

In the City of Buenos Aires, March 2, 2022

To:

**Comisión Nacional de Valores (Argentine Securities and Exchange Commission)**  
**Bolsas y Mercados Argentinos S.A.**  
**Mercado Abierto Electrónico S.A.**

**Ref.: TGLT S.A. – Relevant Fact.**  
**Execution of Framework Agreement**

Dear Sirs,

I am writing to you in my capacity as Market Relations Officer of TGLT S.A. (the “Company” or “TGLT”), in connection with relevant facts # 2847344, 2855807 and 2857651 published by the Company on the Financial Information Highway (*Autopista de la Información Financiera*) of the Argentine Securities and Exchange Commission (the “AIF”), in order to inform that, on the date hereof, the Board of Directors of the Company resolved to approve the execution of a framework agreement offer addressed to Banco Itaú Argentina S.A. (“Banco Itaú”) contemplating the terms and conditions for the Company, among other things, to carry out the transfer and assignment to Banco Itaú e Itaú Asset Management S.G.F.C.I.S.A. (“Itaú Asset Management”) of the contractual position, participation certificate and the trust debt securities (the “Participation in Catalinas”) issued under the Catalinas I Private Financial Real Estate Trust Management Agreement executed on March 13, 2018 (including its first addendum dated March 26, 2018 and the second addendum dated August 5, 2019), executed between TGLT, BA Development II GmbH (“BA Development”) and Allaria Ledesma Fiduciaria S.A. (the “Trustee”) in its capacity as financial trustee, as well as all previous and final agreements required for its execution (the “Transaction”).

Besides, the Company’s Board of Directors also approved the signing of all the prior and final agreements required for the Company to formally evidence the Transaction, which comprises, among other main issues, the following: (a) (i) the repayment of all principal and interest amounts owned by the Company to Banco Itaú under the Credit Facility Agreement entered into by the Company as debtor, FDB S.A. as interested party, and Banco Itaú, on December 19, 2019, as refinanced and modified on March 31, 2021 (the “Credit Facility Agreement”) and all principal and interest amounts due thereunder, the “Amounts Due under the Credit Facility Agreement), as payment in kind by Banco Itaú of the price for the Participation in Catalinas in a proportion equal to the Amounts Due under the Credit Facility Agreement (the “Payment in Kind”); and (ii) the payment by Itaú Asset Management to TGLT of \$ 748,279,516, as an amount equal to the difference between the price of the Participation in Catalinas and the Payment in Kind (the “Price Balance” and the payment of the said Price Balance by Itaú Asset Management, the “Payment of the Price Balance”); (b) the application by TGLT of the Price Balance to repay to Argentum InvestmentsV LLC (“Argentum”) certain amounts of principal and interest due on the unlisted corporate bonds held by Argentum for a face value of USD 6,000,000 (as modified and substituted by unlisted corporate bonds issued on April 6, 2021, the “Unlisted Corporate Bonds”, and the partial settlement of principal and interest by the Company, the “Partial Settlement of Unlisted Corporate Bonds”) secured by a Standby Letter of Credit issued by Itaú Unibanco Nassau Branch (“Itaú Unibanco”) (the “SBLC”); (c) the satisfaction of the first mortgage granted on October 19, 2019 by La Maltería S.A.U. to Banco Itaú e Itaú Unibanco to secure the Credit Facility Agreement (as amended, the “Mortgage in favor of Itaú”); (d) the amendment introduced to guarantee certain fees, expenses, contingencies and amounts due to Banco Itaú,

Itaú Unibanco and Banco Itaú Uruguay S.A., of several guarantee agreements entered into with those entities by the Company and TGLT Uruguay S.A.; (e) the termination of certain agreements executed under the Catalinas I Trust between the Company and/or the Trustee and/or BA Development; (f) the termination of the passive assignment agreement with Banco de Servicios y Transacciones S.A., in its capacity as collateral agent, in favor of holders of class XVI secured corporate bonds, at a fixed incremental rate, maturing on February 11, 2023, for a face value of USD 20,305,100 (“Class XVI Corporate Bonds”) (the “Passive Assignment Termination”); (g) the granting by Banco Itaú of a first demand bank guarantee in favor of Banco de Servicios y Transacciones S.A., in its capacity as collateral agent and for the benefit of holders of Class XVI Corporate Bonds to secure the payment of 10.00% of the principal amount of Class XVI Corporate bonds to be made by the Company on August 11, 2022; (h) the documents required to reduce the SBLC due to the Partial Settlement of Unlisted Corporate Bonds and an amendment to the SBLC, among other documents, between TGLT and Itaú Unibanco, in order to formally evidence the disbursements to be made by Itaú Unibanco under the SBLC and establish the form and term for the payment of certain fees owed by the Company to Itaú Unibanco under the SBLC; and (i) the documentation to be signed between the Company and Argentum, and under which Argentum waives certain defaults by the Company and exempts the Company from certain duties and commitments under the Unlisted Corporate Bonds for the purpose of implementing the Transaction and allowing the execution of the framework agreement, and consents to the amendment of the Unlisted Corporate Bonds as a consequence of the implementation of the Transaction, having, in this last respect, the favorable opinion of the Company’s Audit Committee.

The framework agreement offer was subscribed on the date hereof and was accepted by Banco Itaú on even date. Besides, some previous and final agreements to be entered into by the Company for the execution of the Transaction have been subscribed on the date hereof, including the offer for settlement in lieu of payment (*dación en pago*) and the assignment of the contractual position of the Participation in Catalinas submitted by TGLT to Banco Itaú e Itaú Asset Management, which was accepted by those entities on the date hereof. The framework agreement and the other documents subscribed on the date hereof are subject to several closing conditions and to the execution of certain acts contemplated thereunder.

Finally, it is informed that, in order to carry out the foregoing acts required to implement the Transaction, **(a)** on February 16, 2022, the Company’s Board of Directors resolved, subject to the consent of certain majorities of holders of Class XVI Corporate Bonds: (i) to modify certain essential and non-essential terms and conditions of Class XVI Corporate Bonds; (ii) to request the waiver by holders of Class XVI Corporate Bonds of the default under Class XVI Corporate Bonds occurred on January 1, 2022; and (iii) request the agreement of holders of Class XVI Corporate Bonds to consent Banco Itaú’s receipt of 100% of the payment of the price balance under the SES Share Purchase Agreement to be made by SES Buyers, on February 28, 2022 (as such terms are defined in the third addendum to the Prospectus Supplement related to Class XVI Corporate Bonds dated October 5, 2021) ((i), (ii) and (iii) above jointly the “Proposal”); **(b)** on February 16, 2022, the Company made public a request for consent addressed to holders of Class XVI Corporate Bonds for them to approve the Proposal (the “Request for Consent”); and (c) on February 22, 2022, the Company obtained the consent of 75.4% of holders of Class XVI Corporate Bonds, thus reaching the required majorities under the terms and conditions of Class XVI Corporate Bonds to carry out the Proposal, which was informed to the market through relevant fact #2857651 published on the AIF on February, 2022.

Also, it is informed that, as provided for in the Proposal (a) upon Termination of the Passive Assignment and satisfaction of the Mortgage in favor of Itaú, a first mortgage will be created in favor of holders of Class XVI Corporate Bonds on (i) the property registered as Circumscription VI, Section E, Fraction VI, Parcel 1 Lot Layout 115. 015; and (ii) the property registered as Circumscription VI, Section E, Fraction VI, Parcel 1G Lot Layout 55.490; both of them located in the town of Hudson, Municipality of

Berazategui, Province of Buenos Aires, owned by La Maltería S.A.U.; and (b) an escrow deposit or a monetary trust shall be granted or a first demand bank guarantee from a leading bank shall be obtained securing the payment of 10% of the principal and interest of the Corporate Bonds to be made on August 11, 2022.

Sincerely,

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Daniel Antúnez  
Market Relations Officer  
**TGLT S.A.**