



LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.

Publicly-Held Company

MATERIAL FACT

Asset Sale

LOG COMMERCIAL PROPERTIES AND PARTICIPATIONS S.A. ("Company" or "LOG") informs its shareholders and the market in general, in accordance with Resolution No. 44 of the Brazilian Securities and Exchange Commission ("CVM"), that it has entered, on today's date, into Private Instruments of Sale and Purchase of Real Estate and other agreements ("CVCs") with BTG PACTUAL LOGCP FUNDO DE INVESTIMENTO IMOBILIÁRIO - FII ("Fund"), registered with CNPJ/MF under no. 50,479,122/0001-80, managed by BTG PACTUAL GESTORA DE RECURSOS LTDA., which regulate the acquisitions of the following assets of LOG and its controlled entities LOG Fortaleza II, LOG Goiania II, LOG Recife, represent a total of R\$ 733,601,504,00, with an average gross margin of 27.5% ("Transaction").



Taking advantage of institutional demand for our assets, this transaction was carried out at appropriate prices, very close to those practiced in our books, allowing the Company to recycle its capital and obtain resources to reduce its leverage and continue its growth.

We have maintained the execution of the real estate management and condominium management contracts, which allows LOG to retain commercial and market intelligence along with our customer portfolio. The assets involved in this transaction were delivered in 2022, totaling 183,649m², 100% leased, in distinct regions such as the Northeast and Midwest, demonstrating the strong attractiveness and liquidity of our portfolio.

LOG will have a minority stake in the fund, representing yet another important vehicle as an alternative to access the market in future sales of other assets.

The financial settlement of the sale of assets will take place as follows: (i) 51% in the first installment on the closing date of the transaction subject to raising funds by the Fund; (ii) 20% in the second installment within 15 months after the closing date, corrected by the IPCA; and (iii) 29% on the final installment within 26 months after the closing date of the transaction, also corrected by the IPCA.

The completion of the transaction provided for in the CVCs is subject to the fulfillment of certain precedent and precedent conditions by the Parties, including the liquidation of fundraising by the Fund.

The Company will keep its shareholders and the market in general informed about the next steps related to the transaction.

Belo Horizonte, 05 de maio de 2023.

André Vitória

CFO e Diretor de Relações com Investidores