RAGHSA

Corporate Presentation

Fiscal Year ended 2027

Q1 - Ended May 31, 2026

WWW.RAGHSA.COM

Management Representatives

EDGARDO KHAFIF | Chairman and CEO

Mr. Khafif has been Head of Capital Markets since 1999 and a member of the Board of Directors since 1999. Since 2023 he is the Chairman and CEO of the Company.

He worked at Arnhold and S. Bleichroeder as Portfolio Manager of First Eagle Emerging Market Debt Fund from 2004 to 2010; Leucadia National Corporation as Chief of Staff to President Joseph Steinberg 1993-1996, Republic National Bank 1990/91 in the Foreign Exchange Department.

He holds a Master's Degree in Business Administration from the Wharton School of the University of Pennsylvania and a Bachelor of Arts in Economics from Boston University.

MARIANO VEGA | Chief Financial Officer

Mr. Vega has been the Chief Financial Officer of the Company since 2020 and Member of the Board of Directors since 2017.

He joined Raghsa in 2004, as Chief Accounting Officer.

He is a Certified Public Accountant and graduated from the Universidad Argentina de la Empresa (UADE).

Agenda

01 The Company

The Company

RAGHSA is a company dedicated to the development of Class A office buildings for lease, luxury residential towers under the Le Parc brand, and to the management of premium buildings. All of RAGHSA's developments are characterized by their quality, design, breakthrough technology and security.

"RAGHSA was born on a trip in 1982, from Buenos Aires to New York. In a talk on the plane, the Latam CEO for Intercontinental Hotels mentioned that they had an exceptional piece of land for sale, on Plaza San Martín. At that moment I knew it would be mine. Thus, Red Argentina de Grandes Hoteles SA was born, and this name became the company's acronym: RAGHSA S.A.

For over 40 years, I have built a great team in which I instilled the company's philosophy of Honesty, Hard Work and Long term Planning. Values that have led us to becoming one of the leading companies leasing Class A office buildings in Buenos Aires and development of luxury residential towers.

RAGHSA's success was also possible thanks to the great work of our team of professionals, the support of our contractors, suppliers, financial entities and above all thanks to our clients".

Moisés Khafif
Founder

Our History

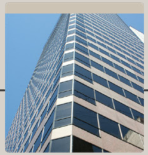
Condominium Development
Rental Residences
Office Development - Sold
Current Office Portfolio

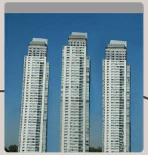
32 800 sqm

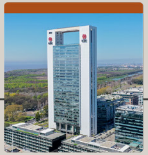
1989
Edificio Plaza San Martin

66 700 sqm

1994
Le Parc Residential Tower

48 000 sqm

2001
344 San Martin

100 000 sqm

2008
Le Parc Madero

64 873 sqm

2010
Madero Office

79 600 sqm

2010
Le Parc Alcorta

53 270 sqm

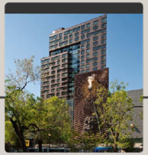
2014
955 Belgrano Office

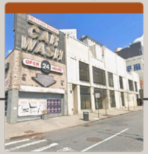
28 300 sqm

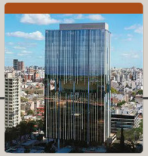
2016
Madero Riverside

101 849 sqm

2020
Centro Empresarial Libertador

19 352 sqm

2020
One Union Square South

2322 sqm*

2024
639 West 46th Street

47 228 sqm

2024
Centro Empresarial Núñez

16 030 sqm*

2025
512 West 22nd Street

Sqm: Total area excluding 512 West 22nd Street and 639 West 46th Street, which are rentable areas (*). All measurements are approximate.

Company Highlights

The Firm

Raghsa is a publicly traded, vertically integrated real estate platform listed on the Buenos Aires Stock Exchange (Ticker: RAGH). In Argentina, we are the leading institutional owner-developer of AAA office space, with approximately 7% share of the premium Buenos Aires market. In the United States, we own and operate a portfolio of institutional-grade assets that today represents ~49% of the business. Named Best Real Estate Company at the 2025 Fortuna Awards.

The Portfolio

Approximately 152,034 sqm across two platforms: AAA-grade office buildings in Buenos Aires and institutional-grade U.S. assets anchored by One Union Square South, our signature New York residential tower. Tenancy is anchored by Fortune 500 and Global 500 multinationals under long-term, dollar-linked leases. Nearly every building in the portfolio carries LEED and/or WELL certification, and Raghsa was the first developer to bring LEED certification to Argentina.

Vertical Integration

RAGHSA is a vertically integrated group. We acquire land, design buildings in collaboration with leading architecture firms and external consultants, develop properties with subcontractors, and actively participate in property marketing and management. We also acquire developed properties, which we enhance and manage with our in-house construction and asset management teams.

The Vision

Consolidate our position as a leading developer and operator of AAA office in Buenos Aires. In New York, continue to grow opportunistically across asset classes — office, residential, and any situation where pricing or supply dynamics create durable value.

02

Portfolio

RAGHSA

High Occupancy Rates

Existing Portfolio in Argentina – Revenue by Asset Q1 2027

Commercial

MADERO OFFICE

Completed: **2010**

NRA: **1,127 sqm (one floor)**

Occupancy rate: 100%

Q1-FY27 Revenue: U$S 0.1m

WALT: **2.2 years**

955 BELGRANO OFFICE

Completed: **2014**

NRA: **30,506 sqm**

Occupancy rate: 95%

Q1-FY27 Revenue: U$S 1.9m

WALT: **3.5 years**

CENTRO EMPRESARIAL LIBERTADOR

Completed: **2020**

NRA: **60,222 sqm**

Occupancy rate: 100%

Q1-FY27 Revenue: U$S 5.7m

WALT: **3.5 years**

CENTRO EMPRESARIAL NUÑEZ

Completed: **2024**

NRA: **25,561 sqm**

Occupancy rate: 100%

Q1-FY27 Revenue: U$S 2.3m

WALT: **9.3 years**

High Occupancy Rates

Existing Portfolio in US – Revenue by Asset Q1 2027

Residential	Commercial	

Residential

ONE UNION SQUARE SOUTH

Completed: **1998**

NRA: **16,165 sqm**

Acquired: **2020**

Occupancy rate: 100%

Q1-FY27 Revenue: U$S 4.1m

Commercial

639 WEST 46TH STREET

Completed: **1940**

NRA: **2,322 sqm**

Acquired: **2024**

Occupancy rate: 100%

Q1-FY27 Revenue: U$S 0.4m

WALT: **3.6 years**

512 WEST 22ND STREET

Completed: **2019**

NRA: **16,030 sqm**

Acquired: **2025**

Occupancy rate: 100%

Q1-FY27 Revenue: U$S 5.3m

WALT: **5.2 years**

Blue Chip Tenants

Argentina

Amazon Web Services I American Express I Cervecería y Maltería Quilmes I Chevron I Ciena I Fravega I GSK I HIT I HP I JP Morgan I L'Oréal I Lenovo I Meta I National Shipping I NCR Atleos I PedidosYa I Raízen Schneider Electric I Servier I Syneos I Takeda I TGN I WEG

United States

Capricorn Investment Group I Catalio Capital Management I Galeria Nara Roesler I Genius Sports Media, Inc. I Harper's Chelsea LLC I Humble Management, LLC I Kenneth Cole Production, Inc. I Next Jump, Inc. I Nucleus Advisors, LLC I Omniva I Pilot Fiber NY I Relevent Sports, LLC I Sumeru Equity Partners, LP I Ride Joco

03

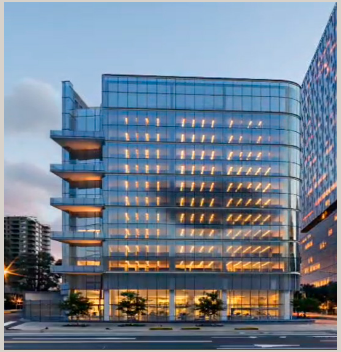
Growth Perspectives

Pipeline & Land Banking – Libertador Corridor

Two parcels acquired FY2025-FY2026 · substantial AR portfolio expansion

Av. Libertador 7172

Acquisition Price	**U$S 33.5M**
Maximum Buildable Area	**~50,000 sqm**
Current Status	Plans under development
Next milestones	Construction start: 2026
Strategic Thesis	Synergy with CEL and CEN



Av. Libertador 7055

Acquisition Price	**U$S 73.0M**
Maximum Buildable Area	**~75,500 sqm**
Current Status	Planning stage
Next milestones	Medium-term strategic flexibility
Strategic Thesis	Consolidates Libertador corporate hub

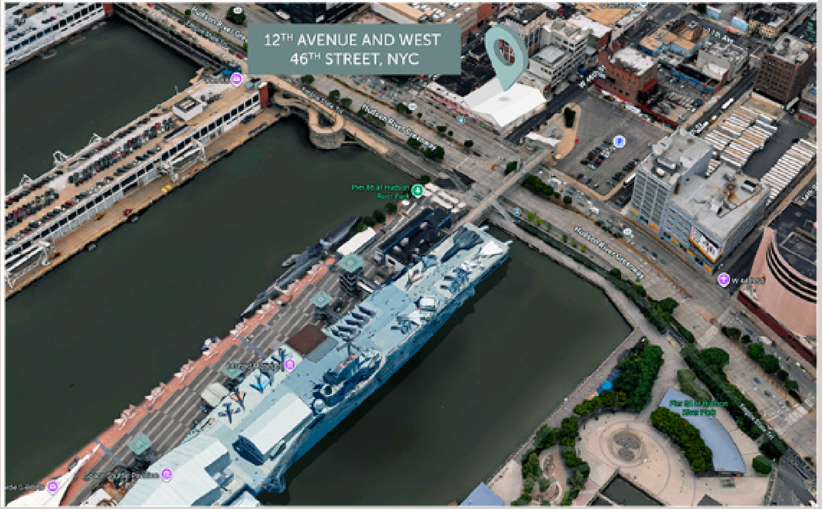
COMBINED

U$S 106.5M invested.

The images, renderings, floor plans, dimensions, and specifications presented herein are intended solely as artistic representations of the proposed development and are subject to change without notice. They reflect preliminary conceptual designs and should not be relied upon as definitive representations of the completed project. The development is subject to obtaining all applicable approvals and permits. The final design, specifications, dimensions, materials, finishes, amenities, and features shall be governed exclusively by the final construction documents and executed legal agreements. Conceptual Design & renderings by MRAYA, AFT ARQUITECTOS.

Opportunity for a Logistics Hub in NYC

Location
12th Avenue and West 46th Street, New York City (2 parcels)



Lot Dimensions
150 ft x 100 ft (45.72 m x 30.48 m)

Lot Area
15,000 sq ft (1,400 sqm)

Maximum Buildable Area
75,000 sq ft (7,000 sqm)

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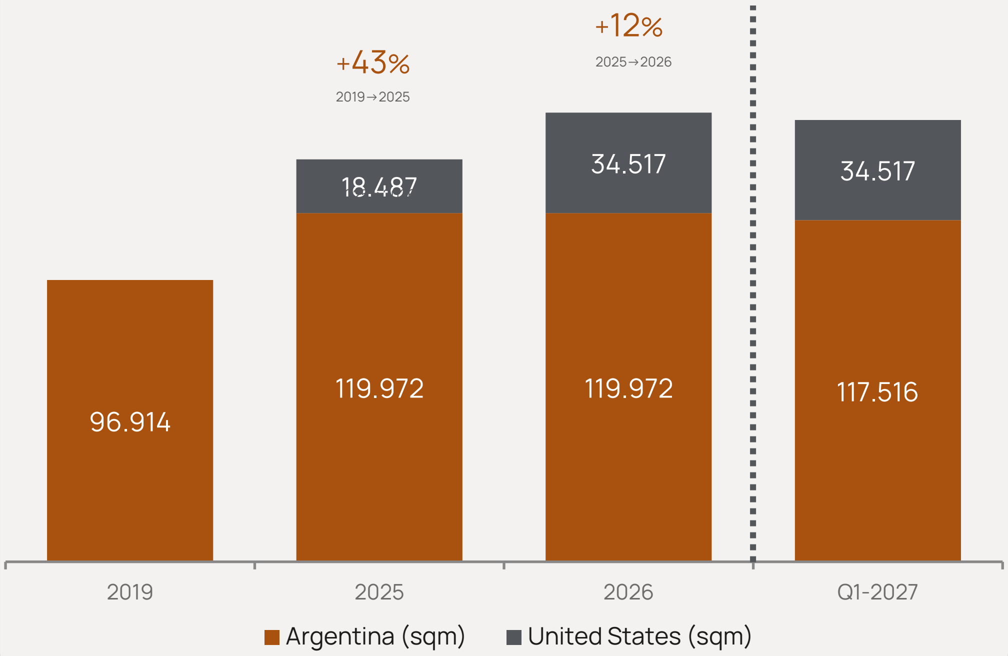
Strong Growth in Leasable Area



Project	Location	Status
Av. Del Libertador 7172	Núñez, CABA	Acquired land
Av. Del Libertador 7055	Núñez, CABA	Acquired land

Av. Del Libertador 7172: **U$S 33.5M**

Av. Del Libertador 7055: **U$S 73.0M**

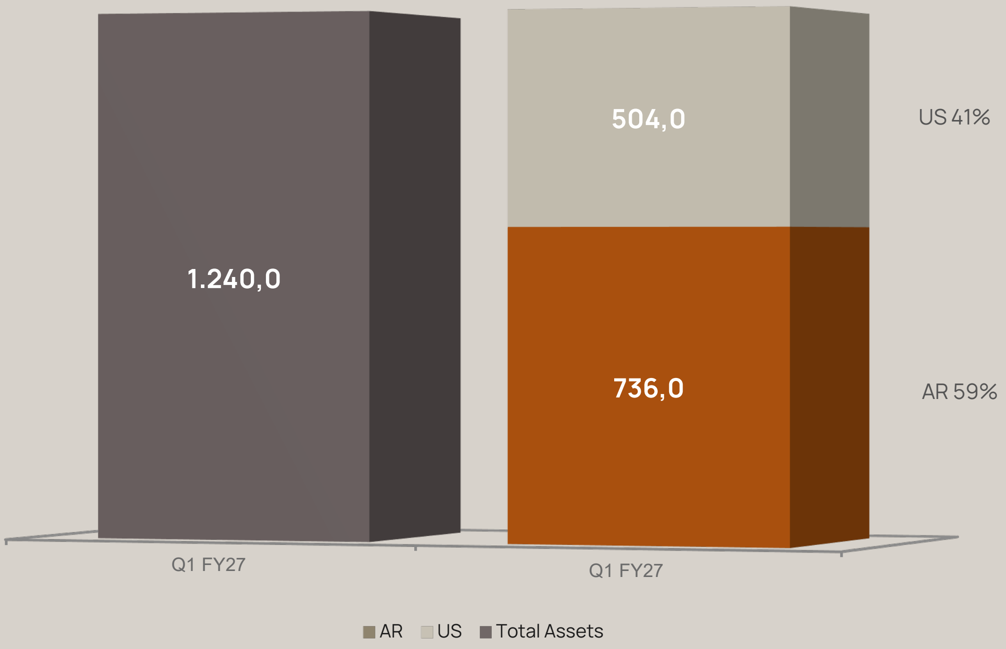
Total land investment: U$S 106.5M

04 Profile

Balance Sheet

Solid Financial Structure

Total Assets (USD millions)



Debt Maturity Profile

Q1 FY27

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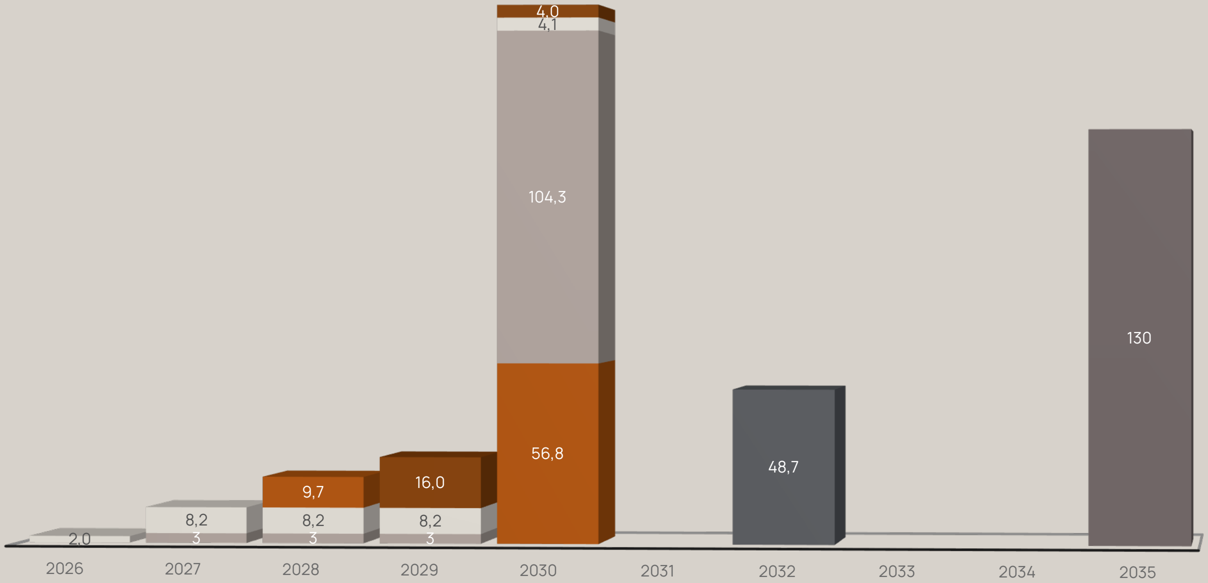


Class	Outstanding (U$S)
ON Class 5 – 8.25% - Apr-2030	56,777,276
ON Class 7 - 8.50% - Dec-2032	48,705,263
Total Notes	**105,482,539**
Mortgage 1USS - 2.64% - Feb-2030	113,333,860
Mortgage 512 - 6.64% - Feb-2035	130,000,000
Mortgage Libertador 7055 - 6.50% - Apr-2030	30,750,000
Total Mortgage	**274,083,860**
Bank Loan – 8.50% - Jan-2030	20,000,000
Bank Loan – 7,66%* - May-2028	9,700,000
Total Bank Loan	**29,700,000**
Total Financial Debt	**409,266,399**

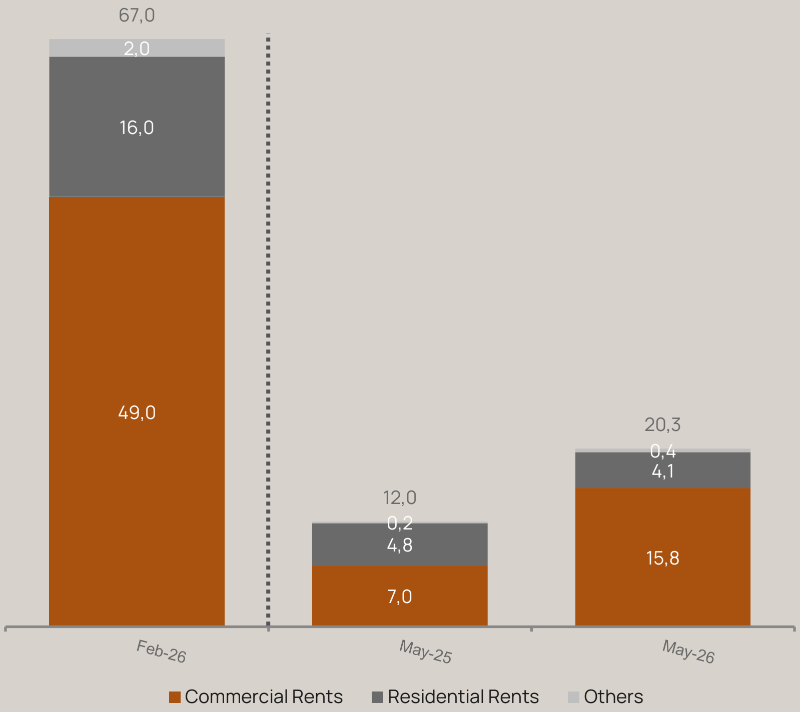
* Term SOFR rate ~ 3,66% + 4.00%

05 Financial Performance

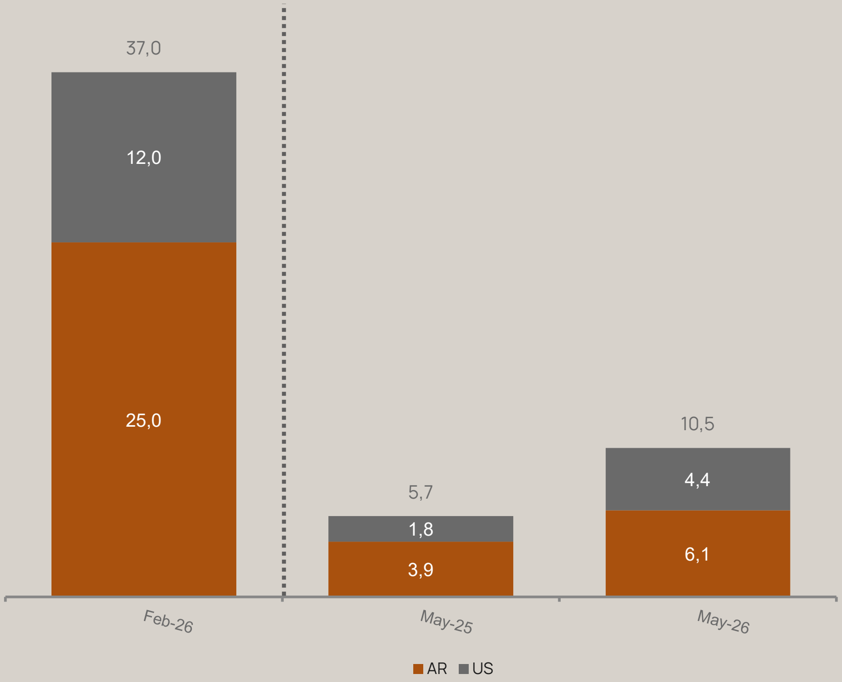
Financial Performance

RAGHSA

Revenues (U$S millions)



EBITDA (U$S millions)



Thank You

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