IRSA INVESTMENTS & REPRESENTATIONS INC
Form 6-K
December 13, 2013

SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 6-K

REPORT OF FOREIGN ISSUER
PURSUANT TO RULE 13a-16 OR 15b-16 OF
THE SECURITIES EXCHANGE ACT OF 1934

For the month of December, 2013

IRSA Inversiones y Representaciones Sociedad Anónima
(Exact name of Registrant as specified in its charter)

IRSA Investments and Representations Inc.
(Translation of registrant´s name into English)

Republic of Argentina
(Jurisdiction of incorporation or organization)

Bolívar 108
(C1066AAB)
Buenos Aires, Argentina
(Address of principal executive offices)

Form 20-F x Form 40-F o

Indicate by check mark whether the registrant by furnishing the information contained in this Form is also thereby furnishing the information to the Commission pursuant to Rule 12g3-2(b) under the Securities Exchange Act of 1934.

Yes o No x

IRSA Inversiones y Representaciones Sociedad Anónima

(The "Company")
Report on the Form 6-K

Attached is the English translation of the Financial Statements for the three month period ended on September 30, 2013 and September 30, 2012 filed by the Company with the Bolsa de Comercio de Buenos Aires and the Comisión Nacional de Valores.

IRSA Inversiones y Representaciones Sociedad Anónima

Unaudited Condensed Interim Consolidated Financial Statements
as of September 30, 2013 and for the three-month periods
ended September 30, 2013 and 2012

Legal information

Denomination: IRSA Inversiones y Representaciones Sociedad Anónima.

Fiscal year N°.: 71, beginning on July 1, 2013.

Legal address: 108 Bolívar St., 1st floor, Autonomous City of Buenos Aires, Argentina.

Company activity: Real estate investment and development.

Date of registration of the By-laws in the Public Registry of Commerce: June 23, 1943.

Date of registration of last amendment of the by-laws in the Public Registry of Commerce: March 15, 2013.

Expiration of the Company's by-laws: April 5, 2043.

Registration number with the Superintendence: 213,036.

Capital: 578,676,460 shares.

Common Stock subscribed, issued and paid up (in thousands of Ps.): 578,676.

Parent Company: Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria (Cresud S.A.C.I.F. y A.).

Legal Address: 877 Moreno St., 23rd. floor, Autonomous City of Buenos Aires, Argentina.

Main activity: Real estate, agricultural, commercial and financial activities.

Interest of the Parent Company on the capital stock: 378,753,404 common shares.

Percentage of votes of the Parent Company on the equity: 65.47% (considering treasury shares of our own).

	CAPITAL STATUS	
Type of stock	Authorized for Public Offer of Shares (*)	Subscribed, Issued and Paid up (in thousands of Pesos)
Common stock with a face value of Ps.1 per share and entitled to 1 vote each	578,676,460	578,676

(*) Company not included in the Optional Statutory System of Public Offer of Compulsory Acquisition.

IRSA Inversiones y Representaciones Sociedad Anónima

Unaudited Condensed Interim Consolidated Statements of Financial Position
as of September 30, 2013 and June 30, 2013
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation from the original prepared in Spanish for the publication in Argentina

	Note	09.30.2013	06.30.2013
ASSETS			
Non- Current Assets			
Investment properties	9	4,071,267	3,992,530
Property, plant and equipment	10	210,614	212,673
Trading properties	11	178,818	178,425
Intangible assets	12	83,351	79,653
Investments in associates and joint ventures	7,8	1,491,681	1,423,936
Deferred income tax assets	24	131,962	85,236
Restricted assets	15	14,018	10,881
Income tax and Minimum Presumed Income tax ("MPIT") credit		132,805	130,086
Trade and other receivables	16	87,564	85,126
Investments in financial assets	17	678,915	267,455
Derivative financial instruments	18	15,273	21,208
Total Non-Current Assets		7,096,268	6,487,209
Current Assets			
Trading properties	11	10,813	11,689
Inventories	13	15,238	16,321
Restricted assets	15	1,179	1,022
Trade and other receivables	16	578,014	769,333
Investments in financial assets	17	413,174	244,053
Derivative financial instruments	18	2,067	-
Cash and cash equivalents	19	281,188	796,902
Total Current Assets		1,301,673	1,839,320
TOTAL ASSETS		8,397,941	8,326,529
SHAREHOLDERS' EQUITY			
Capital and reserves attributable to equity holders of the parent			

Share capital		578,506	578,676
Treasury stock		170	-
Inflation adjustment of share capital and treasury stock		123,329	123,329
Share premium		793,123	793,123
Cost of treasury stock		(1,182)	-
Acquisition of additional interest in subsidiaries		(20,782)	(20,782)
Cumulative translation adjustment		65,687	50,776
Reserve for share-based compensation	32	13,988	8,258
Legal reserve		85,140	85,140
Reserve for new developments		492,441	492,441
Special reserve		395,249	395,249
Retained earnings		271,710	239,328
Total capital and reserves attributable to equity holders of the parent		2,797,379	2,745,538
Non-controlling interest		396,256	385,151
TOTAL SHAREHOLDERS' EQUITY		3,193,635	3,130,689
LIABILITIES			
Non-Current Liabilities			
Trade and other payables	20	233,164	211,118
Borrowings	23	3,073,406	2,922,642
Income tax liabilities		66,979	-
Deferred income tax liabilities	24	386,072	395,936
Salaries and social security liabilities	21	4,692	3,160
Provisions	22	88,855	57,737
Total Non-Current Liabilities		3,853,168	3,590,593
Current Liabilities			
Trade and other payables	20	565,319	688,861
Income tax liabilities		31,172	79,065
Salaries and social security liabilities	21	42,568	49,010
Derivative financial instruments	18	819	1,732
Borrowings	23	698,502	772,529
Provisions	22	12,758	14,050
Total Current Liabilities		1,351,138	1,605,247
TOTAL LIABILITIES		5,204,306	5,195,840
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES		8,397,941	8,326,529

The accompanying notes are an integral part of these Unaudited Condensed Interim Consolidated Financial Statements.

IRSA Inversiones y Representaciones Sociedead Anónima

By: /s/ Eduardo S. Elsztain
Eduardo S. Elsztain
President

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IRSA Inversiones y Representaciones Sociedad Anónima

Unaudited Condensed Interim Consolidated Statements of Income
for the three-month periods ended September 30, 2013 and 2012
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation from the original prepared in Spanish for the publication in Argentina

	Note	09.30.2013	09.30.2012
Revenues	26	621,447	483,047
Costs	27	(293,700)	(239,878)
Gross Profit		327,747	243,169
Gain from disposal of investment properties	9	-	31,069
General and administrative expenses	28	(58,478)	(43,533)
Selling expenses	28	(30,686)	(23,637)
Other operating results, net	30	(9,532)	(9,126)
Profit from operations		229,051	197,942
Share of profit of associates and joint ventures	7,8	38,991	16,731
Profit before financial results and income tax		268,042	214,673
Finance income	31	46,534	38,723
Finance cost	31	(308,201)	(180,977)
Other financial results	31	41,841	16,017
Financial results, net	31	(219,826)	(126,237)
Profit before income tax		48,216	88,436
Income tax	24	(12,948)	(37,626)
Profit for the period		35,268	50,810
Attributable to:			
Equity holders of the parent		32,382	41,142
Non-controlling interest		2,886	9,668
Profit per share attributable to equity holders of the parent during the period:			
Basic		0.06	0.07
Diluted		0.06	0.07

The accompanying notes are an integral part of these Unaudited Condensed Interim Consolidated Financial Statements.

IRSA Inversiones y Representaciones Sociedad Anónima

By: /s/ Eduardo S. Elsztain
Eduardo S. Elsztain
President

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IRSA Inversiones y Representaciones Sociedad Anónima

Unaudited Condensed Interim Consolidated Statements of Comprehensive Income
for the three-month periods ended September 30, 2013 and 2012
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation from the original prepared in Spanish for the publication in Argentina

	09.30.2013	09.30.2012
Profit for the period	35,268	50,810
Other comprehensive income:		
Items that may be reclassified subsequently to profit or loss:		
Currency translation adjustment	23,293	10,490
Other comprehensive income for the period (i)	23,293	10,490
Total comprehensive income for the period	58,561	61,300
Attributable to:		
Equity holders of the parent	47,293	51,632
Non-controlling interest	11,268	9,668

(i) Components of other comprehensive income have no impact on income tax.

The accompanying notes are an integral part of these Unaudited Condensed Interim Consolidated Financial Statements.

IRSA Inversiones y Representaciones Sociedad Anónima

By: /s/ Eduardo S. Elsztain
Eduardo S. Elsztain
President

IRSA Inversiones y Representaciones Sociedad Anónima

Unaudited Condensed Interim Consolidated Statements of Changes in Shareholders' Equity
for the three-month periods ended September 30, 2013 and 2012
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation from the original prepared in Spanish for the publication in Argentina

	Attributable to equity holders of the parent										
	Share capital	Treasury stock	Inflation adjustment of share capital and treasury stock (2)	Share Premium	Cost of treasury stock	Acquisition of additional interest in subsidiaries	Cumulative translation adjustment	Reserve for share-based compensation	Legal reserve	Reserve for new developments	Special reserve (1)
Balance at July 1st, 2013	578,676	-	123,329	793,123	-	(20,782)	50,776	8,258	85,140	492,441	395,249
Profit for the period	-	-	-	-	-	-	-	-	-	-	-
Other comprehensive income for the period	-	-	-	-	-	-	14,911	-	-	-	-
Total comprehensive income for the period	-	-	-	-	-	-	14,911	-	-	-	-
Reserve for share-based compensation (Note 32)	-	-	-	-	-	-	-	5,730	-	-	-
Purchase of Treasury stock.	(170)	170	-	-	(1,182)	-	-	-	-	-	-
Distribution of share capital of subsidiaries	-	-	-	-	-	-	-	-	-	-	-
Capital contribution of non-controlling interest	-	-	-	-	-	-	-	-	-	-	-
Balance at September 30, 2013	578,506	170	123,329	793,123	(1,182)	(20,782)	65,687	13,988	85,140	492,441	395,249

The accompanying notes are an integral part of these Unaudited Condensed Interim Consolidated Financial Statements.

(1) Related to CNV General Resolution No. 609/12. See Note 25.
(2) Includes Ps. 36 of Inflation adjustment treasury stock. See Note 25.

IRSA Inversiones y Representaciones Sociedad Anónima

By:	/s/ Eduardo S. Elsztain
	Eduardo S. Elsztain
	President

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IRSA Inversiones y Representaciones Sociedad Anónima

Unaudited Condensed Interim Consolidated Statements of Changes in Shareholders' Equity
for the three-month period ended September 30, 2013 and 2012
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation from the original prepared in Spanish for the publication in Argentina

	Attributable to equity holders of the parent										
	Share capital	Inflation adjustment of share capital	Share premium	Acquisition of additional interest in subsidiaries	Cumulative translation adjustment	Reserve for share-based compensation	Legal reserve	Reserve for new developments	Retained earnings	Subtotal	N contr inte
Balance at July 1st, 2012	578,676	274,387	793,123	(15,714)	14,502	2,595	71,136	419,783	510,853	2,649,341	390
Profit for the period	-	-	-	-	-	-	-	-	41,142	41,142	9,6
Other comprehensive income for the period	-	-	-	-	10,490	-	-	-	-	10,490	-
Total comprehensive income for the period	-	-	-	-	10,490	-	-	-	41,142	51,632	9,6
Reserve for share-based compensation (Note 32)	-	-	-	-	-	1,668	-	-	-	1,668	61
Acquisition of subsidiaries	-	-	-	(334)	-	-	-	-	-	(334)	-
Dividends distributed by subsidiaries	-	-	-	-	-	-	-	-	-	-	(10
Capital contribution of non-controlling interest	-	-	-	-	-	-	-	-	-	-	1,7
Balance at September 30, 2012	578,676	274,387	793,123	(16,048)	24,992	4,263	71,136	419,783	551,995	2,702,307	391

The accompanying notes are an integral part of these Unaudited Condensed Interim Consolidated Financial Statements.

IRSA Inversiones y Representaciones Sociedad Anónima

By: /s/ Eduardo S. Elsztain

Eduardo S. Elsztain
President

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IRSA Inversiones y Representaciones Sociedad Anónima
Unaudited Condensed Interim Consolidated Statements of Cash Flows
for the three-month periods ended September 30, 2013 and 2012
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation from the original prepared in Spanish for the publication in Argentina

	Note	09.30.2013	09.30.2012
Operating activities:			
Cash generated by operations	19	252,219	290,535
Income tax paid		(48,778)	(25,931)
Net cash generated by operating activities		203,441	264,604
Investing activities:			
Capital contributions in associates and joint ventures	7	(1,221)	-
Purchases of associates and joint ventures	3,7,8	(13,057)	(7,570)
Purchases of investment properties	9	(70,820)	(36,767)
Proceeds from sale of investment properties		118,936	53,299
Purchases of property, plant and equipment	10	(4,152)	(5,832)
Purchases of intangible assets	12	(139)	(253)
Purchase of investments in financial assets		(775,782)	(126,340)
Proceeds from sale of investments in financial assets		245,124	46,433
Advanced payments		(13,120)	(18,496)
Acquisition of derivative financial instruments		(2,000)	-
Proceeds from sale of joint ventures		7,736	-
Dividends received		14,698	4,953
Net cash used in investing activities		(493,797)	(90,573)
Financing activities:			
Proceeds from borrowings		118,401	24,624
Repayments of borrowings		(141,218)	(80,266)
Payment of non-convertible notes		(97,887)	-
Payment of seller financing		(390)	(2,000)
Dividends paid		(6,060)	(38,684)
Capital contribution of non-controlling interest		347	1,717
Interest paid		(117,848)	(96,116)
Capital reduction of subsidiaries		(712)	(10,215)
Loans from associates and joint ventures, net		2,000	47,181
Repurchase of Treasury stock.		(1,182)	-
Payment of seller financing of shares		(1,640)	-
Net cash used in financing activities		(246,189)	(153,759)
Net (decrease) / increase in cash and cash equivalents		(536,545)	20,272
Cash and cash equivalents at beginning of year	19	796,902	259,169
Foreign exchange gain on cash and cash equivalents		20,831	1,901
Cash and cash equivalents at end of period		281,188	281,342

The accompanying notes are an integral part of these Unaudited Condensed Interim Consolidated Financial Statements.

IRSA Inversiones y Representaciones Sociedad Anónima

By: /s/ Eduardo S. Elsztain
Eduardo S. Elsztain
Partner

IRSA Inversiones y Representaciones Sociedad Anónima

Notes to the Unaudited Condensed Interim Consolidated Financial Statements
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation from the original prepared in Spanish for publication in Argentina

1. The Group's business and general information

IRSA Inversiones y Representaciones Sociedad Anónima ("IRSA", "the Company" / "Us" or "the Society") was founded in 1943 and is engaged in a diversified range of real estate activities in Argentina since 1991.

IRSA and its subsidiaries are collectively referred to hereinafter as "the Group".

As of September 30, 2013, the Group operates in six business segments. See Note 7 to the Condensed Interim Consolidated Financial Statements as of June 30, 2013 for a description of such segments.

Group's real estate business operations are conducted primarily through IRSA and IRSA's principal subsidiary, Alto Palermo S.A. ("APSA"). Through APSA, the Group owns, manages and develops shopping centers across Argentina. The Group owns, manages and develops a portfolio of office and other rental properties in the Autonomous City of Buenos Aires, and it entered the United States of America ("USA") real estate market in 2009, mainly through the acquisition of non-controlling interests in office buildings and hotels. Through IRSA or APSA, the Group also develops residential properties for sale. The Group, through IRSA, is also involved in the operation of branded hotels. The Group uses the term "real estate" indistinctively in these consolidated financial statements to denote investment, development and/or trading properties activities.

The activities of the Group's segment "Financial operations and others" are carried out mainly through Banco Hipotecario S.A. ("BHSA"), where IRSA has a 29.77% interest (without considering treasury shares of our own). BHSA is a commercial bank offering a wide variety of banking activities and related financial services to individuals, small and medium-sized companies and large corporations, including the provision of mortgaged loans. BHSA's shares are listed on the Buenos Aires Stock Exchange ("BASE"). Besides that, the Group has a 42.95% interest in Tarshop S.A ("Tarshop"), a company which main activities are credit card and loan origination transactions.

IRSA's shares are listed and traded on both the BASE and the New York Stock Exchange ("NYSE"). APSA's shares are listed and traded on both the BASE and the NASDAQ of USA.

Cresud S.A.C.I.F y A. is our ultimate parent company and is a corporation incorporated and domiciled in Argentina. The address of its registered office is Moreno 877, Floor 23, Autonomous City of Buenos Aires, Argentina.

These Unaudited Condensed Interim Consolidated Financial Statements have been approved for issuance by the Board of Directors on November 11, 2013.

IRSA Inversiones y Representaciones Sociedad Anónima
Notes to the Unaudited Condensed Interim Consolidated Financial Statements (Continued)
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation from the original prepared in Spanish for publication in Argentina

2. Basis of preparation of the Unaudited Condensed Interim Consolidated Financial Statements

2.1 Basis of preparation

These Unaudited Condensed Interim Consolidated Financial Statements have been prepared in accordance with IAS 34 "Interim Financial Reporting".

These Unaudited Condensed Interim Consolidated Financial Statements should be read together with the annual consolidated financial statements of the Group as of June 30, 2013 prepared in accordance with IFRS in force. These Unaudited Condensed Interim Consolidated Financial Statements are presented in thousands of Argentine Pesos.

These Unaudited Condensed Interim Consolidated Financial Statements corresponding to the three-month periods ended September 30, 2013 and 2012 have not been audited. The management believes they include all necessary adjustments to fairly present the results of each period. The Company's three-month periods ended September 30, 2013 and 2012 results do not necessarily reflect the proportion of the Group's full-year results.

2.2. Significant accounting policies

The principal accounting policies applied in the presentation of these Unaudited Condensed Interim Consolidated Financial Statements are consistent with those applied in the preparation of the information under IFRS as of June 30, 2013, which are described in Note 2 of the annual consolidated financial statements.

2.3. Use of estimates

The preparation of financial statements at a certain date requires the Management to make estimations and evaluations affecting the amount of assets and liabilities recorded and contingent assets and liabilities disclosed at such date, as well as income and expenses recorded during the period. Actual future results might differ from the estimates and evaluations made at the date of preparation of these financial statements.

In the preparation of these condensed interim consolidated financial statements, the significant judgments made by Management in applying the Group's accounting policies and the main sources of uncertainty were the same applied by the Group in the preparation of the annual consolidated financial statements for the year ended June 30, 2013,save for changes in accrued income tax, provision for legal claims, allowance for bad debts and accrued supplementary rental.

IRSA Inversiones y Representaciones Sociedad Anónima
Notes to the Unaudited Condensed Interim Consolidated Financial Statements (Continued)
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation from the original prepared in Spanish for publication in Argentina

2. Basis of preparation of the Unaudited Condensed Interim Consolidated Financial Statements (Continued)

2.4. Comparative Information

Balance items as of September 30, 2012 shown in these financial statements for comparative purposes arise from unaudited condensed interim consolidated financial statements then ended. Certain reclassifications have been made in order to present figures comparatively with those stated as of September 30, 2013.

2.5 Seasonal effects on operations

The operations of the Group's shopping centers are also subject to seasonal effects, which affect the level of sales recorded by lessees. During summer time (January and February), the lessees of shopping centers experience the lowest sales levels in comparison with the winter holidays (July) and Christmas holidays (December) when they tend to record peaks of sales. Apparel stores generally change their collections during the spring and the fall, which impacts positively on shopping mall sales. Sale discounts at the end of each season also affect the business. As a consequence, a higher level of revenues is generally expected in the second half of the year rather than the first in shopping center operations.

In November, 2012, the Group took control over Ribgy 183 LLC ("Rigby"), a company that owns a rental office building located in New York, US (see Note 4 to the annual consolidated financial statements). Therefore, balances as of September 30, 2012 do not include Rigby's operations.

3. Acquisitions and disposals

For the three-month period ended as of September 30, 2013

Subscription of shares of Avenida Inc. and Avenida Compras S.A.

On August 29, 2013, the Group, through Torodur S.A., subscribed 3,703,704 shares of Avenida Inc. and 23,077 shares of Avenida Compras S.A., representing 26.09% and 2.10%, of its outstanding capital, respectively. Additionally, Avenida Inc. owns 90.91% of Avenida Compras S.A., thus being the Group's indirect interest in Avenida Compras of 25.81%. The transaction price was Ps. 13.0 million, which has already been fully paid. The Group has a warrant to increase its interest in Avenida Inc. up to 37.04%.

3. Acquisitions and disposals (Continued)

Stock Call Option Agreement for Arcos del Gourmet S.A.

On September 16, 2013, the Group, through APSA entered into an agreement with Messrs. Eduardo Giana, Pablo Bossi and Patricio Tobal whereby the latter grant to APSA an exclusive and irrevocable option to purchase 10% of the equity interest and all the related rights of Sociedad Arcos del Gourmet S.A.. The term to exercise the option runs from the execution of the agreement to December 31, 2018. The stock purchase price, in the event the option is exercised, is US$ 0.8 million per each percentage point of the Company's capital stock. The option price is made up of a fixed amount of Ps. 2 million and another variable amount payable monthly, which results from applying 4.5% on the amounts accrued in each previous calendar month for rental and right of admission, net of certain expenses, from the opening of the shopping mall until the end of the lease agreement between APSA and Arcos.

Transfer of Entretenimiento Universal S.A.'s shares

On September 11, 2013, Entertainment Holdings S.A. ("EHSA") sold to the Company 300 shares of stock with a nominal value of Ps. 1 and one voting right each, accounting for 2.5% of Entretenimiento Universal S.A.'s capital stock ("ENUSA", a company exclusively engaged in the entertainment business and in organizing other social and corporate events), which APSA already owned indirectly. The consideration for the transfer was set at Ps. 0.001 for all shares.

4. Financial risk management

Financial risk

The group´s diverse activities are exposed to a variety of financial risk: market risk (including foreign currency risk, interest rate risk and price risk) credit risk, liquidity risk and capital risk.

The unaudited condensed interim consolidated financial statements do not include all the information and disclosures on financial risk management; therefore they should be read along with the annual consolidated financial statements for the year ended June 30, 2013. There have been no changes in the risk management or risk management policies applied by the Group since year end.

IRSA Inversiones y Representaciones Sociedad Anónima

Notes to the Unaudited Condensed Interim Consolidated Financial Statements (Continued)
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation form the original prepared in Spanish for publication in Argentina

5. Segment information

Below is a summarized analysis of the lines of business of the Group for the period ended September 30, 2013:

	September 30, 2013						
	Shopping Center	Offices and others	Sales and developments	Hotels	International	Financial operations and others	Total
Revenues	455,839	74,004	16,060	72,927	19,361	184	638,375
Costs	(203,747)	(28,304)	(11,800)	(49,548)	(11,745)	(96)	(305,240)
Gross Profit	252,092	45,700	4,260	23,379	7,616	88	333,135
General and administrative expenses	(24,994)	(8,134)	(7,325)	(13,867)	(4,323)	(55)	(58,698)
Selling expenses	(14,044)	(6,968)	(2,532)	(8,674)	-	397	(31,821)
Other operating results, net	(5,909)	(868)	(1,147)	(106)	(135)	(2,072)	(10,237)
Profit / (loss) from operations	207,145	29,730	(6,744)	732	3,158	(1,642)	232,379
Share of profit / (loss) of associates and joint ventures	-	1,173	632	129	(23,437)	55,392	33,889
Segment Profit / (Loss) before financial results and income tax	207,145	30,903	(6,112)	861	(20,279)	53,750	266,268
Investment properties	2,280,038	790,274	367,574	-	794,211	-	4,232,097
Property, plant and equipment	18,723	22,127	4,010	165,660	204	-	210,724
Trading properties	-	-	120,097	-	81,018	-	201,115
Goodwill	1,667	9,392	-	-	54,908	-	65,967
Inventories	8,101	-	508	6,752	-	-	15,361
Investments in associates	-	25,268	33,391	21,468	974	1,140,493	1,221,594
Operating assets	2,308,529	847,061	525,580	193,880	931,315	1,140,493	5,946,858

IRSA Inversiones y Representaciones Sociedad Anónima

Notes to the Unaudited Condensed Interim Consolidated Financial Statements (Continued)
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation form the original prepared in Spanish for publication in Argentina

5. Segment information (Continued)

Below is a summarized analysis of the lines of business of the Group for the period ended September 30, 2012:

	September 30, 2012						
	Shopping Center	Offices	Sales and developments	Hotels	International	Financial operations and others	Total
Revenues	355,578	70,328	52,503	53,793	-	693	532,895
Costs	(169,416)	(28,646)	(39,113)	(40,529)	-	(258)	(277,962)
Gross Profit	186,162	41,682	13,390	13,264	-	435	254,933
Gain from disposal of investment properties	-	-	31,069	-	-	-	31,069
General and administrative expenses	(14,408)	(6,958)	(6,981)	(12,348)	(3,241)	(256)	(44,192)
Selling expenses	(11,902)	(2,852)	(5,044)	(6,990)	-	(546)	(27,334)
Other operating results, net	(5,902)	(819)	(1,675)	185	(2,084)	916	(9,379)
Profit / (Loss) from operations	153,950	31,053	30,759	(5,889)	(5,325)	549	205,097
Share of profit / (loss) of associates	-	-	564	43	(18,335)	30,932	13,204
Segment profit / (loss) before financial results and income tax	153,950	31,053	31,323	(5,846)	(23,660)	31,481	218,301
Investment properties	2,021,496	905,081	474,655	-	-	-	3,401,232
Property, plant and equipment	14,613	29,617	3,761	178,629	199	-	226,819
Trading properties	-	-	185,588	-	66,591	-	252,179
Goodwill	343	5,481	-	-	-	-	5,824
Inventories	11,312	-	484	5,932	-	-	17,728
Investments in associates	-	-	25,958	21,299	104,192	1,056,204	1,207,653
Operating assets	2,047,764	940,179	690,446	205,860	170,982	1,056,204	5,111,435

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5. Segment information (Continued)

Operating results of the Cyrsa S.A., Nuevo Puerto Santa Fe S.A., Canteras Natal Crespo S.A., Puerto Retiro S.A., Baicom Networks S.A. and Quality Invest S.A. joint ventures have been presented under the method of proportionate consolidation. Under this method, the income/loss generated by joint businesses is reported in the income statements line-by-line, rather than in a single item as required by IFRS. Management believes that the proportional consolidation method provides more useful information to understand the business return, because the assets and income/loss generated by consolidated operations are similar to the assets and income/loss booked under the equity method. This is due to the fact that under the proportional consolidation method, revenues and expenses are reported separately, instead of offsetting and reporting them as a single item in the statement of income. Therefore, the proportional consolidation method is used by the Group's Executive Committee to assess and understand the return and the results of operations of the business as a whole.

The following tables present a reconciliation between the total results of segment operations and the results of operations as per the statements of income. The adjustments relate to the presentation of the results of operations of joint ventures accounted for under the equity method under IFRS.

	September 30, 2013		
	Total segment information	Adjustment for share of profit / (loss) of joint ventures	As per statements of income
Revenues	638,375	(16,928)	621,447
Costs	(305,240)	11,540	(293,700)
Gross Profit	333,135	(5,388)	327,747
General and administrative expenses	(58,698)	220	(58,478)
Selling expenses	(31,821)	1,135	(30,686)
Other operating results, net	(10,237)	705	(9,532)
Profit from operations	232,379	(3,328)	229,051
Share of profit of associates and joint ventures	33,889	5,102	38,991
Segment profit before financial results and income tax	266,268	1,774	268,042

	September 30, 2012		
	Total segment information	Adjustment for share of profit / (loss) of joint ventures	As per statements of income
Revenues	532,895	(49,848)	483,047
Costs	(277,962)	38,084	(239,878)
Gross profit	254,933	(11,764)	243,169

Gain from disposal of investment properties	31,069	-	31,069
General and administrative expenses	(44,192)	659	(43,533)
Selling expenses	(27,334)	3,697	(23,637)
Other operating results, net	(9,379)	253	(9,126)
Profit from operations	205,097	(7,155)	197,942
Share of profit of associates	13,204	3,527	16,731
Profit before financial results and income tax	218,301	(3,628)	214,673

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5. Segment information (Continued)

Total segment assets are allocated based on the operations of the segment and the physical location of the asset. In line with the discussion above, segment assets include the proportionate share of the assets of joint ventures. The statements of financial position under IFRS show the net investment in these joint ventures as a single item.

	September 30, 2013
Total reportable assets as per segment information	5,946,858
Investment properties	(160,830)
Property, plant and equipment	(110)
Trading properties	(11,484)
Goodwill	(5,235)
Inventories	(123)
Investments in associates and joint venture	270,087
Total assets as per the statements of financial position	6,039,163

6. Information about main subsidiaries

The Group conducts its business through several operating and holding subsidiaries. The Group considers that the subsidiaries below are the ones with non-controlling interests material to the Group.

Summarized statements of financial position

	Panamerican Mall S.A. (“PAMSA”)		Rigby	
	September 30, 2013	June 30, 2013	September 30, 2013	June 30, 2013
ASSETS				
Total non-current assets	643,636	623,986	814,737	761,997
Total current assets	203,814	191,869	19,841	18,088
TOTAL ASSETS	847,450	815,855	834,578	780,085
LIABILITIES				
Total non-current liabilities	37,789	23,062	474,742	439,432
Total current liabilities	47,478	58,723	3,317	5,961
TOTAL LIABILITIES	85,267	81,785	478,059	445,393
NET ASSETS	762,183	734,070	356,519	334,692

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6. Information about main subsidiaries (Continued)

Summarized statements of income and statements of comprehensive income

	PAMSA		Rigby	
	September 30, 2013	September 30, 2012	September 30, 2013	September 30, 2012
Revenues	56,637	44,757	19,361	-
Profit before income tax	43,791	20,416	5,639	-
Income tax expense	(15,565)	(7,813)	-	-
Profit for the period	28,226	12,603	(419)	-
Total comprehensive income for the period	28,226	12,603	(419)	-
Profit attributable to non-controlling interest	5,645	2,521	(107)	-
Dividends paid to non-controlling interest	4,170	-	739	-

Summarized cash flows

	PAMSA		Rigby	
	September 30, 2013	September 30, 2012	September 30, 2013	September 30, 2012
Net cash generated by operating activities	35,339	38,539	232	-
Net cash used in investing activities	(41,715)	(48,080)	(52)	-
Net cash used in financing activities	2,803	(137)	(89)	-
Net increase in cash and cash equivalents	(3,573)	(9,678)	91	-
Foreign exchange gain on cash and cash equivalents	167	718	(27)	-
Cash and cash equivalents at beginning of period	11,416	29,885	392	-
Cash and cash equivalents at end of period	8,010	20,925	456	-

The information above is the amount before inter-company eliminations.

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7. Interests in joint ventures

As of June 30, 2013, the joint ventures of the Group were Cyrsa S.A., Puerto Retiro S.A., Baicom Networks S.A., Quality Invest S.A., Nuevo Puerto Santa Fe S.A. ("NPSF") and EHSA.

As of September 30, 2013, the joint ventures of the Group are Cyrsa S.A., Puerto Retiro S.A., Baicom Networks S.A., Quality Invest S.A., NPSF, EHSA and ENUSA (indirectly through the investment in EHSA) (see Note 3). The shares in these joint ventures are not publicly traded.

In November 29, 2012, APSA acquired shares of common stock, representing 50% of EHSA´s capital stock and votes.

On September 25, 2013, Sociedad Rural Argentina (SRA), La Rural de Palermo S.A. (LRPSA), Boulevard Norte S.A. (BNSA), Ogden Argentina S.A. (OASA), EHSA, ENUSA and La Rural S.A. (LRSA) executed a joint venture agreement and a shareholder's agreement mostly amending certain provisions set forth in prior agreements. The Company is now in the process of assessing any potential effect on the preliminary allocation of the purchase price of said acquisition.

Changes in the Group's investments in joint ventures for the three-month period ended September 30, 2013 and for the year ended June 30, 2013 were as follows:

	September 30, 2013	June 30, 2013
Beginning of period / year	287,846	228,970
Acquisition of joint ventures (ii)	(12)	25,899
Capital contributions	1,221	29,828
Sale of joint ventures	-	(5,774)
Cash dividends	-	(1,250)
Share of profit	6,276	10,173
End of period / year	(i) 295,331	287,846

(i) Includes a balance of Ps. (22) reflecting interests in companies with negative equity as of September 30, 2013 which are disclosed in "Provisions" (see Note 22).

(ii) Corresponds to the acquisition of ENUSA (see Note 3).

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8. Interests in associates

As of June 30, 2013, the associates of the Group were New Lipstick LLC, BHSA, Tarshop S.A., Manibil S.A., Lipstick Management LLC, Banco de Crédito y Securitización S.A. (“BACS”) and Bitania 26 S.A..

During the current period, the Group has acquired interests in associates Avenida Inc. and Avenida Compras S.A. (see Note 3). Consequently, as of September 30, 2013 the associates of the Group are New Lipstick LLC, Rigby 183 LLC, BHSA, Tarshop S.A., Manibil S.A., Lipstick Management LLC, Banco de Crédito y Securitización S.A. (“BACS”), Bitania 26 S.A., Avenida Inc. and Avenida Compras S.A..

Changes in the Group’s investments in associates for the three-month period ended September 30, 2013 and for the year ended June 30, 2013 were as follows:

	September 30, 2013	June 30, 2013
Beginning of the period / year	1,096,999	1,216,845
Acquisition of associates	13,057	-
Capital contributions	-	37,610
Share of profit / (loss)	32,715	(17,564)
Currency translation adjustment	(3,755)	(1,300)
Cash dividends (ii)	(9,144)	(35,277)
Decrease for the taking over	-	(103,315)
End of the period/year (i)	1,129,872	1,096,999

(i) Includes Ps. (66,456) and Ps. (39,091) reflecting interests in companies with negative equity as of September 30, 2013 and June 30, 2013, respectively, which are disclosed in “Provisions” (see Note 22).
(ii) During the period, the Group cashed dividends from BHSA in the amount of Ps. 9.1 million.

9. Investment properties

Changes in the Group’s investment properties for the three-month period ended September 30, 2013 and for the year ended June 30, 2013 were as follows:

	September 30, 2013	June 30, 2013
Beginning of the period / year	3,992,530	3,275,226
Additions	70,820	210,456
Currency translation adjustment	56,611	77,769
Acquisition of subsidiaries	-	679,219
Disposals		(62,857)
Depreciation charge (i) (Note 28)	(48,694)	(187,283)
End of the period / year	4,071,267	3,992,530

(i) Depreciation charges of investment properties were included in “Costs” in the Statements of Income (Note 28).

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9. Investment properties (Continued)

The following amounts have been recognized in the statements of income:

	September 30, 2013	September 30, 2012
Rental and service income	549,204	425,906
Direct operating expenses	(243,796)	(198,062)
Gain from disposal of investment properties	-	31,069

Properties under development mainly comprise works in Shopping Neuquén S.A. and Arcos del Gourmet S.A. As of September 30, 2013 and June 30, 2013 works in Shopping Neuquén S.A. amount to Ps. 51,014 and Ps. 43,138, respectively. Works in Arcos del Gourmet as of September 30, 2013 and June 30, 2013 amount to Ps. 185,389 and Ps. 136,313, respectively.

As of September 30, 2013 contractual obligations mainly correspond to constructions regarding to both projects. In Shopping Neuquén S.A. contractual obligations amount to Ps. 205 million and the Project is expected to be completed in September, 2014. In Arcos del Gourmet S.A. contractual obligations amount to Ps. 234 million and the Project is expected to be completed in December, 2013.

10. Property, plant and equipment

Changes in the Group's property, plant and equipment for the three-month period ended September 30, 2013 and for the year ended June 30, 2013 were as follows:

	September 30, 2013	June 30, 2013
Beginning of the period / year	212,673	228,033
Additions	4,152	15,419
Currency translation adjustment	15	959
Disposals of unused assets	(77)	(605)
Depreciation charge (i) (Note 28)	(6,149)	(31,133)
End of the period / year	210,614	212,673

(i) Depreciation charges of property, plant and equipment were included in "Costs" and "General and administrative expenses" in the Statement of Income (Note 28).

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11. Trading properties

Changes in the Group's trading properties for the three-month period ended September 30, 2013 and for the year ended June 30, 2013 were as follows:

	September 30, 2013	June 30, 2013
Beginning of the period / year	190,114	176,823
Additions	588	1,482
Currency translation adjustment	(30)	17,757
Disposals	(1,041)	(5,948)
End of the period / year	189,631	190,114

12. Intangible assets

Changes in the Group's intangible assets for the three-month period ended September 30, 2013 and for the year ended June 30, 2013 were as follows:

	September 30, 2013	June 30, 2013
Beginning of the period / year	79,653	29,389
Additions	139	800
Acquisition of subsidiary (goodwill)	-	45,723
Currency translation adjustment	3,840	5,346
Amortization charge (i) (Note 28)	(281)	(1,605)
End of the period / year	83,351	79,653

(i) Amortization charges of intangible assets are included in "General and administrative expenses" in the Statement of Income (Note 28).

13. Inventories

Group's inventories as of September 30, 2013 and June 30, 2013 were as follows:

	September 30, 2013	June 30, 2013
Current		
Hotel supplies	6,752	5,962
Materials and others items of inventories	8,486	10,359
Current inventories	15,238	16,321
Total inventories	15,238	16,321

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14. Financial instruments by category

Determination of fair values

IFRS 9 defines the fair value of a financial instrument as the amount for which an asset could be exchanged, or a financial liability settled, between knowledgeable, willing parties in an arm's length transaction. All financial instruments recognized at fair value are allocated to one of the valuation hierarchy levels of IFRS 7. This valuation hierarchy provides for three levels.

In the case of Level 1, valuation is based on unadjusted quoted prices in active markets for identical financial assets or liabilities that the Group can refer to at the date of ended. A market is deemed active if transactions take place with sufficient frequency and in sufficient quantity for price information to be available on an ongoing basis. Since a quoted price in an active market is the most reliable indicator of fair value, this should always be used if available. The financial instruments the Group has allocated to this level mainly comprise equity investments, mutual funds and mortgage bonds for which quoted prices in active markets are available. In the case of shares, the Group allocates them to this level when either a stock market price is available or prices are provided by a price quotation on the basis of actual market transactions.

In the case of Level 2, fair value is determined by using valuation methods based on inputs directly or indirectly observable in the market. If the financial instrument concerned has a fixed contract period, the inputs used for valuation must be observable for the whole of this period. The financial instruments the Group has allocated to this level mainly comprise interest rate swaps and foreign currency contracts.

In the case of Level 3, the Group uses valuation techniques not based on inputs observable in the market. This is only permissible insofar as no market data are available. The inputs used reflect the Group's assumptions regarding the factors which market players would consider in their pricing. The Group uses the best available information for this, including internal company data. The Group has allocated to this level the shares of Supertel. In addition, as of September 30, 2013, the Company has determined that Arcos del Gourmet S.A.'s stock option is a Level-3 financial instrument and is currently estimating its fair value, to be updated in the next accounting period.

The Group's Finance Division has a team in place in charge of estimating valuation of financial assets required to be reported in the financial statements, including the fair value of Level-3 instruments. The team directly reports to the Chief Financial Officer (CFO).

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14. Financial instruments by category (Continued)

The CFO and the valuation team discuss the valuation methods and results upon the acquisition of an asset and, if necessary, on a quarterly basis, in line with the Group's quarterly reports.

According to the Group's policy, transfers among the several categories of valuation tiers are recognized when occurred, or when there are changes in the prevailing circumstances requiring the transfer.

Since June 30, 2013, there have been no transfers between the several tiers used in estimating the fair value of the Group's financial instruments, or reclassifications among their respective categories.

The following tables present the Group's financial assets and financial liabilities that are measured at fair value as of September 30, 2013 and June 30, 2013 and their allocation to the fair value hierarchy:

	September 30, 2013			
	Level 1	Level 2	Level 3	Total
Assets				
Financial assets at fair value through profit or loss:				
- Investment in equity securities in TGLT	54,517	-	-	54,517
- Investment in equity securities in Hersha	32,159	-	-	32,159
- Investment in equity securities in Supertel	-	-	121,426	121,426
- Mutual funds	526,647	-	-	526,647
- Mortgage bonds	594	-	-	594
- Banco Macro bonds	851	-	-	851
- Government Non-Convertible Notes	25,680	-	-	25,680
- Don Mario S.G.R.	12,213	-	-	12,213
- Others	32	-	-	32
- Governments Bonds	290,081	-	-	290,081
Derivative financial instruments:				
- Foreign currency-contracts	-	2,067	-	2,067
- Stock call option for the shares of Arcos del Gourmet S.A.	-	-	2,000	2,000
- Interest rate swap	-	3,223	-	3,223
- Warrants of Supertel	-	-	10,050	10,050
Cash and cash equivalents:				
- Mutual funds	9,136	-	-	9,136
Total assets	951,910	5,290	133,476	1,090,676

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14. Financial instruments by category (Continued)

	June 30, 2013			
	Level 1	Level 2	Level 3	Total
Assets				
Financial assets at fair value through profit or loss:				
- Investment in equity securities in TGLT	56,859	-	-	56,859
- Investment in equity securities in Hersha	30,163	-	-	30,163
- Investment in equity securities in Supertel	-	-	139,120	139,120
- Mutual funds	74,957	-	-	74,957
- Mortgage bonds	540	-	-	540
- Non- Convertible Notes related parties (Note 33)	5,136	-	-	5,136
- Banco Macro bonds	781	-	-	781
- Government Non-Convertible Notes	4,477	-	-	4,477
- Don Mario S.G.R.	11,691	-	-	11,691
- Others	3	-	-	3
- Government Bond	157,125	-	-	157,125
Derivative financial instruments:				
- Interest rate swaps	-	4,259	-	4,259
- Warrants of Supertel	-	-	16,949	16,949
Cash and cash equivalents:				
- Mutual funds	5,289	-	-	5,289
Total assets	347,021	4,259	156,069	507,349

	September 30, 2013			
	Level 1	Level 2	Level 3	Total
Liabilities				
Derivative financial instruments:				
- Interest rate swaps	-	219	-	219
- Foreign currency-contracts	-	600	-	600
Total liabilities	-	819	-	819

	June 30, 2013			
	Level 1	Level 2	Level 3	Total
Liabilities				
Derivative financial instruments:				
- Foreign currency-contracts	-	1,732	-	1,732
Total liabilities	-	1,732	-	1,732

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14. Financial instruments by category (Continued)

The following table presents the changes in Level 3 instruments for the period ended September 30, 2013:

	Shares of Supertel	Warrants of Supertel	Call option of Arcos del Gourmet	Total
Balance at June 30, 2013	139,120	16,949	-	156,069
Acquisitions	-	-	2,000	2,000
Total losses for the period (i)	(17,694)	(6,899)	-	(24,593)
Balance at September 30, 2013	121,426	10,050	2,000	133,476

(i) The gain / (loss) is not realized as of September 30, 2013 and is accounted for under "Financial results, net" in the statement of income (Note 31).

Upon initial recognition (January, 2012), the consideration paid for the Shares and Warrants of Supertel was assigned to both instruments based on the relative fair values of those instruments upon acquisition. The fair value of these instruments exceeded the transaction price and were determined using a valuation technique that uses inputs not observable in the market. As a result of the use of this technique, the Group has not recognized a gain at the time of initial recognition in the amount of US$ 7.9 million.

According to Group estimates, all things being constant, a 10% decline in the price of the underlying assets of Shares and Warrants of Supertel (data observed in the market) of Level 3 as of September 30, 2013, would reduce pre-tax income by Ps. 16,2 million.

According to Group estimates, all things being constant, a 10% increase in the credit spread (data which is not observable in the market) of the Shares and Warrants of Supertel used in the valuation model applied to Level 3 financial instruments as of September 30, 2013, would reduce pre-tax income by Ps. 2,7 million. The rate used as of September 30, 2013 was 14.01%.

When no quoted prices in an active market are available, fair values (particularly with derivatives) are based on recognized valuation methods. The Group uses a range of valuation models for the measurement of Level 2 and Level 3 instruments, details of which may be obtained from the following table:

Description	Pricing model	Pricing method	Parameters
Foreign currency-contracts	Present value method	Theoretical price	Money market interest-rate curve; Foreign exchange curve.
Interest rate swaps	Cash flow	Theoretical price	Interest rate forward contract
Shares of Supertel	Binomial tree	Theoretical price	Underlying asset price (Market price); share price volatility (historical) and money market interest-rate curve (Libor rate).

Warrants of Supertel	Black-Scholes	Theoretical price	Underlying asset price (Market price); share price volatility (historical) and money market interest-rate curve (Libor rate).
Call option of Arcos del Gourmet	Cost	-	-

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15. Restricted assets

Group's restricted assets as of September 30, 2013 and June 30, 2013 were as follows:

	September 30, 2013	June 30, 2013
Non-current		
Deposit in escrow	14,018	10,881
Total non-current restricted assets	14,018	10,881
Current		
Deposit in escrow	1,179	1,022
Total current restricted assets	1,179	1,022
Total restricted assets	15,197	11,903

16. Trade and other receivables

Group's trade and other receivables as of September 30, 2013 and June 30, 2013 are as follows:

	September 30, 2013	June 30, 2013
Non-current		
Trade, leases and services receivables	59,926	58,783
Consumer financing receivables	-	214
Less: allowance for trade receivables	(2,208)	(2,266)
Total Non-current trade receivables	57,718	56,731
Trade receivables of joint venture	2,317	2,147
VAT receivables	19,572	19,345
Other tax receivables	54	159
Loans granted	1,667	-
Prepaid expenses	4,624	5,210
Others	578	527
Total Non-current other receivables	28,812	27,388
Related parties (Note 33)	1,034	1,007
Total non-current trade and other receivables	87,564	85,126

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16. Trade and other receivables (Continued)

	September 30, 2013	June 30, 2013
Current		
Consumer financing receivables	15,681	15,735
Leases and services receivables	214,297	327,698
Receivables from hotel operations	32,134	26,201
Checks to be deposited	163,376	196,599
Trade and lease debtors under legal proceedings	52,680	50,145
Less: allowance for trade receivables	(78,105)	(76,684)
Total current trade receivables	400,063	539,694
Joint ventures receivables	13,894	20,555
VAT receivables	12,309	19,656
Other tax receivables	10,680	13,426
Loans granted	6,975	47,274
Prepaid expenses	41,934	49,271
Advance to vendors	53,614	40,710
Dividends received	345	2,828
Others	14,532	11,672
Less: allowance for other receivables	(198)	(198)
Total current other receivables	154,085	205,194
Related parties (Note 33)	23,866	24,445
Total current trade and other receivables	578,014	769,333
Total trade and other receivables	665,578	854,459

Movements on the Group’s allowance for trade and other receivables are as follows:

	September 30, 2013	June 30, 2013
Beginning of the period / year	79,148	68,107
Additions	7,910	18,792
Unused amounts reversed	(4,484)	(5,967)
Used during the period/ year	(2,063)	(1,549)
Receivables written off	-	(235)
End of the period / year	80,511	79,148

The creation and release of provision for impaired receivables have been included in “Selling expenses” in the statement of income (Note 28). Amounts charged to the provision account are generally written off when there is no expectation of recovering additional cash.

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17. Investments in financial assets

Group's investments in financial assets as of September 30, 2013 and June 30, 2013 are as follows:

	September 30, 2013	June 30, 2013
Non-current		
Financial assets at fair value		
Investment in equity securities in TGLT S.A.	54,517	56,859
Investment in equity securities in Hersha	32,159	30,163
Investment in equity securities in Supertel	121,426	139,120
Don Mario S.G.R.	10,060	10,060
Mutual funds (Note 33) (i)	446,753	17,249
Government bonds	-	3
Financial assets at amortized cost		
Non-Convertible Notes related parties and others (Note 33)	14,000	14,001
Total investments in non-current financial assets	678,915	267,455
Current		
Financial assets at fair value		
Mutual funds	79,894	57,708
Mortgage bonds (Note 33)	594	540
Banco Macro bonds	851	781
G.C.B.A. Non-Convertible Notes	25,680	4,477
Don Mario S.G.R.	2,153	1,631
Non-Convertible Notes related parties and others (Note 33)	-	5,136
Government bonds	290,113	157,125
Financial assets at amortized cost		
Non-Convertible Notes related parties and others (Note 33)	13,889	16,655
Total investments in current financial assets	413,174	244,053
Total investments in financial assets.	1,092,089	511,508

(i) During the quarter, the Group, through its subsidiaries Tyrus S.A. and Ritelco S.A., has subscribed shares of Dolphin for an amount of US$ 75 million (see Note 35).

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18. Derivative Financial instruments

Group's derivative financial instruments as of September 30, 2013 and June 30, 2013 are as follows:

	September 30, 2013	June 30, 2013
Assets		
Non-current		
Interest rate swaps	3,223	4,259
Call option of Arcos del Gourmet S.A. (Note 3)	2,000	-
Warrants of Supertel	10,050	16,949
Total non-current derivative financial instruments	15,273	21,208
Current		
Foreign currency-contracts	2,067	-
Total current derivative financial instruments	2,067	-
Liabilities		
Current		
Interest rate swaps	(219)	-
Foreign currency-contracts	(600)	(1,732)
Total current derivative financial instruments	(819)	(1,732)
Total derivative financial instruments	16,521	19,476

19. Cash flow information

The following table shows the amounts of cash and cash equivalents as of September 30, 2013 and June 30, 2013:

	September 30, 2013	June 30, 2013
Cash at bank and on hand	148,724	725,220
Time deposits in local currency	123,328	66,393
Mutual funds	9,136	5,289
Total cash and cash equivalents	281,188	796,902

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19. Cash flow information (continued)

Following is a detailed description of cash flows generated by the Group's operations for the three-month periods ended September 30, 2013 and 2012:

	Note	September 30, 2013	September 30, 2012
Profit for the period		35,268	50,810
Adjustments for:			
Income tax expense	24	12,948	37,626
Retirement of obsolete properties, plant and equipment	10	77	243
Amortization and depreciation	28	55,124	50,447
Gain from disposal of investment properties	9	-	(31,069)
Dividends earned	31	(3,061)	(6,657)
Share-based payments	32	5,932	1,729
Loss from purchase of companies	7	12	-
(Gain) / loss on derivative financial instruments	31	5,226	(1,430)
Changes in fair value of investments in financial assets	31	(47,067)	(14,587)
Interest expense, net	31	88,496	76,649
Provisions and allowances		21,501	25,389
Share of profit of associates and joint ventures	7,8	(38,991)	(16,731)
Loss / (gain) on repurchase of Non-Convertible notes	31	14,271	(42)
Unrealized foreign exchange loss, net		140,130	74,321
Changes in operating assets and liabilities:			
Decrease / (Increase) in inventories		1,083	(2,069)
Decrease in trading properties		453	56
Decrease / (Increase) in trade and other receivables		84,671	(31,605)
(Decrease) / Increase in trade and other payables		(118,444)	83,499
Decrease in salaries and social security liabilities		(4,910)	(5,227)
Decrease in provisions		(500)	(817)
Net cash generated by operating activities before income tax paid		252,219	290,535

The following table shows a detail of non-cash transactions occurred in the periods ended September 30, 2013 and 2012:

	09.30.2013	09.30.2012
Increase in Minimum presumed income tax credit through an increase in trade and other payables	7,871	-

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20. Trade and other payables

Group's trade and other payables as of September 30, 2013 and June 30, 2013 were as follows:

	September 30, 2013	June 30, 2013
Non-current		
Admission rights	115,408	112,655
Sale and rent payments received in advance	52,982	53,301
Guarantee deposits	17,966	17,350
Non-current trade payables	186,356	183,306
MPIT payable	7,450	-
Tax payment facilities plan	15,408	15,640
Deferred income tax	8,571	8,637
Others	3,779	3,515
Non-current other payables	35,208	27,792
Related parties (Note 33)	11,600	20
Non-current trade and other payables	233,164	211,118
Current		
Trade payables	60,213	59,637
Accrued invoices	78,243	76,339
Guarantee deposits	7,247	5,974
Admission rights	102,864	98,656
Sale and rent payments received in advance	203,278	191,478
Current trade payables	451,845	432,084
VAT payables	22,924	26,718
MPIT payables	4,225	11,851
Deferred revenue	266	1,087
Other tax liabilities	26,908	30,889
Dividends payable to non-controlling shareholders	2,502	8,562
Others	7,776	6,399
Current other payables	64,601	85,506
Related parties (Note 33)	48,873	171,271
Current trade and other payables	565,319	688,861
Total trade and other payables	798,483	899,979

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21. Salaries and social security liabilities

Group’s Salaries and social security liabilities as of September 30, 2013 and June 30, 2013 were as follows:

	September 30, 2013	June 30, 2013
Non-Current		
Social security payable	4,692	3,160
Non-Current salaries and social security liabilities	4,692	3,160
Current		
Provision for vacation, bonuses and others	24,840	32,080
Social security payable	17,033	16,628
Others	695	302
Current salaries and social security liabilities	42,568	49,010
Total salaries and social security liabilities	47,260	52,170

22. Provisions

The table below shows the movements in the Group's provisions for other liabilities categorized by type of provision:

	Labor, legal and other claims	Tax and social security	Investments in associates and joint ventures (*)	Total
At June 30, 2013	31,010	1,686	39,091	71,787
Additions	3,649	224	23,571	27,444
Recovery	(799)	(135)	-	(934)
Used during the period	(500)	-	-	(500)
Currency translation adjustment	-	-	3,816	3,816
At September 30, 2013	33,360	1,775	66,478	101,613

(*) Corresponds to equity interests with negative equity.

The analysis of total provisions is as follows:

	September 30, 2013	June 30, 2013
Non-current	88,855	57,737
Current	12,758	14,050
	101,613	71,787

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23. Borrowings

The breakdown of the Group borrowings as of September 30, 2013 and June 30, 2013 was as follows:

							Book value	
	Secured / unsecured	Currency	Rate	Effective interest rate %		Nominal Value	September 30, 2013	June 30, 2013
Non-current								
NCN IRSA due 2017	Unsecured	US$	Fixed	8.5	%	150,000	815,886	784,855
APSA NCN due 2017	Unsecured	US$	Fixed	7.875	%	120,000	620,425	575,705
NCN IRSA due 2020	Unsecured	US$	Fixed	11.5	%	150,000	849,752	789,655
Seller financing of plot of land (vi)	Secured	US$	Fixed	3.5	%	1,800	15,315	14,900
Seller financing of Soleil Factory (i)	Secured	US$	Fixed	5	%	12,610	54,044	49,327
Seller financing of Zetol S.A (iii)	Secured	US$	Fixed	3.5	%	2,618	15,791	14,144
Syndicated loan (iv)	Unsecured	Ps.	Fixed	-		229,000	150,602	175,604
Banco Provincia de Buenos Aires loan (v)	Unsecured	Ps.	Fixed	15.01	%	29,000	15,990	19,163
Banco M&T loan	Secured	US$	Fixed	1.673	%	75,000	429,975	399,691
Related party (Note 33)							104,356	98,328
Finance lease obligations	Secured	US$	Fixed	7.5	%	792	1,270	1,270
Total Non-current borrowings							3,073,406	2,922,642

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23. Borrowings (Continued)

	Secured / unsecured	Currency	Rate	Effective interest rate %		Nominal value	Book value September 30, 2013	Book value June 30, 2013
Current								
NCN IRSA due 2017	Unsecured	US$	Fixed	8.5	%	150,000	10,344	26,675
APSA NCN due 2017	Unsecured	US$	Fixed	7.875	%	120,000	19,012	5,499
NCN IRSA due 2020	Unsecured	US$	Fixed	11.5	%	150,000	18,726	40,604
NCN IRSA due 2013	Unsecured	Ps.	Floating	Badlar + 2.49	%	153,152	-	52,240
NCN IRSA due 2014	Unsecured	US$	Fixed	7.45	%	16,917	98,838	137,750
Bank overdrafts	Unsecured	Ps.	Floating				434,768	418,730
Syndicated loan (iv)	Unsecured	Ps.	Fixed	-		229,000	76,597	51,005
Banco Provincia de Buenos Aires loan (v)	Unsecured	Ps.	Fixed	15.01	%	29,000	12,865	9,625
Seller financing of plot of land (vi)	Secured	US$	Fixed	3.5	%	1,800	11	12,809
Seller financing of Soleil Factory (i)	Secured	US$	Fixed	5	%	12,610	921	3,397
Seller financing of Arcos del Gourmet S.A. (ii)	Unsecured	US$	Fixed	11.69	%	1,700	10,502	11,408
Seller financing of Zetol S.A. (iii)	Secured	US$	Fixed	3.5	%	283	14,491	1,544
Finance lease obligations	Secured	US$	Fixed	7.5	%	792	1,427	1,243
Current borrowings							698,502	772,529
Total borrowings							3,771,908	3,695,171

NCN: Non-convertibles notes
(i) Seller financing of Soleil Factory (investment properties): Mortgage financing of US$ 20.7 million with a fixed 5% interest rate due in June 2017.
(ii) Seller financing - Arcos del Gourmet S.A. (intangible assets).
(iii) Seller financing of Zetol S.A. (trading properties): Mortgage financing of US$ 7 million with a fixed 3.5% interest rate. The balance is payable, by choice of the seller, in money or with the delivery of units in buildings to be built representative of 12% of the total marketable square meters built.
(iv) On November 16, 2012, the Company subscribed a syndicated loan for Ps. 118,000. Principal will be payable in 9 quarterly consecutive installments and shall accrue interest at rate of 15.01%. On June 12, 2013 the Company subscribes a new syndicated loan for Ps. 111,000. Principal will be payable in 9 quarterly consecutive installments and shall accrue interest at rate of 15.25%. Both loans have been entered into with various banking institutions, one of which is Banco Hipotecario (Note 33).
(v) On December 12, 2012, the Group subscribed a loan with Banco Provincia de Buenos Aires for Ps. 29 million. Principal will be repaid in 9 quarterly consecutive installments beginning in December 2013.
(vi) Seller financing of plot of land - Vista al Muelle S.A. in Canelones, Uruguay (Trading properties).

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23. Borrowings (Continued)

During the three-month period, the Group through APSA, acquired nominal value 770,000 of IRSA´s Non-convertible Notes due 2020, for a total amount of Ps. 7.2 million and nominal value 1,000,000 of IRSA´s Non-convertible Notes due 2017, for a total amount of Ps. 8.5 million. In addition, during the same period, the Group through PAMSA, acquired nominal value 3,125,000 of IRSA's Non-convertible Notes due 2020, for a total amount of Ps. 25.8 million. This acquisitions of own Non-convertible Notes generated a loss of Ps. 14.2 million included in "Financial results, net".

24. Tax

The details of the provision for the Group's income tax, were as follows:

	September 30, 2013	September 30, 2012
Current income tax	(73,016)	(67,709)
Deferred income tax	60,068	30,083
Income tax gain	(12,948)	(37,626)

The gross movement on the deferred income tax account was as follows:

	September 30, 2013	June 30, 2013
Beginning of the period / year	(310,700)	(376,977)
Acquisition of subsidiary	-	(26,103)
Currency translation adjustment	(3,478)	(4,068)
Income tax and deferred income tax	60,068	96,448
End of the period / year	(254,110)	(310,700)

The Group did not recognize deferred income tax assets of Ps. 32.9 million and Ps. 32.5 million as of September 30, 2013 and June 30, 2013, respectively. Although management believes that it will become profitable in the foreseeable future, as a result of the history of recent losses incurred during the development phase of the different Group's business operations and the lack of verifiable and objective evidence due to the limited operating history of the Group itself, the Board of Directors has determined that there is sufficient uncertainty as to the generation of sufficient income to utilize the losses within a reasonable timeframe, therefore, no deferred tax asset is recognized in relation to these losses.

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24. Tax (Continued)

Below is a reconciliation between income tax recognized and that which would result applying the prevailing tax rate on Profit before income tax for the three-month periods ended September 30, 2013 and 2012:

	September 30, 2013	September 30, 2012
Tax calculated at the tax rates applicable to profits in the respective countries	17,735	32,253
Permanent differences:		
Share of loss of associates and joint ventures	(13,647)	(5,856)
Non-taxable income	7,291	(4,638)
Others	1,569	15,867
Income tax gain	12,948	37,626

25. Shareholders´ Equity

Special reserve

Pursuant to CNV General Ruling No. 609/12, the Company set up a special reserve reflecting the positive difference between the balance at the beginning of retained earnings disclosed in the first financial statements prepared according to IFRS and the balance at closing of retained earnings disclosed in the last financial statements prepared in accordance with previously effective accounting standards. This reserve may not be used to make distributions in kind or in cash, and may only be reversed to be capitalized, or otherwise to absorb potential negative balances in Retained Earnings. See Note 35.

Repurchase plan involving common shares and GDS issued by IRSA

On July 25, 2013, IRSA's Board of Directors set forth the terms and conditions governing the purchase of the Company's own stock pursuant to Section 64 of Law No. 26,831 and the CNV's regulations, for up to an aggregate amount of Ps. 200.0 million and up to 5% of the capital stock, in the form of shares or Global Depositary Shares (GDS) representing 10 shares each, and up to a daily limit of 25% of the average daily transaction volume experienced by the IRSA's shares, along with the markets where they are listed, during the prior 90 business days, and at a price ranging from a minimum of Ps. 1 up to Ps. 8 per share, payable in Argentine legal tender. On September 18, 2013 the Board of Directors decided to increase the maximum price to Ps. 10,00 per common share and US$ 10.50 per GDS. During the first quarter, the Company repurchased 132,182 common shares (nominal value Ps. 1 per share) for a total of Ps. 1.0 million and 3,815 GDS (representing 38,150 common shares) for a total amount of USD 0.03 million.

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25. Shareholders' equity (Continued)

Dividends

The dividends paid in the period ended September 30, 2013 pertaining to distributions authorized for fiscal year 2013, were Ps. 6,060, corresponding to the subsidiary PAMSA.

26. Revenues

	September 30, 2013	September 30, 2012
Base rent	239,807	180,997
Contingent rent	71,744	55,668
Admission rights	28,508	24,232
Averaging scheduled rent escalation	7,541	4,671
Parking fees	19,653	15,090
Letting fees	8,330	4,195
Service charges	160,908	126,979
Property management fee	6,365	8,255
Others	1,194	848
Total rental and service income	544,050	420,935
Sale of trading properties	4,286	7,626
Revenue from hotel operations	72,927	53,793
Consumer financing	184	693
Total other revenues	77,397	62,112
Total revenues	621,447	483,047

27. Cost

	September 30, 2013	September 30, 2012
Costs of rental and services	240,945	195,836
Costs of sale and development	3,111	3,255
Costs from hotel operations	49,548	40,529
Costs from consumer financing	96	258
Total costs	293,700	239,878

28. Expenses by nature

The Group disclosed expenses the statements of income by function as part of the line items "Costs", "General and administrative expenses" and "Selling expenses".

The following tables provide the additional required disclosure of expenses by nature and their relationship to the function within the Group.

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28. Expenses by nature (Continued)

For the period ended September 30, 2013:

	Group Costs						
	Cost of sale and development	Cost of rental and services	Cost from consumer financing	Cost from hotel operations	General and administrative expenses	Selling expenses	Total
Leases and expenses	363	3,789	-	206	1,657	221	6,236
Depreciation and amortization	143	50,978	-	2,729	1,220	54	55,124
Allowance for trade and other receivables (charge and recovery)	-	-	-	-	29	3,397	3,426
Advertising and other selling expenses	1	26,152	-	925	320	3,654	31,052
Taxes, rates and contributions	805	18,520	-	106	1,692	15,601	36,724
Maintenance, security, cleaning, repairs and others	847	58,212	-	6,221	3,377	134	68,791
Fees and payments for services	13	7,059	93	209	7,585	1,212	16,171
Director´s fees	-	-	-	-	15,138	-	15,138
Salaries, social security costs and other personnel expenses	38	71,686	-	28,168	23,353	5,517	128,762
Cost of sale of properties	896	-	-	2,713	-	-	3,609
Food, beverage and other lodging expenses	-	-	-	8,176	1,422	772	10,370
Others	5	4,549	3	95	2,685	124	7,461
Total expenses by nature	3,111	240,945	96	49,548	58,478	30,686	382,864

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28. Expenses by nature (Continued)

For the period ended September 30, 2012:

	Group costs						
	Cost of sale and development	Cost of rental and services	Cost from consumer financing	Cost from hotel operations	General and administrative expenses	Selling expenses	Total
Leases and expenses	498	4,756	-	136	-	230	5,620
Depreciation and amortization.	-	45,403	-	3,304	1,678	62	50,447
Allowance for trade and other receivables (charge and recovery)	-	-	-	-	-	2,983	2,983
Advertising and other selling expenses	-	18,907	-	993	1	4,313	24,214
Taxes, sales and contributions	300	13,632	-	73	1,465	11,031	26,501
Maintenance, security, cleaning, repair and others	509	50,432	22	6,084	2,001	188	59,236
Fees and payments for services	19	6,617	234	178	6,298	736	14,082
Director's fees	-	-	-	-	13,591	-	13,591
Salaries, social security costs and other personnel expenses	62	53,735	2	22,048	14,797	3,646	94,290
Cost of sale of properties	1,857	-	-	-	-	-	1,857
Food, beverage and other lodging expenses	-	-	-	7,365	589	155	8,109
Others	10	2,354	-	348	3,113	293	6,118
Total expenses by nature	3,255	195,836	258	40,529	43,533	23,637	307,048

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29. Employee costs

	September 30, 2013	September 30, 2012
Salaries, bonuses and social security expenses	121,999	92,293
Equity incentive plan cost	5,932	1,729
Defined contribution plan cost	831	268
Total employee costs	128,762	94,290

30. Other operating results, net

	September 30, 2013	September 30, 2012
Tax on shareholders´ personal assets	(1,634)	(1,209)
Donations	(2,758)	(1,057)
Judgments and other contingencies (1)	(3,367)	(3,792)
Others	(1,773)	(3,068)
Total other operating results, net	(9,532)	(9,126)

(1) Includes legal expenses.

31. Financial results, net

	September 30, 2013	September 30, 2012
Finance income:		
- Interest income	12,767	5,952
- Foreign exchange	30,706	26,072
- Dividends income	3,061	6,657
- Gain from repurchase of non-convertible Notes	-	42
Total finance income	46,534	38,723
Finance costs:		
- Interest expense	(101,263)	(82,201)
- Foreign exchange	(186,593)	(89,991)
- Less from repurchase of non-convertible Notes	(14,271)	-
- Other finance costs	(12,464)	(9,560)
Subtotal finance costs	(314,591)	(181,752)
Less: Finance costs capitalized	6,390	775
Total finance costs	(308,201)	(180,977)
Other finance costs:		
- Fair value gain of financial assets at fair value through profit or loss	47,067	14,587

- (Loss) / gain on derivative financial instruments	(5,226)	1,430
Total other finance costs	41,841	16,017
Total financial results, net	(219,826)	(126,237)

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32. Shared-based payments

Equity incentive plan

The Group incurred a charge of Ps. 5,932 million and Ps. 1,729 million for the three-month periods ended September 30, 2013 and 2012, respectively, related to the awards granted under the Equity Incentive Plan and were granted 1,733,089 shares over the period.

33. Related party transactions

During the normal course of business, the Group conducts transactions with different entities or parties related to it. An individual or legal entity is considered a related party where:

- An entity, individual or close relative of such individual exercises control, or joint control, or significant influence over the reporting entity, or is a member of the Board of Directors or the Senior Management of the entity or its controlling company.
  - An entity is a subsidiary, associate or joint venture of the entity or its controlling or controlled company.

The main transactions conducted with related parties are described in the annual Financial Statements for the fiscal year ended June 30, 2013.

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33. Related party transactions (Continued)

The following is a summary of the balances with related parties as of September 30, 2013:

Related party	Description of transaction	Investments in financial assets non-current	Investments in financial assets current	Trade and other receivables non-current	Trade and other receivables current	Trade and other payables non-current	Trade and other payables current	Borrowings non-current	Borrowings current	Derivative financial instruments
Parent Company										
Cresud S.A.C.I.F. y A.	Reimbursement of expenses	-	-	-	7	-	(12,423)	-	-	-
	Corporate services	-	-	-	-	-	(22,461)	-	-	-
	Sale of goods and services	-	-	-	701	-	-	-	-	-
	Non-Convertible Notes	14,000	13,889	-	-	-	-	-	-	-
	Shared-based payments	-	-	-	1,117	-	-	-	-	-
Total Parent Company		14,000	13,889	-	1,825	-	(34,884)	-	-	-
Associates										
Banco Hipotecario S.A.	Reimbursement of expenses	-	-	-	-	-	(242)	-	-	-
	Borrowings	-	-	-	-	-	-	(30,557)	(14,746)	-
	Foreign-currency contracts	-	-	-	-	-	-	-	-	(600)
	Leases and/or rights of use	-	-	-	1,855	-	-	-	-	-
	Mortgage bonds	-	594	-	-	-	-	-	-	-
Lipstick Management LLC	Reimbursement of expenses	-	-	-	545	-	-	-	-	-
Manibil S.A.	Other liabilities	-	-	-	-	-	(781)	-	-	-
New Lipstick LLC	Reimbursement of expenses	-	-	-	1,636	-	-	-	-	-
		-	-	-	-	(237)	(153)	-	-	-

	Leases and/or rights of use									
Tarshop S.A.	Reimbursement of expenses	-	-	-	1,693	-	(1)	-	-	
Total Associates		-	594	-	5,729	(237)	(1,177)	(30,557)	(14,746)	(600)

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IRSA Inversiones y Representaciones Sociedad Anónima

Notes to the Unaudited Condensed Interim Consolidated Financial Statements (Continued)
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
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33. Related party transactions (Continued)

Related party	Description of transaction	Investments in financial assets non-current	Investments in financial assets current	Trade and other receivables non-current	Trade and other receivables current	Trade and other payables non-current	Trade and other payables current	Borrowings non-current	Borrowings current	Derivative financial instruments
Joint ventures										
	Contributions to be paid in	-	-	-	60	-	-	-	-	-
Baicom Networks S.A.	Management fees	-	-	-	5	-	-	-	-	-
	Borrowings	-	-	1,034	-	-	-	-	-	-
	Reimbursement of expenses	-	-	-	17	-	(2)	-	-	-
Boulevard Norte S.A.	Reimbursement of expenses	-	-	-	42	-	-	-	-	-
Cyrsa S.A.	Borrowings	-	-	-	-	-	-	(104,356)	-	-
	Reimbursement of expenses	-	-	-	55	-	(185)	-	-	-
Nuevo Puerto Santa Fe S.A.	Reimbursement of expenses	-	-	-	204	-	(50)	-	-	-
	Proceeds from leasing	-	-	-	-	-	(16)	-	-	-
	Leases and/or rights of use	-	-	-	-	-	(197)	-	-	-
	Management fees	-	-	-	690	-	-	-	-	-
Puerto Retiro S.A.	Contributions to be paid in	-	-	-	101	-	-	-	-	-
	Borrowings	-	-	-	4,147	-	-	-	-	-
	Reimbursement of expenses	-	-	-	188	-	-	-	-	-
Quality Invest S.A.	Management fees	-	-	-	23	-	(45)	-	-	-
	Reimbursement of expenses	-	-	-	81	-	-	-	-	-

Borrowings	-	-	-	-	-	-	-	-	-
Total Joint Ventures	-	-	1,034	5,613	-	(495)	(104,356)	-	-

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Notes to the Unaudited Condensed Interim Consolidated Financial Statements (Continued)
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33. Related party transactions (Continued)

Related party	Description of transaction	Investments in financial assets non-current	Investments in financial assets current	Trade and other receivables non-current	Trade and other receivables current	Trade and other payables non-current	Trade and other payables current	Borrowings non-current	Borrowings current	Derivative financial instruments
Subsidiaries of the parent company										
Cactus Argentina S.A.	Reimbursement of expenses	-	-	-	-	-	-7	-	-	-
Helmir S.A.	Reimbursement of expenses	-	-	-	1	-	-	-	-	-
Alafox S.A.	Reimbursement of expenses	-	-	-	63	-	-	-	-	-
Doneldon S.A.	Reimbursement of expenses	-	-	-	50	-	-	-	-	-
Futuros y Opciones.com S.A.	Reimbursement of expenses	-	-	-	94	-	(38)	-	-	-
Sedelor S.A.	Reimbursement of expenses	-	-	-	50	-	-	-	-	-
Codalis S.A.	Reimbursement of expenses	-	-	-	60	-	-	-	-	-
FyO Trading S.A.	Reimbursement of expenses	-	-	-	2	-	-	-	-	-
Total Subsidiaries of the parent company		-	-	-	320	-	(45)	-	-	-
Other related parties										
Consultores Asset Management S.A. (CAMSA)	Reimbursement of expenses	-	-	-	2,632	-	(41)	-	-	-
Estudio Zang Bergel y Viñes	Advances	-	-	-	7	-	-	-	-	-
	Legal services	-	-	-	10	-	(599)	-	-	-
Dolphin Fund PLC	Contributions	446,753	-	-	-	-	-	-	-	-

	Reimbursement of expenses	-	-	-	133	-	-	-	-	-
Elsztain Managing Partners	Reimbursement of expenses	-	-	-	-	-	(22)	-	-	-
Fundación IRSA	Reimbursement of expenses	-	-	-	52	-	(1)	-	-	-
Inversiones Financieras del Sur S.A.	Borrowings	-	-	-	344	-	(4)	-	-	-
	Capital contributions	-	-	-	-	-	(6)	-	-	-
IRSA Developments LP	Reimbursement of expenses	-	-	-	2	-	-	-	-	-
Museo de los niños	Reimbursement of expenses	-	-	-	113	-	(5)	-	-	-
	Leases and/or rights of use	-	-	-	885	-	(3)	-	-	-
Total Other related parties		446,753	-	-	4,178	-	(681)	-	-	-

IRSA Inversiones y Representaciones Sociedad Anónima

Notes to the Unaudited Condensed Interim Consolidated Financial Statements (Continued)
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33. Related party transactions (Continued)

Related party	Description of transaction	Investments in financial assets non-current	Investments in financial assets current	Trade and other receivables non-current	Trade and other receivables current	Trade and other payables non-current	Trade and other payables current	Borrowings non-current	Borrowings current	Derivative financial instruments
Directors and Senior Management										
Directors	Fees	-	-	-	5,955	(11,343)	(11,486)	-	-	-
	Reimbursement of expenses	-	-	-	246	-	(105)	-	-	-
	Guarantee deposits	-	-	-	-	(20)	-	-	-	-
Total Directors and Senior Management		-	-	-	6,201	(11,363	(11,591)	-	-	-
Total		460,753	14,483	1,034	23,866	(11,600)	(48,873)	(134,913)	(14,746)	(600)

IRSA Inversiones y Representaciones Sociedad Anónima

Notes to the Unaudited Condensed Interim Consolidated Financial Statements (Continued)
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
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33. Related party transactions (Continued)

The following is a summary of the balances with related parties as of June 30, 2013:

Related party	Description of transaction	Investments in financial assets non-current	Investments in financial assets current	Trade and other receivables non-current	Trade and other receivables current	Trade and other payables non-current	Trade and other payables current	Borrowings non-current	Borrowings current
Parent company									
Cresud S.A.C.I.F. y A.	Reimbursement of expenses	-	-	-	480	-	(10,565)	-	-
	Corporate services	-	-	-	-	-	(33,927)	-	-
	Sale of real estate property	-	-	-	701	-	-	-	-
	Non-Convertible Notes	14,001	16,655	-	-	-	-	-	-
	Shared-based payments	-	-	-	1,331	-	-	-	-
Total Parent company		14,001	16,655	-	2,512	-	(44,492)	-	-
Associates									
Banco Hipotecario S.A.	Reimbursement of expenses	-	-	-	298	-	(372)	-	-
	Borrowings	-	-	-	-	-	-	(35,557)	(9,738)
	Non-Convertible Notes	-	5,136	-	-	-	-	-	-
	Mortgage bonds	-	540	-	-	-	-	-	-
	Leases and/or rights of use	-	-	-	11	-	-	-	-
Lipstick Management LLC	Reimbursement of expenses	-	-	-	507	-	-	-	-
Manibil S.A.	Other liabilities	-	-	-	-	-	(781)	-	-
New Lipstick LLC	Reimbursement of expenses	-	-	-	1,525	-	-	-	-
Tarshop S.A.		-	-	-	1,759	-	(1)	-	-

	Reimbursement of expenses							
Total Associates		-	5,676	-	4,100	-	(1,154)	(35,557)	(9,738)

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IRSA Inversiones y Representaciones Sociedad Anónima

Notes to the Unaudited Condensed Interim Consolidated Financial Statements (Continued)
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
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33. Related party transactions (Continued)

Related party	Description of transaction	Investments in financial assets non-current	Investments in financial assets current	Trade and other receivables non-current	Trade and other receivables current	Trade and other payables non-current	Trade and other payables current	Borrowings non-current	Borrowings current
Joint Ventures									
Baicom Networks S.A.	Management fees	-	-	1,007	1	-	-	-	-
	Reimbursement of expenses	-	-	-	18	-	(2)	-	-
Boulevard Norte S.A.	Reimbursement of expenses	-	-	-	29	-	-	-	-
Cyrsa S.A.	Borrowings	-	-	-	-	-	-	(98,328)	-
	Reimbursement of expenses	-	-	-	84	-	(254)	-	-
Nuevo Puerto Santa Fe S.A.	Reimbursement of expenses	-	-	-	275	-	(141)	-	-
	Proceeds from leasing	-	-	-	11	-	(13)	-	-
	Leases and/or rights of use	-	-	-	-	-	(248)	-	-
	Management fees	-	-	-	629	-	-	-	-
Puerto Retiro S.A.	Contributions to be paid in	-	-	-	101	-	-	-	-
	Borrowings	-	-	-	3,916	-	-	-	-
	Reimbursement of expenses	-	-	-	180	-	-	-	-
Quality Invest S.A.	Management fees	-	-	-	46	-	(45)	-	-
	Reimbursement of expenses	-	-	-	77	-	-	-	-
	Borrowings	-	-	-	500	-	-	-	-
Total Joint Ventures		-	-	1,007	5,867	-	(703)	(98,328)	-

IRSA Inversiones y Representaciones Sociedad Anónima

Notes to the Unaudited Condensed Interim Consolidated Financial Statements (Continued)
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
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33. Related party transactions (Continued)

Related party	Description of transaction	Investments in financial assets non-current	Investments in financial assets current	Trade and other receivables non-current	Trade and other receivables current	Trade and other payables non-current	Trade and other payables current	Borrowings non-current	Borrowings current
Subsidiaries of the parent company									
Helmir S.A.	Reimbursement of expenses	-	-	-	1	-	-	-	-
Alafox S.A.	Reimbursement of expenses	-	-	-	49	-	-	-	-
Doneldon S.A.	Reimbursement of expenses	-	-	-	39	-	-	-	-
Futuros y Opciones.com S.A.	Reimbursement of expenses	-	-	-	40	-	(8)	-	-
Sedelor S.A.	Reimbursement of expenses	-	-	-	38	-	-	-	-
Codalis S.A.	Reimbursement of expenses	-	-	-	47	-	-	-	-
FyO Trading S.A.	Reimbursement of expenses	-	-	-	9	-	-	-	-
Total Subsidiaries of the parent company		-	-	-	223	-	(8)	-	-
Other related parties									
Consultores Asset Management S.A. (CAMSA)	Reimbursement of expenses	-	-	-	2,570	-	(41)	-	-
Estudio Zang Bergel y Viñes	Advances	-	-	-	14	-	-	-	-
	Legal services	-	-	-	22	-	(979)	-	-
Dolphin Fund PLC	Contributions	17,249	-	-	-	-	-	-	-
	Reimbursement of expenses	-	-	-	133	-	-	-	-

Elsztain Realty Partners	Reimbursement of capital	-	-	-	-	-	(105,325)	-	-
Decater	Reimbursement of capital	-	-	-	-	-	(6,661)	-	-
Elsztain Managing Partners	Reimbursement of expenses	-	-	-	-	-	(61)	-	-
Fundación IRSA	Reimbursement of expenses	-	-	-	51	-	(2)	-	-
Inversiones Financieras del Sur S.A.	Reimbursement of expenses	-	-	-	261	-	(3)	-	-
IRSA Developments LP	Reimbursement of expenses	-	-	-	32	-	(5)	-	-
Museo de los niños	Reimbursement of expenses	-	-	-	133	-	(11)	-	-
	Leases and/or rights of use	-	-	-	928	-	(3)	-	-
Total Other related parties		17,249	-	-	4,144	-	(113,091)	-	-

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IRSA Inversiones y Representaciones Sociedad Anónima

Notes to the Unaudited Condensed Interim Consolidated Financial Statements (Continued)
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33. Related party transactions (Continued)

Related party	Description of transaction	Investments in financial assets non-current	Investments in financial assets current	Trade and other receivables non-current	Trade and other receivables current	Trade and other payables non-current	Trade and other payables current	Borrowings non-current	Borrowings current
Directors and Senior Management									
Directors	Management fees	-	-	-	7,599	-	(11,754)	-	-
	Reimbursement of expenses	-	-	-	-	-	(69)	-	-
	Guarantee deposits	-	-	-	-	(20)	-	-	-
Total Directors and Senior Management		-	-	-	7,599	(20)	(11,823)	-	-
Total		31,250	22,331	1,007	24,445	(20)	(171,271)	(133,885)	(9,738)

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IRSA Inversiones y Representaciones Sociedad Anónima

Notes to the Unaudited Condensed Interim Consolidated Financial Statements (Continued)
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33. Related party transactions (Continued)

The following is a summary of the transactions with related parties for the three-month period ended el September 30, 2013:

Related party	Leases and/or rights of use	Management fees	Corporate services	Legal services	Financial operations	Donations	Fees and salaries
Parent company							
Cresud S.A.C.I.F. y A.	316	-	(27,851)	-	1,768	-	-
Total Parent company	316	-	(27,851)	-	1,768	-	-
Associates							
Banco Hipotecario S.A.	120	-	-	-	(676)	-	-
Tarshop S.A.	1,597	-	-	-	-	-	-
Total Associates	1,717	-	-	-	(676)	-	-
Join Ventures							
Baicom Networks S.A.	-	3	-	-	28	-	-
Cyrsa S.A.	-	-	-	-	(4,027)	-	-
Nuevo Puerto Santa Fe S.A.	(126)	117	-	-	-	-	-
Puerto Retiro S.A.	-	-	-	-	231	-	-
Quality Invest S.A.	-	54	-	-	-	-	-
Total Join Ventures	(126)	174	-	-	(3,768)	-	-
Other related parties							
Estudio Zang, Bergel & Viñes	-	-	-	(700)	-	-	-
Fundación IRSA	-	-	-	-	-	(550)	-
Isaac Elsztain e hijos S.C.A.	(105)	-	-	-	-	-	-
Dolphin Fund PLC	-	-	-	-	14,296	-	-
Hamonet S.A.	(55)	-	-	-	-	-	-
Inversiones Financieras del	-	-	-	-	61	-	-

Sur S.A.							
Total Other related parties	(160)	-	-	(700)	14,357	(550)	-
Directors and Senior Management							
Directors	-	-	-	-	-	-	(15,138)
Total Directors and Senior Management	-	-	-	-	-	-	(15,138)
Total	1,747	174	(27,851)	(700)	11,681	(550)	(15,138)

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Notes to the Unaudited Condensed Interim Consolidated Financial Statements (Continued)
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33. Related party transactions (Continued)

The following is a summary of the transactions with related parties for the three-month period ended September 30, 2012:

Related party	Leases and/or rights of use	Management fees	Corporate services	Legal services	Financial operations	Donations	Fees and salaries
Parent company							
Cresud S.A.C.I.F. y A.	272	-	(22,642)	-	1,693	-	-
Total Parent company	272	-	(22,642)	-	1,693	-	-
Associates							
Banco Hipotecario S.A.	98	-	-	-	22	-	-
Tarshop S.A.	840	-	-	-	-	-	-
Total Associates	938	-	-	-	22	-	-
Join Ventures							
Baicom Networks S.A.	-	3	-	-	22	-	-
Canteras Natal Crespo S.A.	-	24	-	-	3	-	-
Cyrsa S.A.	-	-	-	-	(608)	-	-
Nuevo Puerto Santa Fe S.A.	-	86	-	-	-	-	-
Puerto Retiro S.A.	-	-	-	-	82	-	-
Quality Invest S.A.	-	54	-	-	25	-	-
Total Join Ventures	-	167	-	-	(476)	-	-
Other related parties							
Estudio Zang, Bergel & Viñes	-	-	-	(501)	-	-	-
Fundación IRSA	-	-	-	-	-	(384)	-
Isaac Elsztain e hijos S.C.A.	(88)	-	-	-	-	-	-
Hamonet S.A.	(46)	-	-	-	-	-	-
Inversiones Financieras del Sur S.A.	-	-	-	-	73	-	-

Total Other related parties	(134)	-	-	(501)	73	(384)	-
Directors and Senior Management							
Directors	-	-	-	-	-	-	(13,393)
Total Directors and Senior Management	-	-	-	-	-	-	(13,393)
Total	1,076	167	(22,642)	(501)	1,312	(384)	(13,393)

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34. Negative working capital

As of the period-end, the Group has recorded negative working capital which is currently under consideration of the Board of Directors and Management.

35. Subsequent events

Ordinary and Extraordinary Shareholders' meeting

On October 31, 2013, the Company's Annual Shareholders' Meeting corresponding to fiscal year ended June 30, 2013, in order to consider and approve the following, among other things: (i) analysis of the provisions set forth in Ruling No. 609/ 2012 of the National Securities Commission (CNV) and setting up of a special reserve under Shareholder's Equity, deciding that (a) a special reserve be set up under Shareholder's Equity reflecting the positive difference between the balance at the beginning of retained earnings disclosed in the first financial statements prepared according to IFRS, and the balance at closing of retained earnings disclosed in the last financial statements prepared under the previously effective accounting standards, and (b) the amount of Ps 19,762 be deducted from the "Special Reserve" to be reallocated to the Legal Reserve; (ii) consideration of the "Retained earnings" balance, and of the reversal of the "Reserve for new developments", as of June 30, 2013. It was approved by a majority the total reversal of "Retained earnings" and partial of "Reserve for new developments", to be applied to the payment of cash dividends, and previous increase of "Legal Reserve" balance.; (iii) the treatment and allocation of income/loss for the year ended June 30, 2013, that consisted of a profit of Ps. 238,737, and consideration of payment of cash dividends and/or in kind for up to Ps. 250,000. It was approved by a majority (a) the payment of cash dividends for the amount of Ps. 250,000, (b) increase the amount of "Legal Reserve" in Ps. 11,937; (iv) consideration of the Board of Director's and Supervisory Committee's performance. Both performances were approved; (v) update of the share services contract report. The Board's management in relation to the Master Agreement for corporate service sharing, its amendments and addenda, were approved; (vi) consideration of the Repurchase plan involving common shares and GDS issued by the Company. It was approved by a majority the Board of Director's performance related to the repurchase plan of common shares.

Forward Transactions

In October, Alto Palermo S.A. and Banco Hipotecario S.A. carried out US-dollar forward transactions as per the following detail:

Buyer	Seller	Asset	Amount	Term Price	Date of Execution	Settlement
Alto Palermo S.A.	Banco Hipotecario S.A.	USD	5.0 million	6.420	10/01/2013	01/31/2014
Alto Palermo S.A.	Banco Hipotecario S.A.	USD	5.0 million	6.418	10/01/2013	01/31/2014

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35. Subsequent events (Continued)

Repurchase plan involving common shares and GDS issued by IRSA

On October 15, 2013, IRSA's Board of Directors approved a new increase to the maximum price, raising it to Ps. 11.00 per common share and USD 11.50 per GDS.

On October 22, 2013 IRSA's Board of Directors approved a new increase to the maximum price, raising it to Ps.14.50 per common share and USD 15.00 per GDS.

During October, IRSA acquired 123,000 common shares (nominal value Ps. 1 per share) for a total amount of Ps. 1.2 million and 62,079 GDS (representing 620,790 common shares) for a total amount of USD 0.62 million.

Subscription Dolphin Fund Ltd. ("Dolphin")

During the three-month period, the Group, through its subsidiaries Tyrus and Ritelco, subscribed shares of Dolphin for an amount of US$ 75 million. After September 30, 2013, trough Tyrus, the Group, subscribed shares of Dolphin for an amount of US$ 9 million, and has given a loan for an amount of US$ 6 million.

On November 3, 2013, Dolphin, along with other investors, made an offer to purchase up to a 45% interest in IDB Development Corporation ("IDBD"), an Israeli company, within the framework of a debt restructuring process its controlling company, IDBH, is currently negotiating with creditors, pursuant to Israel's applicable laws. Among other things, the process is subject to the approval of creditor's committees and courts with competent jurisdiction over the matter.

Dolphin plans to invest the funds contributed by its shareholders in IDBD by subscribing shares issued by said company and by making a payment to IDBH's creditors. As proof of Dolphin's engagement in the restructuring process, Dolphin and other investors have set up an escrow account for up to USD 75 million and, in order to submit its purchase offer, deposited USD 20.6 million in escrow in favor of the competent Court.

IDBD controls certain Israeli and international companies, and is involved in several markets and industry sectors, including real estate, insurance, agribusiness, banks and financial sector, retail, new technologies, telecommunications, utilities and oil & gas production.

Subject to the latest judicial developments, the acquisition process is expected to conclude during the first quarter of 2014.

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Limited Review Report

To the Shareholders, President and Board of Directors of
IRSA Inversiones y Representaciones Sociedad Anónima
Legal address: Bolívar 108 - 1° floor
Autonomous City of Buenos Aires
C.U.I.T.: 30-52532274-9

1. We have reviewed the accompanying unaudited condensed interim consolidated statement of financial position of IRSA Inversiones y Representaciones Sociedad Anónima and its subsidiaries as of September 30, 2013, and the related unaudited condensed interim consolidated statements of income and comprehensive income for three-month period ended September 30, 2013, and the unaudited condensed interim consolidated statements of changes of shareholders' equity and cash flows for the three-month period then ended and selected explanatory notes. The balances and other information corresponding to the fiscal year ended June 30, 2013 and the interim periods within that fiscal year are an integral part of these financial statements and, therefore, they should be considered in relation to these financial statements.

2. The Board of Directors of the Company is responsible for the preparation and presentation of these unaudited condensed interim consolidated financial statements in accordance with International Financial Reporting Standards (IFRS). The IFRS as issued by the International Accounting Standard Board were adopted as accounting standards by the Argentine Federation of Professional Councils in Economic Sciences and incorporated by the National Securities Commission to its regulations. Therefore, the Board of Directors of the Company is responsible for the preparation and presentation of these unaudited condensed interim consolidated financial statements in accordance with International Accounting Standard 34 "Interim Financial Reporting" (IAS 34). Our responsibility is to express a conclusion based on the review that we have performed with the scope detailed in paragraph 3.

3. We conducted our review in accordance with Technical Resolution No. 7 issued by the Argentine Federation of Professional Councils in Economic Sciences for a review of interim financial statements. A review of interim financial statements consists principally of applying analytical procedures and making inquiries of persons responsible for financial and accounting matters. It is substantially less in scope than an audit, the objective of which is to express an opinion regarding the financial statements taken as a whole. Accordingly, we do not express such an opinion.

Free translation from the original prepared in Spanish for publication in Argentina

Limited Review Report (Continued)

4. Nothing came to our attention as a result of our review that caused us to believe that these unaudited condensed interim consolidated financial statements have not been prepared in all material respects in accordance with IAS 34.

5. In accordance with current regulations, we hereby inform that:

a) the unaudited condensed interim consolidated financial statements of IRSA Inversiones y Representaciones Sociedad Anónima are recorded in the "Inventory and Balance Sheet Book" and comply, as regards those matters that are within our competence, with the provisions set forth in the Commercial Companies Law and the corresponding resolutions of the National Securities Commission;

b) the unaudited condensed interim consolidated financial statements of IRSA Inversiones y Representaciones Sociedad Anónima arise from accounting records carried in all formal respects in accordance with applicable legal requirements;

c) we have read the Business Summary ("Reseña Informativa") and the additional information required by Article 68 of the Buenos Aires Stock Exchange Regulations, on which, as regards these matters that are within our competence, we have no observations to make;

d) at September 30, 2013, the debt of IRSA Inversiones y Representaciones Sociedad Anónima owed in favor of the Argentine Integrated Pension System which arises from accounting records and submissions amounted to Ps. 906,732, which was not callable at that date.

Autonomous City of Buenos Aires, November 11, 2013

PRICE WATERHOUSE & Co. S.R.L.	ABELOVICH, POLANO & ASOCIADOS S.R.L.
(Partner) C.P.C.E.C.A.B.A. Tº 1 Fº 17 Eduardo A. Loiácono Public Accountant (U.B.A.) C.P.C.E.C.A.B.A. Tº 326 Fº 94	(Partner) C.P.C.E.C.A.B.A. Tº 1 Fº 30 Marcelo Héctor Fuxman Public Accountant (U.B.A.) C.P.C.E.C.A.B.A. Tº 134 Fº 85

IRSA Inversiones y Representaciones Sociedad Anónima

Unaudited Condensed Interim Separate Financial Statements as of September 30, 2013 and for the three-month periods ended September 30, 2013 and 2012

IRSA Inversiones y Representaciones Sociedad Anónima
Unaudited Condensed Interim Separate Statements of Financial Position
as of September 30, 2013 and June 30, 2013
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation from the original prepared in Spanish for publication in Argentina

	Note	09.30.2013	06.30.2013
ASSETS			
Non-current Assets			
Investment properties	6	798,887	804,788
Property, plant and equipment	7	8,763	8,681
Trading properties	8	62,762	62,762
Intangible assets	9	5,882	5,938
Investments in subsidiaries, associates and joint ventures	5	3,717,145	3,570,642
Deferred income tax assets	20	98,096	47,144
Income tax and minimum presumed income tax credit		108,747	102,375
Trade and other receivables	12	106,995	85,862
Investments in financial assets	13	80	87
Total Non-current Assets		4,907,357	4,688,279
Current Assets			
Trading properties	8	3,003	3,901
Inventories	10	508	463
Trade and other receivables	12	123,113	251,678
Investments in financial assets	13	174,956	72,713
Cash and cash equivalents	15	38,886	62,788
Total Current Assets		340,466	391,543
TOTAL ASSETS		5,247,823	5,079,822
SHAREHOLDERS’ EQUITY			
Shared capital		578,506	578,676
Treasury stock		170	-
Inflation adjustment of share capital		123,329	123,329
Share premium		793,123	793,123
Cost of treasury stock		(1,182)	-
Reserve for share-based payments		13,988	8,258
Legal reserve…		85,140	85,140

Special reserve		395,249	395,249
Reserve for new developments		492,441	492,441
Cumulative translation adjustment		65,687	50,776
Acquisition of additional interest in subsidiaries		(20,782)	(20,782)
Retained earnings		271,710	239,328
TOTAL SHAREHOLDERS' EQUITY		2,797,379	2,745,538
LIABILITIES			
Non-Current Liabilities			
Trade and other payables	16	11,627	7,054
Borrowings	19	1,933,448	1,796,521
Provisions	18	8,857	6,877
Total Non-Current Liabilities		1,953,932	1,810,452
Current Liabilities			
Trade and other payables	16	66,877	88,242
Salaries and social security liabilities	17	4,411	5,490
Borrowings	19	419,399	423,835
Derivative financial instruments	14	219	-
Provisions	18	5,606	6,265
Total Current Liabilities		496,512	523,832
TOTAL LIABILITIES		2,450,444	2,334,284
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES		5,247,823	5,079,822

The accompanying notes are an integral part of these Unaudited Condensed Interim Separate Financial Statements.

IRSA Inversiones y Representaciones Sociedad Anónima

By: /s/ Eduardo S. Elsztain
Eduardo S. Elsztain
President

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IRSA Inversiones y Representaciones Sociedad Anónima

Unaudited Condensed Interim Separate Statements of Income
for the three-month periods ended September 30, 2013 and 2012
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation from the original prepared in Spanish for publication in Argentina.

	Note	09.30.2013	09.30.2012
Revenues	22	71,065	69,521
Costs	23	(25,991)	(27,511)
Gross profit		45,074	42,010
Gain from disposal of investment properties	6	-	31,069
General and administrative expenses	24	(14,629)	(12,892)
Selling expenses	24	(8,758)	(3,757)
Other operating results, net	26	(2,710)	(3,974)
Profit from operations		18,977	52,456
Share of profit of subsidiaries, associates, and joint ventures	5	127,768	66,341
Profit from operations before financial results and income tax		146,745	118,797
Finance income	27	22,884	20,363
Finance cost	27	(209,523)	(125,500)
Other financial results	27	21,324	5,621
Financial results, net	27	(165,315)	(99,516)
(Loss) / Profit before income tax		(18,570)	19,281
Income tax	20	50,952	21,861
Profit for the period		32,382	41,142
Profit per share for the period:			
Basic		0.056	0.071
Diluted		0.056	0.071

The accompanying notes are an integral part of these Unaudited Condensed Interim Separate Financial Statements.

IRSA Inversiones y Representaciones Sociedad Anónima

By: /s/ Eduardo S. Elsztain
Eduardo S. Elsztain
President

IRSA Inversiones y Representaciones Sociedad Anónima

Unaudited Condensed Interim Separate Statements of Comprehensive Income
for the three-month periods ended September 30, 2013 and 2012
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation from the original prepared in Spanish for publication in Argentina.

	09.30.2013	09.30.2012
Profit for the period	32,382	41,142
Other Comprehensive Income:		
Items that may be reclassified subsequently to profit or loss:		
Currency translation adjustment of subsidiaries, associates, and joint ventures	14,911	10,490
Other comprehensive income for the period (i)	14,911	10,490
Total comprehensive income for the period	47,293	51,632

(i) Components of other comprehensive income have no impact on income tax.

The accompanying notes are an integral part of these Unaudited Condensed Interim Separate Financial Statements.

IRSA Inversiones y Representaciones Sociedad Anónima

By: /s/ Eduardo S. Elsztain
Eduardo S. Elsztain
President

IRSA Inversiones y Representaciones Sociedad Anónima
Unaudited Condensed Interim Separate Statements of Changes in Shareholders' Equity
for the three-month periods ended September 30, 2013 and 2012
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation from the original prepared in Spanish for publication in Argentina.

	Share capital	Treasury Stock	Inflation adjustment of Share Capital and Treasury Stock (2)	Share premium	Cost of treasury stock	Acquisition of additional interest in subsidiaries	Cumulative translation adjustment	Reserve for share-based compensation	Legal reserve	Reserve for new developments	Special reserve (1)
Balance at June 30, 2013	578,676	-	123,329	793,123	-	(20,782)	50,776	8,258	85,140	492,441	395,249
Profit for the period	-	-	-	-	-	-	-	-	-	-	-
Other comprehensive income for the period	-	-	-	-	-	-	14,911	-	-	-	-
Total comprehensive income for the period	-	-	-	-	-	-	14,911	-	-	-	-
Reserve for share-based compensation	-	-	-	-	-	-	-	5,730	-	-	-
Purchase of Treasury stock	(170)	170	-	-	(1,182)	-	-	-	-	-	-
Balance at September 30, 2013	578,506	170	123,329	793,123	(1,182)	(20,782)	65,687	13,988	85,140	492,441	395,249

The accompanying notes are an integral part of these Unaudited Condensed Interim Separate Financial Statements.
(1) Related to CNV General Resolution No. 609/12. See Note 21.
(2) Includes Ps. 36 of inflation adjustment of Treasury Stock. See Note 21.

IRSA Inversiones y Representaciones Sociedad Anónima

By: /s/ Eduardo S. Elsztain
Eduardo S. Elsztain
President

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IRSA Inversiones y Representaciones Sociedad Anónima

Unaudited Condensed Interim Separate Statements of Changes in Shareholders' Equity
for the three-month periods ended September 30, 2013 and 2012
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation from the original prepared in Spanish for publication in Argentina.

	Share capital	Inflation adjustment of share capital	Share premium	Reserve for acquisition of additional interest in subsidiaries	Cumulative translation adjustment	Reserve for share-based compensation	Legal reserve	Reserve for new developments	Retained earnings	Total Shareholders' equity
Balance at July 1st, 2012	578,676	274,387	793,123	(15,714)	14,502	2,595	71,136	419,783	510,853	2,649,341
Profit for the period	-	-	-	-	-	-	-	-	41,142	41,142
Other comprehensive income for the period	-	-	-	-	10,490	-	-	-	-	10,490
Total comprehensive income for the period	-	-	-	-	10,490	-	-	-	41,142	51,632
Acquisition of non-controlling interest	-	-	-	(334)	-	-	-	-	-	(334)
Reserve for share-based compensation	-	-	-	-	-	1,668	-	-	-	1,668
Balance at September 30, 2012	578,676	274,387	793,123	(16,048)	24,992	4,263	71,136	419,783	551,995	2,702,307

The accompanying notes are an integral part of these Unaudited Condensed Interim Separate Financial Statements.

IRSA Inversiones y Representaciones Sociedad Anónima

By: /s/ Eduardo S. Elsztain
Eduardo S. Elsztain
President

IRSA Inversiones y Representaciones Sociedad Anónima
Unaudited Condensed Interim Separate Statements of Cash Flows
for the three-month periods ended September 30, 2013 and 2012
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation from the original prepared in Spanish for publication in Argentina.

	Note	09.30.2013	09.30.2012
Operating activities:			
Cash generated from the operations	15	13,942	61,749
Net cash generated by operating activities		13,942	61,749
Investing activities:			
Capital contributions to subsidiaries, associates and joint ventures	5	(873)	(1,410)
Additions of investment properties	6	(830)	(1,088)
Proceeds from sale of investment properties	6	118,936	53,732
Proceed from sale of joint ventures		7,736	-
Additions of property, plant and equipment	7	(383)	(57)
Additions of intangible assets	9	-	(52)
Additions of investments in financial assets		(98,224)	(1,724)
Proceeds from sale of investments in financial assets		17,749	18,885
Interest received from subsidiaries, associates and joint ventures		518	7,599
Loans granted to subsidiaries, associates and joint ventures		(14,502)	(23,225)
Loans repayments received from subsidiaries, associates and joint ventures		-	10,287
Dividends received		1,536	156
Net cash generated by investing activities		31,663	63,103
Financing activities:			
Bank overdrafts, net		115,694	24,617
Repayments of borrowings		-	(30,000)
Payment of non-convertible notes		(97,887)	-
Dividends paid	21	-	(35,703)
Interest paid		(94,236)	(94,442)
Repurchase of Treasury stock		(1,182)	-
Proceeds from borrowings from subsidiaries, associates and joint ventures		6,536	49,094
Net cash used in financing activities		(71,075)	(86,434)
Net increase in cash and cash equivalents		(25,470)	38,418
Cash and cash equivalents at the beginning of the year	15	62,788	76,872
Foreign exchange gain on cash and cash equivalents		1,568	1,629
Cash and cash equivalents at end of period		38,886	116,919

The accompanying notes are an integral part of these Unaudited Condensed Interim Separate Financial Statements.

IRSA Inversiones y Representaciones Sociedad Anónima

By: /s/ Eduardo S. Elsztain
Eduardo S. Elsztain
President

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IRSA Inversiones y Representaciones Sociedad Anónima

Notes to the Unaudited Condensed Interim Separate Financial Statements
(All amounts in thousands of Argentine Pesos, except shares and per share data and as otherwise indicated)
Free translation from the original prepared in Spanish for the publication in Argentina

1. General information and company's business

IRSA Inversiones y Representaciones Sociedad Anónima ("IRSA" or the "Company") was founded in 1943, primarily engaged in managing real estate holdings in Argentina since 1991.

IRSA is a corporation incorporated and domiciled in Argentina. The registered office is Bolívar 108, 1st Floor, Buenos Aires, Argentina.

The Company owns, manages and develops a portfolio of office and other rental properties in Buenos Aires. In addition, IRSA through its subsidiaries, associates and joint ventures manages and develops shopping centers and branded hotels across Argentina, and also office properties in the United States of America.

These Unaudited Condensed Interim Separate Financial Statements have been approved for issue by the Board of Directors on November 11, 2013.

2. Basis of preparation of the Unaudited Condensed Interim Separate Financial Statements

2.1. Basis of preparation

The Unaudited Condensed Interim Financial Statements have been prepared in accordance with the Technical Resolution No. 26 of the Argentine Federation of Professional Councils of Economic Science ("FACPCE", as per its Spanish acronym) and with IAS 34 "Interim Financial Reporting".

These Financial Statements should be read together with the annual separate financial statements of the Company as of June 30, 2013 prepared in accordance with the Technical Resolution No. 26. These Unaudited Condensed Interim Separate Financial Statements are presented in Argentine Pesos.

These Unaudited Condensed Interim Separate Financial Statements corresponding to the three-month periods ended September 30, 2013 and 2012 have not been audited. The Company's Management believes they include all necessary adjustments to fairly present the results of each period. The Company's three-month periods ended September 30, 2013 and 2012 results do not necessarily reflect the proportion of the Company's full-year results.

2. Basis of preparation of the Unaudited Condensed Interim Separate Financial Statements (Continued)

2.2. Significant accounting policies

The principal accounting policies adopted for the preparation of these Unaudited Condensed Interim Financial Statements are consistent with those applied in the preparation of the information under RT 26 as of June 30, 2013, and are based on those IFRS in force as of June 30, 2013 (except for the accounting of investments in subsidiaries, associates and joint ventures, which are accounted for under the equity method as required in RT 26). In addition, the most significant accounting policies are described in the Annual Separate Financial Statements.

2.3. Use of estimates