

In the City of Buenos Aires, March 7, 2022

To:

Comisión Nacional de Valores (Argentine Securities and Exchange Commission)
Bolsa de Comercio de Buenos Aires
Mercado Abierto Electrónico

Dear Sirs,

Ref.: TGLT S.A. – Transaction with Related Party

I am writing to you in my capacity as Market Relations Officer of TGLT S.A. (the “Company”), in order to inform you that on the date hereof, Ponte Armelina S.A., as debtor (“PASA”) and TGLT Uruguay S.A., as surety (both companies organized and registered in Uruguay and under the control of the Company with 100% of its shares and votes), have entered into a financing agreement (the “Financing Agreement”) with Hospitality Infrastructure, LLC (an entity that is indirectly controlled by Point Argentum Master Fund LP) and Latin Advisors LTD (jointly the “Creditors”). As a consequence of the Financing Agreement, and subject to the conditions precedent established thereunder, Creditors shall grant PASA a loan of up to USD 1,940,000 (US Dollars one million nine hundred and forty thousand), which will be secured by TGLT Uruguay S.A., maturing on March 31, 2022 (the “Maturity Date”), at an annual nominal interest rate of 12.00% (twelve percent) which is due and payable on the Maturity Date. We hereby inform you that the funds to be disbursed under the Financing Agreement shall be used by PASA mainly to finance working capital.

Besides, we inform you that the Financing Agreement will be secured, among other guarantees, by (a) an extension of, and amendment to the non-possessory first pledge on 100% of PASA’s shares (the “Stock Pledge”); and (b) an extension of, and amendment to the trust assignment in escrow entered into between TGLT S.A., as trustor, Promotora Fiduciaria S.A., as trustee, and the Creditors, as beneficiaries (the “Trust Assignment”), as well as the issuance by PASA and TGLT Uruguay S.A. of promissory to the Creditors (the “Promissory Notes”, jointly with the Stock Pledge and the Trust Assignment, the “Collateral”).

Finally, it is informed that the terms and conditions of the Financing Agreement and the Collateral have been considered reasonable and in line with the market conditions for similar transactions executed between independent parties, in compliance with sections 72 and 73 of the Capital Market Law No. 26.31, as amended by the Company’s Audit Committee.

Sincerely,

Daniel Antúnez
Market Relations Officer of
TGLT S.A.