

In the City of Buenos Aires, on March 4, 2022.

To:

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

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Ref.: TGLT S.A. - Relevant Fact. Closing of Framework Agreement.

Dear Sirs,

I have the pleasure to address you, in my capacity as Market Relations Officer for TGLT S.A. (the "Company" or "TGLT"), regarding the relevant facts #2855807, 2857651 and 2859516 published by the Company on the Financial Information Highway of the National Securities and Exchange Commission (the "AIF"), in order to inform you the execution on the date hereof of all previous and final agreements established in the Framework Agreement entered into between the Company and Banco Itaú Argentina S. A. ("Banco Itaú"), dated March 2, 2022 (the "Framework Agreement"), and the consummation of the assignment and transfer by the Company to Banco Itaú and Itaú Asset Management S.G.F.F.C.I.I.S.A. ("Itaú Asset Management") of the contractual position, the certificate of participation and trust debt securities owned by the Company (the "Participation in Catalinas") issued under the Catalinas I Private Financial Real Estate Management Trust Agreement dated March 13, 2018 (including its first addendum dated March 26, 2018 and the second addendum dated August 5, 2019), entered into by and between TGLT, BA Development II GmbH ("BA Development") and Allaria Ledesma Fiduciaria S. A. in its capacity as financial trustee (the "Catalinas I Trust" and the "Trustee", respectively) (the "Transaction").

In this regard, the market is informed that within the framework of the Transaction: (i) TGLT transferred the Participation in Catalinas to Banco Itaú and Itaú Asset Management; (ii) all principal and interest amounts owed by the Company to Banco Itaú under the Credit Facility Agreement entered into between the Company, as debtor, FDB S.A., as interested party, and Banco Itaú, dated December 19, 2019, were repaid as refinanced and amended on March 31, 2021 (the "Credit Facility Agreement"); (iii) TGLT received from Itaú Asset Management the sum of \$748,279,516; (iv) the Company paid to Argentum Investments V LLC ("Argentum") the sum of US\$4,462,654 as principal, and the sum of US\$1,328,867 as interest on the unlisted corporate bonds held by Argentum with a face value of US\$6,000,000 (as amended and replaced by the unlisted corporate bonds issued on April 6, 2021, the "Unlisted Corporate Bonds", and the partial repayment of principal and interest amounts made by the Company, the "Partial Settlement of the Unlisted Corporate Bonds"), whereby, after the Partial Settlement of the Unlisted Corporate Bonds, the amount owed under the Unlisted Corporate Bonds by the Company is US\$ 544,087 as principal and US\$162,015 as interest accrued thereon; (v) in order to carry out the Partial Settlement of the Unlisted Corporate Bonds, the Company and Argentum entered into certain agreements whereby Argentum released the Company from certain defaults and from the compliance with certain obligations and commitments under the Unlisted Corporate

Bonds in order to implement the Transaction and consented to the amendment to the Unlisted Corporate Bonds as a consequence of the implementation of the Transaction, relying -in this last aspect- upon the favorable opinion of the Company's Audit Committee; (vi) pursuant to the Partial Settlement of the Unlisted Corporate Bonds, the documentation required to obtain the Company's consent to the reduction of the Standby Letter of Credit issued by Itaú Unibanco Nassau Branch ("Itaú Unibanco") under which the Unlisted Corporate Bonds are secured (the "SBLC") was executed, and an amendment to the SBLC was entered into, among other documents, between TGLT and Itaú Unibanco, in order to implement the disbursement made by Itaú Unibanco under the SBLC and to establish the form and term of payment of certain fees owed by the Company to Itaú Unibanco under the SBLC; (vii) satisfy the first mortgage levied on December 19, 2019 by La Maltería S. A.U. in favor of Banco Itaú and Itaú Unibanco as security for the Credit Facility Agreement; (viii) amendments were made, for the purpose of securing certain fees, expenses, contingencies and other amounts owed to Banco Itaú, Itaú Unibanco and Banco Itaú Uruguay S.A., of a series of security agreements entered into with such entities by the Company and TGLT Uruguay S.A.; (ix) certain agreements entered into under the Catalinas I Trust between the Company and/or the Trustee and/or BA Development were terminated; and (x) the passive assignment agreement entered into with Banco de Servicios y Transacciones S.A., in its capacity as collateral agent, was terminated, in its capacity as collateral agent, in favor of the bondholders of the secured class XVI corporate bonds, at a fixed incremental interest rate, maturing on February 11, 2023, for the nominal amount of US\$20,305,100 (the "Class XVI Corporate Bonds").

Finally, in connection with the provisions set forth in the request for consent dated February 16, 2022 addressed to the bondholders of Class XVI Corporate Bonds that the Company made public through the relevant fact #2855807 published on the AIF and that on February 22, 2022 obtained the consent of 75.4 % of the bondholders of Class XVI Corporate Bonds (the "Request for Consent"), it is hereby informed that (i) on the date hereof, the Company published on the AIF the fourth addendum to the prospectus supplement related to Class XVI Corporate Bonds; (ii) on the date hereof, Banco Itaú granted 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 the bondholders of Class XVI Corporate Bonds, to secure the payment of 10.00% of the principal amount of the Class XVI Corporate Bonds to be made by the Company on August 11, 2022 (the "Surety Bond"); and (iii) on the date hereof, the Company executed, by means of an unilateral statement pursuant to the provisions set forth in article 3 of the Corporate Bond Law No. 23576, as amended, a unilateral first mortgage in favor of the bondholders of Class XVI Corporate Bonds on (a) the real property registered as District VI, Section E, Fraction VI, Parcel 1, Plot Layout 115.015; and (b) the property registered as Circumscription VI, Section E, Fraction VI, Parcel 1G Plot Layout 55.490; both of them located in Hudson, Municipality of Berazategui, Province of Buenos Aires, owned by La Maltería S.A.U. (the "Hudson Mortgage").

Consequently, a simple copy of the Hudson Mortgage and the Surety Bond are attached hereto.

As a consequence of the consummation of the transactions described above, TGLT successfully terminates a fundamental stage in its financial liabilities restructuring process, having repaid approximately 45% of the consolidated financial debt and extending the maturity of a great part of its remaining debt to the years 2026 and 2027.

Sincerely,

Daniel Antúnez
Market Relations Officer
TGLT S.A.



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