be allotted to according to the list on section 36 subsection (2) of Law No. 23576, as amended, e.g. Investment in physical assets located in the country; and/or contribution of working capital in the country; and/or refinancing of liabilities; and/or capital contributions to subsidiaries or affiliates of the issuer Company, the proceeds of which should be used solely for the purposes indicated above, and the Board of Directors (or, if applicable, the directors or officers to which its powers may be sub-delegated) may determine to what use the proceeds from the issuance or re-issuance of each series or class of CNs to be issued under the program will be put.

   On August 21, 2012, Corporate Notes Classes I and II on the scope of the Program were issued.

Class I Corporate Notes were issued for the amount of ARS 19,533,207, at a variable rate according to Private Badlar, plus a margin of 5.25% due 21 months after the issuance, that is, on August 21, 2014. The capital will be amortized in Argentine Pesos by means of three equal consecutive payments on the months 15, 18, 21 as from the issuance. Interests shall be payable each three-month period as from November 21, 2012.

Note 15. Loans (continued)

4. **Corporate Notes (continued)**:

Class II Corporate Notes were issued for the amount of ARS 8,554,320, at a fixed rate of 9.25% due 24 months after the issuance, that is, on August 21, 2014. The capital will be amortized in Argentine Pesos by means of four equal consecutive payments on the months 15, 18, 21 and 24 as from the issuance. Interests shall be payable each three-month period as from November 21, 2012.

TGLT allocates its funds to make investments in property, plant and equipment within Argentina, to integrate working capital in the country, to refund liabilities, to make capital contributions to companies' subsidiaries to or affiliated to the Company, and/or any other allotment provided for on applicable rules.

Both issuances have been graded as "BBB+" according to the national risk scale on the long term of FIX SCR S.A. Agente de Calificación de Riesgo (previously called Fitch Argentina Calificadora de Riesgo S.A.) and are traded at Bolsa de Comercio de Buenos Aires (Buenos Aires Stock Exchange) and the Mercado Abierto Electrónico (Open Electronic Market).

On November 21, 2013 and February 21, 2014 the first and second payment of Corporate Notes Classes I and II were cancelled for an amount of ARS 6,511,069 and USD 2, 138,580 respectively, on the mentioned dates.

Within the Global Scheme for the issuance of Corporate Notes on May 10, 2013 the Board of Directors approved the issuance of Corporate Notes Classes III and IV for a par value up to the equivalent to one hundred million pesos (ARS 100,000,000). On July 3, 2013 the Company issued said Corporate Notes.

Corporate Notes Class III were issued for an amount of ARS 60,320,000, at a variable Private Badlar rate plus a margin of 3.95% to be due 30 months after their issuance, on January 4, 2016. The principal will be amortized in pesos in four equal consecutive payments in the months 21, 24, 27 and 30 from their issuance. The interest will be payable on a quarterly basis as from October 3, 2013.

Corporate Notes Class IV were issued for an amount of USD 7,380,128 at a fixed rate of 3.90% to be due 36 months after their issuance, on July 4, 2016. The principal will be amortized in pesos in four equal consecutive payments in the months 27, 30, 33 and 36 from their issuance. The interest will be payable on a quarterly basis as from October 3, 2013.

TGLT will affect the funds to financing the construction of its projects Astor Palermo, Astor Núñez and Astor Caballito, in the City of Buenos Aires. Both issuances have been graded as "BBB+" according to the national risk scale on the long term of FIX SCR S.A. Agente de Calificación de Riesgo (previously called Fitch Argentina Calificadora de Riesgo S.A.) and are traded at Bolsa de Comercio de Buenos Aires (Buenos Aires Stock Exchange) and the Mercado Abierto Electrónico (Open Electronic Market).

5. **Advances in current account**

At period end the agreements in current account of Malteria del Puerto had the following TGLT collateral: Banco Macro (a) Standby letter of credit issued by the Bank UBS ARS 6 million and (b) time deposits on a pledge by TGLT for a total amount of ARS 6 million; time deposits with HSBC Bank Argentina pledged by TGLT for a total amount of ARS 6.5 million and the agreement in an account of Banco Industrial for ARS 1 million are unsecured loans.

Note 16. Employees' benefits

	Notes	**Dec 31, 2013**	Dec 31, 2012	Dec 31, 2011
Wages payable		3,415,738	918,638	782,108

(figures expressed in Argentine pesos)

Social security contributions payable in local currency		1,725,279	923,583	690,178
Social security contributions payable in foreign currency	41	205,839	114,599	-
Provision for Annual Complementary Salary and holidays in local currency		1,120,447	898,345	661,140
Provisión para SAC y vacaciones en moneda extranjera	41	154,521	-	-
Federal Tax Payment Plan		-	-	272,212
Provision for Board of Directors' fees		97,500	76,239	67,220
Minus:				
Staff advances		(402,814)	(269,844)	(296,884)
Total Employees' benefits		**6,316,510**	2,661,560	2,175,974

Note 17. Current tax liabilities

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Assumed minimum income tax	7,535,730	4,976,045	4,381,726
Total Current tax liabilities	**7,535,730**	4,976,045	4,381,726

Note 18. Other tax burdens

Current		**Dec 31, 2013**	Dec 31, 2012	Dec 31, 2011
Added value tax		-	120,769	20,789
Added value tax in foreign currency	41	-	3,087	-
Gross Income Tax		1,715,908	771,728	288,605
Municipal Tax Payable		363,542	5,455	-
Stamp Tax		-	-	524,588
Net worth tax		1,131,391	1,294,503	-
Federal Tax Payment Plan in foreign currency	41	699,071	-	-
Provision for net worth tax in foreign currency	41	803,173	802,022	14,705
Provincial Tax Payment Plan		-	-	406,420
Municipal Tax Payment Plan	34.4	89,803	79,696	75,229
Withholdings and earnings to be deposited in local currency		1,447,499	613,932	1,397,118
Withholdings and earnings to be deposited in foreign currency	41	28,433	-	-
Registration and inspection duties		-	-	59,436
Sundry tax provisions	41	280	2,975	-
Other provincial taxes		-	-	4,541
Subtotal Other tax burdens - Current		**6,279,100**	3,694,167	2,791,431
Non-current				
Municipal Tax Payment Plan	34.4	205,149	304,977	374,639
Subtotal Other tax burdens – Non-current		**205,149**	304,977	374,639
Total Other tax burdens		**6,484,249**	3,999,144	3,166,070

Note 19. Advanced Payments of clients

	Notes	**Dec 31, 2013**	Dec 31, 2012	Dec 31, 2011
Early collections in local currency		994,702,148	211,469,186	44,685,864
Early collections in foreign currency	41	275,324,942	619,029,728	383,343,914
Provision for early collections in foreign currency	41	21,179,657	86,202,685	29,453,905
Stock sales advances in local currency		4,071,046	-	-

(figures expressed in Argentine pesos)

Stock sales advances in foreign currency	41	3,376,213	3,376,213	-
Provision for stock slaes advances in foreign currency	41	1,695,921	449,089	-
Minus:				
Added value tax		(90,362,481)	(69,264,731)	(44,173,199)
Total Advanced Payments of clients		**1,209,987,446**	851,262,170	413,310,484

As per the agreements entered, advanced payments of clients –arising from early collections due to the sale of units of ongoing real estate Projects- create the obligation to deliver real estate units.

The Company recognizes a provision for the Exchange differences arising from advanced payments of clients in foreign currency, for the case contemplated in purchase agreements of Company reimbursements before events of breach of contract on the part of the purchaser (the clients) or the seller (the Company).

Note 19. Advanced Payments of clients (continued)

Considering their experience in similar transactions, the Company Management has determined that for those Projects with a high level of progress the probabilities of Company reimbursements are low. In that sense, during this fiscal year, owing to the high level of project development of Forum Puerto Norte, Forum Alcorta and Astor Palermo, the Company Management has decided to revert the provision for advanced payments of clients in foreign currency for those projects. Therefore, the composition of provision for advanced payments of clients in foreign currency per project is as follows:

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Forum Puerto Norte	-	36,355,701	15,294,794
Forum Alcorta	-	39,920,452	12,936,329
Astor Palermo	-	4,101,582	816,231
Astor Caballito	-	-	-
Astor Núñez	15,346,202	4,374,216	402,652
Venice	5,833,455	1,450,734	3,899
Forum Puerto del Buceo	-	-	-
FACA	-	-	-
Subtotal Provision advanced payments of clients in foreign currency	21,179,657	86,202,685	29,453,905
Venice	1,695,921	449,089	-
Subtotal Provision for stock share sales in foreign currency	1,695,921	449,089	-
Total Provision	**22,875,578**	86,651,774	29,453,905

Note 20. Other accounts payable

	Notes	**Dec 31, 2013**	Dec 31, 2012	Dec 31, 2011
Inventory creditors in foreign currency	41	-	-	6,257,790
Long-term investment creditors	41	-	-	18,145,137
Sundry creditors in foreign currency	33.5 and 41	1,253,597	941,561	813,780
Sundry in local currency		-	16,746	-
Sundry in foreign currency	41	-	12,566	-
Debt on Port Services	36.2	1,613,360	-	-
Other liabilities		206,318	-	-
Provision for other claims	34.7	320,000	-	-
Total Other accounts payable		**3,393,275**	970,873	25,216,707

Note 21. Share Capital

(figures expressed in Argentine pesos)

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Share paid-in capital	70,349,485	70,349,485	70,349,485
Issuance Premium	378,208,774	378,208,774	378,208,774
Capital contribution	8,057,333	21,807,276	5,923,463
Total Share Capital	**456,615,592**	470,365,535	454,481,722
Ordinary fully paid-up shares	70,349,485	70,349,485	70,349,485
Total ordinary fully paid-up shares	**70,349,485**	70,349,485	70,349,485

(figures expressed in Argentine pesos)

Note 21. Share Capital (continued)

Al As to December 31, 2013, 2012 and 2011, the Company capital is distributed as follows:

	Dec 31, 2013		Dec 31, 2012		Dec 31, 2011	
Shareholders	Shares	%	Shares	%	Shares	%
Federico Nicolás Weil	13,549,889	19%	13,549,889	19%	13,549,889	19%
PDG Realty S.A. Empreendimentos e Participações	19,121,667	27%	19,121,667	27%	19,121,667	27%
Holders of US certificates of deposit representing ordinary shares	13,808,000	20%	14,550,435	21%	17,548,905	25%
Holders of Brazilian certificates of deposit representing ordinary shares	2,960,510	4%	2,960,510	4%	-	-
Other holders of ordinary shares	20,909,419	30%	20,166,984	29%	20,129,024	29%
Total Share Capital	**70,349,485**	**100%**	70,349,485	100%	70,349,485	100%

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Capital Contribution			
Opening balances	21,807,276	5,923,463	-
Divestment of non-controlling interests (a)	-	-	5,923,463
Acquisition of non-controlling interests (b)	-	15,883,813	-
Application of inter-shareholder transactions	(13,749,943)	-	-
Saldo al cierre	**8,057,333**	21,807,276	5,923,463

As per IASB, changes in the interest held by a parent in a subsidiary that do not result in a loss of control are accounted for as shareholders' equity transactions (i.e. transactions with the owners as such.)

(a) This corresponds to the sale of 9.09% of Canfot S.A. at the beginning of the third quarter 2011. The price of the transaction totalled ARS 12,129,439 and the reduction in the non-controlling interest was ARS 6,205,976, and therefore the effect of inter-shareholder transactions was ARS 5,923,463.

(b) This corresponds to the acquisition of 15% (75% to 90%) of Maltería del Puerto S.A. at the closing o of the fourth quarter of 2012. See Note 35.4

Note 22. Reserves, accumulated earnings and dividends

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Reserves			
Statutory reserve	4,000	4,000	4,000
Inter-shareholder transaction	-	(13,749,943)	(13,749,943)
Special reserve	-	46,257,485	46,257,485
Exchange rate differences for net investments abroad	(77,983)	(505,907)	-
Total reserves	**(73,983)**	32,005,635	32,511,542

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
(Deficit) / Accumulated earnings	**(193,644,308)**	**(184,051,037)**	**(41,569,607)**
Opening balances	(184,051,037)	(41,569,607)	(19,890,462)
Special reserve (See Note 22.2)	46,257,485	-	-
Total comprehensive income for the period / year	(55,850,756)	(142,481,430)	(21,679,145)

Signed for identification purposes
with our auditor report dated on March 7, 2014
Adler, Hasenclever & Asociados S.R.L.
Certified Public Accountants
Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 1 Page 68

By Supervisory Committee

Ignacio Fabián Gajst
Statutory Auditor

Gabriel Righini (Partner)
Certified Public Accountant (U.B.A.)
Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 245 Page 74

Federico Nicolás Weil
President

Closing balance for the period / year	**(193,644,308)**	**(184,051,037)**	**(41,569,607)**

(figures expressed in Argentine pesos)

Note 22. Reserves, accumulated earnings and dividends (continued)

22.1. Dividend Policy

The Company Board of Directors establishes and files a motion with the Shareholders' Meeting regarding the convenience, timing and amount of dividends, as well as, if applicable, the capitalization of annual profits, when submitting its proposal for the distribution of profits/losses to the shareholder's meeting, in light of how the business and commitments undertaken by the Company have progressed and are being projected into the future. The Company does not have or plan to establish an official policy of dividends in the near future to govern the amount and payment of dividends or other apportionments.

According to the Bylaws and the Business Organizations Act, the Company may declare dividends once or more, within any business year, and even pay anticipated dividends, pursuant to Section 224 (ii) of said Law, out of the realized net earnings as shown in the consolidated balance sheet of the Company, prepared in accordance with Argentine Generally Accepted Accounting Principle and the Regulations of the Argentine Securities and Exchange Commission as at the last day of that business year, or in special consolidated balance sheets in case of anticipated or interim dividends, providing that such dividend must be paid ratably to all holders of ordinary shares of the Company as at the pertinent record date.

All capital shares of the Company rank pari passu in terms of dividend payments.

To protect its financial creditors, the Company has limited the relation between its assets and its liabilities conditioning dividend distribution to its financial debt. In that sense, up to the maturity of Corporate Notes Class I and II on August 21, 2014 the amount of the Company loans, net and equivalent to Cash shall not surplus 60% of the Company Net Consolidated Shareholders' Equity. Such proportion shall be enlarged to 75% as from the mentioned date and up to July 4, 2016, at the maturity of Corporate Notes Class III and IV, which contain this limitation.

22.2. Allocation of retained earnings originated by application of IFRS for the first time

As a consequence of the application of IFRS and its amendments for the first time to the Company Annual Financial Statements there has been a positive difference between the opening balance of non-allocated earnings shown in the Annual Financial Statements from the first period close after IFRS application (2012) and the closing balance of non-allocated earnings from the last period close when previous accounting regulations were still enforceable (2011), for an amount of ARS 46,257,485.

On April 16, 2013 the Ordinary Shareholders' Meeting decided to apply that sum to the account "Non-allocated earnings" and show that movement in the intermediate financial statements and in the financial statements for the current period.

Note 23. Income for usual activity of the company

	Dec 31, 2013	Dec 31, 2012
Income for delivery of goods	160,513,578	69,684,185
Income for services rendered	7,722,344	2,933,536
Income for administration charges	182,157	670,653
Total Income for usual activity	**168,418,079**	73,288,374

(figures expressed in Argentine pesos)

Note 24. Cost of usual activity of the company

	Dec 31,2013	Dec 31, 2012
Inventory at start of period	108,573,982	117,300,046
Plus:		
Cost triggered during the period	300,085,263	77,648,338
Impairment	44,308,462	56,210,512
Minus:		
Inventory at end of period	(188,443,876)	(108,573,982)
Plus:		
Costs of services rendered		
Wages and social security contributions	6,488,923	2,141,704
Rent and maintenance fees	515,415	349,908
Transport and per diem	213,720	183,321
IT and services expenses	504,286	258,603
Total cost of usual activity	**272,246,175**	145,518,450

Note 25. Commercialization expenses

	Dec 31,2013	Dec 31, 2012
Wages and social security contributions	6,105,799	4,427,389
Rent and utility bills	443,921	242,451
Professional fees	1,161,787	2,001,245
Taxes, duties and assessments	12,200,440	8,935,285
Transport and per diem	320,353	193,197
IT and service expenses	441,757	181,786
Impairment of fixed assets	2,590,171	1,629,184
Office expenses	288,178	130,802
Representation expenses	-	2,310
Insurance	71,758	247,497
Advertising expenses	14,633,906	7,102,708
Expenses for sales	9,508,892	1,167,245
Overhead	198,502	598,950
Total commercialization expenses	**47,965,464**	26,860,049

(figures expressed in Argentine pesos)

Note 26. Administrative Expenses

	Dec 31,2013	Dec 31, 2012
Wages and social security contributions	12,984,873	16,010,760
Other payroll expenses	4,440,914	55,432
Rent and utility bills	1,870,944	1,633,773
Professional fees	5,933,075	3,638,678
Directors' fees	479,941	151,430
Statutory auditing committee fees	270,849	410,800
IPO expenses	583,977	405,146
Taxes, duties and assessments	3,889,974	2,460,722
Public Services	23,983	-
Transport and per diem	402,568	603,426
IT and services expenses	1,085,337	959,924
Impairment of fixed assets	945,304	530,575
Office expenses	1,212,876	1,004,994
Insurance	1,054,974	786,659
Donations	-	142,600
Consortium expenses	3,044,870	616,833
Overhead	966,629	807,519
Total administrative expenses	**39,191,088**	30,219,271

Note 27. Financial Results

	Dec 31,2013	Dec 31, 2012
Exchange difference		
Income from exchange differences	23,587,114	23,193,458
Costs from exchange differences	(51,092,463)	(91,846,711)
Total Exchange difference	**(27,505,349)**	(68,653,253)
Financial income		
Interest	14,722,568	9,226,294
Income from holding short-term investments	12,919,782	2,671,842
Income from sale of short-term investments	15,787,394	11,548,020
Recovery of provision advances in foreign currency	124,652,959	-
Total Financial income	**168,082,703**	23,446,156
Financial costs		
Interests	(19,350,732)	(11,450,640)
Subtotal Interests	(19,350,732)	(11,450,640)
Other financial costs		
Banking expenses	(1,293,479)	(601,796)
Tax on bank debits and credits	(5,639,648)	(4,344,694)
Other uncollectable credits	-	(2,679,169)
Sundry	70,946	(3,721)
Subtotal Other financial costs	(6,862,181)	(7,629,380)
Total Financial Costs	**(26,212,913)**	(19,080,020)

Note: The total financial costs as to December 31, 2013 and 2012 amount to ARS 70,443,195 and 103,297,351, respectively, including "Costs from Exchange differences" and "Interests from financial costs".

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with our auditor report dated on March 7, 2014
Adler, Hasenclever & Asociados S.R.L.
Certified Public Accountants

By Supervisory Committee

Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 1 Page 68

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Federico Nicolás Weil
President

(figures expressed in Argentine pesos)

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Note 28. Other income and expenses, net

	Dec 31,2013	Dec 31, 2012
Rent earned	14,400	118,813
Recovery of expenses	76,582	60,544
Recovery provision Net Worth Tax	890,837	-
Sale of property, plant and equipment	827	-
Termination of contract	(373,710)	-
Debt relief	3,041,095	-
Sundry	2,272,601	76,635
Total Other Income	**5,922,632**	255,992

Note 29. Income Tax and Deferred Tax

The structure of "Income tax" determined in accordance with IAS 12, which is shown in the statement of income as to December 31, 2013 and 2012 is as follows:

	Dec 31,2013	Dec 31, 2012
Income Tax	(678,117)	48,519,018
Deferred Tax originated by short-term differences	8,676,785	19,940,533
Deficit prescription	(724,768)	-
Defect in Income Tax – Year 2012	(464,666)	-
Total Income Tax	**6,809,234**	68,459,551

Deferred Tax at the close of the period/years has been determined on the basis of the temporary difference between accounting and tax-related calculations. The structure of assets and liabilities for deferred Tax at the close of each period is as follows:

Assets from Deferred tax	**Dec 31, 2013**	Dec 31, 2012	Dec 31, 2011
Uncollectable credits	1,844,247	1,452,322	-
Provisions	748,487	-	-
Property, plant and equipment	718,739	343,392	961,070
Deferred Income	7,486,221	-	-
Subtotal assets from deferred tax	**10,797,694**	1,795,714	961,070
Deferred tax liabilities			
Short-term investments	(2,025,884)	(1,224,759)	(1,251,327)
Inventory valuation	(53,831,086)	(71,830,656)	(99,493,836)
Foreign currency valuation	(88,139,031)	-	(92,147)
Financial costs	(33,685,977)	(12,771,010)	(2,753,315)
Sundry	(3,950)	-	-
Subtotal liabilities from deferred tax	**(177,685,928)**	(85,826,425)	(103,590,625)
Net position of assets/(liabilities) from Deferred Tax	**(166,888,234)**	(84,030,711)	(102,629,555)

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Note 29. Income Tax and Deferred Tax (continued)

Following there is a detailed description of the reconciliation between Income Tax charged to results and such as would result from applying the relevant tax rate to the accounting result before taxes:

	Dec 31, 2013	Dec 31, 2012
Income Tax calculated at the current rate for each country	24,943,851	80,996,119
Non-deductible expenses	(5,902,522)	(884,230)
Real property sale – Uruguay	(3,805,479)	-
Valuation of propert, plant and equipment	(7,266,735)	(9,933,127)
Assumed interests	(954,326)	(269,099)
Defect i provision of Income Tax	(464,666)	-
Directors' Fees	(159,229)	(44,251)
Tax losses from previous periods	304,947	(423,698)
Uncollectable credits	113,887	(937,709)
Donations	-	(43,960)
Trademark depreciations	(494)	(494)
Income Tax	**6,809,234**	68,459,551

Note 30. Leases

The Company has entered into operating leases regarding the lease of the Company administrative and commercial offices. Payments affected under these operating leases are recognized as expenses when accrued. The leases signed do not contain any contingent rent clauses or purchase options, or other restraints.

The company has entered into two operating leases for the offices located on the 1st and 3rd floors of the building located on Avenida Scalabrini Ortiz 3333 in the City of Buenos Aires on May 21, 2008, and their renewal on May 18, 2011 and March 3rd 2011, respectively. Directive, Management and Marketing activities are conducted in those offices..

Besides that, on April 8th, 2011, the Company entered into a lease on an office located in a property on Beruti street in the City of Buenos Aires, where marketing activities are being conducted in relation to the "Astor Palermo" real estate project.

On the other hand, FDB SA has entered into two operating leases for the administrative and commercial offices located in the República Oriental del Uruguay.

	Payments due under the operating leases		
	In 1 year	**In 1 to 5 years**	**In over 5 years**
	ARS	**ARS**	**ARS**
December 31, 2013	1,028,185	-	-
December 31, 2012	380,043	1,738,011	-
December 31, 2011	1,157,898	1,738,011	-

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Note 31. Related Parties

a) As to December 31, 2013, 2012 and 2011, the amounts outstanding with companies as per section No. 33 – Law No. 19550 and other related parties, classified as per the nature of the transaction, are as follows:

Current	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
TRADE RECEIVABLES				
In the national legal tender:				
AGL S.A.		739,106	-	-
		739,106	-	-
OTHER RECEIVABLES				
In the national legal tender:				
Individual shareholders		2,200,081	1,848,704	989,953
PDG Realty S.A. Empreendimentos e Participações		2,072,182	1,635,140	842,516
Other shareholders		2,731,561	2,212,584	909,086
Directors		-	111,024	32,631
		7,003,824	5,807,452	2,774,186
In foreign currency:				
Alto Palermo S.A.		-	-	2,480,737
Individual shareholders		-	-	2,788,486
	41	-	-	5,269,223
Subtotal credits with related parties - Current		**7,742,930**	5,807,452	8,043,409
Non-current				
TRADE RECEIVABLES				
In the national legal tender:				
AGL S.A.		739,106	1,315,000	-
Subtotal credits with related parties – Non-current		**739,106**	1,315,000	-
Total credits with related parties		**8,482,036**	7,122,452	8,043,409

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Note 31. Related Parties (continued)

a) As to December 31, 2013, 2012 and 2011, the amounts outstanding with companies as per section No. 33 – Law No. 19550 and other related parties, classified as per the nature of the transaction, are as follows (continued):

TRADE DEBTS	Notes	**Dec 31, 2013**	Dec 31, 2012	Dec 31, 2011
In foreign currency:				
IRSA Inversiones y Representaciones S.A.	33.2 and 41	35,418,354	26,711,763	42,224,900
		35,418,354	26,711,763	42,224,900
In the national legal tender:				
Individual shareholders		230,744	-	-
		230,744	-	-
LOANS				
In foreign currency:				
Individual shareholders	41	-	1,769,534	19,859,219
		-	1,769,534	19,859,219
ADVANCED PAYMENTS OF CLIENTS				
In the national legal tender:				
Individual shareholders		24,336,743	1,480,385	4,022,989
		24,336,743	1,480,385	4,022,989
In foreign currency:				
Individual shareholders		2,985,572	4,834,453	4,088,507
Alto Palermo S.A.		118,681,746	69,007,438	35,048,466
IRSA Inversiones y Representaciones S.A.		60,287,590	45,467,624	11,965,151
	41	181,954,908	119,309,515	51,102,124
Total outstanding sums with related parties		**241,940,749**	**149,271,197**	**117,209,232**

b) As to December 31, 2013 and 2012, the most significant operations with companies as per section No. 33 – Law No. 19550 and other related parties were as follows:

	Profit/(Loss)	
	Dec 31, 2013	Dec 21, 2012
SERVICES RENDERED		
AGL S.A.	163,212	1,086,777
	163,212	1,086,777
SERVICES RECEIVED		
Individual shareholders	(829,316)	-
	(829,316)	-
FINANCIAL RESULTS		
Alto Palermo S.A.	(22,492,665)	(6,248,452)
IRSA Inversiones y Representaciones S.A.	(23,526,557)	(8,195,664)
Individual shareholders	217,605	(3,592,833)
	(45,801,617)	(18,036,949)

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OTHER EXPENSES		
Directors	(300)	-
Individual shareholders	(2,090)	-
	(2,390)	-

Note 31. Related Parties (continued)

b) As to December 31, 2013 and 2012, the most significant operations with companies as per section No. 33 – Law No. 19550 and other related parties were as follows (continued):

	Profit/(Loss)	
	Dec 31, 2013	Dec 21, 2012
FEES AND WAGES		
Directors	(112,419)	-
	(112,419)	-

	Dec 31, 2013	Dec 31 , 2012
PAYMENT MADE ON BEHALF OF AND TO THE ORDER OF THIRD PARTIES		
Individual shareholders	353,834	1,750,042
PDG Realty S.A. Empreendimentos e Participações	437,042	387,104
Other shareholders	532,166	753,851
Directors	1,695	77,693
	1,324,737	2,968,690
DELIVERY OF FUNCTIONAL UNITS		
Individual shareholders	2,642,370	-
	2,642,370	-
ADVANCED PAYMENTS OF CLIENTS		
Alto Palermo S.A.	-	27,681,460
IRSA Inversiones y Representaciones S.A.	-	29,618,264
Individual shareholders	24,168,006	3,242,604
	24,168,006	60,542,328
PAYMENTS MADE		
Individual shareholders	2,796,021	-
	2,796,021	-
COLLECTION ON SERVICE PROVIDED AND LOANS		
Alto Palermo S.A.	-	2,529,350
IRSA Inversiones y Representaciones S.A.	-	19,824,592
	-	22,353,942

c) As to December 31, 2013 and 2012, transactions with key personnel were as detailed below:

	Dec 31, 2013	Dec 31, 2012
Short-Term Employees' benefits	5,284,505	5,065,392
Social Security	822,706	784,481
Total	6,107,211	5,849,873

On December 13, 2011, the Company Board of Directors provided that its Senior Management Departments, pursuant to Section 270 of the Business Organizations Act, are as follows:

- *General Management*
- *Financial Management*
- *Operations Management*
- *Human Resources, Technology and Process Management*

Thus, TGLT key personnel consist of the persons in charge of these Management Departments (4 people).

(figures expressed in Argentine pesos)

Note 32. Breakdown by maturity of and interests rates on credits, tax assets and debts

a) Classification of credits, tax assets and debt balances according to maturity:

Credits/Tax assets	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Due within			
Up to 3 months	55,719,415	75,015,000	94,807,762
From 3 to 6 months	684,966	1,368,414	17,038,177
From 6 to 9 months	2,883,394	764,935	1,922,355
From 9 to 12 months	1,229,401	161,390	532,504
Over 12 months	225,030,110	110,875,831	45,381,315
No specific due date	67,607,918	61,504,993	4,044,476
Past-due			
Up to 3 months	3,602,702	1,979,197	282,977
From 3 to 6 months	-	502,264	-
From 6 to 9 months	-	9,546	12,906
From 9 to 12 months	-	41,548	20,860
Over 12 months	-	471,153	-
	356,757,906	252,694,271	164,043,332
Debts			
Due within			
Up to 3 months	349,686,633	342,425,261	145,586,154
From 3 to 6 months	183,917,716	80,968,818	53,658,694
From 6 to 9 months	299,745,830	22,688,771	58,590,830
From 9 to 12 months	231,035,524	60,523,352	45,541,315
Over 12 months	956,851,298	843,752,297	463,714,002
No specific due date	60,984,289	-	813,780
Past-due			
Up to 3 months	84,004,117	-	-
	2,166,225,407	1,350,358,499	767,904,775

b) Credit, tax asset and debt balances accruing interest and otherwise are shown below:

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Credits / Tax assets			
Accruing interests	3,072,377	1,721,887	5,601,129
Non accruing interests	353,685,529	250,972,384	158,442,203
	356,757,906	252,694,271	164,043,332
Average nominal annual rate	**10%**	**9%**	**8%**
Debts			
Accruing interests	288,171,303	160,894,044	64,281,935
Non accruing interests	1,878,054,104	1,189,464,455	703,622,840
	2,166,225,407	1,350,358,499	767,904,775
Average nominal annual rate:	**12%**	**15%**	**18%**

Note 33. Restricted assets

1. As a result of the funding obtained by Canfot S.A. by means of two mortgage-backed Construction Project Facility Agreements, entered into with Banco Hipotecario S.A. and as explained in note 31, Canfot S.A. attached its real estate on which it is building the "Forum Alcorta" project, with a first-priority mortgage.

   As to December 31, 2012, the recorded value of the mortgaged property mentioned above totals ARS 505,005,972 (including land value and works in progress) and is included under the entry "Inventory" under current assets.

2. To secure the obligations assumed by the Company as a result of its purchase of the property where the "Astor Caballito" project is being developed (see Note 36.3), the company furnished a first-priority mortgage in favour of IRSA Inversiones y Representaciones S.A. (hereinafter "IRSA") over said property. Additionally, and to secure that operation, the Company furnished a frist-priority pledge in favor of IRSA over the shares it holds in Maltería del Puerto S.A.

   As to December 31, 2013, the recorded value of the mortgaged property mentioned above totals ARS 111,524,926 (including land value and works in progress), and is included under the entry "Inventory" under current assets.

   As at December 31, 2013, the outstanding debt on the aforementioned purchase totals ARS 35,418,354, which is included under the entry "Trade debts" under current liabilities.

3. On December 27, 2007, Marinas Río de la Plata SL and Marcelo Gomez Prieto entered into two Stock Pledge Agreements, one in favour of Marcelo Gómez Prieto and the other in favour of Marinas Río de la Plata SL (hereinafter, the "Stock pledge Agreements"). Pursuant to said agreements, each party granted the other, as security for the fulfilment of the financing obligations by both in connection with Marina Río Luján S.A., a first-priority security interest pursuant to Section No. 580 et sqq. of 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 Stock 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.

   II. First, Marcelo Gomez 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. For these purposes, Marina Río Luján S.A. will accept third-party financing on arm's length terms. In the event that said third party financing is not disbursed, each party will provide financing to the other for up to the amount of USD 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.

4. To secure the obligations assumed by the Company as a result of its purchase of the property where the "Astor Palermo" project is being developed (see Note 36.1), the company furnished a first-priority mortgage in favour of Alto Palermo S.A. (hereinafter "APSA") over said property. The mortgaged amount is USD 8,143,231.

   As to December 31, 2013, the recorded value of the aforementioned mortgaged property amounts to ARS 243,747,425 (including the value of the plot and Works in progress) and is included under the entry "Inventories" under the current assets.

Note 33. Restricted assets (continued)

5. As a result of certain demolition activities conducted in September, 2006 in the premises where the "Astor Nuñez" Urban Project is being developed, Pico y Cabildo S.A. was served with process regarding a suit for "damages due to proximity" in 2009. The case is held before the 89th Civil Trial Court and the amount claimed is about ARS 440,000.

   On August 24, 2012, the Court granted a motion to dismiss based on the statute of limitations, which had been filed by the Company; such court decision was appealed by the plaintiff. The file is about to be sent to the Court of Appeals.

   Likewise, and as a consequence of the acquisition of shares of Pico y Cabildo S.A. by TGLT S.A., and to secure the outcome of the contingency mentioned above, the former shareholders made a time deposit on behalf of Pico y Cabildo S.A., which would be used solely to pay any obligations arising out of the outcome of the claim filed against the Company.

   Consequently, current assets include the sum of ARS 1,253,597 under the entry "Cash and Cash Equivalents", and the sum of ARS 1,253,597 is included in current liabilities under the entry "Other accounts payable."

6. On January 5th, 2012, and to secure the obligations assumed as a result of the purchase of the property where the "Forum Puerto del Buceo" project is being developed (see Note 39.4), FDB S.A. furnished with a first-priority mortgage in favour of Hèctor Fernando Colella Moix, Maria Eugenia Ortiz Fissore y Tomás Romay Buero (in their applicable proportions) on that property. The mortgaged amount is USD 23,600,000.

   Additionally, in connection with the same operation, the Company became joint-and-several guarantor, purely and simply, and principal payer, waiving the benefits of discussion and division, and also waving any defense accruing from FDB S.A; for the performance of all the obligations assumed by this company under the purchase and mortgage of the property acquired by the latter. The security will be effective until all the secured obligations have been discharged.

   As to December 31, 2013, the recorded value of the mortgaged property mentioned above totals ARS 304,334,358 (including land value and works in progress), and is included under the entry "Inventory" under current assets.

   As a consequence of financing obtained by TGLT SA (previously Pico y Cabildo SA) by means of the Financing Agreement for Building Project with mortgage entered with Banco de la Ciudad de Buenos Aires and as explained in Note 15.3, the Company furnished a first-priority mortgage on its own property where Astor Núñez project is being developed.

   As to December 31, 2013, the recorded value of the mortgaged property mentioned above totals ARS 94,844,658 (including land value and works in progress), and is included under the entry "Inventory" under current assets.

7. To secure the obligations assumed by the Company as a result of its purchase of the property where the FACA Foster and Metra Puerto Norte projects will be developed (see Note 36.2), the company furnished a first-priority mortgage in favour of Servicios Portuarios S.A over said property. The mortgaged amount is USD 24,000,000.

   As to December 31, 2013, the recorded value of the mortgaged property mentioned above totals ARS 250,145,993 (including land value and works in progress), and is included under the entry "Inventory" under current assets.

Note 34. Claims

34.1. Health and Safety

During the last quarter of the fiscal year 2013, Maltería del Puerto S.A. was summoned thrice as joint-and-several guarantor of Constructora Sudamericana S.A. for a subcontractor's alleged violation to safety and health obligations. The company submitted the respective replies. The Ministry of Labour and Social Security of the Province of Santa Fe has not issued any resolution as regards these proceedings.

Note 34. Claims (continued)

34.1. Health and Safety (continued)

As to the date of these condensed consolidated 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 Maltería del Puerto S.A. as the owner of the Works. If monetary penalties are imposed, they must be paid, even if an appeal is filed with the Labour Court of Appeals in and for the Province of Santa Fe, under penalty of collection by way of coercion and shutdown of the Works.

The Company board of Directors is of the opinion that the resolution issued on the aforementioned administrative proceedings will not entail any significant material losses for the Company, and therefore it had not recognised any debt in relation to this as December 31, 2013.

34.2. Labor matters

On August 3, 2013 the Company was served process as joint-and- several guarantor regarding a labour claim: an administrative employee of Ingeniero Milia SA (“IGM”) demanded IGM and 5 (five) developers more, among which Maltería del Puerto S.A. The file has been submitted before the Labour Court No 3 of the City of Rosario, Santa Fe, for an amount of ARS 124,500. On September 10, 2013 the Company submitted the respective replies.

On October 30, 2013 the Company was served process as joint-and- several guarantor regarding a labour claim: an IGM builder demanded IGM. The The file has been submitted before the Labour Court No 2 of the City of Rosario, Santa Fe, for an amount of ARS 123,513. On November 14, 2013 the Company submitted the respective replies.

The Board of Directors of the Company and its legal counsel estimate that the resolution of said claims should not generate significant material losses for the Company.

34.3. Ingeniero Milia S.A. (IGM)

As a result of the breaches incurred by Ingeniero Guillermo Milia S.A. (IGM), whose services were hired for concrete and masonry works on Forum Puerto Norte urban project, Maltería del Puerto S.A filed a petition with the District Civil and Commercial Trial Court of the 4th Circuit in and for the City of Rosario, Province of Santa Fe, to issue a restraining order against IGM and Carlos Domingo Tonsich and Gabriel Alejandro Pierre, in connection with the preliminary purchase agreements for functional units in the Forum Puerto Norte Project, executed pursuant to Letter Offers regarding the provision of concrete and masonry services, sent in due course by IGM to the Company. The Judge in charge of said Court granted the petition filed. On April 12, 2012, the Company filed a claim against IGM, Carlos Domingo Tonsich and Gabriel Alejandro Pierre.

On March 7, 2013, Maltería del Puerto S.A. and Mr Guillermo A. Pierre and Carlos D. Tonsich reached a transactional agreement by means of which Maltería del Puerto S.A. recovered two of the four units involved. The remaining two have been already delivered during the first quarter 2013.

In February 2012, IGM filed an insolvency petition before the Civil and Commercial Trial Court No. 1 in and for the City of Olavarría, in the case “Ingeniero Guillermo Milia S.A. s/Concurso Preventivo.”

Maltería del Puerto and the Company have appeared in court as unsecured creditors, claiming credits for the amount of ARS 9,085,156 and ARS 1,293,689, respectively. On September 12, 2012, the Court disregarded the proof of claims filed by Maltería del Puerto as unsecured creditor and declared its credits inadmissible. For this reason, on October 12th, 2012, Maltería del Puerto filed a motion for review in the proceedings. On December 27, 2012 TGLT S.A. was served notification of the IGM SA commencement of review of its credit. TGLT submmitted a reply on February 12, 2013.

As a consequence of the aforementioned, the Board of Directors of Maltería del Puerto S.A. decided as to December 31, 2013 to set up an allowance for the amount of ARS 2,403,730 and ARS 2,679,169 respectively, included under the entry “Other receivables” within the current assets.

Note 34. Claims (continued)

34.4. Worksite Advertising and Fencing

On July 8, 2011, Dirección General de Rentas (General Revenue Bureau, dependent of the Governmental Administration of Public Revenue of the City of Buenos Aires) drafted a resolution for the works where “Forum Alcorta” urban project is being developed, due to an alleged failure to pay advertising fees regarding the fencing surrounding the site and alleged failure to pay the fee for occupying the street right-of-way with the fence, understanding that the same had been placed on the street right of way (at a distance of approximately 35 centimetres from the municipal line).

Regarding the failure to pay the advertising fees, payment was noted in the same resolution.

As to the fee for occupying the street right-of-way, on November 3, 2011, Canfot S.A. adhered to a payment plan for the total amount of ARS 591,770 (including principal and interest), to be paid in 60 monthly instalments.

As to December 31, 2013 the outstanding liability totaled ARS 294,952 (principal and interest), included in the entry “Other tax liabilities” under current liabilities totalling ARS 89,803 and under non-current liabilities totalling ARS 205,149.

34.5. Astor Palermo Project / Preliminary Injunction

On June 9, 2011, the Trial Court on Administrative and Tax Matters No. 9, Clerk’s Office No. 18, granted a preliminary injunction in Court Record No. 41.544 “Asociación de Amigos Alto Palermo c/ Gobierno de la Ciudad Autónoma de Buenos Aires Sobre Amparo”. Such injunction suspends the construction of the work of the premises located on Beruti No. 3351/59 between Bulnes street and Coronel Díaz Avenue of the City of Buenos Aires.

On April 26, 2012, the Appellate Court decided to reverse the trial’s court decision and lifted the injunction that had suspended resumption of works at Astor Palermo.

As to the date of issuance of these condensed consolidated financial statements, the Company has resumed the works and commercialization of said project. Notwithstanding the foregoing, the main court record “Asociación Amigos Alto Palermo c/Gobierno de la Ciudad Autónoma de Buenos Aires s/Amparo” is on the discovery period.

34.6. Proyecto Astor Caballito/ Preliminary Injunction

By means of a resolution on August 14, 2012, Room I of the Court of Appeals on Administrative and Tax Matters in and for the City of Buenos Aires, granted a preliminary injunction on the connected court records in the cases: “Asociación Civil y Vecinal SOS Caballito c/ GCBA s/ amparo” and “Asociación Civil Basta de Demoler c/ GCBA s/ amparo ” both being handled by the Trial Court on Administrative and Tax Matters No. 14 in and for the city of Buenos Aires. Said injunction provides for the suspention of the construction of the works on the premises of “Astor Caballito” project, located in the block surrounded by Mendez de Andés Street, Felipe Vallese and Rojas, of the City of Buenos Aires.

For this reason, the Company filed an appeal for review by the Trial court, having subsidiary appellation to a Superior Court. As to the date of issue of these consolidated condensed financial statements, said Superior Court has not issued a decision.

34.7. Other claims

- On December 2, 2013 Maltería del Puerto was notified about the existence of a claim before the General Arbitration Tribunal of the Rosario Stock Exchange for breach of contract. The amount of the claim is ARS 150,000. The reason for the claim is an alleged delay in the delivery of the functional unit. To the issuance of these consolidated financial statements, Maltería del Puerto has not been served process of the claim, however, the Company Management and its legal counsel have decided to set an allowance for the amount of ARS 120,000 included under “Other accounts payable” within current liabilities.

Note 34. Claims (continued)

34.7. Other claims (continued)

- On December 5, 2013 Maltería del Puerto was notified of the existance of a claim before the Civil and Commercial Court of 2nd Nomination of the City of Rosario, Santa Fe. The amount has not been notified but it is estimated in the sum of ARS 200,000. The reason for the claim is an alleged delay in the delivery of the functional unit. To the issuance of these consolidated financial statements, Maltería del Puerto has not been served process of the claim, however, the Company Management and its legal counsel have decided to set an allowance for the amount of ARS 200,000 included under "Other accounts payable" within current liabilities

- On November 14, 2013 Maltería del Puerto was summoned before the General Arbitration Tribunal of Rosario Stock Exchange as per the claim "Inversora Araberta c/ Maltería del Puerto S.A for Breach of Contract File 3/2013", and the amount claimed is USD 500,000. The reason for the claim is the intrinsic denaturalization of the purchased functional unit. On January 10, 2014 the Company submitted the reply. As to the date of issuance of these consolidated financial statements, the Company Management renders possible the success of the claim, giving place in that case, to the cancellation of the purchase agreement.

- On June 25, 2013 Maltería del Puerto SA has initiated an extrajudicial mediation against Aseguradora de Cauciones Compañía de Seguros to claim the collection of insurance policies 780.539, 815.133 and 815.145, or satisfy the mediation requirement for future claims related to patrimony. On August 13, 2013 the agreement on mediation process initiated by Maltería del Puerto SA was closed. The claim has been initiated as a consequence of IGM Concurso Preventivo. IGM left building works without having returned the total amounts corresponding to financial advances granted by Maltería del Puerto SA, object of the mentioned insurance policies, among other damages to the Company. As to this date, there is no exigible sum or is it possible to reasonably estimate the amounts that the Company shall have to face in case it is not benefited in the mediation.

- On June 25, 2013 Maltería del Puerto SA has initiated an extrajudicial mediation against Aseguradora de Cauciones Compañía de Seguros to claim the collection of insurance policies 823.626, and 823.686, or satisfy the mediation requirement for future claims related to patrimony. On August 13, 2013 the agreement on mediation process initiated by Maltería del Puerto SA was closed. The claim has been initiated as a consequence of IGM Concurso Preventivo. IGM left building works without having returned the total amounts corresponding to financial advances granted by Maltería del Puerto SA, object of the mentioned insurance policies, among other breaches of contract and damages against the Company. Considering the status and nature of the proceedings, the claim result is uncertain. As to this date, there is no exigible sum or is it possible to reasonably estimate the amounts that the Company shall have to face in case it is not benefited in the mediation.

Note 35. Interest in other companies – Acquisitions and transferences

35.1. Acquisition and transference of shares of Canfot S.A.

On June 14, 2011, the Company executed a stock purchase agreement with Ricardo Depresbiteris, whereby it acquired 24.96% of the share capital and the votes in Canfot S.A. for the amount of USD 7,500,000.

On September 13, 2011, the Company entered into an agreement for the purchase of shares with Kondor Fund, SPC - Kondor Properties Segregated Portfolio ("Kondor"), whereby it transferred 4,383,235 shares in Canfot S.A. (representing 9.09% of the share capital and votes) for the amount of USD 2,900,000.

As a result of the transactions mentioned above, the Company held 90.91% of the share capital and the votes in Canfot S.A. as to December 31, 2013.

Note 35. Interest in other companies – Acquisitions and transferences (continued)

35.2. Acquisition and transference of shares of Pico y Cabildo S.A. – Merge of Pico y Cabildo with TGLT

On March 30, 2011, the Company entered into an agreement for the sale of the total capital stock of "Pico y Cabildo S.A.", with the shareholders of such company. On April 14, 2011 95 % of the shares were transferred to the Company and on June 2, 2011 5 % of the remaining shares were transferred to the Company.

The main assets held by Pico y Cabildo S.A. are two plots of land located in Nuñez neighbourhood, in the City of Buenos Aires. The total purchase price for the shares was agreed at USD 12,600,000, which were paid-up as agreed by the parties.

On September 13, 2011, the Company transferred to Canfot S.A. shares representing 3% of the share capital and votes in Pico y Cabildo S.A. for the amount of ARS 1, 587,601.

On February 18, 2013, TGLT acquired back shares of Canfot S.A. representing 3% of the share capital and votes in Pico y Cabildo S.A., to the effects of the merge between TGLT and Pico y Cabildo S.A. planned for the second semester 2013. The sale price was ARS 1,587,601. On March 5, 2013, TGLT S.A. paid ARS 100,000. The outstanding amount of ARS 1, 487,600 will be paid on February 18, 2014, and will accrue a compensatory interest to an annual nominal BADLAR rate. As to the issuance of these financial statements that amount has been fully paid by TGLT.

35.3. Acquisition of shares of TGLT Uruguay S.A. and of FDB S.A. (Uruguay)

On October 5, 2011, the Company entered into a stock purchase agreement, whereby it acquired 100% of the share capital of TGLT Uruguay S.A., for the amount of USD 5,100. TGLT Uruguay S.A. is a company incorporated under the laws of the Oriental Republic of Uruguay, and was acquired by the company for the purposes of extending business in said country.

Additionally, on November 22, 2011, TGLT Uruguay S.A. acquired 100% of the share capital of FDB S.A. for the amount of USD 5,100. FDB S.A. is a company incorporated under the laws of the Oriental Republic of Uruguay, and was acquired for the purposes of developing the urban project "Forum Puerto del Buceo" in said country.

35.4. Agreements with individual shareholders related to Maltería del Puerto S.A.

On December 31, 2012, TGLT and the shareholders of Maltería del Puerto S.A, that is, Eduardo Rubén Glusman, Juan Carlos Rossetti, Osvaldo Roberto Paladini, Verónica Lis Gonzalo and Juan Carlos Paladini entered into agreements by which they agreed to the following:

1. The capitalization of irrevocable contributions from TGLT by ARS 7,750,000 and of loans of ARS 35,803,600 and ARS 1,250,000, TGLT and individual shareholders respectively, as a result of which TGLT increased its share in Maltería del Puerto S.A. a 90%
2. The relief of accrued interests for loans granted by TGLT for ARS 2,949,998 and by individual shareholders for USD 374,992equivalent to ARS 1,840,770.
3. The application of debts of Maltería del Puerto S.A before individual shareholders for outstanding sums of loans and interests related to those loans by ARS 11,015,197 to the partial payment of functional units acquired by those individual shareholders.
4. TGLT purchase of shares of Maltería del Puerto S.A. owned by Eduardo Rubén Glusman, Osvaldo Roberto Paladini, Verónica Lis Gonzalo and Juan Carlos Paladini by ARS 5,307.20, a transaction subject to the condition that Maltería del Puerto S.A complete the total of buildings from Forum Puerto Norte SA project. Once said condition is fulfilled, TGLT will pay the aforementioned sum and will receive the shares.

Note 36. Acquisition of real estate properties

36.1. Urban real estate project Astor Palermo

On October 13, 2010, the Company executed a preliminary sales agreement with Alto Palermo S.A. (hereinafter "APSA") for the purchase of the premises located in the City of Buenos Aires, facing the street Beruti between Bulnes and Av. Coronel Díaz. The Company is planning the construction of an apartment building with residential and commercial parking lots in said premises.

In consideration for the acquisition of the premises, the Company agreed to transfer to APSA: (i) a number to be determined of functional housing units (apartments) jointly representing 17.33% of the Company's own sellable square metre of residential space (apartments) in the building to be constructed; (ii) a number to be determined of supplementary/functional units (parking lots), representing 15.82% of the Company own square metres of parking lots in the same building; (iii) the total amount of functional units to be used as commercial parking spaces; and (iv) the amount of USD 10,700,000, which were paid in November 5, 2010.

On December 16, 2010, the deed of conveyance of said premises was executed by Alto Palermo S.A. as the seller and the Company, as the purchaser.

As a result of the acquisition of the premises, and to secure performance of all the obligations TGLT S.A. assumed vis-à-vis APSA, TGLT S.A. furnished a first-priority mortgage over said property in favour of APSA. The mortgaged amount is USD 8,143,231 (See Note 34.4.)

This property is also subject to three gratuitous, perpetual, continuous and non-apparent easements, as a servient estate in favour of the property where the "Alto Palermo Shopping" mall is located, the latter as the dominant estate, in relation to any structures erected on the servient estate and the future use of the functional units to be built on the servient estate.

36.2. Premises of the urban real estate project FACA

On March 15, 2011, the Company executed a memorandum of understanding with Servicios Portuarios S.A. (hereinafter "SP") to acquire for the Company (or a controlled subsidiary thereof) a plot of land located in the city of Rosario, Province of Santa Fe, which adjoins the property on which "Forum Puerto Norte" project is being developed. Such plot of land (hereinafter, the "Premises") belongs to the Subsidiary of the Company, Maltería del Puerto S.A. The adquisition was concreted on December 10, 2013 by a barter agreement between the parties. On the premises 2 projects shall be developed: one of them was designed by Foster + Partners architecture studio (temporarily named FACA Foster) and the other named Metra Puerto Norte.

As a result of the acquisition of the premises, and to secure performance of all the obligations TGLT S.A. assumed with SP, TGLT S.A. furnished a first-priority mortgage over said property in favour of SP. The mortgaged amount is USD 24,000,000.

This property is subject to a servient aqueduct in favour of the Argentinean General Sanitation Administration and to a continuous servient estate as the dominant estate of aqueduct in favour of the water purification plant of Provincial Waters as the dominant estate, which has not been registered before the Real Estate Registry.

In consideration of the plot purchase, the Company shall delivery to SP - in the concept of barter- i) from stage I (temporarily called FACA Foster): 9,540 square meters, of TGLT exclusive ownership in functional units destined to dwelling/commercial purposes (including their respective cellars) or the 18% of the square meters destined to such end, whichever the greatest; 96 garages or the 18% of the total of garages or the 18% of the total of square meters destined to garages whichever the greatest, and the 18% of the marinas and parking boats and ii) from stage II (Metra Puerto Norte): 12,240 square meters of TGLT exclusive ownership in functional units destined to dwelling/commercial purposes (including their respective cellars) or the 18% of the square meters destined to such end, whichever the greatest; 153 garages or the 18% of the total of square meters destined to garages whichever the greatest, and the 18% of the marinas and parking boats.

From the total of products to be delivered, the following shall be discounted: i) from stage I: 864.30 square meters of TGLT exclusive ownership corresponding to 5 units from Forum Puerto Norte, with their respective garages and cellars and ii) from stage II, 462.5 of TGLT exclusive ownership corresponding to 6 units of Forum Puerto Norte, already concreted by their respective purchase agreements dated March 31, 2011.

Note 36. Acquisition of real estate properties (continued)

36.2. Premises of the urban real estate project FACA (continued)

Likewise, on December 10, 2013 TGLT and SP signed an offer letter in which TGLT, in order to pay back SP funds invested on the same building works of Avenida Cándido Carballo, granted SP the right to acquire 7 units from Forum Puerto Norte, 5 of which have been concreted by means of their respective purchase agreements on March 31, 2011 and the remaining 2 on December 10, 2013. Consequently, TGLT in conformity with Maltería del Puerto, assumed the full payment of the respective purchase price, having paid 5 of those units to this date.

As to December 31, 2013 the Company includes the debt originated as per the abovementioned, corresponding to the 2 remaining units, under the entry “Other accounts payable”, within the current liabilities, for an amount of ARS 1,613,360

36.3. Premises of the urban real estate project Astor Caballito

On June 29, 2011, the Company entered into an exchange acquisition operation for a plot of land located in this city, owned by IRSA Inversiones y Representaciones S.A. (hereinafter “IRSA”.) The Company Intends to develop a housing project on the Property. In consideration for the acquisition of the premises, the Company agreed to transfer to IRSA:

(i) a number to be determined of functional housing units (apartments), jointly representing 23.10% of the property sellable square metres destined for housing (apartments) in the building to be constructed;

(ii) a number to be determined of parking lots, jointly representing 21.10% of the proprietary parking lots square metres located in the two subfloor levels of the real estate development to be built by TGLT in the Premises;

(iii) If the Company builds supplementary cellar units, a number to be determined of supplementary cellar units equivalent to 21.10% of the proprietary cellar square meters in the buildings that the Company will erect on the Premises; and

(iv) the amount of USD 159,375 payable within forty-eight (48) hours after execution and delivery of the transaction documentation. The percentages specified in (i) above would be reduced by up to 21% of the sellable housing square meters (apartments) if possession of the units subject to this exchange is made before the deadlines agreed in the contractual documentation.

As security of its obligations under the exchange, the Company furnished a first-priority mortgage in favour of IRSA over the Premises, for up to the principal amount of USD 12,750,000 plus interests, costs and expenses as may be deemed applicable (see Note 33.2).

36.4. Premises of “Forum Puerto del Buceo” urban real estate project

On January 5, 2012, between FDB S.A. and Héctor Fernando Colella Moix, Marta Eugenia Ortiz Fissore and Tomás Romay Buero executed the deed of conveyance of the premises of approx. 10,765 sq metres, located in the intersection of Rambla Armeria and the Rambla Costanera de Pocitos in Puerto del Buceo of the City of Montevideo, República Oriental del Uruguay.

The price of the operation was agreed in USD 24, 000,000, whcih will be paid-in as follows: (i) USD 12, 000,000 cash; (ii) USD 12, 000,000 by the transference of (i) thirty-four (34) future units, which will total about 5,845 sq metres of own area and (ii) 54 parking lots of the same building built on the premises.

To secure the obligations assumed under that operation, several security instruments were furnished in favour of the sellers (see Note 33.6).

On June 14, 2013, the parties agreed to modify the payment terms of the outstanding amount to that date, for a total amount USD 18,000,000.

(figures expressed in Argentine pesos)

Note 36. Acquisition of real estate properties (continued)

36.4. Premises of "Forum Puerto del Buceo" urban real estate project (continued)

Following is a summary of the new payment terms agreed:

i. The sum of USD 350,000 at the moment of subscribing the agreement.

ii. The sum of USD 509,180 by transference of the credit of two reserve agreements dated March 25, 2013.

iii. The sum of USD 5,400,000 to be paid in five monthly installments, equal and consecutive, of USD 1,080,000 the first on June 30, 2013. Said installments will accrue compensatory interest of 6% per annum, which will be included in each installment.

iv. The sum of USD 11,740,820 by transference of (i) twenty-four (24) future condominium units which will total approximately six thousand four hundred and twenty-three square metres (6.423 m2) of those same premises and (ii) 52 garages to be erected on the premises

As to December 31, 2013 FDB SA has cancelled the outstanding sums reported in sections I to III on this Note, and it has also signed consideration agreements for the units delivered in exchange.

Note 37. Asset Impairment

For the purposes of probing the impairment of the capital gain acquired as a consequence of subsequent business combinations, such capital gains were allocated to each project, which acquisition originated said capital gain, as shown in Note 13, also applicable to the remaining financial assets. Each project is considered independently as a cash-generating unit (CGU).

Each CGU among which the capital gain is distributed: a) represents the lowest level, within the entity, to which the capital gain is controlled for internal management; and b) is not greater than the operation segments, before the addition, identified on Note 40.

The CGU identified by the Company are the following:

CGU	Segment of operation with which it is identified
1	Urban Project "Forum Puerto Norte"
2	Urban Project "Forum Alcorta"
3	Urban Project "Forum Puerto del Buceo"
4	Urban Project "Astor Palermo"
5	Urban Project "Astor Caballito"
6	Urban Project "Astor Nuñez"
7	Urban Project "Venice"
8	Urban Project "FACA"

The CGU to which the capital gain has been distributed undergo an annual verification of asset impairment, and also when there is evidence of asset impairment, comparing the capital registered in the unit books, including the capital gain, with its recoverable capital.

Due to the fact that there is no active market for CGUs, the company verifies if these CGUs are impaired, calculating their in-use value. For calculating the in-use value of each CGU, the Company uses the internal projections aiming at monitoring the course of each business as per IAS 36 and discounting using the discount rate before taxes, which shows the current market evaluations, corresponding to the temporary value of money and at specific risks of the assets for which such estimations of future cash flow had not been adjusted.

The projections performed by the Company, on which the calculations of the in-use value of CGU are based, include the net cash flow generated by income and expenses connected to the project, which is projected to be received or paid until the end of said project.

Signed for identification purposes
with our auditor report dated on March 7, 2014
Adler, Hasenclever & Asociados S.R.L.
Certified Public Accountants

By Supervisory Committee

Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 1 Page 68

Ignacio Fabián Gajst
Statutory Auditor

Gabriel Righini (Partner)
Certified Public Accountant (U.B.A.)
Professional Counsel of Economic Science for the City of Buenos Aires
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Federico Nicolás Weil
President

Note 37. Asset Impairment (continued)

For the preparation of said calculations the Company considers, among others, the flow of collections associated to the units whose sale has been secured or is projected to be secured in the future, the costs of construction calculated for the end of the works, and other administrative and commercialization expenses, on the basis of calculations made by different operative managements of the Company, and macroeconomic projections provided by external counselors. The calculations of future cash flow do not include income or outcome of cash due to financing activities, or collections or payments due to the income tax. Such calculations are revised and adjusted, to meet the requirements set forth in IAS 36.

From the comparison between the book value of capital gains, intangible assets and property, plant and equipment identified with their corresponding recoverable amounts, no impairment associated arises.

As to December 31, 2013, Inventories have undergone a value impairment of ARS 56,685,936 and ARS 43,833,038, corresponding to Forum Puerto Norte Project and to its finished units, respectively.

Note 38. Risks – financial risk management

The company is exposed to market, liquidity and credit risks that are inherent to the real estate business as well as to the financial instrument used to finance real estate projects and for liquidity investments.

The Company's Management regularly analyses risks to report to the Board of Directors about them, and devises risk management strategies and policies. Likewise, it controls that the practices adopted throughout the organization are consistent with established policies. It also monitors current policies and adapts or modifies them based on market changes and emerging organizational needs.

38.1. Market Risks

The activities of the Company are exposed to risks inherent to the real estate development business in Argentina. These include the following:

Risk of increasing construction costs

Most of our costs are pegged to the evolution of construction and material prices and labour rates. The Cámara Argentina de la Construcción (Argentine Construction Chamber) publishes the "CAC" index to track the evolution of these costs. Many construction contracts for our projects are pegged to this index or to similar ones. During 2013 the CAC index rose 29.4% compared to an increase of 25.6% in the last year, in line with estimated published by independent analysts. Increased construction costs reduce our operational margins if we are unable to increase revenues commensurately. The strategies applied by the Company to avoid this include, among others, the following:

- We control the pace of sales throughout the project, allowing the Company to take advantage of price increases accumulated by real estate as a consequence of cost-side pressures, as well as to prevent cash balances from accumulating and probably losing their purchasing power.
- Our sales agreement have one or more of the following characteristics:

✓ Payments adjusted according to the evolution of the CAC index: In most of the sales agreements, we include a clause whereby customer payments are adjusted on the bases of the variations undergone by the CAC index.

✓ Prices denominated in United State Dollars: In the past, most of sales contracts were denominated in United States dollars, under the expectation that inflation was accompanied by currency depreciation. Thus, the value of payments in pesos would go up as peso depreciates, and would pay, at least in part, for our rising costs. Due to the fact that recent restrictions to purchase US dollars for saving money or purchasing real estate were imposed as from November 2011 and hardened during 2012, we have exercised the options provided for in preliminary sales agreements with our clients, by requiring the payments of obligations denominated in dollars of our clients to be made in dollars deposited in foreign accounts, or in pesos at an exchange rate higher than the official exchange rate. Besides, we have invited our clients to convert the contract prices from dollars to pesos, applying the CAC rate to the sums of outstanding payments.

Note 38. Risks – financial risk management (continued)

38.1. Market Risks (continued)

- We pay some of our suppliers by exchanging the product to be completed; in fact, we tie the cost of materials or services purchased directly to the cost of production of the product offered in exchange.
- In Uruguay, real estate transactions are denominated in US dollars as per local uses. On the other hand, construction costs are denominated in Uruguayan pesos and are affected by Price inflation. Consequently, the Company carries out financing operations to mitigate the risks of differences between incomes in dollars and costs in Uruguayan pesos. These operations consist in hiring derives of the forward type between the dollar and the Uruguayan indexed unit, or IU, protecting the Company from potential differences between the exchange evolution and the inflation in that country. As to December 31, 2013, the Company had made transactions of this type for an amount of USD 22 million.

Risks of demand of our products

Financing for our real estate projects depends mostly on the evolution of presales. The demand for our products depends, among other factors, on the prospects for the population to gain access to housing, the supply of credit, the availability of excess savings destined to the purchase of housing as an investment alternative, the prospects for increases in housing prices in relation to other investment options, buyers' preferences for the products offered by the Company, etc. The evolution of economic indicators, the economic perspectives of the population, the competition in the sector, the changes in our buyers' preference, among others, affect the demand-side factors for our products, and downturn in the former could slow down the pace of sales in our projects and therefore, their financing. For this reason, the Company Management monitors the pace of sales and takes corrective actions to adjust our marketing strategy, forms of payment, product design, etc., in order to keep up a steady pace of sales that will allow our projects to be funded. Also, as discussed in the "Liquidity risk" section below, it resorts to external sources of finance to overcome a potential slowdown in the pace of sales without delaying the construction timeframes for the projects.

Risk of suppliers' contract default

The Company largely outsources the construction of its undertakings through work contract with expert suppliers. Thus, meeting the project deadlines and budgets depends, in large, on the effective performance of contracts. In this sense, the Company thoroughly evaluates the contractors (before and during performance of the contract) to reduce the risk of contractual default, and demands that relevant insurance be taken. Besides, the Company requires that its suppliers take insurance policies directly or through the Company, against the risk that may arise from work contract defaults.

The Company is also exposed to the risks inherent to the construction business in relation to labour matters, safety, hygiene and environment, which the Company controls by implementing the policies imposed to our suppliers to minimise those risks and to perform regular controls.

38.2. Credit risks

Credit risk related to the sale of our products

The Company finances its projects largely through unit presales. The sales agreements with our customers, generally, contemplate a payment plan that begins with the signature of the contract and ends with the conveyance of title to the completed product, with instalment payments during the construction of the project. Any irregularity or delay in the payment of these sums committed by the customers constitutes a risk for project funding. Sales agreements contemplate heavy penalties for defaults in payment, generating significant costs for our customers; we hence record a very low level of delays and uncollectable debts. Nevertheless, the Company conducts permanent monitoring of collections and actively works on any delays in payment.

Note 38. Risks – financial risk management (continued)

38.2. Credit risks (continued)

Credit risk related to financial instruments and cash deposits

Credit risk related to the investment of cash and cash equivalent balances is managed directly by the Treasury. The Company is very conservative in its financial investment policies, favouring deposits in top-tier and sterling-rated financial entities, as well as in mutual funds that maintain instruments with very little volatility and high liquidity in their portfolios.

38.3. Liquidity risks

All our real estate projects aim to be “self-funding”, i.e., presale proceeds should accompany disbursements related to construction costs. Nevertheless, in order to preserve financing continuity for its operations, the Company uses several external financing vehicles such as bank account overdrafts, bank loans and corporate notes, for which it seeks to maintain excellent rapport with financial institutions and capital markets as a whole. As to December 31, 2013, the Company keeps a high degree of liquidity with ARS 121 million in cash and cash equivalents, and reduced level of loans equivalent to a net debt (net cash loans and equivalents) of ARS 178 million or 7% of its assets, a reduction of two points per cent in relation to the previous year, which is below its lensable capacity. FIX SCR S.A. Agente de Calificación de Riesgo (previously known as Fitch Argentina Calificadora de Riesgo S.A) recently rated the Company long-term credit capacity with Note BBB+ (investment degree).

Note 39. Financial instruments

Through its subsidiary FDB S.A. (Uruguay) the Company performs operations of financial coverage between the US dollar and the Indexed Unit (an account unit in Uruguay updated by inflation) to minimize the risks involved in exchange rates for its project Forum Puerto del Buceo. The Company has been granted loans in US dollars which has invested in Letras de Regulación Monetarias (monetary policy instruments) denominated in IUs issued by the Central Bank of Uruguay, equaling the maturity dates of loans and investments. Each of the loans will be cancelled in a single installment at their respective maturity dates together with accrued interests, with the result from investments on said instruments.

As to December 31, 2013, the Company had carried out operations of this kind for a par value of USD 21,974,699, being the net outstanding amount at close of period of ARS 1,077,425 which is shown under current liabilities in the entry “financial instruments”. As to December 31, 2012, the Company has carried out operations for USD 6,175,000 generating an accrued result (profit) of ARS 999,448 which is shown under current liabilities in the entry “financial instruments”. The income for each period is shown under “Financial income” in the Statement of Income (see Note 27).

Note 40. Segment information

40.1 Introduction

The Company has adopted IFRS 8—Operating Segments, which provides that operative segments are identified on the bases of internal reports regarding the company components regularly reviewed by the Board of Directors, the main operative decision-maker, to allocate resources and assess performance.

To conduct its business, both financially and operationally, the Company has established that each of its real estate undertakings represents a business segment or Cash Generating Unit (CGU), namely: Forum Puerto Norte, Forum Alcorta, Astor Palermo, Astor Caballito, Astor Núñez, Venice, Forum Puerto del Buceo and Proyecto FACA. In this sense, Management makes use of the indicators summarized in the following sections:

(figures expressed in Argentine pesos)

Note 40. Segment information (continued)

40.2 Information on secured sales and collections

	FORUM PUERTO NORTE	FORUM ALCORTA	FORUM PUERTO DEL BUCEO (*)	ASTOR PALERMO	ASTOR NÚÑEZ	ASTOR CABALLITO	VENICE	Ex FACA Project	Other adjustments	TOTAL
(1) COMMERCIALIZED UNITS										
2013	18	21	50	30	99	(27)	65	158	-	414
2012	64	23	56	48	22	94	42	-	-	349
2011	130	29	16	63	25	25	15	-	-	303
Accrued as to 31/12/2013	442	124	113	180	147	95	152	158	-	1,411
(2) VALUE OF POTENTIAL SALES										
(2.a) Project Total Value	414,146,133	1,062,102,250	1,113,745,719	410,962,690	470,406,227	449,388,293	4,380,350,249	2,256,831,573	-	10,557,933,134
(2.b) Total Launched Value	414,146,133	1,062,102,250	1,113,745,719	410,962,690	470,406,227	243,447,753	638,683,738	391,705,054	-	4,745,199,564
Launched Percent	*100%*	*100%*	*100%*	*100%*	*100%*	*54%*	*15%*	*17%*	-	*45%*
(3) SECURED SALES										
2013	3,464,787	197,734,460	208,923,013	126,476,536	135,981,520	(12,661,442)	145,998,694	131,768,217	-	937,685,785
2012	90,880,626	132,916,009	91,918,506	110,183,057	19,640,661	63,720,334	33,226,018	-	-	542,485,211
2011	127,516,361	174,781,420	26,458,154	61,548,160	21,270,616	10,942,558	8,372,477	-	-	430,889,746
Accrued as to 31/12/2013	402,064,238	656,881,288	327,299,673	328,233,340	176,266,547	62,001,450	195,969,666	131,768,217	-	2,280,484,419

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By Supervisory Committee

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Percent on Launched VPV	*97%*	*62%*	*29%*	*80%*	*37%*	*25%*	*31%*	*34%*	-	*48%*

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Note 40. Segment information (continued)

	FORUM PUERTO NORTE	FORUM ALCORTA	FORUM PUERTO DEL BUCEO (*)	ASTOR PALERMO	ASTOR NÚÑEZ	ASTOR CABALLITO	VENICE	Ex FACA Project	Other adjustments	TOTAL
(4.a) ADVANCES OF THIRD PARTIES' CLIENTS										
2013	(109,579,339)	205,729,271	67,529,569	63,399,230	42,711,019	(1,078,861)	41,667,909	50,953,513	-	361,332,311
2012	55,334,260	162,735,522	116,293,870	81,251,902	23,312,671	43,913,337	21,948,674	-	-	504,790,236
2011	120,193,264	79,372,736	150,640	15,023,505	8,331,748	10,942,578	2,080,824	-	-	236,095,295
Accrued as to 31/12/2013	159,825,425	408,080,098	183,974,079	196,936,639	79,378,678	65,408,306	65,430,708	50,953,513	-	1,209,987,446
(4.b) ADVANCES OF RELATED PARTIES'CLIENTS										
Accrued as to 31/12/2013	27,314,095	-	-	118,689,966	-	60,287,590	-	-	-	206,291,651
(5) INCOME PER SALES										
2013	138,961,062	21,552,516	-	-	-	-	-	-	7,904,501	168,418,079
2012	69,684,185	-	-	-	-	-	-	-	3,604,189	73,288,374
2011	15,151,423	-	-	-	-	-	-	-	-	15,151,423
Accrued as to 31/12/2013	223,796,670	21,552,516	-	-	-	-	-	-	11,508,690	256,857,876
COLLECTABLE OUTSTANDING BALANCE										
(3 - 4 - 5) = For Secured Sales	(8,871,952)	227,248,674	143,325,594	12,606,735	96,887,869	(63,694,446)	130,538,958	80,814,704	(11,508,690)	607,347,446

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(2.b - 4 - 5) = For Total Launched Value	3,209,943	632,469,636	929,771,640	95,336,085	391,027,549	117,751,857	573,253,030	340,751,541	(11,508,690)	3,072,062,591

Note: there are no external clients representing more than 10% of total secured sales.

(*) This is the only project developed abroad (Montevideo, Uruguay)

Note 40. Segment information (continued)

40.3 Information on Inventory and investment budget

	FORUM PUERTO NORTE	FORUM ALCORTA	FORUM PUERTO DEL BUCEO	ASTOR PALERMO	ASTOR NÚÑEZ	ASTOR CABALLITO	VENICE	Ex FACA Project	Other adjustments	TOTAL
(1) INVENTORY										
Variation 2013	(157,967,081)	187,796,344	116,829,071	129,077,708	33,677,082	33,555,740	17,606,245	226,649,269	-	587,224,378
Variation 2012	(10,264,150)	122,251,580	186,662,011	35,136,363	3,791,063	19,084,780	6,364,134	23,496,724	-	386,522,505
Balance as to December 31, 2011	361,897,770	194,958,048	843,276	79,533,354	57,376,513	58,884,406	142,328,226	-	-	895,821,593
Balance as to 31/12/2013	193,666,539	505,005,972	304,334,358	243,747,425	94,844,658	111,524,926	166,298,605	250,145,993	-	1,869,568,476
(2) COST OF ORDINARY ACTIVITIES										
2013	249,706,385	14,817,446	-	-	-	-	-	-	7,722,344	272,246,175
2012	93,606,909	-	-	-	-	-	-	-	51,911,541	145,518,450
2011	10,513,959	-	-	-	-	-	-	-	14,445,981	24,959,940
Accrued as to 31/12/2013	353,827,253	14,817,446	-	-	-	-	-	-	74,079,866	442,724,565
(3) INVESTIMENT BUDGET										
3.a) Total Budget	562,201,678	773,166,480	848,987,018	366,907,011	326,092,573	373,037,323	2,919,850,326	1,839,248,596	-	8,009,491,005

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3.b) Total Budget on Launched Building Works	562,201,678	773,166,480	848,987,018	366,907,011	326,092,573	212,639,919	315,573,005	285,811,450	-	3,691,379,134
BUDGET TO BE EXECUTED										
(3.b - 2 - 1) = On launched building works (*)	14,707,886	253,343,062	544,652,660	123,159,586	231,247,915	142,286,582	285,126,407	245,694,004	-	1,840,218,102
(3.a - 2 - 1) = On entire building Works	14,707,886	253,343,062	544,652,660	123,159,586	231,247,915	261,512,397	2,753,551,721	1,589,102,603	-	5,697,197,964

(*) Only accrued inventory proportional to the project launched stages.

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Note 40. Segment information (continued)

40.4 Inventories

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Forum Puerto Norte			
Inventories under construction	105,741,637	299,270,150	244,597,724
impairment of inventories under construction	(56,685,936)	(40,664,475)	-
Completed units	188,443,876	108,573,982	117,300,046
Impairment of completed units	(43,833,038)	(15,546,037)	-
Forum Alcorta	505,005,972	317,209,628	194,958,048
Forum Puerto del Buceo	304,334,358	187,505,287	843,276
Astor Palermo	243,747,425	114,669,717	79,533,353
Astor Caballito	111,524,926	77,969,186	58,884,406
Astor Núñez	94,844,658	61,167,576	57,376,513
Venice	166,298,605	148,840,144	143,649,772
Proyecto ex FACA	250,145,993	23,496,724	-
Total	**1,869,568,476**	**1,282,491,882**	**897,143,138**

40.5 Adavnced payments of third-party clients and related parties

Accrued	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Forum Puerto Norte	187,139,520	286,986,934	229,549,803
Forum Alcorta	408,080,098	326,090,527	163,355,005
Forum Puerto del Buceo	183,974,079	116,444,510	150,640
Astor Palermo	315,626,605	131,093,205	47,400,991
Astor Caballito	125,695,896	54,855,915	10,942,578
Astor Núñez	79,378,678	31,644,419	8,331,748
Venice	65,430,708	24,936,560	8,704,832
Ex FACA project	50,953,513	-	-
Total	**1,416,279,097**	**972,052,070**	**468,435,597**

(figures expressed in Argentine pesos)

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Note 41. Assets and liabilities in foreign currency

	Dec 31, 2013				Dec 31, 2012	Dec 31, 2011
	Class and amount of foreign currency		Exchange rate	Total Amount accounted for In pesos	Total Amount accounted for In pesos	Total Amount accounted for In pesos
ASSETS						
Current assets						
Cash and cash equivalents :						
Cash	USD	5,615	6.481	36,390	20,727	204,381
Banks	USD	2,038,964	6.481	13,214,526	14,504,364	7,922,999
	UYU	460,390	0.302	139,263	110,233	-
				13,353,789	14,614,597	7,922,999
Time deposits	USD	192,240	6.521	1,253,597	941,561	813,780
Mutual funds	USD	1,626,662	6.481	10,542,398	23,080,354	56,704,973
Bonds and titles	USD	175,000	6.481	1,134,175	-	-
Commercial papers	USD	1,486,328	6.481	9,632,891	7,101,148	7,992,442
Financial instruments						
Financial instruments	USD	-	-	-	999,448	-
Trade receivables:						
Debtors per sale of goods	USD	625,261	6.481	4,052,315	2,325,496	8,155,661
Debtors for services rendered	USD	-	-	-	362,353	316,743
Other receivables:						
Security deposits	USD	45,000	6.481	291,645	-	-
Insurance to be accrued	USD	218,656	6.481	1,417,111	999,671	667,339
Advance payments to work suppliers	USD	19,726	6.481	127,845	5,569,697	351,835
Advance payments to suppliers on inventory purchases	USD	-	-	-	25,022,706	22,078,255
Refundable expenses	USD	-	-	-	-	2,558
Sundry	USD	-	-	-	40,958	98,462
Intercompany balances:						
Other receivables	USD	-	-	-	-	5,269,223
Total current assets				41,842,156	81,078,716	110,578,651
Non current assets						
Other receivables:						
Added value tax	UYU	26,451,854	0.302	7,988,460	2,474,050	146,472
Security deposits	USD	9,600	6.481	62,218	361,216	191,880
Security deposits	UYU	19,105	0.302	5,770	4,794	-
				67,988	366,010	191,880
Insurance to be accrued	USD	142,825	6.481	925,649	942,528	219,032
Total non current assets				8,982,097	3,782,588	557,384
Total assets				**50,824,253**	**84,861,304**	**111,136,035**

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USD: US dollars
UYU: Uruguayan pesos

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Note 40. Assets and liabilities in foreign currency (continued)

	Dec 31 , 2013				Dec 31, 2012	Dec 31, 2011
	Class and amount of foreign currency		Exchange rate	Total Amount accounted for In pesos	Total Amount accounted for In pesos	Total Amount accounted for In pesos
LIABILITIES						
Trades payable:						
Suppliers	USD	123,526	6.521	805,515	2,349,724	110,377
	UYU	13,030,970	0.304	3,961,415	4,642,079	-
				4,766,930	6,991,803	110,377
Provision for expenses	USD	4,321	6.521	28,177	302,447	813,182
Provisions for works	USD	-	-	-	-	928,050
Insurance payable	USD	290,182	6.521	1,892,280	1,315,961	401,388
Contingency fund	USD	16,926	6.521	110,375	20,426	59,981
Real estate purchase creditors	U$S	15,494,791	6.521	101,041,529	59,832,488	-
Sundry	UYU	7,719	0.304	2,350	-	-
Building permit	UYU	92,553,970	0.304	28,136,407	-	-
Loans:						
Loans	USD	-	-	-	-	8,764,449
Mortgage-backed bank loans	USD	7,858,967	6.521	51,248,325	25,524,106	69,034
Advanced payments in current account	USD	-	-	-	658,049	-
	UYU	-	-	-	237,367	-
				-	895,416	-
Corporate notes	USD	6,545,917	6.521	42,685,928	11,062,442	-
Financial instruments:						
Financial instruments:	USD					
		22,156,460	6.521	144,482,278	-	-
	UYU	(471,726,490)	0.304	(143,404,853)	-	-
Employees’ benefits:						
Social Security payables	UYU	677,102	0.304	205,839	114,599	-
Provision for ACS and holidays	UYU	508,293	0.304	154,521	-	-
Other tax burdens:						
Net Worth Tax Allowance	UYU	2,642,016	0.304	803,173	802,022	14,705
Other taxes	UYU	921	0.304	280	2,975	-
Retensions and collections to be deposited	UYU	93,530	0.304	28,433	-	-
Value added tax	UYU	-	-	-	3,087	-
Income Tax	UYU	2,299,576	0.304	699,071	-	-
Intercompany balances						
Trades Payable	USD	5,431,430	6.521	35,418,354	26,711,763	42,224,900
Loans	USD	-	-	-	1,769,534	19,859,219
Advanced Payments of clients	USD	27,902,915	6.521	181,954,908	119,309,515	51,102,124
Advanced Payments of clients						
Sums collected in advance	USD	42,221,276	6.521	275,324,942	619,029,728	383,343,914
Provision advanced payments of clients	USD		-	21,179,657	86,202,685	29,453,905
Collections per sale of shares	USD	517,745	6.521	3,376,213	3,376,213	-
Provision advanced payments of clients per sale of shares	USD		-	1,695,921	449,089	-
Other accounts payable:						
Inventory creditors	USD	-		-	-	6,257,790
Long-term investment creditors	USD	-		-	-	18,145,137
Sundry creditors	USD	192,240	6.521	1,253,597	941,561	813,780
Sundry	UYU	-	-	-	12,566	-
Total current liabilities				**753,084,635**	964,670,426	562,361,935
Trades payable:						
Insurance payable	USD	-	-	-	506,742	-
Loans:						
Corporate notes	USD	7,281,454	6.521	47,482,363	30,971,721	-

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Mortgage-backed bank loans	USD	-	-	-	17,987,044
Total non-current liabilities			**47,482,363**	31,478,463	17,987,044
Total liabilities			**800,566,998**	996,148,889	580,348,979

USD: United States dollars. UYU Uruguayan pesos.

(figures expressed in Argentine pesos)

Note 42. Determination of fair value

A. Financial Instruments per category

Following are financial assests and liabilities per financial instrument category and a conciliation with the line shown in the consolidated financial statement as corresponds:

Financial assets and liabilities as to December 31, 2013, 2012 and 2011 were as follows:

Concept	Financial Assets at their fair value with income changes	Loans and accounts receivable	Investments kept until expiration	Total
FINANCIAL ASSETS				
Cash and cash equivalents	106,773,608	-	14,347,417	121,121,025
Credits per sales	-	9,499,520	-	9,499,520
Other credits	-	125,863,122	-	125,863,122
Total assets as to December 31, 2013	**106,773,608**	**135,362,642**	**14,347,417**	**256,483,667**

Concept	Financial Liabilities at their fair value with income changes	Financial Liabilities valued at their depreciation cost	Total
FINANCIAL LIABILITIES			
Trade debts	-	222,758,858	222,758,858
Loans	-	299,842,931	299,842,931
Financial Instruments	1,077,425	-	1,077,425
Advanced payments of clients	326,319,565	883,667,881	1,209,987,446
Other accounts payable	-	3,393,275	3,393,275
Total liabilities as to December 31, 2013	**327,396,990**	**1,409,662,945**	**1,737,059,935**

Concept	Financial Assets at their fair value with income changes	Loans and accounts receivable	Investments kept until expiration	Total
FINANCIAL ASSETS				
Cash and cash equivalents	53,895,689	-	4,565,761	58,461,450
Financial Instruments	999,448	-	-	999,448
Credits per sales	-	5,658,146	-	5,658,146
Other credits	-	134,164,335	-	134,164,335
Total assets as to December 31, 2012	**54,895,137**	**139,822,481**	**4,565,761**	**199,283,379**

Concept	Financial Liabilities at their fair value with income changes	Financial Liabilities valued at their depreciation cost	Total
FINANCIAL LIABILITIES			
Trade debts	-	124,609,689	124,609,689
Loans	-	128,577,110	128,577,110
Financial Instruments	-	-	-
Advanced payments of clients	259,224,759	592,037,411	851,262,170
Other accounts payable	-	970,873	970,873
Total liabilities as to December 31, 2012	**259,224,759**	**846,195,083**	**1,105,419,842**

(figures expressed in Argentine pesos)

Note 42. Determination of fair value (continued)

Concept	Financial Assets at their fair value with income changes	Loans and accounts receivable	Investments kept until expiration	Total
FINANCIAL ASSETS				
Cash and cash equivalents	78,747,995	-	813,780	79,561,775
Credits per sales	-	8,472,404	-	8,472,404
Other credits	-	103,099,327	-	103,099,327
Total assets as to December 31, 2011	**78,747,995**	**111,571,731**	**813,780**	**191,133,506**

Concept	Financial Liabilities at their fair value with income changes	Financial Liabilities valued at their depreciation cost	Total
FINANCIAL LIABILITIES			
Trade debts	-	49,757,303	49,757,303
Loans	-	50,057,724	50,057,724
Advanced payments of clients	-	413,310,484	413,310,484
Other accounts payable	-	25,216,707	25,216,707
Total liabilities as to December 31, 2011	**-**	**538,342,218**	**538,342,218**

In the case of credits per sales and other credits, book value is considered to be near the fair value as such credits are substantially short-termed.

In the case of trade debts, loans and other accounts payable, their book value is considered to be near their market value.

B. Determination of fair value

IAS 13 defines fair value as the price obtained at selling an asset or paid for passing a liability in a transaction between parties in the market on the measurement date.

IAS 7 requires for financial instruments measured in the financial situation status at fair value, that the measurement of fair values be divided into the following hierarchies:

Level 1- Prices of reference (without adjustment) in active markets for identical assets and liabilities. A market is considered to be active if transactions take place on a regular basis and there is enogh information about prices permanently. Due to the fact that a quotation price in an active market is a more reliable indicator of fair value, this must be always used, if available. Financial instruments that the Company assigns to this level include, mainly, mutual investment funds, bonds and unsecured commercial papers and advanced payments of clients in exchange for which quotation prices are available in active markets.

Level 2- Different pieces of information to prices of reference included in level 1 not observable for assets and liabilities, either directly (that is, as prices) or indirectly (that is, derived from prices). If a financial instrument has a set term, the information for valuation must be observable during that entire period. The Company has not assigned any financial instrument to this level.

Level 3- Pieces of information for assets and liabilities not base don information from observable markets (that is, no-observable information). The Company has not assigned any financial instrument to this level.

(figures expressed in Argentine pesos)

Note 42. Determination of fair value (continued)

Assets and liabilities measured at their fair value as to December 31, 2013 are as follows:

As to December 31, 2013	**Level 1**	**Level 2**	**Level 3**	**Total**
Assets				
Cash and cash equivalents	106,773,608	-	-	106,773,608
Totals	**106,773,608**	**-**	**-**	**106,773,608**
Liabilities				
Financial Instruments	1,077,425	-	-	1,077,425
Advanced payments of clients	326,319,565			326,319,565
Totals	**327,396,990**	**-**	**-**	**327,396,990**

As per IAS 13, it is not necessary to apply the requested information (about fair values) to comparative information provided for previous periods to the initial application of the mentioned IAS (enforceable for annual periods commercing on January 1, 2013).

Note 43. Earnings per share

Earnins per basic share

The results and average estimated number of ordinary shares used for calculating earnings per basic share are the following:

	Dec 31, 2013	Dec 31, 2012
Result used for calculating earnings per basic share coming from ongoing operations	**(55,422,832)**	**(142,987,337)**
Average estimated number of ordinary shares for purposes of earnings per basic share (all estimations)	70,349,485	70,349,485
Earnings per share	**(0.79)**	**(2.03)**

The average estimated number of basic shares was 70,349,485, the same as the average estimated number of diluted shares, as there were no debt securities convertible to shares as to December 31, 2013 and 2012.

Note 44. Information about participation in other Companies – IAS 12

The Companies in which there exists non-controlling participation are:

Company	**Dec 31, 2013**	**Dec 31, 2012**	**Dec 31, 2011**
Canfot S.A. (CANF)	9.09 %	9.09 %	9.09 %
Maltería del Puerto S.A. (MDP)	10.00 %	10.00 %	10.00 %
Marina Río Luján S.A. (MRL)	49.99 %	49.99 %	49.99 %

(figures expressed in Argentine pesos)

Note 44. Information about participation in other Companies (continued)

Summarised financial information for each company about assets, liabilities and income for the period:

	Dec 31, 2013		
	MDP	**CANF**	**MRL**
Asset	281,596,918	604,830,875	70,692,215
Non-controlling share	28,159,692	54,979,127	35,346,108
Liabilities	259,067,063	551,458,954	70,325,759
Non-controlling share	25,906,706	50,127,619	35,162,880
Income for the period	(36,667,008)	36,730,005	(10,999,820)
Non-controlling share	(3,666,701)	3,338,757	(5,499,910)

	Dec 31, 2012		
	MDP	**CANF**	**MRL**
Asset	406,547,152	402,958,856	40,277,657
Non-controlling share	40,654,715	36,628,960	20,138,829
Liabilities	380,777,865	381,716,940	28,911,381
Non-controlling share	38,077,787	34,698,070	14,455,691
Income for the period	(31,579,723)	(17,359,555)	(5,229,692)
Non-controlling share	(3,157,972)	(1,577,984)	(2,614,846)

	Dec 31, 2011		
	MDP	**CANF**	**MRL**
Asset	349,301,483	240,528,693	34,606,670
Non-controlling share	87,325,371	21,864,058	17,303,335
Liabilities	336,756,076	206,527,222	18,010,702
Non-controlling share	84,189,019	18,773,324	9,005,351
Income for the period	(4,783,671)	(9,070,273)	(1,089,467)
Non-controlling share	(1,195,918)	(824,488)	(544,734)

Note 45. General Resolution No 622 of the Argentine Securities Exhange Commission

De acuerdo a lo estipulado en el artículo 1° del Título IV, Capítulo III de la Resolución General N° 622 de la CNV, a continuación se detallan las Notes a los Estados Financieros Consolidados que exponen la información solicitada por la Resolución en formato de Anexos.

(figures expressed in Argentine pesos)

The Notes to the Consolidated Financial Statements including the information requested by the Resolution in Exhibit format is detailed as follows, as per Section 1 of Title IV, Chapter III of General Resolution No 622 of the Argentine Securities Exhange Commission:

Exhibit A – Property, Plant and Equipment	Note 10
Exhibit B – Intangible assets	Note 11
Exhibit C –Share investments	Does not correspond
Exhibit D – Other investments	Does not correspond
Exhibit E – Allowances	Does not correspond
Exhibit F – Cost of goods sold	Note 24
Exhibit G – Assets and Liabilities in foreign currency	Note 41

Note 46. Capital market

On December 27, 2012 Law 26831 of Capital Market was passed. It contemplates the medication of the regime of public offering (Law 17811, as amended by Decree 677/2001) in effect as from January 28, 2013

Among other issues, the new law enlarges the regulatory capacities of the National State as to the public offer through the National Securities Market Commission, as well as to the market organization and the requirements of its agents, while it removes the obligation of being a shareholder to be able to act as an intermediary agent to operate in a particular market, delegating in said institution the authorization, subscription and regulation of the different categories of agents. As the regulation of the law must be within 180 days after it has been passed, and with the aim of not affecting the normal development of the capital market, the CNV (Argentine Securities and Exchange Commission) has decided, by means of General Resolution 615 that the application of present enforceable regulations must continue until the law is duly regulated.

The National Securities Market Commission Board of Directors passed on September 6, 2013 the new regulatory regime for capital market. It regulates Law 26.831 and complements Decree No 1023/2013 of August 1, 2013.

The Company Board of Directors and Management will analyze the impact that the regulation of the abovementioned law and of the National Securities Market Commission additional related regulations may have on its operations.
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Note 47. Approval of the financial statements

These present consolidated financial statements as to December 31, 2013, as well as the individual financial statements to that date, have been approved by the Company Management in its Shareholders' Meeting on March 7, 2014.

INDIVIDUAL FINANCIAL STATEMENTS

TGLT S.A.

AS TO DECEMBER 31, 2013

(Presented comparatively 2012 and 2011)

TGLT S.A.

INDIVIDUAL BALANCE SHEET

AS TO DECEMBER 31, 2013, 2012 AND 2011

(figures expressed in Argentine pesos)

	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
ASSETS				
Current assets				
Cash and cash equivalents	5	90,479,724	40,442,108	64,981,797
Trade receivables	6	450,066	362,353	316,743
Other receivables	7	27,399,610	40,915,946	38,356,202
Credits with related parties	31	11,083,440	30,396,910	40,794,074
Inventories	8	679,085,202	216,884,668	138,417,759
Total Current assets		808,498,042	329,001,985	282,866,575
Non-current assets				
Other receivables	7	105,226	303,625	327,695
Credits with related parties	31	24,695,832	8,153,509	1,591,474
Property, plant and equipment	9	4,150,533	4,137,952	1,326,166
Intangible assets	10	755,268	767,638	731,505
Tax assets	11	69,799,068	27,601,351	12,238,189
Long-term investments	12	215,764,504	260,948,353	303,694,353
Total non-current assets		315,270,431	301,912,428	319,909,382
Total assets		**1,123,768,473**	**630,914,413**	**602,775,957**
LIABILITIES				
Current Liabilities				
Trade debts	15	129,080,031	8,622,164	4,690,123
Loans	16	59,375,159	26,724,429	11,897,338
Employees' benefits	17	5,727,834	2,455,108	2,106,312
Current tax liabilities	18	3,727,685	1,270,429	770,652
Other tax burdens	19	2,281,387	1,614,195	612,872
Outstanding sums with related parties	31	217,019,822	155,292,879	102,412,525
Advanced Payments of clients	20	268,148,834	71,464,222	15,368,059
Other accounts payable	21	1,253,597	-	18,145,137
Total Current Liabilities		686,614,349	267,443,426	156,003,018
Non-current liabilities				
Loans	16	116,770,820	43,724,152	-
Deferred tax liabilities	22	52,859,909	1,426,702	1,323,141
Outstanding sums with related parties	31	4,626,094	-	26,141
Total non-current liabilities		174,256,823	45,150,854	1,349,282
Total liabilities		**860,871,172**	**312,594,280**	**157,352,300**
SHAREHOLDERS'EQUITY		**262,897,301**	**318,320,133**	**445,423,657**
Total liabilities and shareholders' equity		**1,123,768,473**	**630,914,413**	**602,775,957**

Notes 1 to 42 enclosed hereto are part of these financial statements.

Signed for identification purposes
with our auditor report dated on March 7, 2014
Adler, Hasenclever & Asociados S.R.L.
Certified Public Accountants
Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 1 Page 68

By Supervisory Committee

Ignacio Fabián Gajst
Statutory Auditor

Gabriel Righini (Partner)
Certified Public Accountant (U.B.A.)
Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 245 Page 74

Federico Nicolás Weil
President

TGLT

TGLT S.A.

STATEMENT OF INCOME AND OTHER COMPREHENSIVE INCOME FOR PERIOD

FOR THE PERIODS ENDED ON DECEMBER 31, 2013 AND 2012

(figures expressed in Argentine pesos)

	Notes	Dec 31, 2013	Dec 31, 2012
Income for services rendered		11,140,989	9,438,222
Costs of activities rendered	25	(9,105,804)	(9,292,134)
Gross income		**2,035,185**	**146,088**
Sales expenses	26	(17,049,408)	(11,769,892)
Administrative expenses	27	(24,367,559)	(17,147,548)
Other operating expenses		-	(32,095,394)
Operating income		**(39,381,782)**	**(60,866,746)**
Long-term investment results		(42,830,269)	(85,586,286)
Other expenses		(466,558)	(528,498)
Financial results			
Exchange difference	28	(1,496,818)	(11,312,399)
Financial income	28	49,893,158	11,634,905
Financial costs	28	(5,777,593)	(3,506,576)
Other financial costs	28	(2,885,844)	(1,836,646)
Other income and expenses	29	(10,840,206)	(2,684,479)
Income for the period before Income Tax		**(53,785,912)**	**(154,686,725)**
Income Tax	30	(2,064,844)	12,205,295
Income for the period		**(55,850,756)**	**(142,481,430)**
Other comprehensive income			
that will be reclassified in gaining or loss			
Difference for the conversion of a net investment abroad		427,924	(505,907)
Total of other comprehensive income		**427,924**	**(505,907)**
Total comprehensive income for the period		**(55,422,832)**	**(142,987,337)**
Earnings per share attributable to controlling owners			
Base		**(0.79)**	**(2.03)**
Diluted		**(0.79)**	**(2.03)**

Notes 1 to 42 enclosed hereto are part of these financial statements.

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TGLT S.A.

INDIVIDUAL STATEMENT OF CHANGES TO SHAREHOLDERS' EQUITY

FOR THE PERIOD ENDED ON DECEMBER 31, 2013

(figures expressed in Argentine pesos)

	Share capital				Reserves				Results	
Concept	Share capital	Premium of issuance	Additional paid-in capital	Total	Transactions between shareholders	Diff for conversion of net investment abroad	Statutory reserve	Special Reserve (2)	Unappropriated Retained earnings	Total
Balances as to January 1, 2013	70,349,485	378,208,774	21,807,276	470,365,535	(13,749,943)	(505,907)	4,000	46,257,485	(184,051,037)	318,320,133
Special reserve (1)	-	-	(13,749,943)	(13,749,943)	13,749,943	-	-	(46,257,485)	46,257,485	-
Income for the period	-	-	-	-	-	-	-	-	(55,850,756)	(55,850,756)
Other comprehensive income for the period net before Income tax	-	-	-	-	-	427,924	-	-	-	427,924
Comprehensive income for the period	-	-	-	-	-	427,924	-	-	(55,850,756)	(55,422,832)
Balances as to December 31, 2013	**70,349,485**	**378,208,774**	**8,057,333**	**456,615,592**	**-**	**(77,983)**	**4,000**	**-**	**(193,644,308)**	**262,897,301**

(1) Decided on the Ordinary Shareholders' Meeting on April 16, 2013.

(2) See Note 24

Notes 1 to 42 enclosed hereto are part of these financial statements.

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TGLT S.A.

INDIVIDUAL STATEMENT OF CHANGES TO SHAREHOLDERS' EQUITY

FOR THE PERIOD ENDED ON DECEMBER 31, 2012

(figures expressed in Argentine pesos)

	Share capital					Reserves				
Concept	Share capital	Premium of issuance	Additional paid-in capital	Total	Transactions between shareholders	Diff for conversion of net investment abroad	Statutory reserve	Special Reserve	Unappropriated Retained earnings	Total
Balances as to January 1, 2012	70,349,485	378,208,774	(1) 5,923,463	454,481,722	(2) (13,749,943)	-	4,000	46,257,485	(41,569,607)	445,423,657
Acquisition of Maltería del Puerto S.A.	-	-	(3) 15,883,813	15,883,813	-	-	-	-	-	15,883,813
Income for the period	-	-	-	-	-	-	-	-	(142,481,430)	(142,481,430)
Other comprehensive income for the period net before Income tax	-	-	-	-	-	(505,907)	-	-	-	(505,907)
Comprehensive income for the period	-	-	-	-	-	(505,907)	-	-	(142,481,430)	(142,987,337)
Balances as to December 31, 2012	70,349,485	378,208,774	21,807,276	470,365,535	(13,749,943)	(505,907)	4,000	46,257,485	(184,051,037)	318,320,133

(1) Corresponds to the profit of ARS 5,923,463 from the sale of shares of Canfot S.A. during the third quarter, 2011.

(2) Corresponds to the loss of ARS 13,749,943 for the purchase of shares of Canfot S.A. not owned by the Company during the second quarter 2011.

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(3) Corresponds to the purchase of shares of Maltería del Puerto S.A.

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TGLT S.A.

INDIVIDUAL STATEMENT OF CASH FLOW

FOR THE PERIODS ENDED ON DECEMBER 31, 2012 AND 2013

(figures expressed in Argentine pesos)

	Dec 31, 2013	Dec 31, 2012
Operating activities		
Total comprehensive income for the period	(55,422,832)	(142,987,337)
Adjustments to obtain the cash flow provided by operating activities		
Income Tax	(2,064,844)	(12,205,295)
Depreciations of properties, plants and equipments	2,099,216	1,254,639
Amortizations of intangible assets	466,558	528,498
Long-term investment results	6,001,390	32,095,394
Recovery provision advanced payments of clients in foreign currency	(30,962,112)	-
Changes in operating assets and liabilities		
Trade receivables	(87,714)	(45,610)
Other receivables	14,352,253	(2,535,674)
Credits with related parties	35,018,877	3,835,129
Inventories	(402,442,498)	(78,466,909)
Tax assets	(38,897,515)	(15,363,162)
Trade debts	118,007,513	3,932,042
Employees' benefits	3,272,727	348,796
Tax liabilities	58,131,889	13,637,277
Other tax burdens	162,459	1,001,323
Outstanding sums with related parties	66,336,597	52,852,984
Advanced Payments of clients	170,530,395	56,097,391
Other accounts payable	164,409	(18,145,137)
Income tax and assumed minimum income tax	(2,176,582)	(828,644)
Net cash flow used in operating activities	**(57,509,814)**	**(104,994,295)**
Investment activities		
Payments for the purchase of property, plant and equipment	(1,766,738)	(4,066,425)
Payment for the purchase of intangible assets	(433,434)	(564,631)
Incorporation of property, plant and equipment per merge with Pico y Cabildo S.A.	(701,499)	-
Net cash flow used in investment activities	**(2,901,671)**	**(4,631,056)**
Financing activities		
Acquisition of non-controlling shares	-	26,534,419
Loan increases	97,028,580	58,551,243
Net cash flow generated in financing activities	**97,028,580**	**85,085,662**
Net increase (decrease) in cash and cash equivalents	36,617,095	(24,539,689)
Cash and cash equivalents at the beginning of the year	40,442,108	64,981,797
Incorporation of cash and cash equivalents per merge with Pico y Cabildo S.A.	13,420,521	-
Cash and cash equivalents at the close of the period	**90,479,724**	**40,442,108**

Notes 1 to 42 enclosed hereto are part of these financial statements.

Signed for identification purposes
with our auditor report dated on March 7, 2014
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Note 1. Purpose of the financial statements

On October 14, 2010, the C.N.V. issued its approval of Resolution No. 16409 of September 8, 2010, whereby the Company has been authorized to make a public offering of up to 45,400,000 book-entry ordinary shares, with the possibility of extending said offering up to 61,800,000 shares. In turn, the B.C.B.A. (Buenos Aires Stock Exchange) issued the authorization for TGLT S.A shares to be listed on the stock exchange DATED October 19, 2010.

Additionally, on November 4, 2011, the Securities and Exchange Commission of the Federal Republic of Brazil (in Portuguese, Comissão de Valores Mobiliários or "CVM") granted TGLT S.A. open-company registration and approved the BDR Level II program (Brazilian Depositary Receipts). Furthermore, the BM&FBovespa, the main Brazilian stock exchange market, authorized the negotiation of BDR in its general board. All common shares and ADRs of the company are convertible into BDRs and vice versa.

These individual condensed interim financial statements (hereinafter "financial statements") as to December 31, 2013, were prepared by the Company Management for the purposes of complying with governing law and with the requirements of the C.N.V. and the B.C.B.A. within the framework of authorization of the public offering of its stock

Note 2. Use of the IFRS in accordance with the provisions RT 26

These individual financial statements have been issued by the Company using the accounting policies described in Note 4 to the consolidated financial statements except for the entry "non-current investments" under "interest in controlled companies", which have been valued as their net VPP income not tracended to third parties, determined from the financial statements as to the closing of each period/year and prepared following the same criteria used for the preparation of these statements, as per TR 26.

The accounting criteria as per TR 26 for measuring the investment on controlled companies in the individual financial statements differ from that set out in IAS 27, according to which such investments must be accounted for at their cost or fair value if individual financial statements are to be issued, as such statements are not mandatory under IFRS. This criteria difference between IFRS and TR 26 seeks mainly the fulfillment of regulations of Law 19550, according to which, the magnitude of shareholders'equity and income net shown in consolidated financial statements attributed to controlling shareholders (in this case, TGLT) match those issued by that controlling company in its individual financial statements. This is relevant for the Argentinean societary law whenever individual financial statements are considered as main financial statements relevant to societary decision making and when income balances must be determined by the impairment criterion.

The Company Management has no knowledge of events modifying the controlled companies' patrimonial, financial or income situation as to December 31, 2013 as from the approval of its financial statements, having a significant impact on investment valuation as to such date.

Note 3. Activities of the Company

TGLT S.A. main line of business consists of 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, after sale services, and financial planning. The architecture and construction are outsourced to other companies, with which the Company has strategic relationships.

To the date of issuance of these individual condensed financial statements, the Company participates, along with other investors, in various urban projects (See note 1 to the consolidated financial statements), in which the Company is in charge of comprehensive management, and it charges both flat and contingent fees for the tasks it executes.

Note 4. Criteria for Preparing the Individual Financial Statements

The individual financial statements have been prepared including information required by legal and professional accounting regulations in effect. However, for an adequate interpretation of the Company and controlled companies' patrimonial, financial and income evolution situation, the Company Management suggests reading the individual financial statements together with the consolidated financial statements included above.

There have been no changes as regards accounting policies applied in the preparation of the financial statements as to December 31, 2013. Therefore, the same accounting policies mentioned for the consolidated financial statements have been applied for the preparation of these individual financial statements.

4.1. Criteria for the presentation

The individual balance sheet as to December 31, 2013, 2012 and 2011 and the individual statement of income and of other comprehensive income for the period, the statement of changes to shareholder's equity and the statement of cash flow as to December 31, 2013 and 2012 have been presented pursuant to the provisions of IFRS.

Through General Resolution No. 562/09 dated December 29, 2009, titled "Adoption of International Financial Reporting Standards" and General Resolution No. 576/10 dated July 1, 2010, titled "Addendum to General Resolution No. 562", the C.N.V. established the application of Technical Resolution No. 26 of the F.A.C.P.C.E. (as amended by Technical Resolution No. 29, passed by the F.A.C.P.C.E. on December 3, 2010), which adopts the International Financing Reporting Standards issued by the International Accounting Standards Board (IASB) for certain entities included in the public offering system of Law No. 17811, whether on account of their equity or debt securities, or because they have requested authorization to be included in said system.

As the Company is included in the public offering system due to its share capital, the enforcement of such standards is mandatory as from this year that commenced on January 1, 2012.

These financial statements have been prepared under the historical cost basis of accounting, modified, when applicable, to adopt other basis of accounting as required by the IFRS.

These individual financial statements correspond to the period beginning on January 1, 2013 and ending on December 31, 2013. According to the IFRS, the Company presents its condensed consolidated accounting information in comparison with the last two fiscal years closed at December 31, 2012 and 2011, and shows the statement of income and of other comprehensive income for the period, the statement of changes to shareholders' equity and the statement of cash flow for the period ended on December 31, 2012, comparing it to the same period during the previous fiscal year.

These individual financial statements have been approved by the Board of Directors at the meeting held on March 7, 2014

4.2. Comparative information

At the issuance of these financial statements, the Company Management introduced some changes in different entries. The financial statements as to December 31, 2012 and 2011 and the income statement as to December 31, 2012, presented comparatively, have been modified to include the effect of those changes.

(figures expressed in Argentine pesos)

Note 5. Cash and cash equivalents

	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Cash in the national legal tender		4,022	9,057	6,001
Cash in foreign currency	39	-	-	3,846
Banks in the national legal tender		2,495,364	224,319	43,601
Banks in foreign currency	39	10,829,091	4,722,896	230,934
Funds to be deposited		534,572	150,040	-
Time deposits in the national legal tender		13,093,820	3,624,200	-
Time deposits in foreign currency	39	1,253,597	-	-
Mutual funds in the national legal tender		42,093,969	1,530,094	-
Mutual funds in foreign currency	39	10,542,398	23,080,354	56,704,973
Commercial papers	39	9,632,891	7,101,148	7,992,442
Total Cash and cash equivalents		**90,479,724**	**40,442,108**	**64,981,797**

Time deposits in the national legal tender as to December 31, 2013 are funds placed with Banco Macro SA and HSBC Bank Argenitna SA, and accrue an average anual interest of 19.42%; as to December 31, 2012, they are funds placed with HSBC Bank Argentina SA, Banco Macro SA and Banco Industrial, and accrue an average annual interest of 15.60%.

Time deposits in foreign currency as to December 31, 2013 are funds placed with Banco Santander Río SA, renwable at 30 days, accruing an average annual interest of 0.25%.

Commercial Papers as to December 31, 2013 are Corporate Bonds of JP Morgan and Credit Suisse, for a par value of USD 400,000 and USD 800,000, respectively, with period-end market value of USD 0.9945. Likewise, CEDINES are included for USD 220,000 with period-end market value of ARS 8.6824. As to December 31, 2012 they are funds placed with JP MORGAN for a par value of USD 1,480,800 with a period-end market value of USD 0.9705.

Note 6. Trades receivable

	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Debtors per services rendered in local currency		450,066	-	-
Debtors per services rendered in foreign currency	39	-	362,353	316,743
Total Trade receivables		**450,066**	**362,353**	**316,743**

The trade receivables mentioned above are measured at amortized cost.

The age of accounts receivable is as follows:

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Maturity date			
0 to 3 month	450,066	-	-
Past-due			
0 to 90 days	-	-	282,977
91 to 180 days	-	-	12,906
Over 181 days	-	362,353	20,860

Total	**450,066**	**362,353**	**316,743**

(figures expressed in Argentine pesos)

Note 7. Other receivables

	Notes	**Dec 31, 2013**	Dec 31, 2012	Dec 31, 2011
Current:				
Added value tax		6,202,929	2,624,024	2,730,581
Gross Income Tax		2,226,564	3,656,795	53,794
Insurance to be accrued in local currency		31,989	35,278	13,495
Insurance to be accrued in foreign currency	39	532,313	450,834	384,003
Advance payments to suppliers		-	-	7,366
Advance payments to Work suppliers in local currency		17,047,407	8,430,552	12,774,542
Advance payments to Work suppliers in foreign currency	39	23,712	-	-
Advance payments to suppliers on inventory purchases	39	-	25,022,706	22,078,255
Advance payments to statutory auditors		18,300	15,700	-
Expenses to be accounted for in local currency		411,724	161,663	-
Expenses to be accounted for in foreign currency	39	-	-	2,558
Refundable expenses		491,040	213,879	71,895
Bad checks receivable		117,706	18,200	-
Deposits as collateral in foreign currency	39	291,645	-	-
Sundry in local currency		4,281	286,315	197,073
Sundry in foreign currency	39	-	-	42,640
Total other receivables – Current		**27,399,610**	**40,915,946**	**38,356,202**
Non-current:				
Deposits as collateral in local currency		26,404	21,100	21,100
Deposits as collateral in foreign currency	39	-	219,510	191,880
Insurance to be accrued in foreign currency	39	78,822	63,015	114,715
Subtotal other receivables – Non-current		105,226	**303,625**	**327,695**
Total Other receivables		**27,504,836**	**41,219,571**	**38,683,897**

Note 8. Inventories

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
“Astor Palermo” urban real estate project	243,747,425	114,669,717	79,533,353
“Astor Caballito” urban real estate project	111,524,926	77,969,187	58,884,406
Ex “FACA” urban real estate project	228,968,185	24,245,764	-
“Astor Nuñez” urban real estate project	94,844,666	-	-
Total Inventories	**679,085,202**	**216,884,668**	**138,417,759**

(figures expressed in Argentine pesos)

Note 9. Property, plant and equipment

	Chattels and supplies	Hardware	Leasehold improvements	Showroom	Total
Original value					
Balance as to January 1, 2013	503,544	828,703	751,281	4,109,543	**6,193,071**
Acquisitions	8,100	56,909	605,288	1,096,441	**1,766,738**
Balances incorporated by merge with Pico y Cabildo S.A.	46,260	850	-	701,499	**748,609**
Decreases	-	-	-	-	**-**
Total as to December 31, 2013	557,904	886,462	1,356,569	5,907,483	8,708,418
Depreciation and impairment					
Balance as to January 1, 2013	(176,537)	(504,156)	(577,221)	(1,045,739)	**(2,303,653)**
Balances incorporated by merge with Pico y Cabildo S.A	(6,803)	(47)	-	(148,166)	**(155,016)**
Depreciations	(53,552)	(200,701)	(181,646)	(1,663,317)	**(2,099,216)**
Loss due to impairment	-	-	-	-	**-**
Total as to December 31, 2013	(236,892)	(704,904)	(758,867)	(2,857,222)	**(4,557,885)**
Residual value as to December 31, 2013	**321,012**	**181,558**	**597,702**	**3,050,261**	**4,150,533**

	Chattels and supplies	Hardware	Leasehold improvements	Showroom	Total
Original value					
Balance as to January 1, 2012	449,108	441,771	727,661	508,106	**2,126,646**
Acquisitions	54,436	386,932	23,620	3,601,437	**4,066,425**
Decreases	-	-	-	-	**-**
Total as to December 31, 2012	503,544	828,703	751,281	4,109,543	**6,193,071**
Depreciation and impairment					
Balance as to January 1, 2012	(126,182)	(263,265)	(411,033)	-	**(800,480)**
Depreciations	(50,355)	(240,891)	(166,188)	(797,205)	**(1,254,639)**
Loss due to impairment	-	-	-	-	**-**
Total as to December 31, 2012	(176,537)	(504,156)	(577,221)	(797,205)	**(2,055,119)**
Residual value as to December 31, 2012	**327,007**	**324,547**	**174,060**	**3,312,338**	**4,137,952**

	Chattels and supplies	Hardware	Leasehold improvements	Showroom	Total
Original value					
Balance as to January 1, 2011	282,025	241,936	252,719	-	**776,680**
Acquisitions	167,083	199,835	474,942	508,106	**1,349,966**
Decreases	-	-	-	-	**-**
Total as to December 31, 2011	449,108	441,771	727,661	508,106	**2,126,646**

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By Supervisory Committee

Ignacio Fabián Gajst
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Depreciation and impairment					
Balance as to January 1, 2011	(81,272)	(140,191)	(249,487)	-	**(470,950)**
Depreciations	(44,910)	(123,074)	(161,546)	-	**(329,530)**
Loss due to impairment	-	-	-	-	**-**
Total as to December 31, 2011	(126,182)	(263,265)	(411,033)	-	**(800,480)**
Residual value as to December 31, 2011	322,926	178,506	316,628	508,106	**1,326,166**

Note 10. Intangible assets

Intangible assets represent trademarks, software and software development. Its progress is shown below:

	Software	Software developmen t	Trademarks	**Total**
Original value				
Balance as to January 1, 2013	210,925	1,189,590	15,071	**1,415,586**
Acquisitions	-	433,434	-	**433,434**
Balances incorporated by merge with Pico y Cabildo S.A.	-	21,975	-	**21,975**
Decreases	**-**	**-**	-	**-**
Total as to December 31, 2013	210,925	1,644,999	15,071	**1,870,995**
Depreciation and impairment				
Balance as to January 1, 2013	(187,132)	(456,779)	(4,037)	**(647,948)**
Balances incorporated by merge with Pico y Cabildo S.A.	-	(1,221)	-	**(1,221)**
Depreciations	(14,936)	(450,211)	(1,411)	**(466,558)**
Loss due to impairment	-	-	-	**-**
Total as to December 31, 2013	(202,068)	(908,211)	(5,448)	**(1,115,727)**
Residual value as to December 31, 2013	**8,857**	**736,788**	**9,623**	**755,268**

	Software	Software development	Trademarks	**Total**
Original value				
Balance as to January 1, 2012	184,353	651,531	15,071	**850,955**
Acquisitions	26,572	538,059	-	**564,631**
Decreases	-	-	-	**-**
Total as to December 31, 2012	210,925	1,189,590	15,071	**1,415,586**
Depreciation and impairment				
Balance as to January 1, 2012	(116,824)	-	(2,626)	**(119,450)**
Depreciations	(70,308)	(456,779)	(1,411)	**(528,498)**
Loss due to impairment	-	-	-	**-**
Total as to December 31, 2012	(187,132)	(456,779)	(4,037)	**(647,948)**
Residual value as to December 31, 2012	**23,793**	**732,811**	**11,034**	**767,638**

(figures expressed in Argentine pesos)

	Software	Software development	Trademarks	**Total**
Original value				
Balance as to January 1, 2011	166,118	98,973	3,510	**268,601**
Acquisitions	18,235	552,558	11,561	**582,354**
Decreases	-	-	-	**-**
Total as to December 31, 2011	184,353	651,531	15,071	**850,955**
Depreciation and impairment				
Balance as to January 1, 2011	(55,373)	-	(1,215)	**(56,588)**
Depreciations	(61,451)	-	(1,411)	**(62,862)**
Loss due to impairment	-	-	-	**-**
Total as to December 31, 2011	(116,824)	-	(2,626)	**(119,450)**
Residual value as to December 31, 2011	**67,529**	**651,531**	**12,445**	**731,505**

Note 11. Tax assets

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Assumed minimum income tax	17,091,203	9,184,999	6,130,694
Tax loss – local source	52,707,865	18,384,194	6,075,337
Tax loss – foreign source	-	32,158	32,158
Total Tax assets	**69,799,068**	**27,601,351**	**12,238,189**

Local- and foreign – source tax losses accumulated as to December 31, 2013, 2012 and 2011 may be used under the following dates:

	Pesos		
Year	2013	2012	2011
2013	-	358,794	358,794
2014	466	-	-
2015	3,348,326	3,347,184	3,347,184
2016	2,867,308	2,401,517	2,401,517
2017	11,973,692	12,308,857	-
2018	34,518,073	-	-
Total	52,707,865	18,416,352	6,107,495

Note 12. Long-term investments

	Notes	**Dec 31, 2013**	Dec 31, 2012	Dec 31, 2011
Canfot S.A.				
Investments	13	52,839,932	24,330,024	16,153,422
Implied capital gain	14	79,399,207	79,399,207	79,399,207
		132,239,139	103,729,231	95,552,629
Maltería del Puerto S.A.				
Investments	13	12,225,904	35,562,285	39,944,416
Implied capital gain	14	32,095,394	32,095,394	32,095,394
Capital gain impairment	14	(32,095,394)	(32,095,394)	-

(figures expressed in Argentine pesos)

		12,225,904	35,562,285	72,039,810
Marina Río Luján S.A.				
Investments	13	39,158,064	44,661,601	47,227,232
Implied capital gain	14	21,487,412	21,487,412	21,487,412
		60,645,476	66,149,013	68,714,644
Pico y Cabildo S.A.				
Investments	13	-	38,514,132	56,828,285
Implied capital gain	14	10,558,985	10,558,985	10,558,985
		10,558,985	49,073,117	67,387,270
TGLT Uruguay S.A.				
Investments	13	-	6,434,707	-
			6,434,707	-
SITIA S.A.				
Investments	13	95,000	-	-
		95,000	-	-
Total long-term investments		**215,764,504**	**260,948,353**	**303,694,353**

(figures expressed in Argentine pesos)

Note 13. Information on controlled companies

Name of issuer and characteristics of the securities	Par value	Recorded Value			Information on issuer - As per most recent financial statement issued (1)						
		Dec 31, 2013	Dec 31, 2012	Dec 31, 2011	Main line of business	Domicile	Closing date	Share capital	Income for the period	Shareholders' equity	Share Percentage
Canfot S.A.	ARS 1 of 1 vote each	52,839,932	24,330,024	16,153,422	Construction and sale of any type of real estate	Av. S. Ortiz 3333 - 1st Floor - C.A.B.A. – Rep. Argentina	31/12/2013	48,238,100	52,593,335	110,473,169	90.91%
Maltería del Puerto S.A	ARS 100 of 1 vote each	12,225,904	35,562,285	39,944,416	Construction and sale of any type of real estate	Av. S. Ortiz 3333 - 1st Floor - C.A.B.A. – Rep. Argentina	31/12/2013	14,575,000	(37,052,828)	10,935,151	90.00%
Marina Río Lujan S.A.	ARS 100 of 1 vote each	39,158,064	44,661,601	47,227,232	Construction and sale of any type of real estate	Ing. Enrique Butty 220 -11th Floor - Dpto. A - C.A.B.A. – Rep. Argentina	31/12/2013	22,076,200	(9,382,688)	2,417,621	49.99%
Pico y Cabildo S.A.	ARS 100 of 1 vote each	-	38,514,132	56,828,285	Construction and sale of any type of real estate	Av. S. Ortiz 3333 - 1st Floor - C.A.B.A. – Rep. Argentina	-	-	-	-	-
TGLT Uruguay S.A (2)	UYU of 1 vote each	(4,626,094)	6,434,707	(26,141)	Investor	Plaza Independencia 811 GF. – Montevideo – Rep. Oriental del Uruguay	31/12/2013	10,741,236	(4,166,292)	2,738,770	100.00%
Sitia S.A.	ARS 1 of 1 vote each	95,000	-	-	Commissions, brokerage and commercialization of godos and services.	Av. S. Ortiz 3333 - 1st Floor - C.A.B.A. – Rep. Argentina	31/12/2013	100,000	-	100,000	95.00%

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Total		99,692,806	149,502,749	160,127,214							

(1) Information as per accounting statements prepared without considering Technical Resolution No 26.
(2) As to December 31, 2013 and December 31, 2011, shown in “Balances with related parties” under non-current liabilities.

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(figures expressed in Argentine pesos)

Note 14. Capital gain

	María Río Lujan S.A.	Maltería del Puerto S.A.	Pico y Cabildo S.A.	Canfot S.A.	**Total**
Original value					
Balance as to January 1, 2013	21,487,412	32,095,394	10,558,985	79,399,207	**143,540,998**
Acquisitions	-	-	-	-	**-**
Decreases	-	-	-	-	**-**
Total as to December 31, 2013	21,487,412	32,095,394	10,558,985	79,399,207	**143,540,998**
Impairment					
Balance as to January 1, 2013	-	(32,095,394)	-	-	**(32,095,394)**
Loss due to impairment	-	-	-	-	**-**
Total as to December 31, 2013	-	(32,095,394)	-	-	**(32,095,394)**
Residual value as to December 31, 2013	**21,487,412**	**-**	**10,558,985**	**79,399,207**	**111,445,604**

	María Río Lujan S.A.	Maltería del Puerto S.A.	Pico y Cabildo S.A.	Canfot S.A.	**Total**
Original value					
Balance as to January 1, 2012	21,487,412	32,095,394	10,558,985	79,399,207	**143,540,998**
Acquisitions	-	-	-	-	-
Decreases	-	-	-	-	-
Total as to December 31, 2012	21,487,412	32,095,394	10,558,985	79,399,207	**143,540,998**
Impairment					
Balance as to January 1, 2012	-	-	-	-	-
Loss due to impairment	-	(32,095,394)	-	-	(32,095,394)
Total as to December 31, 2012	-	(32,095,394)	-	-	**(32,095,394)**
Residual value as to December 31, 2012	**21,487,412**	**-**	**10,558,985**	**79,399,207**	**111,445,604**

	María Río Lujan S.A.	Maltería del Puerto S.A.	Pico y Cabildo S.A	Canfot S.A.	**Total**
Original value					
Balance as to January 1, 2011	21,487,412	32,095,394	-	79,399,207	**132,982,013**
Acquisitions	-	-	10,558,985	-	**10,558,985**
Decreases	-	-	-	-	**-**
Total as to December 31, 2011	21,487,412	32,095,394	10,558,985	79,399,207	**143,540,998**
Impairment					
Balance as to January 1, 2011	-	-	-	-	**-**
Loss due to impairment	-	-	-	-	**-**
Total as to December 31, 2011	-	-	-	-	**-**
Residual value as to December 31, 2011	**21,487,412**	**32,095,394**	**10,558,985**	**79,399,207**	**143,540,998**

(figures expressed in Argentine pesos)

Note 15. Trade debts

	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Suppliers in local currency		16,645,256	1,185,362	1,000,149
Suppliers in foreign currency	39	132,253	1,087,641	-
Provision for expenditure in local currency		1,706,446	1,094,395	454,869
Provision for expenditure in foreign currency	39	-	-	606,392
Provision for works in local currency		6,516,872	3,263,937	1,056,797
Provision for works in foreign currency	39	-	-	928,050
Deferred checks		2,542,728	1,100,081	150,673
Insurance policies payable in national currency		2,631	32,796	9,683
Insurance policies payable in foreign currency	39	173,453	360,741	382,748
Contingency fund		318,863	497,212	100,762
Liabilities on real estate purchase	39	101,041,529	-	-
Total Trade debts		**129,080,031**	**8,622,165**	**4,690,123**

Note 16. Loans

	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Current				
Loans received in local currency		27,264	-	-
Loans received in foreign currency	39	-	-	4,385,955
Current account advances		49,252	8,683,861	7,511,383
Corporate notes in local currency		16,612,715	6,978,126	-
Corporate notes in foreign currency	39	42,685,928	11,062,442	-
Subtotal current loans		**59,375,159**	**26,724,429**	**11,897,338**
Non-current				
Loans received in local currency		9,770,113	-	-
Corporate notes in local currency		59,518,344	12,752,431	-
Corporate notes in foreign currency	39	47,482,363	30,971,721	-
Subtotal non-current loans		116,770,820	**43,724,152**	**-**
Total Loans		**176,145,979**	**70,448,581**	**11,897,338**

Following is a description of activity in loans and financing arrangements:

	Dec 31, 2013	Dec 31, 2012	Dec 31,
Opening balance	70,448,581	11,897,338	-
New loans and financing arrangements	108,444,056	58,888,356	5,145,045
Interest	17,141,782	1,108,028	425,956
Effects of exchange rate variation	20,953,496	4,004,932	482,577
Current account advances	(8,656,597)	1,172,478	7,511,383
Principal payments	(19,329,076)	(6,768)	-
Interest payments	(12,856,263)	(147,815)	(1,379,159)
Sundry payments	-	(6,467,968)	(288,464)
Closing balance	**176,145,979**	**70,448,581**	**11,897,338**

See details of loans in Note 15 to the consolidated condensed financial statements.

(figures expressed in Argentine pesos)

Note 17. Employees' benefits

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Wages payable	3,311,170	918,637	782,108
Social Security payables	1,630,224	874,217	650,122
Provision for ACS and holidays	1,055,154	840,159	631,534
Federal Tax Payment Plan	-	-	272,212
Provision for Board of Directors' fees	97,500	76,239	67,220
Minus:			
Staff advances	(366,214)	(254,144)	(296,884)
Total Employees' benefits	**5,727,834**	**2,455,108**	**2,106,312**

Note 18. Current tax liabilities

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Assumed minimum income tax	3,727,685	1,270,429	770,652
Total Current tax liabilities	**3,727,685**	**1,270,429**	**770,652**

Note 19. Other taxes payable

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Withholdings and earnings to be deposited	806,075	319,717	423,837
Tax on personal property	1,069,770	1,229,335	-
Gross Income Tax	62,862	65,143	103,318
Stamp Tax	342,680	-	85,717
Total Other tax burdens	**2,281,387**	**1,614,195**	**612,872**

Note 20. Advanced Payments of clients

	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Early collections in local currency		196,607,228	48,178,188	164,828
Early collections in foreign currency	39	78,631,498	21,526,587	15,143,901
Provision advanced payments of clients in foreign currency	39	15,346,202	8,475,798	1,218,883
Minus:				
Added value tax		(22,436,094)	(6,716,351)	(1,159,553)
Total Advanced Payments of clients		**268,148,834**	**71,464,222**	**15,368,059**

Note 21. Other accounts payable

	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Debt on purchase of stocks in foreign currency	39	-	-	18,145,137
Sundry creditors in foreign currency	39	1,253,597	-	-
Total Other accounts payable		**1,253,597**	**-**	**18,145,137**

(figures expressed in Argentine pesos)

Note 22. Deferred Tax Liabilities

	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Deferred Tax	30	52,859,909	1,426,702	1,323,141
Total Deferred tax liabilities		**52,859,909**	**1,426,702**	**1,323,141**

Note 23. Share capital and issuance premium

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Share paid-in capital	70,349,485	70,349,485	70,349,485
Issuance Premium	378,208,774	378,208,774	378,208,774
Additional paid-in capital	8,057,333	21,807,276	5,923,463
Total share capital	**456,615,592**	**470,365,535**	**454,481,722**

Issued share capital consists of:

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Ordinary fully paid-up shares	70,349,485	70,349,485	70,349,485
Total ordinary fully paid-up shares	**70,349,485**	**70,349,485**	**70,349,485**

As to December 31, 2013, the issued share capital subscribed for and paid up of the Company amounts to ARS 70,349,485. As to such date the share capital was registered with the registry of business organizations for the City of Buenos Aires.

As to December 31, 2011 the issued share capital subscribed for and paid up of the Company was ARS 70,349,485. As to such date the share capital registered with the registry of business organizations for the City of Buenos Aires was ARS 22,350,000.

As to December 31, 2013, 2012 and 2011, share capital distribution of the Company is as follows:

	Dec 31, 2013		Dec 31, 2012		Dec 31, 2011	
Shareholders	Shares	Interest	Shares	Interest	Shares	Interest
Federico Nicolás Weil	13,549,889	19%	13,549,889	19%	13,549,889	19%
PDG Realty S.A. Empreendimentos e Participações	19,121,667	27%	19,121,667	27%	19,121,667	27%
Holders of US certificates of deposit representing ordinary shares (ADRs)	13,808,000	20%	14,550,435	21%	17,548,905	25%
Holders of Brazilian certificates of deposit representing ordinary shares (BDRs)	2,960,510	4%	2,960,510	4%	-	-
Other holders of ordinary shares	20,909,419	30%	20,166,984	29%	20,129,024	29%
Total Share Capital	70,349,485	100%	70,349,485	100%	70,349,485	100%

(figures expressed in Argentine pesos)

Note 24. Reserves, accumulated earnings and dividends

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Reserves			
Statutory reserve	4,000	4,000	4,000
Individual shareholders' transactions	-	(13,749,943)	(13,749,943)
Special reserve	-	46,257,485	46,257,485
Net investment exchange rate difference abroad	(77,983)	(505,907)	-
Total reserves	**(73,983)**	**32,005,635**	**32,511,542**

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Accumulated earnings			
Opening balances	(184,051,037)	(41,569,607)	(19,890,462)
Special reserve	46,257,485	-	-
Income for the period	(55,850,756)	(142,481,430)	(21,679,145)
Closing balance	**(193,644,308)**	**(184,051,037)**	**(41,569,607)**

Note 25. Cost of rendered services

	Dec 31, 2013	Dec 31,2012
Wages and social security contributions	7,651,415	6,783,963
Rent and utilities	607,752	1,108,352
Transport and per diem	252,008	580,680
IT and services expenses	594,629	819,139
Total Cost of rendered services	**9,105,804**	**9,292,134**

Note 26. Commercialization Expenses

	Dec 31, 2013	Dec 31,2012
Wages and social security contributions	5,588,837	3,939,075
Rent and utilities	443,921	242,452
Professional fees	1,161,787	2,001,245
Taxes, duties and assessments	1,192,603	1,548,732
Impairment of fixed assets	1,663,317	797,205
Transport and per diem	184,074	127,024
IT and services expenses	434,336	179,187
Advertising expenses	6,380,533	2,928,856
Representation expenses	-	2,310
Fees	-	3,806
Total commercialization expenses	**17,049,408**	**11,769,892**

(figures expressed in Argentine pesos)

Note 27. Administrative Expenses

	Dec 31, 2013	Dec 31, 2012
Wages and social security contributions	11,060,185	11,160,713
Other payroll expenses	4,440,914	55,433
Rent and utilities	878,511	380,996
Professional fees	3,145,208	1,991,909
Directors' fees	479,941	151,430
Statutory auditing committee fees	136,808	97,200
IPO expenses	583,977	405,146
Taxes, duties and assessments	575,070	227,144
Transport and per diem	364,280	199,609
IT and services expenses	859,540	281,579
Office expenses	634,520	737,613
Insurance	686,668	692,398
Impairment of fixed assets	435,899	457,434
Donations	-	142,600
Overhead	86,038	166,344
Total administrative expenses	**24,367,559**	**17,147,548**

Note 28. Financial Results

	Dec 31, 2013	Dec 31, 2012
Exchange difference		
Income from exchange differences	21,653,944	14,346,156
Cost from exchange differences	(23,150,762)	(25,658,555)
Total Exchange difference	**(1,496,818)**	**(11,312,399)**
Financial income		
Interests	5,485,970	3,982,299
Result from short-term investments	13,445,076	7,652,606
Other financial income	30,962,112	-
Total Financial income	**49,893,158**	**11,634,905**
Financial costs		
Interests	(5,777,593)	(3,506,576)
Total Interests	**(5,777,593)**	**(3,506,576)**
Other financial costs		
Banking expenses	(503,695)	(283,208)
Tax on bank debits and credits	(2,382,149)	(1,553,438)
Total Other financial costs	**(2,885,844)**	**(1,836,646)**

(figures expressed in Argentine pesos)

Total Financial Costs	**(8,663,437)**	**(5,343,222)**
Total Financial Results	**39,732,903**	**(5,020,716)**

As to December 31, 2013 and 2012 the total financial cost amounted to ARS 28, 928,355 and ARS 29, 165,131, respectively, and includes “cost from Exchange differences” and “Interests from financial costs”.

(figures expressed in Argentine pesos)

Note 29. Other receivables and expenses, net

	Notes	Dec 31, 2013	Dec 31, 2012
Refundable expenses		76,582	-
Debt relief	31	(12,760,119)	(2,684,479)
Sale of fixed assets		827	-
Sundry		1,842,504	-
Total Other receivables		**(10,840,206)**	**(2,684,479)**

Note 30. Income Tax and Deferred Tax

The structure of "Income tax" determined in accordance with IAS 12, which is shown in the statement of income as to December 31, 2013 and 2012 is as follows:

	Dec 31, 2013	Dec 31, 2012
Income Tax	-	12,407,721
Deferred tax arising form temporary differences	(1,485,724)	(202,426)
Defect in provision of income tax	(579,120)	-
Total Income tax	**(2,064,844)**	**12,205,295**

Deferred Tax as to the close of the period/year has been determined on the basis of the temporary difference between accounting and tax-related calculations. The structure of assets and liabilities for deferred Tax as to the close of each period is as follows:

(Liabilities) Assets from Deferred tax:	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Valuation of short-term investments	(2,020,006)	(1,224,603)	(1,251,326)
Foreign currency valuation	(24,042,193)	-	(71,815)
Inventory valuation	(16,734,874)	-	-
Financial Costs	(10,783,842)	(335,605)	-
Property, plant and equipment	721,006	133,506	-
Balance at close of period / year (1)	**(52,859,909)**	**(1,426,702)**	**(1,323,141)**

(1) it includes balances originated by the merge with Pico y Cabildo S.A. (See Note 40)

Following is a description of the reconciliation between Income Tax charged to results and such as would result from applying the relevant tax rate to the accounting result before taxes:

	Dec 31, 2013	Dec 31, 2012
Income Tax calculated at the current rate on the accounting result before taxes	18,825,069	54,140,354
Permanent differences	-	
Interests	(919,766)	(226,235)
Director's fees	(159,229)	(44,251)
Long-term investment income	(14,990,594)	(41,000,683)
Trademark depreciation	(494)	(494)
Non-deductible overhead	(4,235,367)	(286,441)
Adjustment DDJJ 2012	(579,120)	-
Prescription Minimim Assumed Income Tax	(8,885)	-
Deficit Prescription	-	(332,995)
Donations	-	(43,960)
Overhead	3,542	-

Signed for identification purposes
with our auditor report dated on March 7, 2014
Adler, Hasenclever & Asociados S.R.L.
Certified Public Accountants
Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 1 Page 68

By Supervisory Committee

Ignacio Fabián Gajst
Statutory Auditor

Gabriel Righini (Partner)
Certified Public Accountant (U.B.A.)
Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 245 Page 74

Federico Nicolás Weil
President

Income Tax	(2,064,844)	12,205,295

(figures expressed in Argentine pesos)

Note 31. Related Parties

a) The Balances outstanding with Companies as per section No. 33 – Law No. 19550 and other related parties are as follows:

Current	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
TRADE RECEIVABLES				
In the national legal tender				
Canfot S.A.		145,200	290,400	-
Marina Río Luján S.A.		-	38,858	-
Maltería del Puerto S.A.		-	799,181	-
AGL S.A.		739,106	-	-
FDB S.A.		88,040	-	-
		972,346	1,128,439	-
In foreign currency				
Marina Río Luján S.A.		-	-	157,361
Maltería del Puerto S.A.		-	2,314,661	658,177
	39	-	2,314,661	815,538
OTHER RECEIVABLES				
In the national legal tender				
Individual shareholder		1,724,852	1,432,639	747,227
Other shareholders		2,731,561	2,199,395	909,086
PDG Realty S.A. Empreendimentos e Participações		2,072,182	1,635,140	667,882
Maltería del Puerto S.A.	31.1	427,918	19,788,888	150,350
Canfot S.A.		735,645	-	1,612,741
Pico y Cabildo S.A.		-	16,140	16,140
Directors		-	71,700	-
		7,692,158	25,143,902	4,103,426
In foreign currency				
Marina Río Luján S.A.	31.2	-	1,768,385	5,576,973
Alto Palermo S.A.		-	-	2,480,737
Maltería del Puerto S.A.		2,418,936	-	27,001,330
TGLT Uruguay S.A.		-	41,523	21,746
FDB S.A.		-	-	794,324
	39	2,418,936	1,809,908	35,875,110
Total Credits with related parties – Current		**11,083,440**	**30,396,910**	**40,794,074**
Non-current				
OTHER RECEIVABLES				
In the national legal tender				
AGL S.A		739,106	1,315,000	-
		739,106	1,315,000	-
OTHER RECEIVABLES				
In foreign currency				
Maltería del Puerto S.A.		-	1,820,640	1,591,474
TGLT Uruguay S.A.		-	5,017,869	-
FDB S.A	31.3	23,956,726	-	-

	39	23,956,726	6,838,509	1,591,474
Total Credits with related parties – Non-current		**24,695,832**	**8,153,509**	**1,591,474**

(figures expressed in Argentine pesos)

Note 31. Related Parties (continued)

a) The Balances outstanding with Companies as per section No. 33 – Law No. 19550 and other related parties are as follows (continued):

TRADE DEBTS	Notes	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
In the national legal tender				
Canfot S.A.		79,929	79,929	79,929
Maltería del Puerto S.A.		13,189	13,189	13,189
		93,118	93,118	93,118
In foreign currency				
IRSA Inversiones y Representaciones S.A.		35,418,354	26,711,764	42,224,900
Malteria del Puerto S.A		1,613,361	-	-
	39	37,031,715	26,711,764	42,224,900
LOANS				
In the national legal tender				
Pico y Cabildo S.A.	31.6	-	-	-
Canfot S.A.	31.4	-	-	-
		-	-	-
In foreign currency				
Pico y Cabildo S.A.	31.6	-	13,842,353	6,673,816
Canfot S.A.	31.5	149,036	-	-
	39	149,036	13,842,353	6,673,816
ADVANCED PAYMENTS OF CLIENTS				
In foreign currency				
Alto Palermo S.A.		118,681,746	69,007,438	35,048,466
IRSA Inversiones y Representaciones S.A.		60,287,590	45,467,624	11,965,151
Individual shareholder		8,220	9,836	8,608
	39	178,977,556	114,484,898	47,022,225
OTHER ACCOUNTS PAYABLE				
In the national legal tender				
Canfot S.A.		693,397	-	-
Sitia S.A.		75,000	-	-
		768,397	-	-
In foreign currency				
Maltería del Puerto S.A.		-	-	6,257,790
Canfot S.A.		-	160,746	140,676
		-	160,746	6,398,466
Total Outstanding sums with related parties - current		**217,019,822**	**155,292,879**	**102,412,525**
OTHER ACCOUNTS PAYABLE				
Non current				
In the national legal tender				
TGLT Uruguay S.A. (1)		4,626,094	-	26,141

Signed for identification purposes
with our auditor report dated on March 7, 2014
Adler, Hasenclever & Asociados S.R.L.
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Federico Nicolás Weil
President

Maltería del Puerto S.A.	-	-	-
	4,626,094	-	26,141
Total Outstanding sums with related parties – Non- current	**4,626,094**	**-**	**26,141**

(1) Long-term interest of TGLT S.A. in said company.

Note 31. Related Parties (continued)

Loans granted by the Company

1. Likewise, on July 2, 2012 the parties subscribed a credit facility in the form of a commercial current account in pesos for a maximum amount of ARS 10,000,000 which was extended on August 27, 2012 to ARS 25,000,000, with a maturity date on July 2, 2013. Said current account accrues interests at a rate equivalent to Badlar Rate published by the Central Bank of Argentina, for time deposits in pesos for an amount over ARS 1,000,000, in periods of 30 and 35 days, plus two hundred nominal annual basic points. Such interests will be invoiced on quarterly basis. As to the date of issuance of these financial statements, the Company had disbursed ARS 23,238,888. On June 28, 2013 the parties agreed to extend the maturiyty date until July 2, 2014. On December 16, 2013 the parties subscribed a capitalization agreement as irrevocable contribution to the loan for the amount of ARS 28,009,174 (principal plus interests).

2. On October 4, 2011 Marina Río Luján SA requested and the Company granted a credit facility for an amount of USD 500,000 to finance building works and other expenses related to the project development and construction. The disbursement of the total amount was in the months of October and November 2011.

The disbursed amount accrues a compensatory interest at an annual nominal rate of 8% on the disbursed capital. In December 2012, USD 150,000 was paid in concept of principal, and in April 2013 the amount of USD 326,271 (principal plus interests) was cancelled while an extension of the original deadline (December 15, 2012) was approved for December 31, 2013. On December10, 2013 the loans was fully cancelled.

3. On September 1, 2013 FDB SA requested and the Company granted a a credit facility for an amount of up to USD 20,000,000 which can be cancelled at any moment during the term of the loan, whose maturity date is December 31, 2018

Each disbursement shall be requested by FDB by submisssion of a disbursement request. The disbursed capital accrues compensatory interest s at a variable rate based on a monthly average rate in US Dollars determined by the Banco Central de Uruguay. As regards pre cancellation, compensatory interests and/or late charge fees, besides being decided by FDB, may include deposits of FBD's clients on TGLT bank accounts as per FBD's instructions.

The outstandind sum as to December 31, 2013 amounts to ARS 23,956,726 (principal plus interests).

Loans requested by the Company

4. On February 18, the Company requested and Canfot S.A. granted a credit facility in the form of a commercial current account for an amount of ARS 4,600,000, to be paid back on August 19 this year. It accrues interest at a rate equivalent to Banco Central BADLAR rate for long-term deposits in pesos for an amount over ARS 1,000,000 in periods of 30 and 35 days, plus two hundred nominal annual basic points. Such interests will be invoiced on quarterly basis.

   Likewise, the Company and Canfot SA had subscribed a loan facility corresponding to non-capitalized irrevocable contribution whose maturity date was May 29, 2013 for an amount of ARS 4,600,000 plus interests agreed on the same conditions as the loan granted. Therefore, on September 6, 2013 by means of a Letter Offer all outstanding balances were extinguished by compensation, including principal and accrued interests up to this date, up to the least amount.

5. On July 22, 2013 the Company requested and Canfot SA granted a credit facility for a máximum amount of USD 1,340,153 which has been disbursed as to August 30, 2013. The received sum shall accrue compensatory interest, which shall be calculated at a variable rate based on an average month rate for US Dollars determined by Banco Central de Uruguay. As to December 31, 2013 the total of disbursed principal has been cancelled, outstanding the sum of ARS 149,036 corresponding to accrued interests as to that date.

(figures expressed in Argentine pesos)

Note 31. Related Parties (continued)

Loans received (continued)

6. On May 20, 2011, the Company applied for, and Pico y Cabildo S.A. granted, a credit facility for up to USD 2,000,000. The principal disbursed by Pico y Cabildo S.A. amounted to USD 1,854,667 and accrue current interest at a rate of 5%, calculated on disbursed principal. On May 21, 2012 TGLT requested an extension of the maturity date to May 20 2013 for the payment of all sums pending cancellation. At that maturity date, an agreement was signed between both companies per which the dollars owed to such date would be converted to pesos and become part of a new loan agreement in pesos (see credit facility for a maximum amount of ARS 15,000,000).

   On January 12 and 31, 2012, the Company applied for two new credit facilities in the sums of USD 1,534,667 and USD 120,000, respectively, with the same specifications as detailed in the paragraph above. The maturity date for these facilities was January 30, 2013. On that date, an extension was requested to February 14 and January 30, 2014, respectively, for the payment of all sums pending cancellation, as capital and as compensatory interest, keeping the specifications of the credit facilities.

On May 16, 2013 TGLT S.A. applied for a new credit facility for a maximum amount of ARS 15,000,000. The first disbursement was made on May 16, 2013 for an amount of ARS 3,000, 000 and the second on May 20, 2013 for an amount of ARS 5,798,037 corresponding to the payment of the first credit facility in dollars. The stipulated date for refund of both disbursements was May 16, 2014. The principal disbursed by the Company will earn current interest at the equivalent of the BADLAR rate plus 200 nominal basis points per annum. Such interests will be invoiced on quarterly basis.

Outstanding balances mentioned in 5 and 6 of the present Note, have been compensated as a consequence of the merge mentioned in Note 40 to these individual financial statements.

b) The most significant operations with Companies as per section No. 33 – Law No. 19550 and other related parties are as follows:

	Dec 31, 2013	Dec 31, 2012
ADVANCED PAYMENTS OF CLIENTS		
Alto Palermo S.A.	-	69,007,438
IRSA Inversiones y Representaciones S.A.	-	45,467,624
	-	114,475,062
LOANS RECEIVED		
Canfot S.A.	11,853,381	7,000,000
Pico y Cabildo S.A.	3,000,000	7,167,108
	14,853,381	14,167,108
PAYMENT MADE ON BEHALF OF AND TO THE ORDER OF THIRD PARTIES		
Individual shareholders	292,213	1,627,675
TGLT Uruguay S.A.	-	1,074,935
Canfot S.A.	735,646	-
Maltería del Puerto S.A.	31,968	-
PDG Realty S.A. Empreendimentos e Participações	79,752	561,738
Directores	-	71,000
Other shareholders	72,867	753,851
	1,212,446	4,089,199

(figures expressed in Argentine pesos)

PAYMENTS MADE		
Canfot S.A.	11,242,764	7,356,000
Maltería del Puerto S.A.	427,918	6,662,197
Pico y Cabildo S.A.	506,844	2,705,688
	12,177,526	16,723,885

Note 31. Related Parties (continued)

b) The most significant operations with Companies as per section No. 33 – Law No. 19550 and other related parties are as follows (continued):

	Dec 31, 2013	Dec 31, 2012
COLLECTIONS RECEIVED		
Marina Río Lujan S.A.	3,308,336	-
FDB S.A.	18,136,260	-
	21,444,596	-
COLLECTIONS MADE ON BEHALF OF AND TO THE ORDER OF THIRD PARTIES		
Pico y Cabildo S.A.	187,091	-
	187,091	-
COLLECTION OF SERVICES RENDERED AND LOAN AGREEMENTS		
Maltería del Puerto S.A.	-	6,891,025
Canfot S.A.	1,887,600	1,612,741
Marina Río Lujan S.A.	1,057,456	4,973,415
Alto Palermo S.A.	-	2,529,350
IRSA Inversiones y Representaciones S.A.	-	19,824,592
	2,945,056	35,831,123
LOANS GRANTED		
Maltería del Puerto S.A.	3,450,000	24,250,000
Marina Rio Lujan S.A	-	216,702
TGLT Uruguay S.A	-	3,935,292
FDB. S.A.	34,244,610	-
	37,694,610	28,401,994
PAYMENTS MADE ON BEHALF OF AND TO THE ORDER OF THIRD PARTIES		
FDB. S.A.	5,059,392	-
	5,059,392	-
REAL PROPERTY PURCHASE LIABILITIES		
Maltería del Puerto S.A.	1,613,361	-
	1,613,361	-
PURCHASE OF SHARES		
Canfot S.A.	1,487,000	-
	1,487,000	-
OUTSTANDING BALANCES INCORPORATED PER MERGE		
Pico y Cabildo S.A.	17,732,082	-

	17,732,082	-
NON-CONTRIBUTED SHARES		
Sitia S.A.	75,000	-
	75,000	-

(figures expressed in Argentine pesos)

Note 31. Related Parties (continued)

b) The most significant operations with Companies as per section No. 33 – Law No. 19550 and other related parties are as follows (continued):

	Dec 31, 2013	Dec 31, 2012
DEBT COMPENSATION		
Canfot S.A.	4,845,782	-
	4,845,782	-
IRREVOCABLE CONTRIBUTIONS		
Maltería del Puerto S.A.	33,352,046	-
Canfot S.A.	-	4,600,000
	33,352,046	4,600,000
CREDIT RELIEF		
Maltería del Puerto S.A	12,760,119	2,684,479
	12,760,119	2,684,479
REIMBURSEMENT OF NON-CAPITALIZED IRREVOCABLE CONTRIBUTION		
Canfot S.A.	4,600,000	-
	4,600,000	-

	Profit/(Loss)	
SERVICES RENDERED	**Dec 31, 2013**	Dec 31, 2012
Maltería del Puerto S.A.	1,165,245	6,666,908
Canfot S.A.	1,574,336	290,400
AGL S.A.	163,212	-
FDB. S.A.	132,736	-
Marina Río Luján S.A.	841,817	227,796
	3,877,346	7,185,104
FINANCIAL RESULTS, NET		
Maltería del Puerto S.A.	6,468,700	8,069,136
Marina Río Luján S.A.	1,529,121	544,021
Pico y Cabildo S.A.	(1,083,176)	(2,707,118)
Alto Palermo S.A.	(22,492,665)	(6,248,425)
IRSA Inversiones y Representaciones S.A.	(23,526,557)	(8,195,664)
Canfot S.A.	(3,501,121)	(371,231)
FDB S.A.	7,803,680	(34,378)
TLGT Uruguay S.A.	-	(49,810)
Individual shareholders	1,616	-
	(34,800,402)	(8,993,469)
FEES		
Directors	(71,700)	-
	(71,700)	-

(figures expressed in Argentine pesos)

Note 32. Breakdown by maturity of credits and debts

a) Classification of credits, tax assets and debt balances according to maturity:

	Dec 31, 2013	Dec 31, 2012	Dec 31, 2011
Credits			
Due within			
Up to 3 months	1,552,686	15,398,272	43,889,619
From 3 to 6 months	2,705,671	19,917,721	32,674,511
From 6 to 9 months	115,519	181,215	81,422
From 9 to 12 months	848,605	66,981	71,728
Over 12 months	94,600,126	36,058,485	14,157,358
No specific due date	33,710,635	33,674,711	2,324,195
Past-due			
Up to 3 months	-	1,453,346	291,242
From 3 to 6 months	-	502,264	100,536
From 6 to 9 months	-	9,546	12,906
From 9 to 12 months	-	-	20,860
Over 12 months	-	471,153	-
Total Credits	133,533,242	107,733,694	93,624,377
Debts			
Due within			
Up to 3 months	62,568,244	25,028,821	36,973,202
From 3 to 6 months	49,297,797	8,539,317	14,106,218
From 6 to 9 months	113,754,885	3,443,443	-
From 9 to 12 months	-	17,525,817	-
Over 12 months	597,839,131	257,803,018	106,039,087
No specific due date	37,411,115	93,118	93,118
Past-due			
Up to 3 months	-	-	140,675
From 3 to 6 months	-	160,746	-
Total Debts	860,871,172	312,594,280	157,352,300

b) Credit, tax asset and debt balances accruing interest and otherwise are shown below:

Credits / Tax assets	**Dec 31, 2013**	Dec 31, 2012	Dec 31, 2011
Accruing interests	23,485,673	21,552,299	35,059,040
Non accruing interests	110,047,569	86,181,395	58,565,337
	133,533,242	107,733,694	93,624,377
Average nominal annual rate:	**5%**	**9%**	**8%**
Debts			
Accruing interests	174,355,967	82,855,103	18,571,153
Non accruing interests	686,515,205	229,739,177	138,781,147
	860,871,172	312,594,280	157,352,300
Average nominal annual rate:	**14%**	**16%**	**18%**

Note 33. Amendment to the bylaws

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

a) The subscription price was set at ARS 9.034 per ordinary share on the basis 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. As a consequence, a capital increase was set in the amount of ARS 47,999,485 by means of the issuance of 47,999,485 ordinary book-entry shares at a par value of ARS 1 each, entitling to 1 vote each. The difference between the subscription price and the par value of each share was allocated –net of expenses- to setting up a special premium issuance allowance. Additionally, the Board decided not to make another public subscription offering within the next six months.

b) The division of corporate capital in different types of shares was eliminated, thereby converting the existing shares into ordinary book-entry shares of a single class.

c) The new shareholders' registry to be managed by Caja de Valores S.A. as of November 5, 2010 was implemented.

d) The Company corporate equity was set at ARS 70,349,485, and it was recorded that 31,984,275 ordinary book entry shares were subscribed in the Argentinean tranche of the offering of shares, and 16,015,210 ordinary book-entry shares were subscribed as Global Depositary Shares in the international tranche of the offering of shares.

Such modifications have been registered before the IGJ (registry of business organizations for the City of Buenos Aires) on December 10, 2010.

On December 20, 2011, at Extraordinary Shareholders' Meeting of the company it was unanimously decided that articles ninth (Powers of the Board of Directors) and fourth (business purpose) of the Bylaws had to be modified to allow for the furnishing of security in favour of third parties without having to secure the prior consent of the shareholders at the Shareholders' Meeting, and to amend certain ambiguities as to the business purpose and expand the same to include construction activities, respectively. On April 26, 2012 said modification was registered before the IGJ.

On April 17, 2012, at the Extraordinary Shareholders' Meeting it was unanimously voted that articles four (business purpose) and nine (powers of the Board of Directors) of the bylaws had to be amended to limit the furnishing of security only in favour of subsidiaries or affiliates of the Company, instead of third parties in general. Such modification was registered before the IGJ on November 28, 2012.

Note 34. Development and Management Agreements

34.1. Canfot S.A.:

On October 27, 2009, Canfot S.A. and the Company entered into a management agreement by which Canfot S.A. entrusted the Company with the management, administration, accounting and other aspects associated with operating and selling the "Forum Alcorta Project." On account of said services, the parties agreed on the payment of 48 monthly installments of USD 67,000 plus the Added Value Tax in favour of the Company which cannot exceed 2% of the project aggregate gross sales; however, if once said amounts have been paid in full, and said amounts exceed the 2% limit provided for above, the relevant part must pay the difference to the other party. Furthermore, another form of variable compensation in favour of the Company is established, regardless of what is provided above, connected to Canfot S.A. net and earned profits. Additionally, on that date, the parties entered into a sales service agreement whereby the Company will be in charge of promoting and selling the Forum Alcorta Project. For those promotion and marketing services, Canfot S.A. paid the Company 2 % of the total value of gross sales of the units in the project mentioned above.

On July 1, 2011, the parties agreed to suspend the terms and conditions of said agreement, resuming them on November 1, 2012, fixing the monthly amount of ARS 120,000 for any item being invoiced from November, 2012, to January 31, 2014, or until six months have elapsed since the closing of the post-construction stage of the project, whichever is later.

Note 34. Development and Management Agreements (continued)

34.2. 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 S.A. were entrusted with managing "Venice" urban project. Pursuant to the provisions of the agreement, the developers (the Company and Metro 21 S.A.) take charge of managing the project, which includes supervision of sales, management, administration, accounting activities, and in general, all of the aspects associated with management. As consideration for their development services, Marina Río Luján S.A. will pay the developers a monthly amount of ARS 15,000 plus Added Value Tax, of which ARS 90,000 will be paid to the Company.

For the product sales services (except those referred to as Macrolotes), Marina Río Luján S.A. shall pay the developers 2% plus Added Value Tax 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 Added Value Tax. Payments for marketing services will be made until all the products have been sold.

As a result of the execution of several addendums to the Development and Management Agreement, entered into among the Company, Marina Río Luján and Metro 21 S.A., accrual of payments for Development Services was suspended in late 2009 and for 2010 in its entirety, resuming accrual on January 1, 2011. On June 1, 2011, the parties signed a new addendum to the development and management agreement to suspend accrual of payments.

As of the date of these consolidated financial statements, the Boards of Directors of both companies were analyzing the various different alternatives.

34.3. 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, Matería del Puerto S.A. entrusted the Company with the management, financial and commercial administration of the "Forum Puerto Norte" project, 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 the amount of USD 200,000 until September 30, 2008, the monthly amount of USD 80,000 from October to December, 2008 inclusive, the monthly amount of USD 40,000 from January, 2009 to June, 2011, both inclusive, and shall pay the amount of USD 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 from the expiration date of said agreement. For those promotion and marketing services, Maltería del Puerto S.A. shall pay to the Company 2 % of the total value of gross sales of the units in the urban project "Forum Puerto Norte".

As Forum Puerto Norte Project is being developed by Maltería del Puerto SA and is in its final stage, Maltería del Puerto and TGLT SA have agreed to extinguish the Development and Management Agreement dated September 18, 2008 as well as its amendment dated October 27, 2009.

Note 35. Claims

See Note 34 to the Consolidated Financial Statements**.**

Note 36. Stock options plan

On October 30, 2009, at the Company Shareholders' Meeting, shareholders decided that a purchase plan on shares to be issued by the Company was to be established, in favour of certain executives and current and future outsourced consultants (the "Executives) (the "Stock Options").

The Stock Options would generate value for the Executives if the listed price of the Company shares increased above 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 shares occurs, and consequently, capital gains for the shareholders. Therefore, Stock Options entail the benefit of efficiently aligning the Executive's 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 clarified that the value of Stock Options does not directly depend on earnings in a certain fiscal year nor on the distribution of dividends by the Company, but rather on the positive evolution of the price of the Company shares on the stock markets (which by their very nature contemplate the potential issuing of shares upon the exercise of Stock Options).

Stock Options would collectively entitle holders to subscribe for up to the equivalent seven percent (7%) of the share capital 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 of Directors. The full period during which Stock Options may be exercised by their holders shall be five (5) years counted as from the date on which they were granted, for up to one fifth per annum, with the exceptions that may be established by the Board in accordance with market practices in order to accelerate the exercise of Stock Options.

On December 20, 2011, at the Shareholders' Meeting, the majority of shareholders present approved to extend, for an additional of two years, the term to issue the shares needed to implement the plan of incentives for officers and employees of the Company as approved at the Shareholders' Meeting held on October 30, 2009. In the following Extraordinary Shareholders' Meeting said maturity date past due as to December 31, 2013 shall be renwed.

Note 37. Limit to shareholding in other companies

As provided for in Section 31 of Law No. 19550 (Business Organizations Act), 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 share 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.

In accordance with Chapter XXIII.11.11, Section 31 of Law No. 19550 of the restated CNV text, for the purposes of calculating the limit set out by Section 31 of Law 19550, only the interests held in companies, the business purposes of which are not supplemental or subsumed in the business purpose of the holding company, will be taken into consideration, at their recorded value.

As to December 31, 2013 the Company had shareholding in companies whose business purposes supplement and/or are included in the Company line of business, and therefore, the limit regarding shareholding in other companies established by Section 31 of Law No. 19550 are inapplicable regarding what was stated in the above paragraph.

Note 38. Restricted assets

The Company restricted assets as to December 31, 2013 are detailed in Note 33 to the consolidated financial statements.

(figures expressed in Argentine pesos)

Note 39. Assets and liabilities in foreign currency

	Dec 31, 2013				Dec 31, 2012	Dec 31, 2011
Item	Class and amount of foreign currency		Exchange rate	Amount accounted for in pesos	Amount accounted for in pesos	Amount accounted for in pesos
ASSETS						
Current assets						
Cash and cash equivalents:						
Cash	USD	-	-	-	-	3.624
	Real	-	-	-	-	222
				-	-	3.846
Banks	USD	1,670,898	6.481	10,829,091	4,722,896	230,934
Time deposits	USD	192,240	6.521	1,253,597	-	-
Mutual Investment funds	USD	1,626,662	6.481	10,542,398	23,080,354	56,704,973
Commercial papers	USD	1,486,328	6.481	9,632,891	7,101,148	7,992,442
Trade receivables:						
Debtors per services rendered	USD	-	-	-	362,353	316,743
Other receivables:						
Insurance to be accrued	USD	82,134	6.481	532,313	450,834	384,003
Advanced payments to Work suppliers	USD	3,659	6.481	23,712	-	-
Advanced payments to suppliers for the purchase of inventories	USD	-	6.481	-	25,022,706	22,078,255
Expenses to be submitted		-	-	-	-	2,558
Security deposits	USD	45,000	6.481	291,645	-	-
Sundry	USD	-	-	-	-	42,640
Credits with related parties						
Trade receivables	USD	-	-	-	2,314,661	815,538
Other receivables	USD	373,235	6.481	2,418,936	1,809,908	35,875,110
Total Current assets				35,524,583	64,864,860	124,447,042
Non-current assets						
Other receivables:						
Security deposits	USD	-	-	-	219,510	191,880
Insurance to be accrued	USD	12,162	6.481	78,822	63,015	114,715
Credits with related parties						
Other receivables	USD	3,696,455	6.481	23,956,726	6,838,509	1,591,474
Total non-current assets				24,035,548	7,121,034	1,898,069
Total assets				**59,560,131**	**71,985,894**	**126,345,111**

Signed for identification purposes
with our auditor report dated on March 7, 2014
Adler, Hasenclever & Asociados S.R.L.
Certified Public Accountants
Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 1 Page 68

By Supervisory Committee

Ignacio Fabián Gajst
Statutory Auditor

Gabriel Righini (Partner)
Certified Public Accountant (U.B.A.)
Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 245 Page 74

Federico Nicolás Weil
President

USD: United States dollars

TGLT

TGLT S.A.

NOTES TO THE INDIVIDUAL FINANCIAL STATEMENTS

AS TO DECEMBER 31, 2012 PRESENTED COMPARATIVELY

(figures expressed in Argentine pesos)

Note 39. Assets and liabilities in foreign currency (continued)

Item	Dec 31 , 2013				Dec 31, 2012	Dec 31, 2011
	Class and amount of foreign currency		Exchange rate	Amount accounted for in pesos	Amount accounted for in pesos	Amount accounted for in pesos
LIABILITIES						
Current Liabilities						
Trade debts:						
Common suppliers	USD	20,281	6.521	132,253	1,087,641	-
Allowance for expenses	USD	-	-	-	-	606,392
Allowance for works	USD	-	-	-	-	928,050
Insurance payable	USD	26,599	6.521	173,453	360,741	382,748
Real estate purchase liabilities	USD	15,494,791	6.521	101,041,529	-	-
Loans:						
Loans received	USD	-	6.521	-	-	4,385,955
Corporate notes	USD	6,545,917	6.521	42,685,928	11,062,442	-
Advanced Payments of clients :						
Sums collected in advance	USD	12,058,196	6.521	78,631,498	21,526,587	15,143,901
Allowance advanced payments of clients		-		15,346,202	8,475,798	1,218,883
Other accounts payable:						
Debt on purchase of stocks	USD	-	-	-	-	18,145,137
Sundry creditors	USD	192,240	6.521	1,253,597	-	-
Outstanding sums with related parties:						
Trade debts	USD	5,678,840	6.521	37,031,715	26,711,763	42,224,900
Loans	USD	22,855	6.521	149,036	13,842,353	6,673,816
Advanced Payments of clients	USD	27,446,336	6.521	178,977,556	114,484,898	47,022,225
Other accounts payable	USD	-	-	-	160,746	6,398,466
Total del pasivo corriente				455,422,767	197,712,969	143,130,473
Non-current liabilities						
Loans:						
Corporate notes	USD	7,281,454	6.521	47,482,363	30,971,721	-
Total non-current liabilities				47,482,363	30,971,721	-
Total liabilities				**502,905,130**	**228,684,690**	**143,130,473**

USD: United States dollars

Signed for identification purposes
with our auditor report dated on March 7, 2014
Adler, Hasenclever & Asociados S.R.L.
Certified Public Accountants
Professional Counsel of Economic Science for the City of Buenos Aires
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By Supervisory Committee

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Federico Nicolás Weil
President

(figures expressed in Argentine pesos)

Note 40. Merge of TGLT S.A. with Pico y Cabildo S.A.

On March 8, 2013 TGLT SA and Pico y Cabildo S.A subscribed a Commitment to Merge, to implement a merge by absorption being the Company the incorporating continuing company and Pico y Cabildo SA the incorporated company, subject to stipulations set in the Commitment and to prescriptions of sections 82 to 87 of the Business Organizations Act and amendments, ASEC regulations, BCBA Regulations for the Authorization, Suspension, Withdrawal and Cancellation of Quotation of Titles and other BCBA regulations, regulations of the Registry of Business Organizations and other applicable legal rules and regulations, ad referendum of the approval from the respective General Extraordinary Shareholders' Meetings, and the authorities and controlling entities relevant for each case.

The reason for such reestructuring was the advantage offered by the simplification of the company structure, as Pico and Cabildo was a subsidiary entirely controlled by the Company, with the whole of share capital and votes. The merge aims at management centralization, eliminating double structures and consequently, doble expenses.

Reestructuring was based on the Company Consolidated and Individual Financial Statements corresponding to the period ended on December 31, 2012 (presented comparatively with 2011 and 2010) and Pico y Cabildo SA Special Balance Sheet, corresponding to the twelve-month period between January 1, 2012 and December 31, 2012. On April 16, 2013 the General Shareholders' Meetings approved the merge by absorption between The Company and Pico y Cabildo SA together with the following related documentation: (i) Commitment to Merge subscribed between TGLT and Pico y Cabildo on March 8, 2013 and its addenda date July 22, 2013; and (ii) TGLT Balance Sheet as to December 31, 2012 used to the effects of the Merge, the Merge Consolidated Statement of Shareholders' Equity as to December 31, 2012 and the reports prepared by the Supervisory Committee and TGLT external auditors on the mentioned accounting instruments.

The reestructuring effective date was set on September 1, 2013, when all Pico y Cabildo SA assets, liabilities and net worth, included goods, rights and obligations were incorporated to the Company patrimony. The Commitment to Merge has been submitted before the ASEC, who approved of it, and has been published by the BCBA on August 8, 2013. The Definite Merge Agreement was inscribed before the Registry of Business Organizations on February 14, 2014.

Con fecha 25 de febrero de 2014 se efectuó la comunicación de la reorganización ante la AFIP, según la RG 2518/08 articulo N° 1 inciso a).

On February 25, 2014 the reestructuring was notified before the IRS, as per RG 2518/08 section 1, subsection a).

Note 41. General Resolution No 622 of ASEC

As per Section 1 of Title IV, Chapter III of General Resolution No 622 of CNV (Argentinean Securities Exchange Commission), the Notes to the Individual Financial Statements including information requested by the Resolution in Exhibits are detailed as follows:

Exhibit A – Fixed assets	Note 9
Exhibit B – Intangible Assets	Note 10
Exhibit C – Stck Investments	Note 12
Exhibit D – Other investments	Does not correspond
Exhibit E – Allowances	Does not correspond
Exhibit F – Cost of services rendered	Note 25
Exhibit G – Assets and liabilities in foreign currency	Note 39

Note 42. Events after December 31, 2014

There have been no events or transactions between the closing date of this period and the issuance of these present financial statements modifying significantly the patrimonial financial situation of the Company as to December 31, 2013 or the period income balance ended to such date.

TGLT S.A.
ADDITIONAL INFORMATION REQUIRED BY ARTICLE NO. 68 OF THE REGULATION OF BUENOS AIRES STOCK EXCHANGE

(figures expressed in Argentine pesos as per Note 3.1.)

1. There are no specific regulations entailing contingent declines or resurgences of earnings bearing on the Company.

2. Regarding the classification of the balances pertaining to investments, credit and debts by maturity see note 33 to the Interim financial statements.

3. Regarding the classification of credit and debt balances as per their maturity date, see Note 32.a) to the Interim individual financial statements.

4. Regarding the classification of the balances pertaining to credit and debts based on the financial effects caused by their maintenance, see note 32.b) to the Interim individual financial statements.

5. The description of investments, credits and debts in foreign currency as to June 30, 2013 is shown in Note 39 to the Interim individual financial statements.

6. There are no assets or liabilities subject to adjustment clauses.

7. A description of the percentage interest in companies provided for in Section No. 33 of Law No. 19550 as to December 31, 2013 (for more information, please refer to Note 4.2 to the interim condensed financial statements of the Company):

Company	Capacity	Interest	
		% Share capital	% Votes
Maltería del Puerto S.A.	Shareholder	90.00 %	90.00 %
Canfot S.A.	Shareholder	90.91 %	100.00 %
Marina Río Luján S.A.	Shareholder	49.99 %	49.99 %
TGLT Uruguay S.A.	Shareholder	100.00 %	100.00 %
Sitia S.A.	Shareholder	95.00 %	95.00 %

As regards information about companies as per Section 33 Law 19.550, see Note 31 to TGLT SA interim individual financial statements.

The description of the Company share distribution is shown in Note 23 to TGLT SA interim individual financial statements

8. To the close of the period there is no credit for sales or loans in favour of the members of the Board of Directors, members of the Supervisory Commission, or their relatives up to the second degree, and there have not been any during the period.

9. As to December 31, 2013, the Company owns two properties in the City of Buenos Aires, included under “Inventories” in the sum of ARS 450,117,017. Additionally, that same entry includes costs related to the “FACA” urban project in the sum of ARS 228,968,185.

There are no provisions in relation to the real estate mentioned.

10. In relation to the valuation criteria of inventories, property, plant and equipment and investments, see the Financial Statements issued by the Company.

11. There is no reserve for technical revaluation of property, plant and equipment.

12. There is no obsolete property plant and equipment. The total residual value of properties, plant, and equipment totals ARS 4,150,533.

Signed for identification purposes
with our auditor report dated on March 7, 2014
Adler, Hasenclever & Asociados S.R.L.
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(C.P.C.E.C.A.B.A.) Book 1 Page 68

By Supervisory Committee

Ignacio Fabián Gajst
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Federico Nicolás Weil
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TGLT S.A.
ADDIONAL INFORMATION REQUIRED BY ARTICLE NO. 68 OF THE REGULATION OF THE BUENOS AIRES STOCK EXCHANGE

(figures expressed in Argentine pesos as per Note 3.1.)

13. As to December 31, 2013, the Company held long-term investments in the sum of ARS 211,138,410. As to that date, the Company had exceeded the limit established in Section 31 of Law No. 19550

14. The recoverable value taken into account for permanent investments was the proportional equity value, for inventory the net acquisition/realization value was used, whereas for fixed assets the economic use value was used.

15. Inurances:

	Risk covered	Amount Insured	
		ARS	USD
Building	Building fire Astor Nuñez	650,000	-
Building	Building fire Berutti premises	500,000	-
Building	Building fire Metra	500,000	
Building	Building fire Astor Caballito	4,200,000	-
Building	Fire in leased buildings	-	2,210,000
Building	General fire	-	85,000
Building	General fire	275,000	-
Building	General content theft	-	17,500
Building	General content theft	70,000	-
Building	Debris removal	430,000	-
Building	Damages per water and glasses	165,000	-
Building	Extraordinary expenses		110,500
Facilities	Technical insurance	155,000	-
Facilities	Technical insurance		36,230
IT	Reconstruction of documents	-	25,000
IT	Theft and fire	-	51,218
Staff	Life insurance - compulsory	12,000	-
Staff	Full civil liability	-	350,000
Staff	Full civil liability	3,000,000	-
Staff	D&O Civil Liability	-	15,000,000
Staff	E&O Civil Liability	-	7,500,000
All-risk construction	Physical damage to insured assets – Astor Palermo	-	32,000,000
All-risk construction	Physical damage to insured assets – FACA	15,000,000	-
All-risk construction	Physical damage to insured assets – Astor Caballito	-	24,000,000
All-risk construction	Physical damage to insured assets – Astor Núñez	-	30,450,000
Contingency insurance	Agreement compliance		4,000,000
Contingency insurance	Agreement compliance	5,100,002	
Contingency insurance	Rental collateral	366,784	-
Contingency insurance	Rental collateral	-	124,800
Contingency insurance	Rental collateral	-	140,400

16. According to the Company Management criteria and in the opinion of its legal consultants there is no coverage registered. In Note 34 to the interim individual financial statements of the Company, litigation cases as to December 31, 2013.

17. There are no contingencies whose probability of occurrence isn't considered remote by the Company Management or whose financial effects –if material- have not been accounted for in the books.

Signed for identification purposes
with our auditor report dated on March 7, 2014
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TGLT S.A.
ADDIONAL INFORMATION REQUIRED BY ARTICLE NO. 68 OF THE REGULATION OF THE BUENOS AIRES STOCK EXCHANGE

(figures expressed in Argentine pesos as per Note 3.1.)

18. There are no irrevocable contributions charged to future subscriptions.

19. The Company share capital is only represented by ordinary shares.

20. In accordance with the Business Organizations Act, the Bylaws and General Resolution No. 368/2001 by the Argentine Securities and Exchange 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.

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INDEPENDENT AUDITOR REPORT

(Free Translation)

The Board of Directors of

TGLT S.A.

CUIT No (tax identification number): 30-70928253-7

Legal Address: Av. Scalabrini Ortiz 3333 – 1st Floor

City of Buenos Aires

1. IDENTIFICATION OF FINANCIAL STATEMENTS SUBJECT TO AUDIT

a) We have auditedthe enclosed individual consolidated financial statements of **TGLT S.A**. (hereinafter "**TGLT S.A**." or the "Company") which include (a) the financial statements as to December 31, 2013, (b) the statement of income and other comprehensive income (c) l the statement of changes to shareholders' equity and (d) the statement of cash flow for the period ended on December 31, 2013 and (e) supplementary information shown in notes 1 to 42.

The amounts and any other information regarding the fiscal year ended on December 31, 2012 and 2011 are an integral part of the individual consolidated financial statement mentioned above, and are aimed at being read only in relation thereto.

The Company Board of Directors is responsible for preparing and presenting the individual financial statements in accordance with the accounting standards adopted by Technical Resolution N 26 issued by the Federación Argentina de Consejos Profesionales de Ciencias Económicas (FACPCE TR 26) applicable to individual financial statements of a controlling company and incorporated by the Comisión Nacional de Valores (Argentine Securities and Exchange Commission) to its regulations. Such standards, as explained in Note 2 to the enclosed financial statements, differ in some aspects from the regulations of the International Financial Reporting Standards as approved by International Accounting Standard Board (IASB) used in the preparation of TGLT SA consolidated financial statements with its controlled companies. Additionally, the Company Management is also responsible for the internal control it deems necessary to the preparation of these financial statements free from significant distortions arising from mistakes or irregularities. It is our responsibility to express an opinion on the individual financial statements based in our audit within the scope of Section 2.

INDEPENDENT AUDITOR REPORT– (continued)

1. IDENTIFICATION OF FINANCIAL STATEMENTS SUBJECT TO AUDIT – (continued)

b) We have audited the enclosed consolidated financial statements of **TGLT S.A**. with its controlled companies (detailed in Note 4.2 to said consolidated financial statements) which include the consolidated financial statements as to December 31, 2013, the corresponding statements of income and other comprehensive income and the statements of changes to shareholders' equity and the statements of cash flow for the period ended on December 31, 2013 and supplementary information shown in notes 1 to 47.

The amounts and any other information regarding the fiscal year ended on December 31, 2012 and 2011 are an integral part of the individual consolidated financial statement mentioned above, and are aimed at being read only in relation thereto.

The Company Board of Directors is responsible for preparing and presenting the financial statements in accordance with the International Financial Reporting Standards adopted by FACPCE as accounting professional standards incorporated by Comisión Nacional de Valores (Argentine Securities and Exchange Commission) to its regulations, as approved by the International Accounting Standard Board (IASB); additionally, the Company Management is also responsible for the internal control it deems necessary to the preparation of these financial statements free from significant distortions arising from mistakes or irregularities. It is our responsibility to express an opinion on the individual financial statements based in our audit within the scope of Section 2.

2. SCOPE OF THIS REVIEW

We have performed our work in accordance with currently applicable auditing standards in the Argentinean Republic. These standards require the auditor to plan and perform his work in order to obtain a reasonable degree of assurance about whether the financial statements are free from significant misstatements.

An audit includes the application of procedures, on a selective-test basis, to obtain audit evidence on the information presented in the financial statements. The procedures selected depend upon the professional judgment of the auditor, who, to this end, assesses the risks of significant misstatements in the financial statements arising from errors or irregularities. In performing this risk assessment, the auditor takes into consideration the internal controls in place at the Company in so far as they are relevant to the preparation and fair presentation of the financial statements, in order to select the audit procedures appropriate to the circumstances, but not with a view to rendering an opinion on the effectiveness of the internal controls in place at the Company.

In addition, an audit includes evaluating that the accounting policies used are appropriate, that the estimates prepared by the Company's management are reasonable and the overall presentation of the financial statements taken as a whole. We consider that the audit evidence obtained provide us with sufficient and appropriate bases for our audit opinion.

INDEPENDENT AUDITOR REPORT– (continued)

3. OPINION

Based on the performed task we report that:

a) The individual financial statements mentioned in Section 1.a) of this report present fairly, in all material aspects, TGLT SA financial situation as to December 31, 2013 and its comphrehensive income, the changes in shareholders' equity and the cash flows for the period ended to that date, as per the professional accounting regulations included in TR 26 of FACPCE for the preparation of the individual financial statements of a controlling entity.

b) the consolidated financial statements mentioned in Section 1.b) of this report present fairly, in all material aspects, TGLT consolidated financial situation as to December 31, 2013 and its consolidated comprehensive income, the consolidated changes to shareholders'equity and the consolidated cash flow for the period ended on such date, as per the the IFRS.

4. INFORMATION REQUIRED BY LEGAL PROVISIONS

a) The individual and consolidated financial statements mentioned in this report, have been prepared in conformity with the Corporation Act, Law No. 19550 and the applicable standards of Argentine Securities and Exchange Commission;

b) The amounts shown in these individual financial statements of the controlling company mentioned in section 1.a) of this report, arise from the Company accounting records, registered in Inventory and Balance book. The amounts shown in the consolidated financial statements mentioned in Section 1.b) of this report, arise from the application of consolidation procedures established by IFRS as from the individual financial statements of the companies comprising the economic group, detailed in Note 4.2 to the consolidated financial statements;

c) The individual and consolidated financial statements mentioned in Section 1 of this report have been registered in the Inventory and Balance Book;

d) As part of our work, whose scope is described under paragraph 2, we have conducted a review of the Annual Report and Overview requested by the Argentine Securities and Exchange Commission, prepared by the Board of Directors and over which, within the scope of our capacity, we have no observations to make;

e) Complying with the applicable regulations of the Argentine Securities Exchange Commission we report the following percentages corresponding to our fees invoiced directly or indirectly:

1. Quotient between the total of fees for auditing services of the financial statements and other auditing services rendered to the issuer, and the total of fees for all concepts, including auditing services: 100%.
2. Quotient between the total of fees for auditing services of the financial statements and other auditing sevices rendered to the issuer, and the total of auditing services invoiced to the issuer and to its controlling, controlled and related companies: 52%.
3. Quotient between the total of fees for auditing services of financial statements and other auditing services rendered to the issuer, and the total invoiced to the issuer and to its controlling, controlled and related companies for all concepts, including auditing services: 52%;

INDEPENDENT AUDITOR REPORT– (continued)

4. **INFORMATION REQUIRED BY LEGAL PROVISIONS – (continued)**

f) as to December 31, 2013 TGLT SA liabilities accrued in favor of the Argentine Social Security System arising from its accounting records, amounted to ARS 652,175.73 and were not due to that date. On the other hand, the consolidated liabilities accrued as to December 31, 2013 in favour of the Argentine Social Security System as contributions amounted to ARS 697,149.68 and were not due to that date;

g) We have applied the procedures on the prevention of asset laundering and terrorism financing prescribed by the applicable proffessional standards issued by the Professional Counsel of Economic Science for the City of Buenos Aires (C.P.C.E.C.A.B.A.).

City of Buenos Aires, March 7, 2014.

Adler, Hasenclever & Asociados S.R.L.
Certified Public Accountants
Professional Counsel of Economic Science for the City of Buenos Aires (C.P.C.E.C.A.B.A.) Book 1 Page 68

Gabriel Righini (Partner)
Certified Public Accountant (U.B.A.)
Professional Counsel of Economic Science for the City of Buenos Aires
(C.P.C.E.C.A.B.A.) Book 245 Page 74

REPORT BY THE SUPERVISORY COMMITTEE

To the shareholders of

TGLT S.A.

In our capacity as members of the Supervisory Commission of **TGLT S.A.**, and in accordance with the provisions set forth in paragraph 5 of Article No. 294 of Law No. 19550 and the Buenos Aires Stock Exchange Regulations, we have conducted a limited review of the documents listed in paragraph I below. The Board of Directors of the Company is responsible for drafting and issuing said documents within the scope of their exclusive duties.

I- DOCUMENTS SUBJECT TO THE LIMITED REVIEW

a) Individual Financial Statements as to December 31, 2013.
b) Individual Statement of Income and of Other Comprehensive Income for the period ended on December 31, 2013.
c) Individual Statement of Changes to Shareholders' Equity for the period ended on December 31, 2013.
d) Individual Statement of Cash Flow for the period ended on December 31, 2013.
e) Notes to the Individual Financial Statements as to December 31, 2013.
f) Consolidated Financial Statements as to December 31, 2013.
g) Consolidated Statement of Income and of Other Comprehensive Income for the period ended on December 31, 2013.
h) Consolidated Statement of changes to shareholders' equity for the period ended on December 31, 2013
i) Consolidated Statement of Cash Flow for the period ended on December 31, 2013.
j) Notes to the Consolidated Financial Statements as to December 31, 2013.
k) Reporting Summary to the Financial Statements as to December 31, 2013.
l) Inventory as to December 31, 2013.
m) Additional information required by Article No. 68 of the Buenos Aires Stock Exchange Regulations.

The amounts and other information corresponding to fiscal years ended on December 31, 2012 and 2011 are part of the financial statements mentioned above and must be read only in relation to those financial statements.

The Company Board of Directors is responsable for reasonably preparing and presenting these financial statements in accordance with professional accounting regulation of TR 26 of the Argentinean Professional Counsel of Economic Science and of the Argentine Securities and Exchange Commission. Such regulations require the financial statements be prepared as per IFRS adopted by the Argentinean Professional Counsel of Economic Science as approved by the International Accounting Standard Board (IASB); and that the individual financial statements of the controlling entity be prepared as per the same international regulations with only the difference explained in Note 2 to the enclosed individual financial statements.

II - Scope of the limited review

Our task was carried out in accordance with the auditing standards in effect, Technical Resolution No. 15 of the Argentine Federation of Professional Economics Boards. Said regulations require the application of the procedures established in Technical Resolution No. 7 of FACPCE regarding the limited review of financial statements for interim periods, and include verifying the consistency of the documents reviewed and the information regarding company decisions presented in minutes, and whether said decisions are in compliance with the law and bylaws from formal and documentary standpoints.

In order to carry out our professional task for the documents listed in paragraph I, we have conducted a review of the task performed by TGLT S.A. external auditors, Adler, Hasenclever & Asociados S.R.L., who issued their limited review report on March 7, 2014 in accordance with enforceable auditing standards, with a favourable opinion and no observations. This revision has included verifying of work planning, nature, scope and relevance of applied procedures and of the results of the audit conducted by said professionals; it was limited to verifying the soundness of the significant information in the examined documents, its coincidence with the information about societary decisions in the minutes and the adequacy of such decisions to the law and the by-laws in relation to formal and documentary spects.

We have not assessed the criteria and business decisions regarding management, financing and sales in any of their aspects, because they are the sole responsibility of the Board of Directors of the Company. .

REPORT BY THE SUPERVISORY COMMITTEE (continued)

Likewise, as regards the Management reporting summary corresponding to the period ended on December 31, 2013 we have verified that it includes the information required by section 66 of the Business Organizations Act and within the limits of our scope, that all amounts match the company records and other relevant documents.

Likewise, we have complied with the provisions set forth in Section 294 of the Business Organizations Act.

I. CONCLUSION

Based on our review, within the scope provided in chapter II we hereby report that:

n) TGLT SA individual financial statements mentioned in section I, subsections a) to e) present reasonalby, in all significant aspects, the TGLT financial situation as to December 31, 2013 and its comprehensive income, changes to shareholders' equity and cash flow for the fiscal year ended to that date, as per the accounting profesional standards of TR 26 of the Argentinean Professional Counsel of Economic Science for the preparation of the individual financial statements of a controlling entity.

o) TGLT consolidated financial statements mentioned in section I, subsections f) to j) present reasonably, in all significant aspects, TGLT consolidated financial situation as to December 31, 2013 and its consolidated comprehensive income, consolidated changes to shareholders' equity and consolidated cash flow for the fiscal year ended to that date, as per IFRS regulations.

We additionally advise that:

a) The "Additional Information required by Article No. 68 of the Buenos Aires Stock Exchange Regulations" is presented reasonably, in all material respects, regarding the financial statements referred to in Chapter I, taken as a whole..

b) The financial statements referred to in Sections a) to e) of Chapter I are taken from accounting records kept in compliance with legal provisions currently in effect, pursuant to their formal aspects.

c) TGLT S.A. individual financial statements and its consolidated financial statements are entered in the "Inventory and Balance" book

d) As regards the Management reporting summary corresponding to the period ended on December 31, 2013 we have verified that it includes the information required by section 66 of the Business Organizations Act and the regulation of the Argentine Securities and Exchange Commission, and within the limits of our scope, that all amounts match the company records and other relevant documents. We have no observations to make. The statements on future events are the solely responsibility of the Company Board of Directors.

e) In accordance with the requirements of General Resolution No. 340 of CNV regarding the independence of external auditors and the quality of auditing policies they apply, and regarding the Company accounting policies, the external auditor's report described above includes the representation that they have applied the enforceable auditing reporting standards of TR 7, of the Argentinean Professional Counsel of Economic Science, which comprise the independence requirements and do not include exceptions related to the application of such regulations and of professional accounting regulations enforceable in the Republic of Argentina.

f) In the exercise of our duty to ensure legality, we have applied during the period the procedures described in Section No. 294 of Law No. 19550, which we deem necessary for these circumstances, having no significant observations on the matter.

g) We have applied the procedures on the prevention of criminal asset laundering and terrorism financing contemplated by the respective proffessional standards issued by the Professional Counsel of Economic Science for the City of Buenos Aires.

City of Buenos Aires, March 7, 2014.

IGNACIO FABIAN GAJST

Supervisory Committee