

Investor Presentation

February 2024

Central Puerto

Disclaimer

Additional information about Central Puerto can be found in the Investor Support section on the *website at* ***www.centralpuerto.com***. This presentation does not contain all the Company's financial information. As a result, investors should read this presentation in conjunction with Central Puerto's consolidated financial statements and other financial information available on the Company's website.
This presentation does not constitute an offer to sell or the solicitation of any offer to buy any securities of Central Puerto or any of its subsidiaries, in any jurisdiction. Securities may not be offered or sold in the United States absent registration with the U.S. Securities Exchange Commission or an exemption from such registration.
Our financial statements and other financial information included in this presentation, unless otherwise specified, are stated in Argentine Pesos. However, we presented some figures converted from Argentine Pesos to U.S. dollars for comparison purposes only. The exchange rate used to convert Argentine Pesos to U.S. dollars was the reference exchange rate (Communication "A" 3500) reported by the Central Bank for U.S. dollars for the end of each period. The information presented in U.S. dollars is for the convenience of the reader only and may defer in such conversion for each period is performed at the exchange rate applicable at the end of the latest period. You should not consider these translations to be representations that the Argentine Peso amounts actually represent these U.S. dollars amounts or could be converted into U.S. dollars at the rate indicated.

Rounding amounts and percentages:
Certain amounts and percentages included in this presentation have been rounded for ease of presentation. Percentage figures included in this presentation have not in all cases been calculated on the basis of such rounded figures, but on the basis of such amounts prior to rounding. For this reason, certain percentage amounts in this presentation may vary from those obtained by performing the same calculations using the figures in the financial statements. In addition, certain other amounts that appear in this presentation may not sum due to rounding.
This presentation contains certain metrics, including information per share, operating information, and others, which do not have standardized meanings or standard methods of calculation and therefore such measures may not be comparable to similar measures used by other companies. Such metrics have been included herein to provide readers with additional measures to evaluate the Company's performance; however, such measures are not reliable indicators of the future performance of the Company and future performance may not compare to the performance in previous periods.

Cautionary Statements Relevant to Forward-Looking Information
This presentation contains certain forward-looking information and forward-looking statements as defined in applicable securities laws (collectively referred to in this presentation as "forward-looking statements") that constitute forward-looking statements. All statements other than statements of historical fact are forward-looking statements. The words "anticipate," "believe," "could," "expect," "should," "plan," "intend," "will," "estimate" and "potential," and similar expressions, as they relate to the Company, are intended to identify forward-looking statements.
Statements regarding possible or assumed future results of operations, business strategies, financing plans, competitive position, industry environment, potential growth opportunities, the effects of future regulation and the effects of competition, expected power generation and capital expenditures plan, are examples of forward-looking statements. Forward-looking statements are necessarily based upon a number of factors and assumptions that, while considered reasonable by management, are inherently subject to significant business, economic and competitive uncertainties and contingencies, which may cause the actual results, performance or achievements of the Company to be materially different from any future results, performance or achievements expressed or implied by the forward-looking statements.
The Company assumes no obligation to update forward-looking statements except as required under securities laws. Further information concerning risks and uncertainties associated with these forward-looking statements and the Company's business can be found in the Company's public disclosures filed on EDGAR (www.sec.gov).

Adjusted EBITDA
In this presentation, Adjusted EBITDA, a non-IFRS financial measure, is defined as net income for the period, plus finance expenses, minus finance income, minus share of the profit (loss) of associates, plus (minus) losses (gains) on net monetary position, plus income tax expense, plus depreciation and amortization, minus net results of discontinued operations, excluding impairment on property, plant & equipment, foreign exchange difference and interests related to FONI trade receivables and variations in fair value of biological asset.
The Adjusted EBITDA may not be useful in predicting the results of operations of the Company in the future.
Adjusted EBITDA is believed to provide useful supplemental information to investors about the Company and its results. Adjusted EBITDA is among the measures used by the Company's management team to evaluate the financial and operating performance and make day-to-day financial and operating decisions. In addition, Adjusted EBITDA is frequently used by securities analysts, investors and other parties to evaluate companies in the industry. Adjusted EBITDA is believed to be helpful to investors because it provides additional information about trends in the core operating performance prior to considering the impact of capital structure, depreciation, amortization and taxation on the results.
Adjusted EBITDA should not be considered in isolation or as a substitute for other measures of financial performance reported in accordance with IFRS. Adjusted EBITDA has limitations as an analytical tool, including:
- Adjusted EBITDA does not reflect changes in, including cash requirements for, our working capital needs or contractual commitments;
- Adjusted EBITDA does not reflect our finance expenses, or the cash requirements to service interest or principal payments on our indebtedness, or interest income or other finance income;
- Adjusted EBITDA does not reflect our income tax expense or the cash requirements to pay our income taxes;
- although depreciation and amortization are non-cash charges, the assets being depreciated or amortized often will need to be replaced in the future, and Adjusted EBITDA does not reflect any cash requirements for these replacements;
- although share of the profit of associates is a non-cash charge, Adjusted EBITDA does not consider the potential collection of dividends; and
- other companies may calculate Adjusted EBITDA differently, limiting its usefulness as a comparative measure.

The Company compensates for the inherent limitations associated with using Adjusted EBITDA through disclosure of these limitations, presentation of the Company's consolidated financial statements in accordance with IFRS and reconciliation of Adjusted EBITDA to the most directly comparable IFRS measure, net income. For a reconciliation of the net income to Adjusted EBITDA, see the tables included in this release. For more information see "Adjusted EBITDA Reconciliation" below.

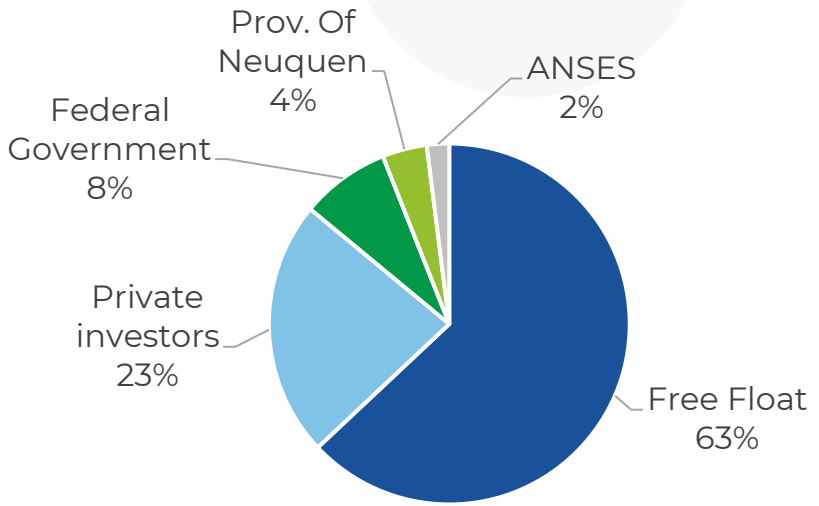
Who we are

With over 100 years of history, Central Puerto has evolved to become the largest private Argentine generation company both in installed capacity and power generation.





Shareholder's structure:



CEPU
LISTED
NYSE

BYMA
Bolsas y Mercados Argentinos

Central Puerto at a glance

7,173 MW of installed capacity[1] through a well diversified generation portfolio operating **14 Power Plants**

20 TWh generated LTM 3Q23. Market share: **17%** (total SADI) / **23%** (private Gencos)

Spot portfolio

2,553 MW
thermal assets

1,440 MW
hydro assets°

Thermal PPA portfolio

438 MW
long term PPA

2,262 MW
Res.59/23[1]

Renewables portfolio

374 MW
wind assets

105 MW
solar assets

1 MW
mini-hydro assets

Fully contracted:
Renov.AR and MATER PPAs

Foninvemen program

2,584 MW
thermal assets

largest private participant with equity stake in 3 combine cycles

US$269 mm
total outstanding receivables

monthly collections until May-28.

Forestry Business segment

160,453 ha.

In Entre Ríos and Corrientes with ~71,000 hectares planted with eucalyptus and pine

Natural Gas Distribution & Transportation

ECOGAS
41% *stake in DGCE*
22% *stake in DGCU*

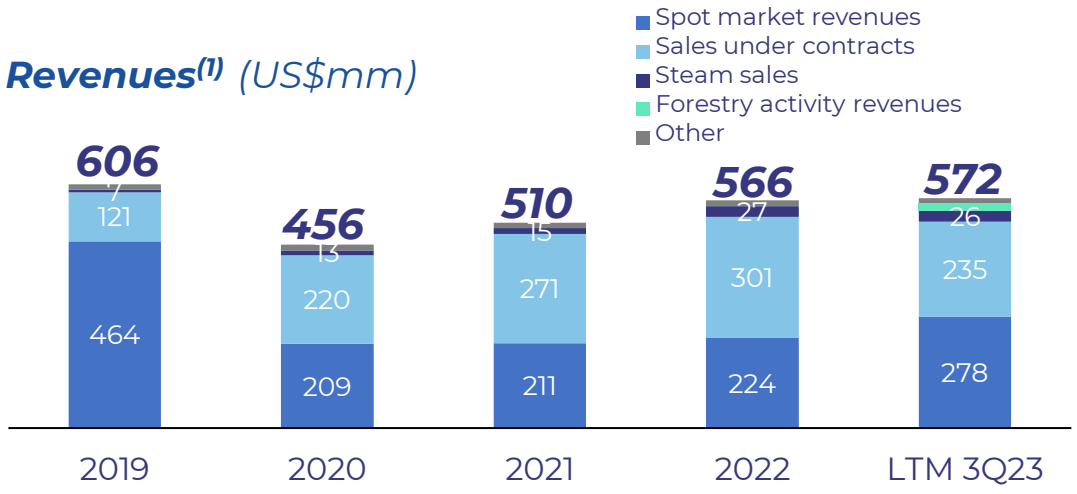
TGM
20% *stake*

15% market share

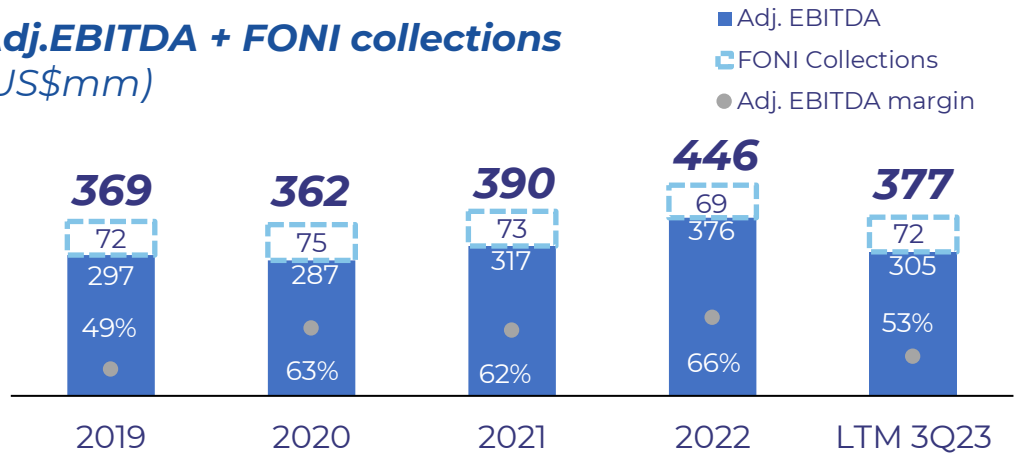
(1) Source CAMMESA - corresponds to the total theoretical power of each asset.
(2) 2) For more information, please refer to slide 18 “Annex 1 - Regulatory framework”.

Key Financial Figures

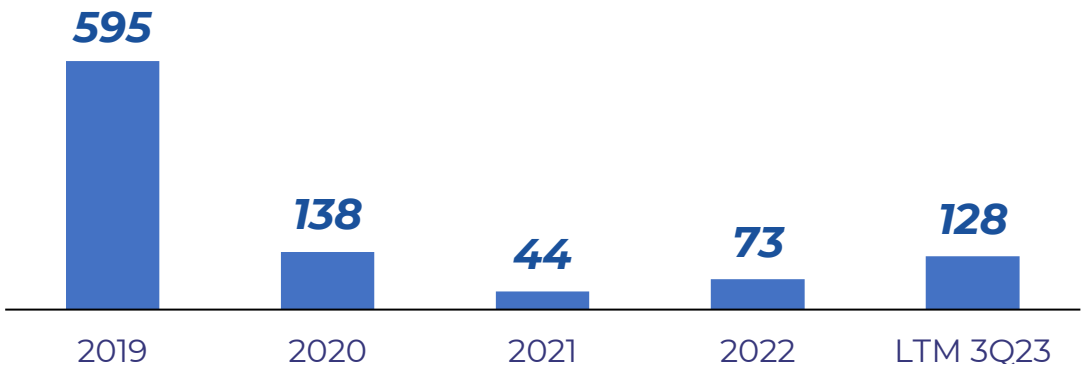
Revenues[1] (US$mm)



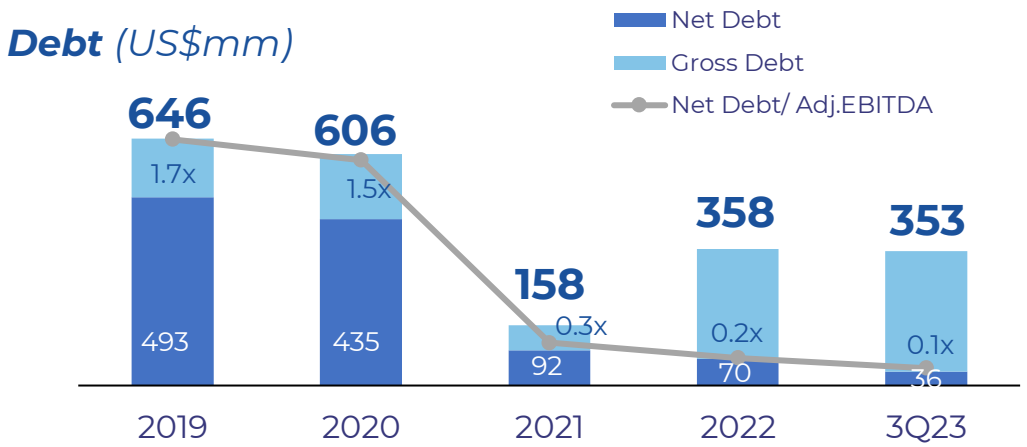
Adj.EBITDA + FONI collections (US$mm)



CAPEX (US$mm)



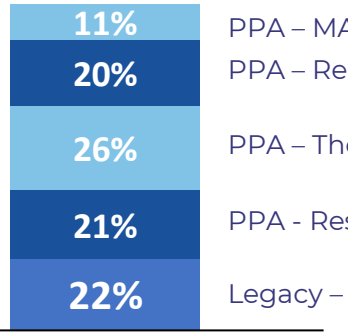
Debt (US$mm)



(1) Sales under resolution 59 are included in Spot sales. For more information, please refer to slide 18 “Annex 1 - Regulatory framework”.

+70% of Operating Cashflow is secured by long term contracts in dollars with protection mechanisms

Adj. EBITDA contribution by regulatory framework



PPA – MATER (1)
PPA – RenovAr (2)
PPA – Thermal Units
PPA - Res. 59 (3)
Legacy – Spot

57%
of Adj.EBITDA
Through long term contracts, with prices set in **US$ dollars**

5 years –term
Contracts partially set in US$ dollar

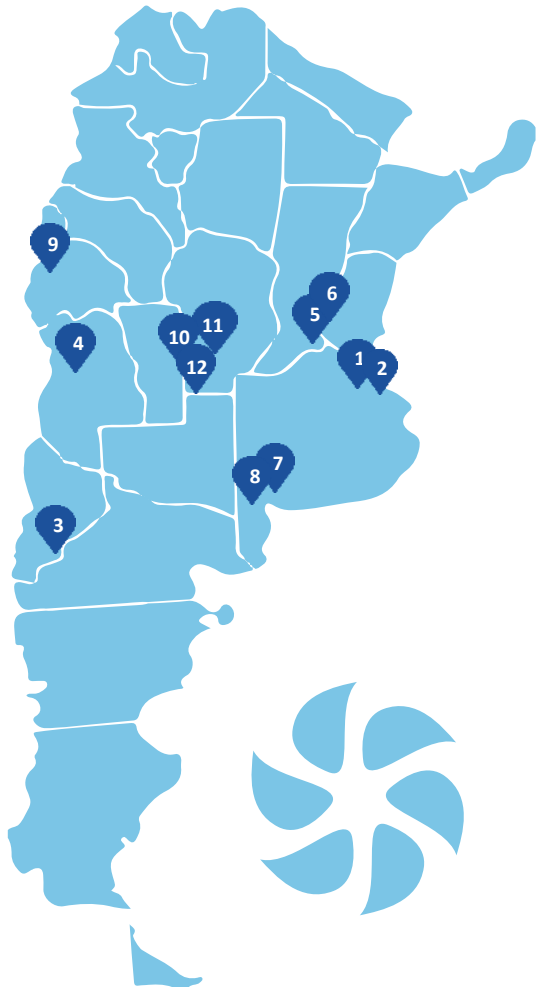
+US$ 72 MILLION

*Collections (only principal) under CVO during 2023*º*

CVO receivables to be collected total approximately **US$269 million**, as of September 30, 2023, and accrue interest at a 30 days LIBOR rate + 5%, to be collected in **56 monthly principal installments until May 2028**.
Collections protected by reserve accounts mechanisms

(1) PPAs directly with private clients
(2) Backed by reserve fund financed by the World Bank (FODER)
(3) The percentage represents the total EBITDA generated by the combined cycles under Res 59. For more information, please refer to slide 18 “Annex 1 - Regulatory framework”.

Well diversified portfolio of generation assets



GEOGRAPHIC FOOTPRINT

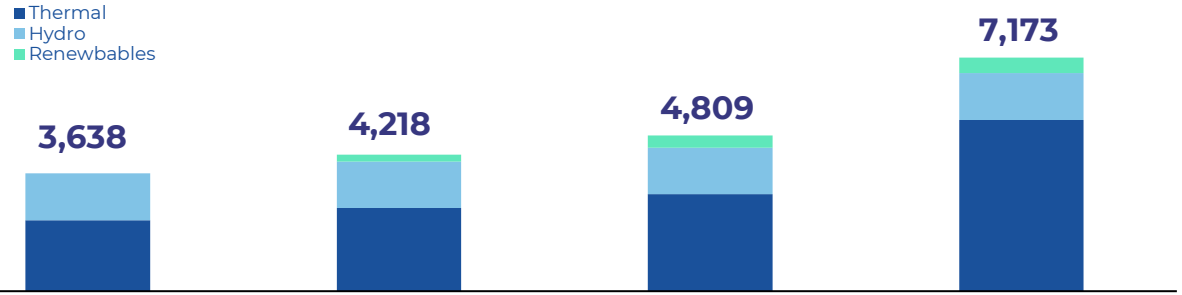
	Assets in Operation	Technology	Power Capacity (MW)		Remuneration (MW)[3]		PPA term
			Installed[1]	Available[2]	Spot	PPA	
1	**Central Costanera[4]**	Thermal	2,259	1,692	590	1,102	2028
2	**Central Puerto[4]**	Thermal	1,747	1,645	898	748	2028
3	**Piedra del Águila**	Hydro	1,440	1,440	1,440	-	-
4	**Luján de Cuyo[5]**	Thermal Cogen	576	562	453	109	2029-2034
5	**San Lorenzo**	Thermal Cogen	391	366	36	330	2035
6	**Brigadier Lopez**	Thermal	281	280	280	-	-
7	**Genoveva I & II**	Wind	130	130	-	130	2040/2029
8	**La Castellana I & II**	Wind	116	116	-	116	2040/2034
9	**Guañizul II A**	Solar	105	105	-	105	2041
10	**Manque**	Wind	57	57	-	57	2040
11	**Achiras I**	Wind	48	48	-	48	2040
12	**Los Olivos**	Wind	23	23	-	23	2030
	Total		**7,173**	**6,464**	**3,697**	**2,768**	

(1) Source CAMMESA, corresponds to the total theoretical power of each asset.
(2) Net available power capacity reported to CAMMESA
(3) MW over available capacity
(4) PPA refers to the Res. 59/23 - For more information, please refer to slide 18 “Annex 1 - Regulatory framework”.
(5) The facility Includes 290 MW of combined cycles, 95 MW of cogeneration, 190 MW of gas/steam turbines and 1 MW of mini-hydro

Continuously expanding and diversifying our operated portfolio

Installed Capacity[1] (MW)

+3,535 MW incorporated through greenfield and M&A



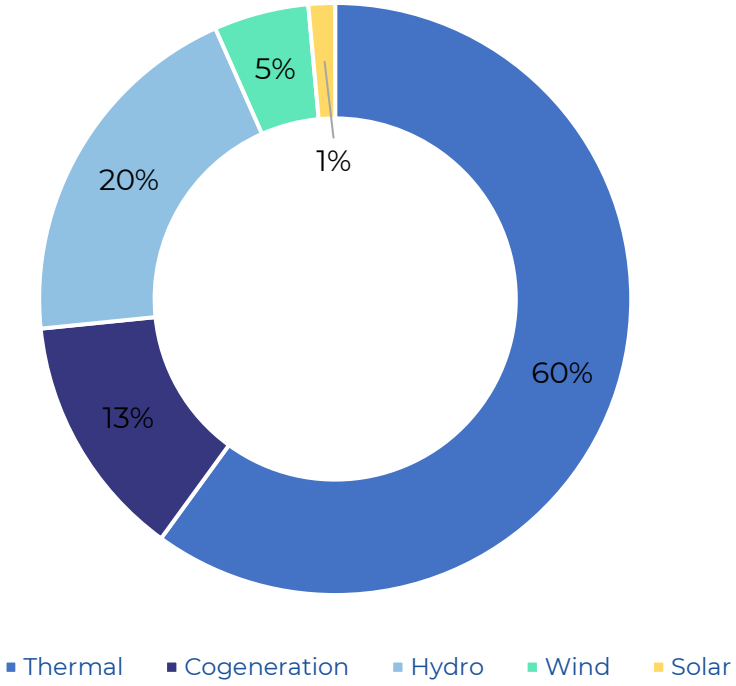
Thermal:
. Puerto Complex
. Lujan de Cuyo
Hydro:
. Piedra del Aguila

Thermal:
. Puerto Complex
. Lujan de Cuyo
. San Lorenzo
Hydro:
. Piedra del Aguila
Renewables:
. Achiras
.La Castellana I & II
. La Genoveva II
. Manque

Thermal:
. Puerto Complex
. Lujan de Cuyo
. San Lorenzo
Hydro:
. Piedra del Aguila
Renewables:
. Achiras
. La Castellana I & II
. La Genoveva I & II
. Manque
. Los Olivos

Thermal:
. Puerto Complex
. Lujan de Cuyo
. San Lorenzo
. Central Costanera
Hydro:
. Piedra del Aguila
Renewables:
. Achiras
. La Castellana I & II
. La Genoveva I & II
. Manque
. Los Olivos
. Guañizul II A

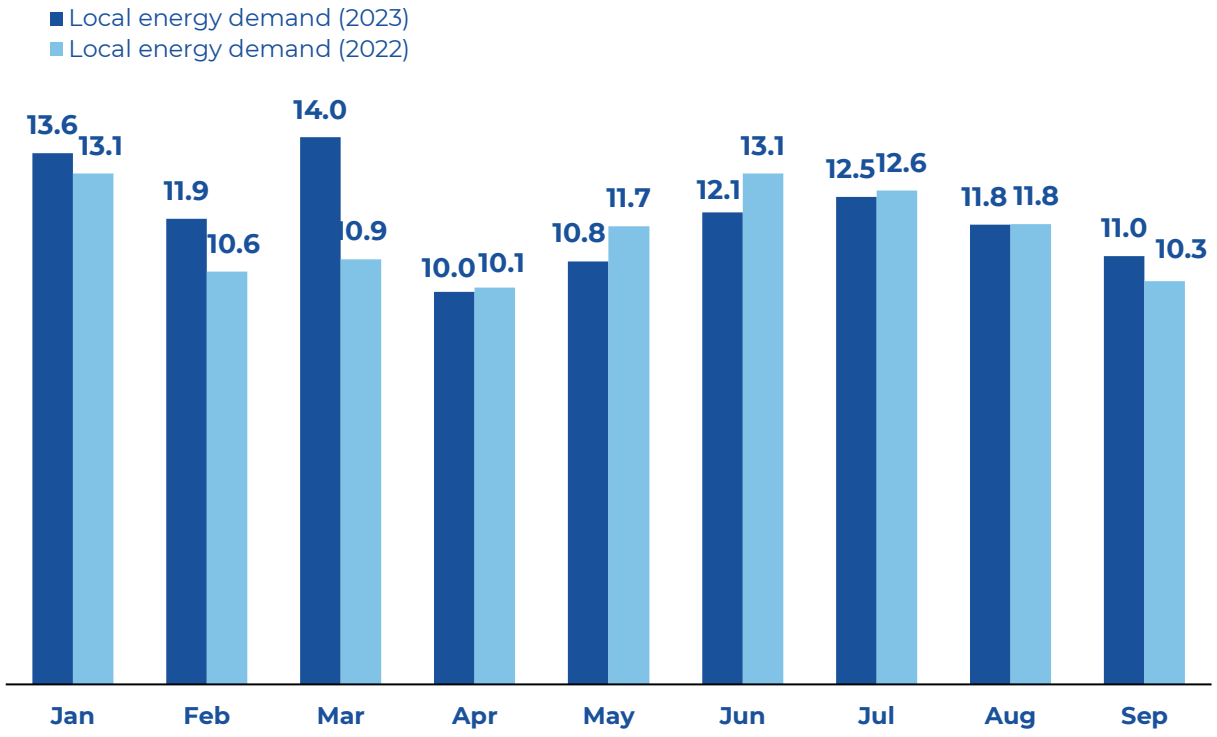
2023 portfolio by technology



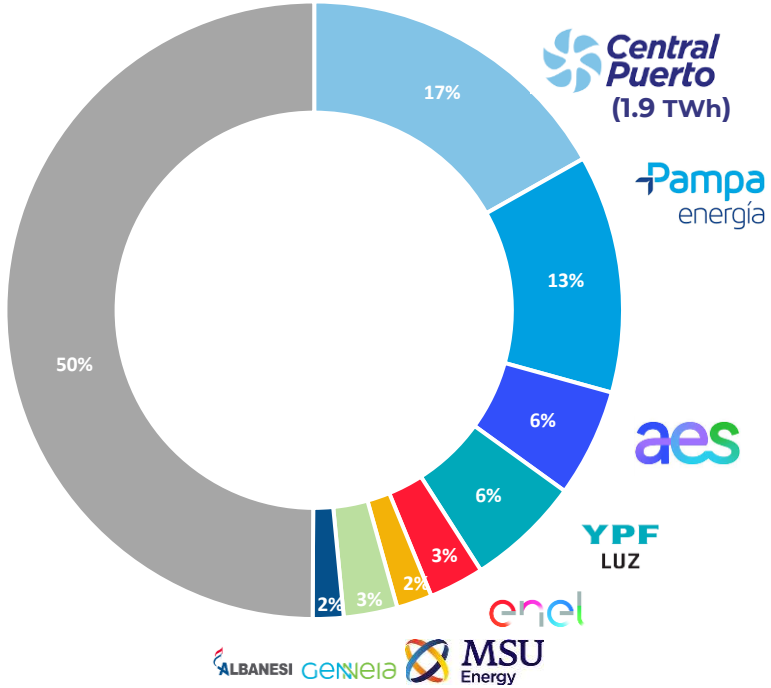
(1) Source CAMMESA. Corresponds to the total theoretical power of each asset.

We are the leading private power generation company in Argentina

Local Energy Demand (TWh)[1]



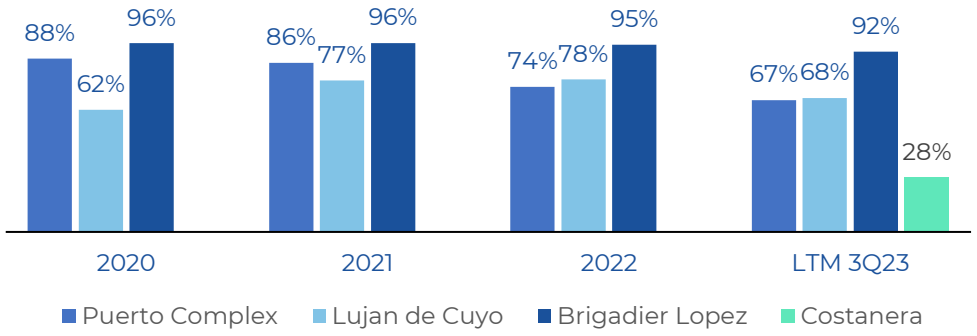
Market Share as of Sept-23[1][2]



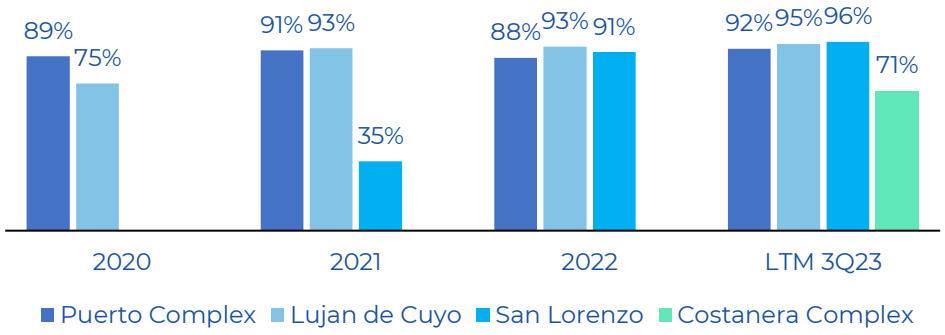
(1) Source CAMMESA
(2) Energy Generation of total SADI

Availability of thermal units(1)(2)

Steam & Gas turbines (%)



Combined Cycles (%)





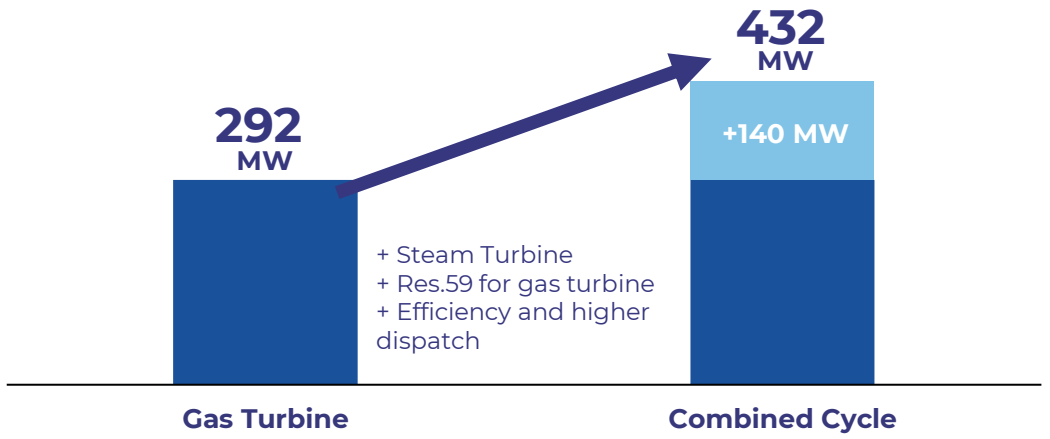
(1) Availability reported by CAMMESA, calculated based on the total installed capacity of each power plant.
(2) Includes Central Costanera since Feb 17th, 2023



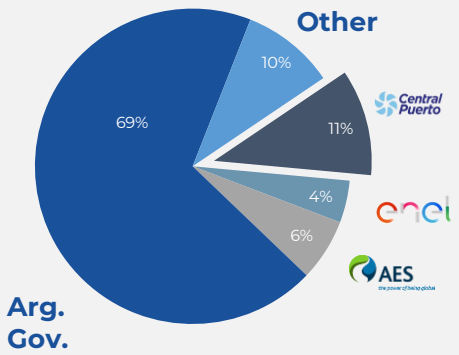
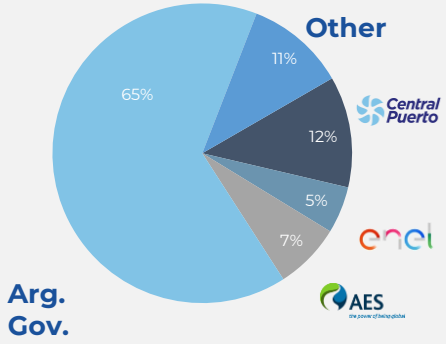
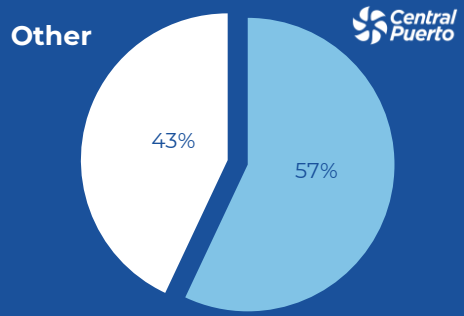
Brigadier López Closing cycle project

The project contemplates the addition of a boiler and a steam turbine to the existing dual fuel Siemens gas turbine of 292 MW, **increasing the plant's capacity by 140MW**, reaching a **total installed capacity of 432 MW**, enough to supply more than **300,000 homes** throughout the country.

Estimated CAPEX: **US$150 mm**.
Steam turbine remuneration: **10-year PPA with CAMMESA**
Estimated recurring EBITDA: ~**US$60 mm**.



The largest private player in the FONI Program, with 2,554 MW combined cycle plants

	San Martín	Manuel Belgrano	Vuelta de Obligado
Facilities	865 MW combined cycle COD: 2010 Transfer: 2020	873 MW combined cycle COD: 2010 Transfer: 2020	816 MW combined cycle COD: 2018 Transfer: 2028
			
Shareholders			 **US$ 269 million** to be collected **(SOFR+spread)** Central Puerto **has a control stake in the operating company**

Wind Energy Portfolio

Los Olivos: Best National Wind Farm in September and October 2023, reporting a load factor of 61.8%. And 61.7% respectively

		RenovAr Program			Term Market (MATER)			
		La Castellana I	Achiras	La Genoveva I	La Castellana II	Manque	Los Olivos	La Genoveva II
Technology		Wind Farm	Wind Farm	Wind Farm	Wind Farm	Wind Farm	Wind Farm	Wind Farm
Capacity		100.8 MW	48 MW	88.2 MW	15.2 MW	57 MW	22.8 MW	41.8 MW
Capacity factor[2]		45.2%	49.5%	50.4%	54.1%	49.1%	52.9%	50.2%
Status		In Operation	In Operation	In Operation	In Operation	In Operation	In Operation	In Operation
COD		August 2018	September 2018	November 2020	July 2019	Dic-19 /Jan-20	Febraury 2020	September 2019
Equipment		32 Units	15 Units	21 Units	4 Units	15 Units	6 Units	11 Units
Awarded Price	Starting	61.50 US$/MWh	59.38 US$/MWh	40.90 US$/MWh				
	Adjustments	Annual adjustment factor + incentive factor						
PPA Signing Date		January 2017	May2017	July 2017				
Term		20 years starting on COD						

Main clients under MATER:

aysa · DOW · CERVECERÍA Y MALTERÍA QUILMES · SCANIA · Carrefour

1. Equity stake in wind farms La Castellana I, Achiras I, La Genoveva I, La Castellana II, Manque, Los Olivos, La Genoveva II, owned through CP La Castellana S.A.U., CP Achiras S.A.U., Vientos La Genoveva S.A.U., CPR Energy Solutions S.A.U.; CP Manque S.A.U., CP Los Olivos S.A.U. and Vientos La Genoveva II S.A.U, respectively.

2. Calculated from CAMMESA data as total energy generated over theoretical energy production, for the quarter ended sept-23. It includes losses and scheduled and non-scheduled maintenance.

We continue our expansion in renewables with the acquisition of the Guañizuil II A Solar farm

. Location: **San Juan Province**
. Nominal capacity: **104.6 MW**
. Energy generation: **300 GWh/y**
. Capacity factor: **~33%**
. Remuneration: **20-year PPA with CAMMESA – Renov.ar 2.5**

Guañizuil II A: Best National Solar Farm in October 2023, reporting a load factor of 40.9%.

Central Puerto has become the largest forestry player in Argentina

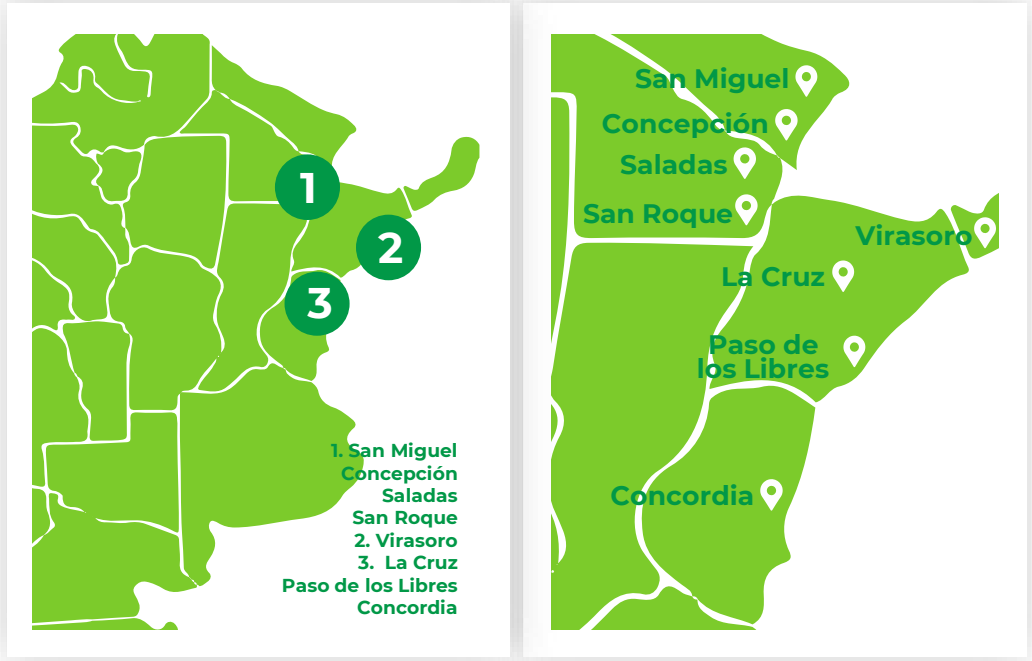
The future development of the industry will allow the group to explore new business models focusing on increasing and diversifying revenue sources, generating exports, and evaluating the feasibility of developing carbon credits and energy generation from biomass.

160.453 hectares[1] distributed in:

Forest Lands	**20.293 Ha.**
Eucalyptus	**26.049 Ha.**
Pine	**44.880 Ha.**
Natural Reserves	**58.195 Ha.**
Property Infrastructure	**11.037 Ha.**

78%
of the total forestry area

Forestry asset's location



Forestal Argentina

3Q23 Key Figures.

Installed Capacity	Energy Generation	Revenues	Adj.EBITDA(2)	Net Income	Net Debt (3)
MW	GWh	US$	US$	US$	US$
7,113	**5,721**	**166 mm**	**89 mm**	**11 mm**	**164 mm**
+48% Y/Y	**+46%** Y/Y	**+21%** Y/Y	**(5%)** Y/Y	**(66)%** Y/Y	**+21 mm** vs Dec-22

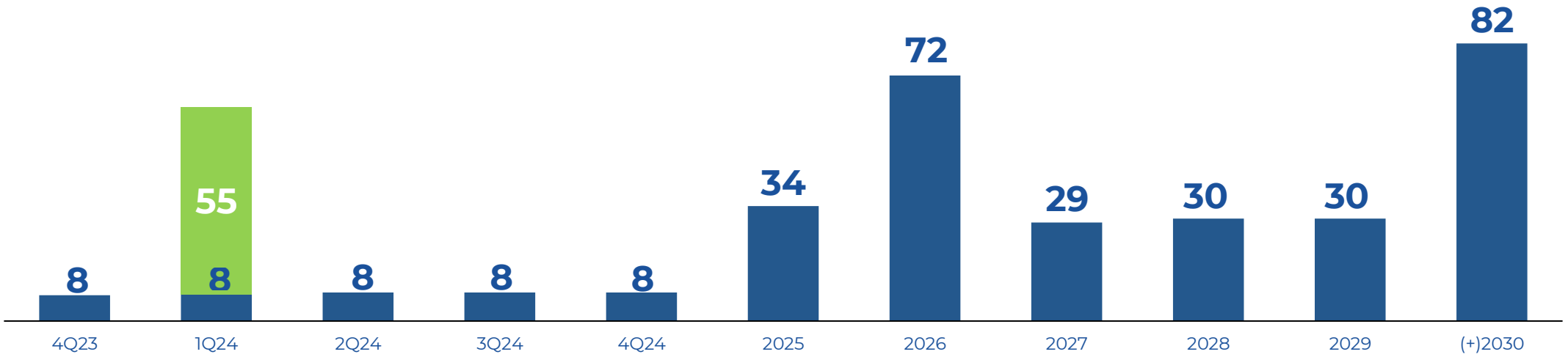
(1) The FX rate used to convert Argentine Pesos to U.S. dollars is the reference exchange rate (Communication "A" 3500) reported by the Central Bank for U.S. dollars as of Sept-30th of AR$350.01 to US$1.00.

(2) See "Disclaimer-EBITDA & Adjusted EBITDA" on slide 2 for further information.

(3) Proforma excludes the amount of dividends declared by the company to be distributed on November 16th.

Successful liability management lifting dividend payment restrictions

On Oct-19th the company **partially prepaid US$49mm of the Syndicated loan** signed with Citibank N.A., JP Morgan Chase Bank N.A. and Morgan Stanley Senior Funding INC., remaining US$6.0 mm to be paid on Jan-24.



.Sept-14th issuance of **Class A notes**, denominated, integrated and payable in U.S. dollars, by an amount of US$37.2 mm and with 30 months of maturity.

. Oct-20th the company **reopened the Class A notes** issuing an additional amount of US$10.0 mm, with an issue price of 102.9%.

. Oct-17th issuance of **Class B notes** (10% Senior note due 2025), denominated, integrated and payable in U.S. dollars, by an amount of USD 50.0 mm and with 24 months of maturity.

(1) Source CAMMESA. Corresponds to the total theoretical power of each asset.



Investor
Presentation

February 2024

Thank You

Central Puerto

Annex 1

Regulatory Framework

Resolution
No. 59/2023 (Feb-23)

This resolution was designed to encourage investments for major and minor maintenance activities of combined cycles. Generators have to achieve at least 85.00% availability of average monthly power in exchange for a new power and generation price in both U.S. dollars and Argentine pesos. In the case of power, the price was set at 2,000 USD/MW-month plus (i) 85.00% of the remuneration of power set forth in Resolution No. 869/23 in Argentine pesos (during spring and autumn) or (ii) 65.00% of the remuneration of power set forth in Resolution No. 869/23 in Argentine pesos (during summer and winter). In the case of energy, the price was set at 3.5 USD/MWh for units that use gas and at 6.1 USD/MWh for units that use alternative fuels.

Resolution
SE N°621/2023 (Jul-23)

Announcement of a new tender process for the addition of new thermal capacity and the replacement of existing one. Central Puerto and other participants submitted offers on September 25th and are awaiting the definition of CAMMESA

:: Central Puerto: 312 MW offered.

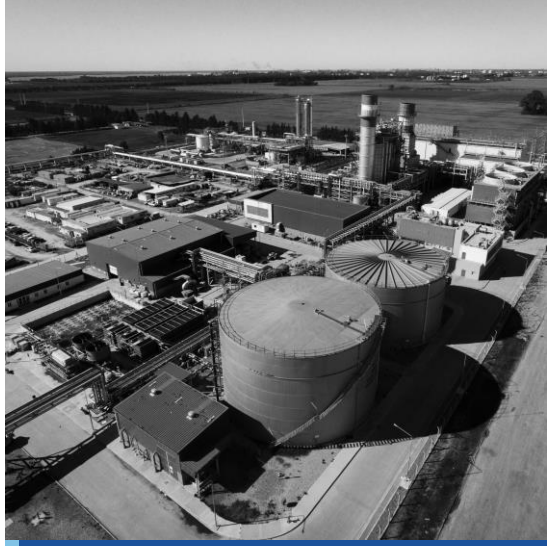
:: Central Costanera: 516 MW offered.

Resolution
SE N°869/2023 (Nov-23)

Energy and capacity prices update for legacy units by 28% since November.

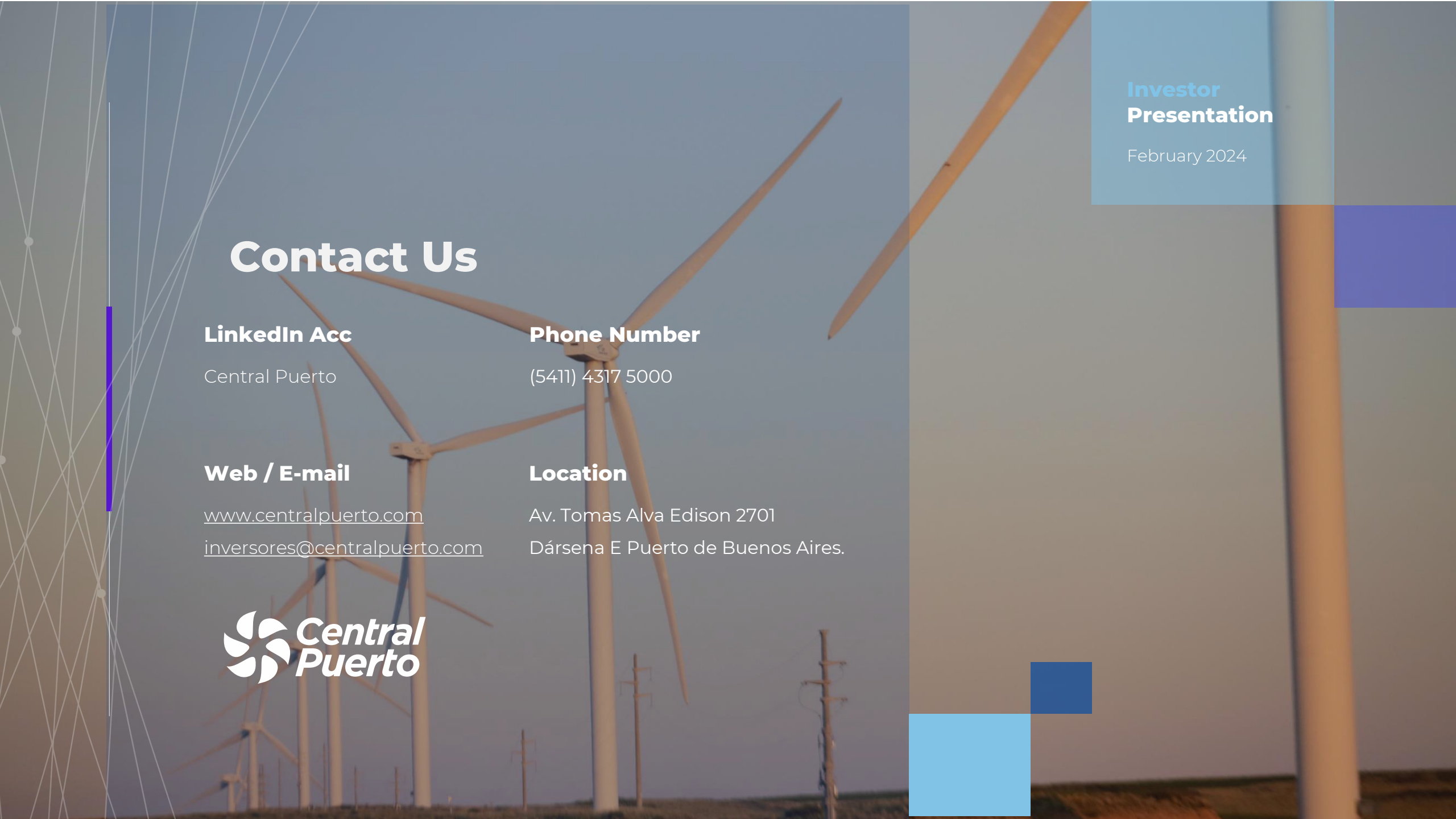
Resolution

SE N°750/2023 (Sep-23)
Energy and capacity prices update for legacy units by 23% since September.



Resolution
SE N°9/2024 (Feb-24)

Energy and capacity prices update for legacy units by 74% since February



Investor
Presentation

February 2024

Contact Us

LinkedIn Acc

Central Puerto

Phone Number

(5411) 4317 5000

Web / E-mail

www.centralpuerto.com

inversores@centralpuerto.com

Location

Av. Tomas Alva Edison 2701

Dársena E Puerto de Buenos Aires.

Central Puerto