

Interim Financial Statements

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LOG CONTAGEM IV

LOG Commercial Properties e Participações S.A.

Interim Financial Statements (ITR)

September 30, 2024

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A free translation from Portuguese into English of Independent Auditor's Review Report on parent company quarterly information prepared in Brazilian currency in accordance with NBC TG 21 applicable to the preparation of Quarterly Information Form (ITR) and on consolidated quarterly information prepared in Brazilian currency in accordance with NBC TG 21 and IAS 34 applicable to the preparation of Quarterly Information Form (ITR), and presented consistently with the rules issued by the Brazilian Securities and Exchange Commission (CVM).

Independent auditor's review report on quarterly information

Shareholders, Board of Directors and Officers of
LOG Commercial Properties e Participações S.A.
Belo Horizonte - MG

Introduction

We have reviewed the accompanying parent company and consolidated interim financial information, contained in the Quarterly Information Form (ITR) of LOG Commercial Properties e Participações S.A. for the quarter ended September 30, 2024, comprising the statement of financial position as of September 30, 2024 and the related statements of profit or loss and of comprehensive income, for the three and nine-month periods then ended and of changes in equity and of cash flows for the nine month period then ended, and notes to the interim financial information, including material accounting policies and other explanatory information.

Management is responsible for preparation of the parent company interim financial information in accordance with Accounting Pronouncement NBC TG 21 – Interim Financial Reporting and consolidated interim financial information in accordance with Accounting Pronouncement NBC TG 21 – Interim Financial Reporting and IAS 34 – Interim Financial Reporting, issued by the International Accounting Standards Board (IASB), as well as for the fair presentation of this information in conformity with the rules issued by the Brazilian Securities Commission (CVM), applicable to the preparation of the Quarterly Information Form (ITR). Our responsibility is to express a conclusion on this interim financial information based on our review.

Scope of review

We conducted our review in accordance with Brazilian and international standards on review engagements (NBC TR 2410 and ISRE 2410 - Review of Interim Financial Information performed by the Independent Auditor of the Entity, respectively). A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with auditing standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



Conclusion on the parent company interim financial information

Based on our review, nothing has come to our attention that causes us to believe that the accompanying parent company interim financial information included in the quarterly information referred to above are not prepared, in all material respects, in accordance with NBC TG 21 applicable to the preparation of Quarterly Information Form (ITR), and presented consistently with the rules issued by the Brazilian Securities and Exchange Commission (CVM).

Conclusion on the consolidated interim financial information

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial information included in the quarterly information referred to above are not prepared, in all material respects, in accordance with NBC TG 21 and IAS 34 applicable to the preparation of Quarterly Information Form (ITR), and presented consistently with the rules issued by the Brazilian Securities and Exchange Commission (CVM).

Other matters

Statements of value added

The above mentioned quarterly information include the parent company and consolidated statement of value added (SVA) for the nine month period ended September 30, 2024, prepared under Company's Management responsibility and presented as supplementary information by IAS 34. These statements have been subject to review procedures performed together with the review of the quarterly information with the objective to conclude whether they are reconciled to the interim financial information and the accounting records, as applicable, and if its format and content are in accordance with the criteria set forth by NBC TG 09 – Statement of Value Added. Based on our review, nothing has come to our attention that causes us to believe that they were not prepared, in all material respects, consistently with the overall parent company and consolidated interim financial information.

Belo Horizonte (MG), October 30, 2024.

ERNST & YOUNG
Auditores Independentes S.S. Ltda.
CRC-SP015199/O

Bruno Costa Oliveira
Contador CRC-BA031359/O

STATEMENTS OF FINANCIAL POSITION AS OF SEPTEMBER 30, 2024 AND DECEMBER 31, 2023

(In thousands of Brazilian reais - R\$)

	Notes	Consolidated		Parent Company	
		9/30/24	12/31/23	9/30/24	12/31/23
Assets					
Current assets					
Cash and cash equivalents	3	404,091	396,515	155,571	389,057
Marketable securities	3	200,419	127,721	175,899	87,438
Receivables	4	410,887	349,756	128,831	108,812
Inventories	6	168,351	-	-	-
Recoverable taxes		37,836	36,398	29,641	26,597
Prepaid expenses		4,394	3,756	3,454	2,648
Derivative financial instruments	19 (a)	-	16,676	-	16,676
Other assets		3,429	2,195	874	1,026
Total current assets		1,229,407	933,017	494,270	632,254
Noncurrent assets					
Marketable securities	3	230,830	229,352	230,298	228,581
Derivative financial instruments	19 (a)	67,963	55,922	67,963	55,922
Receivables	4	335,262	362,852	23,316	73,038
Receivables from related parties	18	-	-	3,581	-
Prepaid expenses		12,792	8,934	709	1,256
Recoverable taxes		34,712	42,226	25,352	33,506
Deferred income tax and social contribution	11 (b)	111,902	114,024	111,902	114,024
Other assets		18,377	20,292	23,848	22,522
Total long-term realisable		811,838	833,602	486,969	528,849
Investments in subsidiaries and joint ventures	5	155,299	154,218	4,112,593	3,732,937
Investment property	6	4,463,939	4,308,118	1,051,982	964,667
Property and equipment	7	15,654	16,554	15,601	16,492
Intangible assets		11,304	8,936	11,304	8,936
Total noncurrent assets		5,458,034	5,321,428	5,678,449	5,251,881
Total assets		6,687,441	6,254,445	6,172,719	5,884,135
Liabilities and equity					
Current liabilities					
Suppliers		56,464	58,418	52,533	8,627
Loans, financing and debentures	8	292,358	240,843	292,076	240,843
Land payables	9	65,302	9,689	48,209	-
Advances from customers		251,354	446	672	53
Labor and social liabilities		17,759	15,427	12,174	11,186
Tax liabilities		39,027	26,162	20,362	17,922
Barters	10	77,443	100,567	18,336	4,924
Deferred taxes	11 (b)	13,112	13,194	1,111	3,597
Lease liability	13	782	765	782	765
Dividend payable	14 (c)	-	45,642	-	45,642
Intercompany payables	18	-	-	345,841	136,205
Other liabilities		31,747	17,123	1,877	1,921
Total current liabilities		845,348	528,276	793,973	471,685
Noncurrent liabilities					
Loans, financing and debentures	8	1,661,690	1,656,894	1,586,771	1,656,894
Barters	10	101,220	53,598	47,184	6,776
Deferred taxes	11 (b)	142,246	144,518	5,486	6,995
Land payables	9	12,975	2,896	12,975	-
Provisions for labor, tax and civil risks	12	1,021	1,325	269	285
Lease liability	13	174,348	117,954	8,557	8,888
Other liabilities		14,232	16,763	2,168	2,667
Total noncurrent liabilities		2,107,732	1,993,948	1,663,410	1,682,505
Total liabilities		2,953,080	2,522,224	2,457,383	2,154,190
Equity					
Paid-in capital		2,735,382	2,735,382	2,735,382	2,735,382
Treasury shares		(49,784)	(38,946)	(49,784)	(38,946)
Capital reserves		15,807	13,290	15,807	13,290
Earnings reserve		769,917	995,861	769,917	995,861
Retained earnings		244,014	-	244,014	-
Proposed additional dividends		-	24,358	-	24,358
Equity attributable to Company shareholders		3,715,336	3,729,945	3,715,336	3,729,945
Noncontrolling interests	14 (e)	19,025	2,276	-	-
Total equity		3,734,361	3,732,221	3,715,336	3,729,945
Total liabilities and equity		6,687,441	6,254,445	6,172,719	5,884,135

The accompanying notes are an integral part of these interim financial statements.

STATEMENTS OF PROFIT OR LOSS FOR THE THREE AND NINE MONTHS PERIODS ENDED SEPTEMBER 30, 2024 AND 2023

(In thousands of Brazilian reais - R\$, except earnings per share)

	Notes	Consolidated				Parent Company			
		2024		2023		2024		2023	
		3 rd quarter	nine months	3 rd quarter	nine months	3 rd quarter	nine months	3 rd quarter	nine months
Net revenue from lease and services provided	15	56,584	163,826	48,112	172,548	18,283	54,245	17,203	58,128
Costs of services provided - condominium management	16	(1,253)	(4,001)	(939)	(2,690)	(1,253)	(4,001)	(939)	(2,690)
Gross profit		55,331	159,825	47,173	169,858	17,030	50,244	16,264	55,438
Operating income (expenses)									
Selling expenses	16	(2,561)	(7,676)	(1,650)	(6,929)	(1,664)	(4,742)	(1,320)	(4,588)
General and administrative expenses	16	(8,721)	(27,197)	(8,604)	(26,398)	(7,053)	(23,005)	(7,337)	(22,686)
Management compensation	16	(2,343)	(7,017)	(2,241)	(5,860)	(2,343)	(7,017)	(2,241)	(5,860)
Changes in the fair value of investment property	6	113,396	297,413	109,790	225,982	5,053	5,053	5,313	1,102
Other operating income (expenses), net	16	(21,168)	(71,121)	(72,422)	(164,310)	(7,446)	(8,057)	(20,291)	(48,863)
Results from equity interest in investees	5	630	2,724	3,904	6,469	120,768	297,471	78,374	173,818
Income before financial income and taxes		134,564	346,951	75,950	198,812	124,345	309,947	68,762	148,361
Financial income (expenses)									
Financial expenses	17	(48,297)	(149,390)	(65,432)	(135,041)	(42,152)	(125,152)	(62,307)	(123,297)
Financial income	17	22,829	82,344	32,988	68,693	16,447	61,341	25,092	54,967
Income before taxes		109,096	279,905	43,506	132,464	98,640	246,136	31,547	80,031
Income tax and social contribution									
Current		(7,724)	(29,838)	(10,260)	(39,419)	-	-	-	-
Deferred	11	(4,261)	(5,768)	15,348	28,636	(1,656)	(2,122)	16,986	38,738
	11	(11,985)	(35,606)	5,088	(10,783)	(1,656)	(2,122)	16,986	38,738
Net income for the period		97,111	244,299	48,594	121,681	96,984	244,014	48,533	118,769
Net income attributable to:									
Shareholders of the Company		96,984	244,014	48,533	118,769				
Noncontrolling interests	14 (e)	127	285	61	2,912				
		97,111	244,299	48,594	121,681				
Earnings per share (In Reais - R\$):									
Basic	14 (f)	1.04604	2.50492	0.48645	1.18947	1.04604	2.50492	0.48645	1.18947
Diluted	14 (f)	1.03941	2.49146	0.48583	1.18889	1.03941	2.49146	0.48583	1.18889

The accompanying notes are an integral part of these interim financial statements.

STATEMENTS OF COMPREHENSIVE INCOME FOR THE THREE AND NINE MONTHS PERIODS ENDED SEPTEMBER 30, 2024 AND 2023

(In thousands of Brazilian reais - R\$)

	Consolidated				Parent Company			
	2024		2023		2024		2023	
	3 rd quarter	nine months	3 rd quarter	nine months	3 rd quarter	nine months	3 rd quarter	nine months
Net income for the period	97,111	244,299	48,594	121,681	96,984	244,014	48,533	118,769
Other components of comprehensive income	-	-	-	-	-	-	-	-
Total comprehensive income for the period	97,111	244,299	48,594	121,681	96,984	244,014	48,533	118,769
Comprehensive income attributable to:								
Shareholders of the Company	96,984	244,014	48,533	118,769				
Noncontrolling interests	127	285	61	2,912				
	97,111	244,299	48,594	121,681				

The accompanying notes are an integral part of these interim financial statements.

STATEMENTS OF CHANGES IN EQUITY FOR THE NINE MONTHS PERIODS ENDED SEPTEMBER 30, 2024 AND 2023

(In thousands of Brazilian reais - R\$)

	Paid-in capital			Capital reserves		Earnings reserves		Retained earnings	Proposed additional dividends	Equity attributable to Company shareholders (Parent Company)	Noncontrolling interests	Total (Consolidated)
	Subscript	Share issuance costs	Treasury shares	Share issuance costs	Recognized options granted	Legal	Earnings retention					
BALANCE AT DECEMBER 31, 2022	2,753,976	(18,594)	(51,552)	-	9,970	71,935	818,918	-	-	3,584,653	79,185	3,663,838
Net contributions from noncontrolling shareholders	-	-	-	-	-	-	-	-	-	-	(496)	(496)
Treasury shares:												
Purchased	-	-	(4,620)	-	-	-	-	-	-	(4,620)	-	(4,620)
Sold	-	-	1,063	-	-	-	(231)	-	-	832	-	832
Stock options	-	-	-	-	2,145	-	-	-	-	2,145	-	2,145
Capital transaction	-	-	-	-	-	-	(10,355)	-	-	(10,355)	(79,728)	(90,083)
Income of the period	-	-	-	-	-	-	-	118,769	-	118,769	2,912	121,681
BALANCE AT SEPTEMBER 30, 2023	2,753,976	(18,594)	(55,109)	-	12,115	71,935	808,332	118,769	-	3,691,424	1,873	3,693,297
BALANCE AT DECEMBER 31, 2023	2,753,976	(18,594)	(38,946)	-	13,290	81,544	914,317	-	24,358	3,729,945	2,276	3,732,221
Net contributions from noncontrolling shareholders	-	-	-	-	-	-	-	-	-	-	7,820	7,820
Treasury shares:												
Purchased	-	-	(228,138)	-	-	-	-	-	-	(228,138)	-	(228,138)
Canceled	-	-	217,300	-	-	-	(217,300)	-	-	-	-	-
Stock options	-	-	-	-	2,517	-	-	-	-	2,517	-	2,517
Proposed additional dividends	-	-	-	-	-	-	-	-	(24,358)	(24,358)	-	(24,358)
Capital transaction	-	-	-	-	-	-	(8,644)	-	-	(8,644)	8,644	-
Net income for the period	-	-	-	-	-	-	-	244,014	-	244,014	285	244,299
BALANCE AT SEPTEMBER 30, 2024	2,753,976	(18,594)	(49,784)	-	15,807	81,544	688,373	244,014	-	3,715,336	19,025	3,734,361

The accompanying notes are an integral part of these interim financial statements.

STATEMENTS OF CASH FLOWS FOR THE NINE MONTHS PERIODS ENDED SEPTEMBER 30, 2024 AND 2023 - INDIRECT METHOD

(In thousands of Brazilian reais - R\$)

	Notes	Consolidated		Parent Company	
		nine months of		nine months of	
		2024	2023	2024	2023
Cash flows from operating activities					
Net Income for the period		244,299	121,681	244,014	118,769
Adjustments to reconcile net income to net cash generated by (used in)					
operating activities:					
Depreciation	16	4,067	2,798	2,145	1,359
Results from equity participation	5	(2,724)	(6,469)	(297,471)	(173,818)
Amortization of prepaid expenses		1,165	1,366	240	364
Allowance for expected credit loss		583	497	99	38
Provisions for labor, tax and civil risks		169	-	8	-
Financial result		93,436	103,098	84,369	96,634
Results on sale of partial equity interest in subsidiary	16	67,152	159,287	7,043	48,780
Deferred taxes		(16,038)	(34,068)	(4,366)	(39,596)
Changes in the fair value of investment property	6	(297,945)	(223,920)	(5,053)	(1,102)
Stock options	16	2,517	2,145	2,517	2,145
		96,681	126,415	33,545	53,573
(Increase) decrease in operating assets:					
Trade accounts receivable		(6,499)	34,988	(47,599)	8,305
Recoverable taxes		6,076	(8,796)	5,110	4,179
Prepaid expenses		(5,661)	3,072	(499)	(940)
Other assets		681	(3,555)	(1,174)	(14,898)
Increase (decrease) in operating liabilities:					
Suppliers		(1,954)	(14,870)	43,906	1,469
Labor and social liabilities		2,332	1,798	988	(59)
Tax liabilities		18,565	14,215	843	(10,657)
Intercompany payables		-	-	209,636	350,650
Other liabilities		(34,633)	(39,600)	(2,752)	(22,000)
Amounts paid for civil, labor and tax risks		(473)	-	(24)	-
Income tax and social contribution paid		(20,366)	(37,073)	-	-
Cash provided by operating activities		54,749	76,594	241,980	369,622
Cash flows from investing activities					
Increase in marketable securities		(1,018,069)	(633,734)	(865,977)	(436,034)
Decrease in marketable securities		981,554	719,071	810,087	541,903
Increase in / acquisition of investments		(607)	(2,517)	(342,613)	(410,872)
Dividends received from subsidiaries	5 (c)	2,250	1,500	313,602	206,384
Acquisition of investment properties		(592,525)	(401,541)	(8,388)	(7,698)
Receipt for the sale of subsidiaries / assets		993,551	706,404	118,715	156,773
Advances to related companies		-	-	(79,019)	-
Receipts from related companies		-	-	78,061	5,401
Other		(5,300)	(4,876)	(3,387)	(3,421)
Net cash provided by investing activities		360,854	384,307	21,081	52,436
Cash flows from financing activities					
Proceeds from loans, financing and debentures, net		271,787	242,011	198,582	242,011
Amortization of loans, financing and debentures	8 (a)	(188,599)	(172,920)	(188,599)	(154,593)
Interest paid		(180,091)	(204,740)	(179,210)	(202,448)
Capital transactions		-	-	(8,644)	-
Lease payments	13	(817)	(493)	(549)	(493)
Dividend paid	14 (c)	(70,000)	(91,692)	(70,000)	(91,692)
(Payment) receipt on derivative financial instrument		(19,989)	(89,534)	(19,989)	(89,534)
Disposal (acquisition) of treasury shares	14 (b)	(228,138)	(3,788)	(228,138)	(3,788)
Contributions from noncontrolling shareholders	14 (e)	7,820	(496)	-	-
Net cash used in financing activities		(408,027)	(321,652)	(496,547)	(300,537)
Increase (decrease) in cash and cash equivalents		7,576	139,249	(233,486)	121,521
Cash and cash equivalents					
At the beginning of the period		396,515	297,733	389,057	295,841
At the end of the period		404,091	436,982	155,571	417,362
Increase (decrease) in cash and cash equivalents		7,576	139,249	(233,486)	121,521

The accompanying notes are an integral part of these interim financial statements.

STATEMENTS OF VALUE ADDED FOR THE NINE MONTHS PERIODS ENDED SEPTEMBER 30, 2024 AND 2023 (In thousands of Brazilian reais - R\$)

	Notes	Consolidated		Parent Company	
		nine months of		nine months of	
		2024	2023	2024	2023
Revenue:					
Revenues from lease and services provided		173,550	182,961	59,986	64,349
Other revenue		(39,494)	(92,327)	(3,419)	(13,936)
Changes in the fair value of investment property	6	297,945	223,920	5,053	1,102
Revenue from construction of own assets		688,477	463,688	8,388	7,208
Allowance for expected credit loss		(583)	(497)	(99)	(38)
		1,119,895	777,745	69,909	58,685
Inputs purchased from third-parties (includes the taxes ICMS, IPI, PIS AND COFINS)					
Supplies, power, outside services and other items		(563,256)	(345,162)	(33,266)	(35,843)
		(563,256)	(345,162)	(33,266)	(35,843)
Gross added value					
		556,639	432,583	36,643	22,842
Depreciation					
	16	(4,067)	(2,798)	(2,145)	(1,359)
Net wealth created					
		552,572	429,785	34,498	21,483
Added value received in transfer					
Results from equity interest in investees	5	2,724	6,469	297,471	173,818
Financial income		85,051	71,222	63,960	57,475
		87,775	77,691	361,431	231,293
Total wealth for distribution					
		640,347	507,476	395,929	252,776
Wealth distributed					
Personnel:					
Salaries and wages		62,625	48,578	26,734	24,025
Benefits		48,628	38,251	21,476	19,740
Severance pay fund (FGTS)		11,417	8,333	4,379	3,449
		2,580	1,994	879	836
Taxes and fares:					
		93,503	104,504	19,756	(542)
Federal		90,168	102,251	19,602	(1,006)
State		1	-	-	-
Municipal		3,334	2,253	154	464
Lenders and lessors:					
		239,920	232,713	105,425	110,524
Interest		183,126	190,630	102,811	108,055
Rentals / Leases		56,573	41,797	2,575	2,400
Other		221	286	39	69
Shareholders:					
		244,299	121,681	244,014	118,769
Retained earnings		244,014	118,769	244,014	118,769
Noncontrolling interests	14 (g)	285	2,912	-	-
Wealth distributed					
		640,347	507,476	395,929	252,776

The accompanying notes are an integral part of these interim financial statements.



LOG Commercial Properties e Participações S.A.

Notes to the Interim Condensed Financial Statements

September 30, 2024

In thousands of Brazilian reais - R\$, except if otherwise stated.

1. General information

LOG Commercial Properties e Participações S.A. ("Company") is a publicly traded corporation listed in B3 S.A (B3), with its head office at 621 Professor Mário Werneck Ave., 10th floor, Belo Horizonte city, Minas Gerais, by CNPJ (taxpayer identification number) 09.041.168/0001-10. The Company was incorporated on September 10, 2008 and is engaged in the following activities: (i) management of own and third party assets; (ii) rendering engineering and construction services for residential and/or commercial properties; (iii) development, construction, rent and related services, including real estate consulting, on own or third-party residential and/or commercial buildings, mainly warehouses; and (iv) holding interests in other entities, either as partner or shareholder.

Projects are developed by LOG Commercial Properties e Participações S.A., its subsidiaries and joint ventures ("Group"), which are primarily engaged in the construction and rent (operating leases) of industrial warehouses and, to a lesser extent: development and sale of industrial lots and management services for its own and third-party condominiums. Delivered and managed projects are located in the States of Minas Gerais, São Paulo, Espírito Santo, Paraná, Rio de Janeiro, Goiás, Ceará, Pará, Sergipe, Bahia, Alagoas, Rio Grande do Norte, Rio Grande do Sul, Mato Grosso do Sul and Distrito Federal.

The Group maintains strong planning for expansion of its activities and, therefore, keep constant assessment of the financial market aiming at the best opportunities to obtain resources to execute its business plan.

2. Presentation of financial statements, significant accounting policies and new accounting standards

2.1 Presentation of condensed interim financial statements

The Company's interim financial statements comprise:

- The condensed Consolidated financial statements prepared in accordance with CPC 21 (R1) - Demonstração Intermediária (Interim Financial Reporting) and IAS 34 Interim Financial Reporting issued by the International Accounting Standards Board (IASB), identified as Consolidated; and
- The condensed Parent Company financial statements prepared in accordance with CPC 21 (R1) - Demonstração Intermediária (Interim Financial Reporting), identified as Parent Company.

The Parent Company interim financial statements are not considered in conformity with International Financial Reporting Standards (IFRS) because borrowing costs on investees' qualifying assets are capitalized.

Other information in relation to basis of preparation and basis of presentation, did not significantly change in relation to the information disclosed in Note 2 to the financial statements for the year ended December 31, 2023.

2.2 Significant accounting policies

The accounting policies applied in this quarterly information are the same as those applied in the Group's financial statements for the year ended December 31, 2023.

2.3 Adoption of new standards

There are no standards and interpretations, which are valid for the annual periods beginning on or after January 1st, 2024 which had material effects on the Group's financial statements. The Group decided not to early adopt any other standard, interpretation or amendment that have been issued, but are not yet in force.

3. Cash and cash equivalents and marketable securities

Breakdown is as follows:

	Consolidated		Parent Company	
	9/30/24	12/31/23	9/30/24	12/31/23
<u>Cash and cash equivalents:</u>				
Cash	1,087	31	1,087	31
Bank accounts	717	1,492	244	924
Short-term investments:				
Bank certificates of deposit (CDB)	676	6,890	-	-
Unrestricted investment funds	8,350	388,102	8,350	388,102
Securities with repurchase agreement backed by debentures	393,261	-	145,890	-
Total cash and cash equivalents	404,091	396,515	155,571	389,057

	Consolidated		Parent Company	
	9/30/24	12/31/23	9/30/24	12/31/23
<u>Marketable securities:</u>				
Restricted investment funds [1]	431,249	357,073	406,197	316,019
Total marketable securities	431,249	357,073	406,197	316,019
Current	200,419	127,721	175,899	87,438
Noncurrent	230,830	229,352	230,298	228,581
	431,249	357,073	406,197	316,019

[1] The Group established restricted investment funds, managed by banks, responsible for the custody of the assets and financial settlement of its transactions. The established funds aim at yielding interest equivalent to DI rate and invest in government and other banks securities, which in turn invest primarily in fixed-income securities.

Short-term investments and marketable securities yielded interest equivalent to 97.5% of DI rate in Consolidated and 98.2% DI rate in Parent Company in the nine-month period ended September 30, 2024 (89.3% of DI rate in Consolidated and in Parent Company for the same period of 2023).

The breakdown of the restricted investment fund's portfolio, proportionately to the units held by the Company and subsidiaries is as follows:

	Consolidated		Parent Company	
	9/30/24	12/31/23	9/30/24	12/31/23
Securities with repurchase agreement	981	3,013	329	1,491
Bank certificates of deposit (CDB)	43,196	1,645	42,586	814
Investment funds	39,236	16,583	38,486	13,402
Debentures	39,816	24,331	31,848	13,473
Private bonds	40,915	27,028	34,886	16,113
Public securities:				
Financial Treasury Bills (LFT)	22,421	14,040	18,723	6,949
National Treasury Notes - B (NTN-B)	230,809	229,352	230,276	228,582
National Treasury Bills (LTN)	7,213	11,760	2,420	5,821
Others	6,662	29,321	6,643	29,374
Total	431,249	357,073	406,197	316,019

The Company assessed the credit risk of the counterparty of its financial investments as described in Note 19.

Other information on cash and marketable securities did not significantly change in relation to the information disclosed in Note 3 to the financial statements for the year ended December 31, 2023.

4. Trade receivables

Trade receivables, net of adjustment to present value, are broken down as follows:

	Consolidated		Parent Company	
	9/30/24	12/31/23	9/30/24	12/31/23
Sale of equity interest / assets	676,598	648,504	80,687	153,781
Rentals	68,475	57,086	14,094	14,725
Condominium administration	1,408	1,260	1,408	1,260
Others (*)	11,666	17,173	59,521	15,548
	758,147	724,023	155,710	185,314
Allowance for expected credit loss	(11,998)	(11,415)	(3,563)	(3,464)
Total	746,149	712,608	152,147	181,850
Current	410,887	349,756	128,831	108,812
Noncurrent	335,262	362,852	23,316	73,038
	746,149	712,608	152,147	181,850

(*) Others refer substantially to condominium reimbursements and accounts receivable from partners in projects.

Condominium administration refers to the provision of management services for its own condominiums.

Trade receivables from the sale of equity interest and assets are as follows:

	Consolidated		Parent Company	
	9/30/24	12/31/23	9/30/24	12/31/23
Seattle I (*)	221,698	350,847	36,950	58,475
Seattle II (*)	61,804	98,051	-	-
Seattle III (*)	218,207	-	-	-
LGCP11 (*)	78,603	64,023	26,784	15,556
Roma (*)	79,333	-	-	-
Toronto	-	48,680	-	31,555
SPE LOG PIB Meli	-	38,708	-	-
Torino	-	27,196	-	27,196
SPE LOG SJC Sony (Note 18 [5])	11,975	12,700	11,975	12,700
Plaza Top Life	4,978	8,299	4,978	8,299
	676,598	648,504	80,687	153,781
Current	380,333	315,178	70,370	94,708
Noncurrent	296,265	333,326	10,317	59,073
	676,598	648,504	80,687	153,781

(*) Updated by IPCA.

The table below shows the aging list of trade receivables:

	Consolidated		Parent Company	
	9/30/24	12/31/23	9/30/24	12/31/23
In due:				
Up to 12 months	410,503	347,712	128,846	106,449
After 12 months	335,262	362,852	23,316	73,038
	745,765	710,564	152,162	179,487
Past due:				
Up to 30 days	141	2,458	12	2,934
31 to 90 days	39	135	528	174
More than 90 days	12,202	10,866	3,008	2,719
	12,382	13,459	3,548	5,827
Total	758,147	724,023	155,710	185,314



Changes in the allowance for expected credit loss for the nine-month period ended September 30, 2024 and 2023 are as follows, carried out on the balances of trade receivable from rentals:

	Consolidated		Parent Company	
	nine months of		nine months of	
	2024	2023	2024	2023
Opening balance	(11,415)	(10,694)	(3,464)	(3,276)
Additions	(583)	(646)	(99)	(187)
Reversals	-	149	-	149
Closing balance	(11,998)	(11,191)	(3,563)	(3,314)

Future minimum rental receivables under non-cancellable operating leases are as follows:

	Consolidated		Parent Company	
	9/30/24	12/31/23	9/30/24	12/31/23
12 months	247,927	234,413	50,366	48,011
13 to 24 months	264,173	234,899	36,748	42,106
25 to 36 months	232,478	211,176	24,883	33,093
37 to 48 months	195,628	176,656	13,065	19,862
49 to 60 months	165,345	137,303	6,744	12,568
After 60 months	322,191	413,609	12,031	31,550
Total	1,427,742	1,408,056	143,837	187,190

Other information on cash did not significantly change in relation to the information disclosed in Note 4 to the financial statements for the year ended December 31, 2023.

5. Investment in subsidiaries and joint ventures

a) Main information on each investment is summarized below:

	Equity interest		Information on investees		Investment	
			Equity		9/30/24	12/31/23
	9/30/24	12/31/23	9/30/24	12/31/23		
Joint ventures:						
Loteamento Betim	50.00%	50.00%	147,119	144,745	73,560	72,373
LOG SJC Sony	64.97%	64.97%	109,641	109,636	71,234	71,231
Others			833	2,231	263	372
Capitalized interest (a)			-	-	10,242	10,242
Total joint ventures - Consolidated			257,593	256,612	155,299	154,218
Subsidiaries:						
LOG I	100.00%	100.00%	141,374	147,289	141,374	147,289
LOG II	100.00%	100.00%	59,676	59,222	59,676	59,222
LOG Jundiá	100.00%	100.00%	96,235	95,777	96,235	95,777
LOG Goiânia	100.00%	100.00%	121,711	144,785	121,711	144,785
LOG Hortolândia	100.00%	100.00%	142,148	139,458	142,148	139,458
LOG SJP	100.00%	100.00%	19,592	18,323	19,592	18,323
LOG Juiz de Fora	100.00%	100.00%	140,723	120,887	140,723	120,887
LOG Feira de Santana	100.00%	100.00%	40,890	40,839	40,890	40,839
LOG Fortaleza	100.00%	100.00%	150,753	150,928	150,753	150,927
LOG Via Expressa	100.00%	100.00%	139,527	176,019	139,527	176,019
LOG Viana	100.00%	100.00%	125,555	135,867	125,555	135,867
LOG Londrina	100.00%	100.00%	33,743	61,847	33,743	61,847
LOG Itatiaia	100.00%	100.00%	66,616	65,431	66,616	65,431
LOG Aracajú	100.00%	100.00%	29,565	30,421	29,565	30,421
LOG Extrema	97.48%	97.48%	621	1,713	605	1,670
LOG Uberaba	100.00%	100.00%	47,685	47,380	47,685	47,380
LOG Itaitinga I	100.00%	100.00%	114,726	113,941	114,726	113,940
LOG Recife	100.00%	100.00%	171,427	299,535	171,427	299,535
LOG Itapeva	100.00%	100.00%	122,223	122,121	122,223	122,121
LOG PIB Meli	100.00%	100.00%	4,791	36,454	4,791	36,454
LOG Salvador	100.00%	100.00%	210,965	283,506	210,965	283,506
LOG Maceió	100.00%	100.00%	116,323	107,315	116,323	107,315
LOG Sumaré	100.00%	100.00%	34	34	34	34
LOG SJRP	100.00%	100.00%	23,833	23,400	23,833	23,400
LOG Macaé	100.00%	100.00%	14,293	14,138	14,293	14,138
LOG RP	100.00%	100.00%	94,344	56,186	94,344	56,186
LOG Viana II	100.00%	100.00%	178,353	179,181	178,353	179,181
LOG Natal	100.00%	100.00%	104,468	57,278	104,468	57,278
LOG Contagem IV	100.00%	100.00%	139,149	106,020	139,149	106,020
LOG Campo Grande	100.00%	100.00%	132,172	45,249	132,172	45,249
LOG Brasília	100.00%	100.00%	172,985	148,169	172,985	148,169
LOG Cuiabá	100.00%	100.00%	50,000	18,467	50,000	18,467
LOG Joinville	100.00%	100.00%	38,594	1,349	38,594	1,349
LOG Itaitinga II	100.00%	100.00%	359,162	272,928	359,162	272,928
LOG Goiânia III	100.00%	100.00%	67,320	1,259	67,320	1,259
LOG Betim III	100.00%	100.00%	2	-	2	-
LOG Gravataí II	100.00%	100.00%	28,493	2	28,493	2
LOG São Bernardo do Campo	100.00%	100.00%	72,108	70,313	72,108	70,313
LOG Contagem V	100.00%	100.00%	435	48	435	48
LOG São José dos Pinhais II	100.00%	100.00%	59,906	24,078	59,906	24,078
LOG Recife II	100.00%	100.00%	170,571	46,246	170,571	46,246
LOG João Pessoa	100.00%	0.00%	37,814	-	37,814	-
LDI	100.00%	100.00%	1,358	1,333	1,358	1,333
LE Empreendimentos	85.52%	98.08%	131,272	116,260	112,259	114,028
Capitalized interest (a)			-	-	2,788	-
Total subsidiaries			3,973,535	3,580,996	3,957,294	3,578,719
Total Parent Company			4,231,128	3,837,608	4,112,593	3,732,937

(a) Amount related to the capitalized financial charges on loans, financing, and debentures taken by the Company for the acquisition/development of its investees' investment properties and industrial subdivision (Note 2.2 (e)) to the financial statements for the year ended December 31, 2023).

	Equity interest		Information on investees				Results from equity participation for the			
			Net income (loss) for the				the			
			3 rd quarter of		nine months of		3 rd quarter of		nine months of	
			9/30/24	9/30/23	2024	2023	2024	2023	2024	2023
Loteamento Betim	50.00%	50.00%	1,649	8,585	5,758	14,750	825	4,293	2,879	7,375
LOG SJC Sony	64.97%	64.97%	(26)	(21)	(71)	(58)	(17)	(14)	(46)	(38)
Others			(1,069)	(927)	(655)	(2,074)	(178)	(154)	(109)	(346)
Capitalized interest (a)			-	-	-	-	-	(221)	-	(522)
			554	7,637	5,032	12,618	630	3,904	2,724	6,469
LOG I	100.00%	100.00%	5,084	5,364	9,663	10,800	5,084	5,364	9,663	10,800
LOG II	100.00%	100.00%	879	828	2,508	2,395	879	828	2,508	2,395
LOG Jundiá	100.00%	100.00%	1,771	1,126	3,472	3,239	1,771	1,126	3,472	3,239
LOG Goiânia	100.00%	100.00%	(4,360)	5,652	151	10,730	(4,360)	5,652	151	10,730
LOG Hortolândia	100.00%	100.00%	2,411	2,636	7,262	6,663	2,411	2,636	7,262	6,663
LOG SJP	100.00%	100.00%	264	(2,608)	1,269	(4,840)	264	(2,608)	1,269	(4,840)
LOG Juiz de Fora	100.00%	100.00%	2,493	1,312	6,176	5,324	2,493	1,312	6,176	5,324
LOG Feira de Santana	100.00%	100.00%	626	551	1,856	1,600	626	551	1,856	1,600
LOG Fortaleza	100.00%	100.00%	2,316	2,257	6,985	6,285	2,316	2,257	6,985	6,285
LOG Via Expressa	100.00%	100.00%	575	2,494	(15,635)	6,877	575	2,494	(15,635)	6,877
LOG Viana	100.00%	100.00%	(2,801)	2,844	997	7,425	(2,801)	2,844	997	7,425
LOG Londrina	100.00%	100.00%	306	(25,210)	282	(23,217)	306	(25,210)	282	(23,217)
LOG Itatiaia	100.00%	100.00%	955	978	2,775	2,586	955	978	2,775	2,586
LOG Aracajú	100.00%	100.00%	136	(14,741)	(856)	(12,489)	136	(14,741)	(856)	(12,489)
LOG Extrema	97.48%	97.48%	26	9	(1,092)	1,031	25	9	(1,064)	1,005
LOG Uberaba	100.00%	100.00%	750	677	2,244	1,910	750	677	2,244	1,910
LOG Itaitinga I	100.00%	100.00%	619	1,832	520	(34,219)	619	1,832	520	(34,219)
LOG Recife	100.00%	100.00%	1,037	2,869	533	(17,278)	1,037	2,869	533	(19,361)
LOG Itapeva	100.00%	100.00%	1,694	1,604	4,949	4,817	1,694	1,604	4,949	4,817
LOG PIB Meli	100.00%	100.00%	(83)	191	642	(5,123)	(83)	191	642	(5,123)
LOG Salvador	100.00%	100.00%	1,096	7,814	(17,194)	19,586	1,096	7,814	(17,194)	19,586
LOG Maceió	100.00%	100.00%	1,766	4,167	6,438	5,157	1,766	4,167	6,438	5,157
LOG Sumaré	100.00%	100.00%	-	1	-	1	-	1	-	1
LOG SJRP	100.00%	100.00%	(27)	(21)	(72)	(58)	(27)	(21)	(72)	(58)
LOG Macaé	100.00%	100.00%	(26)	(21)	(71)	(58)	(26)	(21)	(71)	(58)
LOG RP	100.00%	100.00%	6,805	934	6,759	2,973	6,805	934	6,759	2,973
LOG Viana II	100.00%	100.00%	2,163	2,224	6,308	14,061	2,163	2,224	6,308	14,061
LOG Natal	100.00%	100.00%	3,019	883	8,076	2,229	3,019	883	8,076	2,229
LOG Contagem IV	100.00%	100.00%	1,404	2,242	7,617	6,692	1,404	2,242	7,617	6,692
LOG Campo Grande	100.00%	100.00%	2,339	487	43,042	17,879	2,339	487	43,042	17,879
LOG Brasília	100.00%	100.00%	1,278	1,260	4,855	1,640	1,278	1,260	4,855	1,640
LOG Cuiabá	100.00%	100.00%	1,095	17,333	1,458	17,295	1,095	17,333	1,458	17,295
LOG Joinville	100.00%	100.00%	66	(21)	35,724	(57)	66	(21)	35,724	(57)
LOG Itaitinga II	100.00%	100.00%	6,140	4,122	13,135	11,875	6,140	4,122	13,135	11,875
LOG Goiânia III	100.00%	100.00%	(1,211)	(1)	61,507	(2)	(1,211)	(1)	61,507	(2)
LOG Betim III	100.00%	100.00%	-	(1)	(2)	(2)	-	(1)	(2)	(2)
LOG Gravataí II	100.00%	100.00%	28,017	(1)	28,015	(2)	28,017	(1)	28,015	(2)
LOG São Bernardo do Campo	100.00%	100.00%	56	(2,754)	1,665	57,424	56	(2,754)	1,665	57,424
LOG Contagem V	100.00%	100.00%	(1)	(1)	(2)	(2)	(1)	(1)	(2)	(2)
LOG São José dos Pinhais II	100.00%	100.00%	1,000	21,918	1,574	21,918	1,000	21,918	1,574	21,918
LOG Recife II	100.00%	100.00%	64,845	44,858	66,413	44,858	64,845	44,858	66,413	44,858
LOG João Pessoa	100.00%	0.00%	119	-	32,750	-	119	-	32,750	-
LOG Teresina	0.00%	0.00%	-	61	-	-	-	-	-	(61)
LDI	100.00%	100.00%	24	36	24	64	24	36	24	64
LE Empreendimentos	85.52%	98.08%	879	18	2,702	37,780	752	18	2,385	37,055
Capitalized interest (a)			-	-	-	-	(15,278)	(21,671)	(50,386)	(65,523)
Total subsidiaries			135,544	96,202	345,422	235,767	120,138	74,470	294,747	167,349
Total Parent Company			136,098	103,839	350,454	248,385	120,768	78,374	297,471	173,818

(a) Amount related to the capitalized financial charges on loans, financing, and debentures taken by the Company for the acquisition/development of its investees' investment properties and industrial subdivision (Note 2.2 (e) to the financial statements for the year ended December 31, 2023).

b) Joint ventures:

Summarized financial information of the joint ventures is as follows:

	Loteamento Betim		LOG SJC Sony	
	9/30/24	12/31/23	9/30/24	12/31/23
Cash and cash equivalents and marketable securities	231	4,524	3	3
Trade receivables	8,044	4,801	-	-
Inventories	42,023	39,901	-	-
Other current assets	17	24	-	-
Total current	50,315	49,250	3	3
Trade receivables	9,729	7,056	-	-
Inventories	95,328	95,596	-	-
Investment property	-	-	113,600	113,601
Other noncurrent assets	2	-	-	-
Total noncurrent assets	105,059	102,652	113,600	113,601
Total assets	155,374	151,902	113,603	113,604
Current liabilities	7,938	6,908	9	14
Noncurrent liabilities	317	249	3,953	3,954
Equity	147,119	144,745	109,641	109,636
Liabilities and equity	155,374	151,902	113,603	113,604

	Loteamento Betim		LOG SJC Sony	
	nine months of		nine months of	
	2024	2023	2024	2023
Operating revenue	11,142	23,116	-	-
Cost of products and services	(4,942)	(7,661)	-	-
Other operating expenses	(171)	(36)	(70)	(57)
Financial income (expenses)	44	88	(1)	(1)
Income tax and social contribution	(315)	(757)	-	-
Net income (loss)	5,758	14,750	(71)	(58)

c) Changes in the balance of investments in subsidiaries and joint ventures in the nine-month period ended September 30, 2024, and 2023 are as follows:

	Startup date	Opening balances	Capital contributions (reversals)	Results from equity interest in investees	Dividends received	Other	Closing balances
Nine month period ended September 30, 2024:							
Joint ventures:							
Loteamento Betim	3/18	72,373	558	2,879	(2,250)	-	73,560
LOG SJC Sony	-	71,231	49	(46)	-	-	71,234
Others	-	372	-	(109)	-	-	263
Capitalized interest (a)		10,242	-	-	-	-	10,242
Total joint ventures - Consolidated		154,218	607	2,724	(2,250)	-	155,299
Subsidiaries:							
LOG I	2/09	147,289	2,414	9,663	(17,992)	-	141,374
LOG II	3/11	59,222	1,123	2,508	(3,177)	-	59,676
LOG Jundiaí	4/11	95,777	1,130	3,472	(4,144)	-	96,235
LOG Goiânia	4/12	144,785	3,461	151	(26,686)	-	121,711
LOG Hortolândia	9/12	139,458	2,081	7,262	(6,653)	-	142,148
LOG SJP	4/13	18,323	-	1,269	-	-	19,592
LOG Juiz de Fora	6/13	120,887	17,550	6,176	(3,890)	-	140,723
LOG Feira de Santana	6/13	40,839	497	1,856	(2,302)	-	40,890
LOG Fortaleza	8/13	150,927	2,476	6,985	(9,635)	-	150,753
LOG Via Expressa	11/13	176,019	967	(15,635)	(21,824)	-	139,527
LOG Viana	4/14	135,867	(2,569)	997	(8,740)	-	125,555
LOG Londrina	6/14	61,847	14	282	(28,400)	-	33,743
LOG Itatiaia	7/14	65,431	1,406	2,775	(2,996)	-	66,616
LOG Aracajú	10/18	30,421	-	(856)	-	-	29,565
LOG Extrema	10/19	1,670	(1)	(1,064)	-	-	605
LOG Uberaba	9/20	47,380	821	2,244	(2,760)	-	47,685
LOG Itaitinga I	9/21	113,940	266	520	-	-	114,726
LOG Recife	5/22	299,535	(128,641)	533	-	-	171,427
LOG Itapeva	8/22	122,121	1,135	4,949	(5,982)	-	122,223
LOG PIB Meli	8/22	36,454	(32,305)	642	-	-	4,791
LOG Salvador	6/23	283,506	21,397	(17,194)	(76,744)	-	210,965
LOG Maceió	6/23	107,315	10,113	6,438	(7,543)	-	116,323
LOG Sumaré	-	34	-	-	-	-	34
LOG SJRP	-	23,400	520	(72)	(15)	-	23,833
LOG Macaé	-	14,138	226	(71)	-	-	14,293
LOG RP	-	56,186	34,719	6,759	(3,320)	-	94,344
LOG Viana II	4/23	179,181	5,055	6,308	(12,191)	-	178,353
LOG Natal	2/24	57,278	39,283	8,076	(169)	-	104,468
LOG Contagem IV	6/24	106,020	25,659	7,617	(147)	-	139,149
LOG Campo Grande	9/24	45,249	44,125	43,042	(244)	-	132,172
LOG Brasília	12/23	148,169	23,042	4,855	(3,081)	-	172,985
LOG Cuiabá	-	18,467	30,558	1,458	(483)	-	50,000
LOG Joinville	-	1,349	1,524	35,724	(3)	-	38,594
LOG Itaitinga II	7/23	272,928	75,628	13,135	(2,529)	-	359,162
LOG Goiânia III	-	1,259	4,628	61,507	(74)	-	67,320
LOG Betim III	-	-	4	(2)	-	-	2
LOG Gravataí II	-	2	476	28,015	-	-	28,493
LOG São Bernardo do Campo	-	70,313	59,758	1,665	(59,628)	-	72,108
LOG Contagem V	-	48	389	(2)	-	-	435
LOG São José dos Pinhais II	-	24,078	34,254	1,574	-	-	59,906
LOG Recife II	-	46,246	57,912	66,413	-	-	170,571
LOG João Pessoa	-	-	5,064	32,750	-	-	37,814
LDI	-	1,333	1	24	-	-	1,358
LE Empreendimentos	3/24	114,028	(4,154)	2,385	-	-	112,259
Capitalized interest (a)		-	-	(50,386)	-	53,174	2,788
Total subsidiaries		3,578,719	342,006	294,747	(311,352)	53,174	3,957,294
Total Parent Company		3,732,937	342,613	297,471	(313,602)	53,174	4,112,593
Nine month period ended September 30, 2023:							
Total Consolidated		148,084	2,517	6,469	(1,500)	-	155,570
Total Parent Company		3,335,020	410,872	173,818	(206,384)	55,168	3,768,494

(a) Amount related to the capitalized financial charges on loans, financing, and debentures taken by the Company for the acquisition/development of its investees' investment properties and industrial subdivision (Note 2.2 (e) to the financial statements for the year ended December 31, 2023).

Other information on Interests in subsidiaries and joint ventures did not significantly change from the information disclosed in Note 5 to the financial statements for the year ended December 31, 2023.

6. Investment property

Investment property consists of properties held to generate rental revenue or for appreciation in value (including construction in progress) and are broken down as follows:

	Consolidated		Parent Company	
	9/30/24	12/31/23	9/30/24	12/31/23
Industrial warehouses	4,463,939	4,306,018	1,051,982	962,567
Strip malls	-	2,100	-	2,100
Total	4,463,939	4,308,118	1,051,982	964,667

Changes in balances of investment property for the nine-month period ended September 30, 2024, and 2023 were as follows:

	Consolidated		Parent Company	
	nine months of		nine months of	
	2024	2023	2024	2023
Opening balance	4,308,118	4,878,721	964,667	1,285,418
Additions	686,620	341,283	157,971	7,697
Right-of-use of land [1]	48,411	(1,436)	-	-
Capitalized interest (Note 8 (d))	50,386	65,523	-	-
Sale of assets [3]	(510,100)	(1,159,870)	(2,106)	(156,069)
Transfer to inventories	(165,563)	-	-	-
Transfer to noncurrent assets available for sale	(251,878)	(165,000)	(39,782)	(106,620)
Write-off due to spin-off in subsidiary	-	(92,022)	-	-
Transfer of investment properties to SPE	-	-	(33,821)	(81,538)
Changes in fair value [2]	297,945	223,920	5,053	1,102
Closing balance	4,463,939	4,091,119	1,051,982	949,990

[1] Right-of-use of land, which will be amortized using the straight-line basis and remeasured at each reporting date, see Note 13.

[2] Refers to the fair value valuation of LOG João Pessoa, LOG Joinville, LOG Goiânia III, LOG Campo Grande, LOG Gravataí II, LOG Recife II and LOG RP due to the start of works and annual fair value assessment of LOG I, LOG Rio Campo Grande, LOG Gaiolli and LOG Viana.

[3] Write-off due to asset sale as disclosed in the "Sale of assets" table in this note.

Effects of changes in the fair value of investment property on profit or loss, net of PIS/COFINS deferred taxes are as follows:

	Consolidated		Parent Company	
	nine months of		nine months of	
	2024	2023	2024	2023
Changes in fair value of investment property	297,945	223,920	5,053	1,102
Deferred PIS/COFINS	(532)	2,062	-	-
Changes in fair value of investment property in profit or loss	297,413	225,982	5,053	1,102

Fair value of the investment properties has been determined on September 30, 2024, as follows:

- Completed projects: the discounted cash flow assumptions described in the financial statements of December 31, 2023, were maintained, except for cases that suffer significant changes, for which new valuations were performed.
- Projects under construction: the discounted cash flow assumptions described in the financial statements of December 31, 2023, were maintained, increased by the construction cost incurred in the nine-month period ended September 30, 2024, except for cases that suffer significant changes, for which new valuations were performed.

- Land purchased: the amounts were assessed, and the fair values determined in the financial statements of December 31, 2023, were maintained, increased by the construction costs incurred in the nine-month period ended September 30, 2024.
- Acquisition of new plot land: stated at the acquisition cost increased by the construction costs incurred in the nine-month period ended September 30, 2024, when applicable.

Sale of assets

In the nine-month period ended on September 30, 2024, assets were sold, as shown below:

	Effect on results						Total
	Plaza Tapajós	Seattle III		LGCP11		Roma	
		LOG Via Expressa	LOG Salvador	LOG Gaiolli	LOG Viana	LOG Goiânia	
Sales revenue and other related revenue	1,950	176,403	341,489	39,562	76,755	135,017	771,176
Investment property write-off	(2,106)	(181,366)	(326,628)	(39,782)	(76,963)	(135,133)	(761,978)
PIS and COFINS	(180)	(6,439)	(12,464)	(3,659)	(2,802)	(4,928)	(30,472)
Others costs [1]	(13)	(10,440)	(27,563)	(2,815)	(2,304)	(2,743)	(45,878)
Other operating income (expenses), net	(349)	(21,842)	(25,166)	(6,694)	(5,314)	(7,787)	(67,152)
Income tax and social contribution	(467)	(2,282)	(6,953)	-	(1,197)	(1,863)	(12,762)
PIS and COFINS (Fair value)	-	3,735	4,225	-	1,383	2,720	12,063
Gain on sale of assets	(816)	(20,389)	(27,894)	(6,694)	(5,128)	(6,930)	(67,851)

[1] Includes adjustment to present value for unpaid installments.

Noncurrent assets held for sale

	Consolidated		Parent Company	
	nine months of		nine months of	
	2024	2023	2024	2023
Opening balance	-	-	-	-
Transfer of investment property	251,878	165,000	39,782	106,620
Sale of assets	(251,878)	(165,000)	(39,782)	(106,620)
Closing balance	-	-	-	-

In the third quarter of 2024, the Group transferred assets OG Gaiolli, LOG Viana and LOG Goiânia to line item “Noncurrent assets held for sale”, concluding the sale of these assets in the same period of 2024.

Inventories

	Consolidated		Parent Company	
	nine months of		nine months of	
	2024	2023	2024	2023
Opening balance	-	-	-	-
Transfer of investment property	165,563	-	-	-
Capitalized interest (Note 8 (d))	2,788	-	-	-
Closing balance	168,351	-	-	-

On August 26, 2024, LOG São Bernardo do Campo entered into a non-binding Memorandum of Understanding (“MoU”) for the sale of its entire shareholding on this asset. The transaction price is R\$250,000 and was received in cash at closing and is recorded in line item “advances from customers”. The asset was transferred from Investment property to Inventories, as it is still in the construction phase.

As of September 30, 2024, from the total amount of investment property, R\$708,047 has been pledged as collateral for loans, financing and debentures of the Company and its subsidiaries (R\$930,358 as of December 31, 2023).

Other information on investment property did not significantly change in relation to the information disclosed in Note 6 to the financial statements for the year ended December 31, 2023.

7. Property and equipment

Changes in property and equipment for the nine-month period ended September 30, 2024, and 2023 are as follows:

Consolidated	Opening balance	Addition	Closing balance
Nine month period ended September 30, 2024:			
<u>Cost:</u>			
Right-of-use [1]	11,297	235	11,532
Other [2]	9,520	89	9,609
Total cost	<u>20,817</u>	<u>324</u>	<u>21,141</u>
<u>Accumulated depreciation:</u>			
Right-of-use [1]	2,345	700	3,045
Other[2]	1,918	524	2,442
Total accumulated depreciation	<u>4,263</u>	<u>1,224</u>	<u>5,487</u>
Total property and equipment, net	<u>16,554</u>	<u>(900)</u>	<u>15,654</u>
Nine month period ended September 30, 2023:			
Total property and equipment, net	<u>15,416</u>	<u>1,477</u>	<u>16,893</u>

[1] Company's office rental agreements.

[2] Primarily improvements in third party properties.

Parent Company	Opening balance	Addition	Closing balance
Nine month period ended September 30, 2024:			
<u>Cost:</u>			
Right-of-use [1]	11,297	235	11,532
Other [2]	9,253	88	9,341
Total cost	<u>20,550</u>	<u>323</u>	<u>20,873</u>
<u>Accumulated depreciation:</u>			
Right-of-use [1]	2,346	700	3,046
Other [2]	1,712	514	2,226
Total accumulated depreciation	<u>4,058</u>	<u>1,214</u>	<u>5,272</u>
Total property and equipment, net	<u>16,492</u>	<u>(891)</u>	<u>15,601</u>
Nine month period ended September 30, 2023:			
Total property and equipment, net	<u>15,408</u>	<u>1,461</u>	<u>16,869</u>

[1] Company's office rental agreements.

[2] Primarily improvements in third party properties.

8. Loans, financing and debentures

a) Position

Loans, financing and debentures as of September 30, 2024, and December 31, 2023, are as follows:

Type	9/30/24			12/31/23
	Current	Noncurrent	Total	Total
Debenture - 15 th issue (CRI)	7,040	22,750	29,790	35,068
Debenture - 16 th issue (CRI)	9,107	-	9,107	28,182
Debenture - 17 th issue	-	-	-	79,382
Debenture - 18 th issue	83,814	83,333	167,147	259,334
Debenture - 19 th issue (CRI) (*)	135,369	373,320	508,689	512,552
Debenture - 20 th issue - 1 st series (CRI)	44,141	86,900	131,041	135,261
Debenture - 20 th issue - 2 nd series (CRI) (*)	555	181,652	182,207	186,646
Debenture - 21 st issue	10,595	400,000	410,595	426,345
Debenture - 22 nd issue (CRI)	469	250,000	250,469	250,631
Debenture - 23 rd issue	5,739	100,000	105,739	-
(-) Funding cost	(6,422)	(10,745)	(17,167)	(21,359)
Total debentures and CRI	290,407	1,487,210	1,777,617	1,892,042
Construction financing	609	-	609	5,783
Commercial notes	1,218	100,000	101,218	-
(-) Funding cost	(158)	(439)	(597)	(88)
Total financing	1,669	99,561	101,230	5,695
Total Parent Company	292,076	1,586,771	1,878,847	1,897,737
<u>Subsidiaries:</u>				
Construction financing	682	76,805	77,487	-
(-) Funding cost	(400)	(1,886)	(2,286)	-
Total financing - Subsidiaries	282	74,919	75,201	-
Total Consolidated	292,358	1,661,690	1,954,048	1,897,737

(*) Measured at fair value through profit or loss, according to hedge accounting methodology, refer to Note 19 (a).

The main features of the Company's loans, financing and debentures are as follows:

Type	Qty	Funding date	Repayment of principal	Interest payment	Maturity of principal	Contractual rate (p.a.)	Effective rate (p.a.)
Debenture - 15 th issue (CRI)	70,000	12/18	Monthly	Monthly	1/19 to 12/28	DI + 1.35%	DI + 1.71%
Debenture - 16 th issue (CRI)	100,000	3/19	Semiannual	Semiannual	3/20 to 3/25	108% DI	108% DI + 0.34%
Debenture - 18 th issue	250,000	3/21	Annual	Semiannual	3/24 to 3/26	DI + 2.00%	DI + 2.21%
Debenture - 19 th issue (CRI)	450,000	9/21	Annual	Semiannual	9/25 to 9/28	IPCA + 5.52%	IPCA + 6.07%
Debenture - 20 th issue - 1 st series (CRI)	130,350	4/22	Annual	Semiannual	3/26 to 3/27	DI + 1.10%	DI + 1.61%
Debenture - 20 th issue - 2 nd series (CRI)	169,650	4/22	Annual	Semiannual	3/27 to 3/29	IPCA + 6.30%	IPCA + 6.87%
Debenture - 21 st issue	400,000	7/22	Annual	Semiannual	7/26 to 7/27	DI + 1.65%	DI + 1.79%
Debenture - 22 nd issue (CRI)	250,000	6/23	Annual	Quarterly	6/26 to 6/28	DI + 1.70%	DI + 2.55%
Debenture - 23 rd issue	100,000	3/24	Annual	Semiannual	8/26 to 8/30	DI + 0.95%	DI + 1.12%
Construction financing	-	12/12	Monthly	Monthly	12/13 to 10/24	DI + 1.65%	DI + 1.92%
Commercial notes	100,000	3/24	Annual	Semiannual	8/26 to 8/30	DI + 0.95%	DI + 1.11%
Construction financing	-	6/24	Monthly	Monthly	10/25 to 4/34	Savings deposits + 3.93%	Savings deposits + 4.57%

The debentures issued by the Company are simple, nonconvertible and registered.

Funding during the nine-month period ended September 30, 2024, is as follows:

Type	Qty	Funding date	Repayment of principal	Interest payment	Maturity of principal	Contractual rate (p.a.)	Amount (*)
Debenture - 23 rd issue	100,000	3/24	Annual	Semiannual	8/26 to 8/30	DI + 0.95%	100,000
Commercial notes	100,000	3/24	Annual	Semiannual	8/26 to 8/30	DI + 0.95%	100,000
Total - Parent Company							200,000
Construction financing		6/24	Monthly	Monthly	10/25 to 04/34	Savings deposits + 3.93%	75,620
Total - Subsidiaries							75,620
Total - Consolidated							275,620

(*) Gross of funding cost.

Changes in loans, financing and debentures were as follows:

	Consolidated		Parent Company	
	nine months of		nine months of	
	2024	2023	2024	2023
Opening balance	1,897,737	1,774,084	1,897,737	1,757,023
Funding	275,620	250,000	200,000	250,000
Interest expense	170,431	183,241	168,564	182,332
Fair value adjustment	(23,797)	16,762	(23,797)	15,722
Funding cost	(3,833)	(7,989)	(1,418)	(7,989)
Amortization of funding costs	5,230	5,435	5,101	5,150
Repayment of principal	(188,599)	(172,920)	(188,599)	(154,593)
Payment of interest	(178,741)	(202,932)	(178,741)	(201,964)
Closing balance	1,954,048	1,845,681	1,878,847	1,845,681

b) Guarantees

The types of guarantees for loans, financing and debentures as of September 30, 2024, are as follows:

	Consolidated				
	Construction financing	Debentures	CRI	Commercial notes	Total
Collateral / receivables	78,096	105,739	289,366	101,218	574,419
No guaranties	-	577,742	821,937	-	1,399,679
Total (*)	78,096	683,481	1,111,303	101,218	1,974,098

(*) Amount of loans, financing and debentures, gross funding costs.

c) Aging

Aging of loans, financing and debentures by maturity is as follow:

	Consolidated		Parent Company	
	9/30/24	12/31/23	9/30/24	12/31/23
<u>After the reporting period:</u>				
12 months	299,338	247,285	298,656	247,285
13 to 24 months	660,059	228,814	651,111	228,814
25 to 36 months	540,255	568,232	531,307	568,232
37 to 48 months	268,142	546,244	259,194	546,244
After 48 months	206,304	328,609	156,343	328,609
Total	1,974,098	1,919,184	1,896,611	1,919,184

d) Allocation of financial charges

Financial charges are capitalized as follows:

	Consolidated			
	2024		2023	
	3 rd quarter	nine months	3 rd quarter	nine months
Financial charges on:				
Loans, financing and debentures	(59,161)	(175,661)	(61,575)	(188,676)
Derivative financial instruments (Note 19 (a))	(2,230)	484	(11,075)	(11,676)
Total financial charges	(61,391)	(175,177)	(72,650)	(200,352)
Interest capitalized on:				
Investment property	15,278	50,386	21,671	65,523
Inventories	2,788	2,788	-	-
Financial charges allocated to profit or loss (Note 17)	(43,325)	(122,003)	(50,979)	(134,829)

	Parent Company			
	2024		2023	
	3 rd quarter	nine months	3 rd quarter	nine months
Financial charges on:				
Loans, financing and debentures	(57,263)	(173,665)	(61,445)	(187,482)
Derivative financial instruments (Note 19 (a))	(2,230)	484	(11,075)	(11,676)
Total financial charges	(59,493)	(173,181)	(72,520)	(199,158)
Interest capitalized on:				
Investment (Note 5)	18,066	53,174	21,671	65,523
Financial charges allocated to profit or loss (Note 17)	(41,427)	(120,007)	(50,849)	(133,635)

For the nine-month period ended September 30, 2024, total capitalized borrowing costs on loans, financing and debentures represented an average rate of 12.7% p.a. in Consolidated (15,6% p.a. for the same period of 2023).

e) Contractual obligations

The 18th, 19th, 20th, 21st, 22nd and 23rd public issue of debentures and commercial notes provides for compliance with certain financial ratios covenants, determined and review quarterly and annually by the fiduciary agent, as follows:

Description	Required level	Fiscal year
Gross debt / Investment property	Up to 60%	2021 onwards

Gross debt is: (+) loans, financing and debentures current and noncurrent.

Investment property is: Investment property (+) noncurrent assets held for sale; (+) lands and real state for sale current and noncurrent.

On September 30, 2024, the Company was in compliance with the restrictive clauses of its loan, financing and debenture agreements.

Other information on Loans, financing and debentures is not significantly different from the information disclosed in Note 8 to the financial statements for the year ended December 31, 2023.

9. Land payables

	Consolidated		Parent Company	
	9/30/24	12/31/23	9/30/24	12/31/23
IPCA	55,963	12,585	49,370	-
DI	14,535	-	14,535	-
Non-interest bearing	10,500	-	-	-
Present value discount	(2,721)	-	(2,721)	-
Total	78,277	12,585	61,184	-
Current	65,302	9,689	48,209	-
Noncurrent	12,975	2,896	12,975	-
Total	78,277	12,585	61,184	-

Aging of 'Land payables' is as follows:

	Consolidated		Parent Company	
	9/30/24	12/31/23	9/30/24	12/31/23
<u>After the reporting period:</u>				
12 months	65,302	9,689	48,209	-
13 to 24 months	12,975	2,896	12,975	-
Total	78,277	12,585	61,184	-

10. Barters

This balance refers to commitments arising from barter transactions for the acquisition of land in exchange of industrial warehouses. The balances were recorded at fair value at the transactions' dates, measured based on the market price of the land obtained which was supported by internal technical reports. The commitments will be discharged by handing over the completed industrial warehouses and the segregation between current and non-current is made considering the forecast of completion of the construction of the related warehouses.

Barters' maturity is broken down as follows:

	Consolidated		Parent Company	
	9/30/24	12/31/23	9/30/24	12/31/23
<u>After the reporting period:</u>				
12 months	77,443	100,567	18,336	4,924
13 to 24 months	69,260	17,874	39,381	6,776
25 to 36 months	31,960	24,589	7,803	-
After 36 months	-	11,135	-	-
Total	178,663	154,165	65,520	11,700
Current	77,443	100,567	18,336	4,924
Noncurrent	101,220	53,598	47,184	6,776
Total	178,663	154,165	65,520	11,700

11. Income tax and social contribution

- (a) The income tax (IRPJ) and social contribution tax (CSLL) income (expenses) at the statutory tax rate are reconciled as follows:

	Consolidated			
	2024		2023	
	3 rd quarter	nine months	3 rd quarter	nine months
Income (loss) before income tax and social contribution	109,096	279,905	43,506	132,464
Statutory rate - income tax and social contribution	34%	34%	34%	34%
Nominal expense	(37,093)	(95,168)	(14,792)	(45,038)
Effect of IRPJ and CSLL on permanent differences:				
Results from equity participation grossed of written-off capitalized interest	214	926	1,403	2,377
Unrecognized tax credit	(11,448)	(35,415)	(7,368)	(22,278)
Depreciation of investment property	(231)	(367)	1,838	5,917
Tax basis difference for companies taxes based on deemed income	37,939	91,592	24,857	47,480
Others	(1,366)	2,826	(850)	759
IRPJ and CSLL credit (debit) in profit or loss	(11,985)	(35,606)	5,088	(10,783)

	Parent Company			
	2024		2023	
	3 rd quarter	nine months	3 rd quarter	nine months
Income before income tax and social contribution	98,640	246,136	31,547	80,031
Statutory rate - income tax and social contribution	34%	34%	34%	34%
Nominal expense	(33,538)	(83,686)	(10,726)	(27,211)
Effect of IRPJ and CSLL on permanent differences:				
Results from equity participation grossed of written-off capitalized interest	46,256	118,271	34,090	81,553
Tax credit not constituted	(11,448)	(35,415)	(7,368)	(22,278)
Depreciation of investment properties	-	-	1,838	5,917
Others	(2,926)	(1,292)	(848)	757
IRPJ and CSLL credit (debit) in profit or loss	(1,656)	(2,122)	16,986	38,738

On September 30, 2024, the Company did not recognize deferred taxes on tax losses carryforwards of subsidiaries in the amount of R\$35,415 (R\$0 as of December 31, 2023).

- (b) Deferred tax balances

Breakdown of deferred tax assets (liabilities) disclosed in the statements of financial position is as follows:

	Consolidated		Parent Company	
	9/30/24	12/31/23	9/30/24	12/31/23
Noncurrent assets:				
Income tax and social contribution	111,902	114,024	111,902	114,024
Liabilities:				
Income tax and social contribution	(67,801)	(64,155)	-	-
PIS/COFINS	(87,557)	(93,557)	(6,597)	(10,592)
	(155,358)	(157,712)	(6,597)	(10,592)
Current	(13,112)	(13,194)	(1,111)	(3,597)
Noncurrent	(142,246)	(144,518)	(5,486)	(6,995)
Total	(155,358)	(157,712)	(6,597)	(10,592)

Breakdown of the deferred income tax and social contribution is as follows:

	Consolidated		Parent Company	
	9/30/24	12/31/23	9/30/24	12/31/23
Tax effect on:				
Deferred assets:				
Tax loss carryforwards	182,934	174,861	181,970	174,790
Capitalized interests written-off (*)	98,123	114,560	98,123	114,560
Temporary differences	(26,637)	(26,999)	(29,416)	(30,280)
	254,420	262,422	250,677	259,070
Reclassified deferred liabilities	(142,518)	(148,398)	(138,775)	(145,046)
Deferred tax assets	111,902	114,024	111,902	114,024
Deferred liabilities:				
Fair value appreciation on investment property	(184,824)	(192,616)	(138,775)	(145,046)
Rental receivables and others	(3,581)	(2,207)	-	-
Sale of assets	(21,914)	(17,730)	-	-
	(210,319)	(212,553)	(138,775)	(145,046)
Reclassified deferred liabilities	142,518	148,398	138,775	145,046
Deferred tax liabilities	(67,801)	(64,155)	-	-

(*) According to Note 2.2 (e) to the financial statements for the year ended December 31, 2023, since financing activities are centrally managed by the Company, interest incurred by the Company on the financing of its investees' qualifying assets are capitalized and presented in the investment line item (Parent Company financial statements). Since investment properties are measured at fair value, the related costs are allocated to profit or loss by deducting such costs from equity participation calculation (Parent Company financial statements). In this process, deferred tax assets are recognized since these amounts will be tax deductible upon realization of the respective investments.

Reclassified deferred tax balances are to offset amounts for presentation purposes. They are related to taxes on income collected by the same tax authority and were individually made by each taxable entity, have the same nature, and will be realized simultaneously.

As of September 30, 2024, the balance of deferred PIS/COFINS liabilities refers to the tax effect on: (i) fair value appreciation on investment property; and (ii) rental receivable for the remaining balance.

Changes in deferred income tax (IRPJ) and social contribution (CSLL) assets and liabilities for the nine-month period ended September 30, 2024, and 2023 are as follows:

	Consolidated				Parent Company			
	nine months of				nine months of			
	2024			2023	2024			2023
	Assets	Liabilities	Net	Net	Assets	Liabilities	Net	Net
Opening balance	262,422	(212,553)	49,869	(5,345)	259,070	(145,046)	114,024	47,871
Effect on deferred IRPJ and CSLL from:								
Spin-off in subsidiary	-	-	-	748	-	-	-	-
Net income for the period	(8,002)	2,234	(5,768)	28,636	(8,393)	6,271	(2,122)	38,738
Closing balance	254,420	(210,319)	44,101	24,039	250,677	(138,775)	111,902	86,609

12.Provisions for labor, tax and civil risks

Changes for the nine-month period ended September 30, 2024, and 2023 are as follows:

	Consolidated		Parent Company	
	nine months of		nine months of	
	2024	2023	2024	2023
Opening balance	1,325	2,345	285	144
Additions and inflation adjustments	479	1,172	52	137
Payments	(473)	(452)	(24)	(66)
Reversals	(310)	(156)	(44)	(89)
Closing balance	1,021	2,909	269	126

The lawsuits assessed as possible losses by the legal counsel amounted to R\$6,990 in Consolidated and R\$1.243 in Parent Company as of September 30, 2024 (R\$4,741 in Consolidated and R\$4,126 in Parent Company as of December 31, 2023).

Other information on the provision for labor, tax and civil risks is not significantly different from the information disclosed in Note 12 to the financial statements for the year ended December 31, 2023.

13. Lease

The Group does not have lease agreements in which it is a financial lessor, classifying all its leases as operational, fully represented by leases of investment properties.

As a lessee, the Group identified leases contracts, referring to the rental of its offices and land for LOG Brasília, LE Empreendimentos (phases 1 and 4) and LOG Goiânia III.

Changes in lease liability for the nine-month period ended September 30, 2024, and 2023 are as follows:

	Consolidated		Parent Company	
	nine months of		nine months of	
	2024	2023	2024	2023
Opening balance	118,719	101,715	9,653	8,437
Additions (*)	50,327	-	-	-
Remeasurement	235	1,884	235	1,884
Interest expenses	7,535	6,250	469	484
Repayment of principal	(817)	(493)	(549)	(493)
Payment of interest	(869)	(484)	(469)	(484)
Closing balance	175,130	108,872	9,339	9,828
Current	782	695	782	753
Noncurrent	174,348	108,177	8,557	9,075
	175,130	108,872	9,339	9,828

(*) Refers to right of use of landing of LOG Goiânia III asset.

The undiscounted contractual cash flows (gross lease liabilities) represent annual cash-outs, ending December 2023 and are as follows:

	Up to 12 months	From 13 to 24 months	From 25 to 36 months	After 36 months	Total
Consolidated:					
Lease liability	9,269	12,480	13,611	618,544	653,904
Total	9,269	12,480	13,611	618,544	653,904
Parent Company:					
Lease liability	1,372	1,372	1,372	8,629	12,745
Total	1,372	1,372	1,372	8,629	12,745

Leases representing exemptions in recognition

The Group applies recognition exemptions for short-term leases and leases for which the underlying assets are of low value. These leases essentially include short-term property and vehicle rentals. For these leases, lease expenses are recognized on a straight-line basis, when incurred.

In the nine-month period ended September 30, 2024, these leases represent R\$166 in Consolidated and Parent Company (R\$61 in Consolidated and R\$59 in Parent Company for the same period of 2023).

14. Equity

(a) Shares and capital

	Consolidated and Parent Company	
	9/30/24	12/31/23
Subscribed capital	2,753,976	2,753,976
Number of common shares, without par value (thousand)	92,659	102,159

The Company's authorized capital as of September 30, 2024 and December 31, 2023 is R\$3,700,000 (three billion and seven hundred million reais), represented exclusively by common shares and each share entitles its holder to one vote in shareholders' meeting.

During the nine-month period ended September 30, 2024, the Board of Directors approved the cancellation of 9,500 (nine million and five hundred thousand) common shares issued by the Company, which were kept in treasury, without changing the capital value social.

(b) Treasury shares

On July 17, 2024, the Board of Directors approved for 18 months, starting on July 17, 2024, the Company's Share Buyback program, in the maximum amount of 5.0 million common shares, respecting the legal limits, for being held in treasury, canceled, re-placed on the market, or allocated to the Stock Option Plans.

During the nine-month period ended September 30, 2024, 9,894 thousand shares were acquired in the amount of R\$228,138 thousand through the Company's Share Buyback Program, as shown below:

Type	Number (thousand)				Cost in reais (per share) of the acquired shares			Market value (*)
	Opening balance	Acquired	Sold	Closing balance	Weighted average	Maximum	Minimum	
Nine months of 2024:								
Common shares	1,719	9,894	(9,500)	2,113	23.04	24.25	21.13	47,754
Nine months of 2023:								
Common shares	2,252	226	(47)	2,431	20.49	23.71	15.01	49,495

(*) Market value of shares remaining in treasury as of September 30, 2024, and 2023.

(c) Mandatory minimum dividend payable to shareholders

Fiscal year 2023 dividends, amounting R\$70,000, were approved at the Board of Directors Meeting held on February 6, 2024, and paid on February 21, 2024.

Fiscal year 2022 dividends, amounting R\$91,692, were approved at the Board of Directors Meeting held on February 8, 2023, and paid on February 23, 2023.

(d) Stock option plan

On September 9, 2024, the Company's Board of Directors approved the issuance of program 13 of the stock option plan, granting directors and managers up to 555 thousand options with vesting period of 5 years, with exercise deadline date in December 2031. The stock option fair value is R\$9.24 each, total cost of remuneration of R\$4,611, which will be recognized in the income statement over the vesting period.

The table below shows the main terms and conditions of the stock option programs:

Program	Approval	Maximum quantity	% of total approved in the plan	Vesting	Strike price	Adjusted strike price	Participants	Initial exercise deadline	Exercise deadline (*)
4	11/14	31,835	1.03%	Up to 5 year	R\$ 30.04	R\$ 19.34	Officers and managers	12/14	12/24
5	12/15	27,710	0.90%	Up to 5 year	R\$ 30.04	R\$ 19.41	Officers and managers	12/15	12/25
7	9/19	226,251	7.32%	Up to 5 year	R\$ 23.42	R\$ 14.25	Officers and managers	12/19	12/26
8	6/20	653,216	21.12%	Up to 5 and 10 year	R\$ 21.62	R\$ 12.66	Officers and managers	12/20	12/27 and 12/32
10	12/21	338,074	10.93%	Up to 5 year	R\$ 24.17	R\$ 15.16	Officers and managers	12/21	12/28
11	7/22	401,761	12.99%	Up to 5 year	R\$ 18.99	R\$ 17.64	Officers and managers	12/22	12/29
12	9/23	527,430	17.06%	Up to 5 year	R\$ 16.85	R\$ 16.47	Officers and managers	12/23	12/30
13	9/24	554,703	17.94%	Up to 5 year	R\$ 21.02	R\$ 21.02	Officers and managers	12/24	12/31

(*) After the last vesting of each plan, the beneficiary has three additional exercise years. The programs 4 and 5 had a 3-year extension in the exercise deadline date as approved by the Board of Directors.

The tables below show the changes in stock option plan program for the nine-month period ended September 30, 2024, and 2023 and supplemental information thereon:

Program	Number of participants	Changes nine months of 2024 (thousand options)				Closing balance
		Opening balance	Granted	Expired / forfeited	Exercised	
4	2	21	-	-	-	21
5	2	21	-	-	-	21
7	2	5	-	-	-	5
8	12	507	-	(4)	-	503
10	16	236	-	(3)	-	233
11	13	359	-	(6)	-	353
12	17	501	-	(6)	-	495
13	24	-	555	-	-	555
		1,650	555	(19)	-	2,186
Weighted average price of exercised options		15.43	21.02	16.04	-	16.85
Nine months of 2023 (thousand options)		1,869	523	(9)	-	2,383
Weighted average price of options		22.01	16.85	20.50	-	20.88

Program	Number of vested shares (thou.)	Compensation cost for the period	Unrecognized compensation cost	Remaining compensation cost period (in years)
4	21	-	-	-
5	21	-	-	-
7	172	-	-	-
8	128	695	1,858	5.3
10	101	339	483	1.3
11	80	483	1,097	2.3
12	52	777	2,127	3.3
13	-	223	4,388	4.3
Nine months of 2024	575	2,517	9,953	3.9
Nine months of 2023	567	2,145	9,034	4.5

As of September 30, 2024, had all options currently granted been exercised, the Company would have issued 2,186 thousand shares, which would represent a 2.30% dilution in relation to the Company's total of 92,659 thousand shares (1.59% on December 31, 2023).

As of September 30, 2024, Stock options granted represent 96.85% of the total approved plan (86.79% on December 31, 2023).

Under Article 171, Par. 3, of the Brazilian Corporate Law, the Company's shareholders do not have preemptive rights on the exercise of stock options.

(e) Noncontrolling interests

	Consolidated	
	nine months of	
	2024	2023
Opening balance	2,276	79,185
Net contributions (distributions) to noncontrolling shareholders	7,820	(496)
Capital transaction	8,644	(79,728)
Interests in net income for the period	285	2,912
Closing balance	19,025	1,873

(f) Earnings per share

Net income and the weighted average number of common shares used to calculate basic and diluted earnings per share are as follows:

	Consolidated and Parent Company			
	2024		2023	
	3 rd quarter	nine months	3 rd quarter	nine months
Basic earnings per share:				
Net income for the period	96,984	244,014	48,533	118,769
Weighted average number of outstanding common (thousand)	92,715	97,414	99,769	99,850
Basic earnings per share - in R\$	1.04604	2.50492	0.48645	1.18947
Diluted earnings per share:				
Net income for the period	96,984	244,014	48,533	118,769
Weighted average number of outstanding common (thousand)	92,715	97,414	99,769	99,850
Dilutive effect of stock options (thousand)	592	526	129	49
Total shares after dilutive effect (thousand)	93,307	97,940	99,898	99,899
Diluted earnings per share - in R\$	1.03941	2.49146	0.48583	1.18889

Other information on equity did not significantly change in relation to the information disclosed in Note 14 to the financial statements for the year ended December 31, 2023.

15. Net revenue

	Consolidated			
	2024		2023	
	3 rd quarter	nine months	3 rd quarter	nine months
Rental revenue	55,932	161,519	48,325	172,543
Revenue from condominium management services	3,546	10,709	2,422	7,959
Revenue from other services	519	1,322	247	2,458
Taxes on revenue	(3,413)	(9,724)	(2,882)	(10,412)
Net revenue	56,584	163,826	48,112	172,548

	Parent Company			
	2024		2023	
	3 rd quarter	nine months	3 rd quarter	nine months
Rental revenue	16,086	47,955	16,400	55,932
Revenue from condominium management services	3,546	10,709	2,422	7,959
Revenue from other services	519	1,322	247	457
Taxes on revenue	(1,868)	(5,741)	(1,866)	(6,220)
Net revenue	18,283	54,245	17,203	58,128

During the nine-month period ended September 30, 2024, the Company did not have a client whose net revenue individually represented 10% or more of the total net revenue (had one client whose net revenue individually represented R\$18,804, representing 11.49% for the same period of 2023).

16.Costs and expenses by nature

	Consolidated			
	2024		2023	
	3 rd quarter	nine months	3 rd quarter	nine months
Costs of services provided - condominium management	(1,253)	(4,001)	(939)	(2,690)
Operating income (expenses):				
Salaries, charges and benefits	(4,258)	(14,771)	(4,566)	(13,825)
Outside services	(2,419)	(7,181)	(1,631)	(7,170)
General expenses	(958)	(3,494)	(1,603)	(4,925)
Management compensation	(2,343)	(7,017)	(2,241)	(5,860)
Vacancy expenses	(648)	(2,134)	(376)	(1,688)
Stock options	(987)	(2,517)	(830)	(2,145)
Advertising	(421)	(709)	(275)	(776)
Depreciation and amortization	(1,591)	(4,067)	(973)	(2,798)
Other operating expenses, net:				
Sale of assets (*)	(19,795)	(67,152)	(72,902)	(159,287)
Others	(1,373)	(3,969)	480	(5,023)
	(34,793)	(113,011)	(84,917)	(203,497)
Classified as:				
Selling expenses	(2,561)	(7,676)	(1,650)	(6,929)
General and administrative expenses	(8,721)	(27,197)	(8,604)	(26,398)
Management compensation	(2,343)	(7,017)	(2,241)	(5,860)
Other operating expenses, net	(21,168)	(71,121)	(72,422)	(164,310)
	(34,793)	(113,011)	(84,917)	(203,497)

(*) See note 6.

	Parent Company			
	2024		2023	
	3 rd quarter	nine months	3 rd quarter	nine months
Costs of services provided - condominium management	(1,253)	(4,001)	(939)	(2,690)
Operating expenses:				
Salaries, charges and benefits	(4,211)	(14,611)	(4,433)	(13,543)
Outside services	(1,339)	(4,002)	(1,077)	(4,378)
General expenses	(844)	(3,359)	(1,494)	(4,650)
Management compensation	(2,343)	(7,017)	(2,241)	(5,860)
Vacancy expenses	(128)	(406)	(55)	(423)
Stock options	(987)	(2,517)	(830)	(2,145)
Advertising	(419)	(707)	(275)	(776)
Depreciation and amortization	(789)	(2,145)	(493)	(1,359)
Other operating expenses, net:				
Sale of assets (*)	(6,694)	(7,043)	(21,079)	(48,780)
Others	(752)	(1,014)	788	(83)
	(18,506)	(42,821)	(31,189)	(81,997)
Classified as:				
Selling expenses	(1,664)	(4,742)	(1,320)	(4,588)
General and administrative expenses	(7,053)	(23,005)	(7,337)	(22,686)
Management compensation	(2,343)	(7,017)	(2,241)	(5,860)
Other operating expenses, net	(7,446)	(8,057)	(20,291)	(48,863)
	(18,506)	(42,821)	(31,189)	(81,997)

(*) See note 6.

17. Financial expenses and income

	Consolidated			
	2024		2023	
	3 rd quarter	nine months	3 rd quarter	nine months
Financial expenses				
Interest on loans, financing and debentures (Note 8 (d))	(43,325)	(122,003)	(50,979)	(134,829)
Mark-to-market derivative financial instruments (includes hedge effect)	-	(1,311)	(10,384)	12,007
Other financial expenses [1]	(4,972)	(26,076)	(4,069)	(12,219)
	(48,297)	(149,390)	(65,432)	(135,041)
Financial income				
Income from short-term investments	16,718	55,655	25,777	55,986
Present value discount	4,722	23,047	-	-
Interest income on loans	261	1,231	426	946
Other financial income [2]	1,128	2,411	6,785	11,761
	22,829	82,344	32,988	68,693
Financial (expenses) income	(25,468)	(67,046)	(32,444)	(66,348)

[1] Includes interest on lease liabilities.

[2] Includes tax effect in financial income.

	Parent Company			
	2024		2023	
	3 rd quarter	nine months	3 rd quarter	nine months
Financial expenses				
Interest on loans, financing and debentures (Note 8 (d))	(41,427)	(120,007)	(50,849)	(133,635)
Mark-to-market derivative financial instruments	-	(1,311)	(10,246)	13,048
Other financial expenses [1]	(725)	(3,834)	(1,212)	(2,710)
	(42,152)	(125,152)	(62,307)	(123,297)
Financial income				
Income from financial investments	15,359	50,410	23,164	49,884
Present value discount	(457)	6,283	-	-
Interest income on loans	688	3,362	426	1,000
Other financial income [2]	857	1,286	1,502	4,083
	16,447	61,341	25,092	54,967
Financial (expenses) income	(25,705)	(63,811)	(37,215)	(68,330)

[1] Includes interest on lease liabilities.

[2] Includes tax effect in financial income.

18.Related parties

Related-party balances and transactions are as follows:

	Consolidated				Parent Company				
	Asset		Liability		Asset		Liability		
	9/30/24	12/31/23	9/30/24	12/31/23	9/30/24	12/31/23	9/30/24	12/31/23	
Short-term investments and marketable securities									
Other related parties:									
Banco Inter S.A. (Inter)	[1]	307,357	275,919	-	-	273,641	275,819	-	-
Banco Bradesco S.A.	[2]	676	170,708	-	-	-	170,708	-	-
Intercompany receivables									
Investees									
SPEs	[3]	-	-	-	-	3,581	-	-	-
Rental receivables									
Other related parties:									
Patrus Transportes Urgentes Ltda.	[4]	515	615	-	-	29	28	-	-
Trade receivable from sale of equity interests									
Other related parties:									
MRV MRL Camp Nou Incorporações e Participações Ltda.	[5]	11,975	12,700	-	-	11,975	12,700	-	-
Services supplier									
Other related parties:									
Conedi Participações Ltda. e MA Cabaleiro Participações Ltda.	[6]	-	-	83	81	-	-	83	81
Intercompany payables									
Investees									
SPEs	[10]	-	-	-	-	-	-	345,841	136,205

	Consolidated								
	Income				Expense				
	3 rd quarter of		nine months of		3 rd quarter of		nine months of		
	2024	2023	2024	2023	2024	2023	2024	2023	
Financial income									
Short-term investments and marketable securities									
Other related parties									
Banco Inter S.A. (Inter)	[1]	8,071	4,569	22,974	22,124	-	-	-	-
Banco Bradesco S.A.	[2]	1,363	5,301	6,606	6,397	-	-	-	-
Trade receivable from sale of equity interests									
Other related parties									
MRV MRL Camp Nou Incorporações e Participações Ltda.	[5]	16	98	537	507	-	-	-	-
Rental revenue									
Rental receivables									
Other related parties									
Patrus Transportes Urgentes Ltda.	[4]	1,744	1,944	6,276	5,573	-	-	-	-
General and administrative expenses									
Other related parties									
Conedi Participações Ltda. e MA Cabaleiro Participações Ltda.	[6]	-	-	-	-	263	260	781	770
MRV Engenharia e Participações S.A. (MRV)	[7]	-	-	-	-	1,288	1,030	3,507	2,979
Other operating expenses, net									
Other related parties									
Banco Inter S.A. (Inter)	[8]	16	37	96	188	-	-	-	-
Financial expenses									
Other related parties									
Banco Inter S.A. (Inter)	[9]	-	-	-	-	-	-	-	2,174

	Parent Company								
	Income				Expense				
	3 rd quarter of		nine months of		3 rd quarter of		nine months of		
	2024	2023	2024	2023	2024	2023	2024	2023	
Financial income									
Short-term investments and marketable securities									
Other related parties									
Banco Inter S.A. (Inter)	[1]	8,071	4,237	22,974	19,730	-	-	-	-
Banco Bradesco S.A.	[2]	1,316	5,176	6,227	6,056	-	-	-	-
Intercompany loans									
Investees									
SPEs	[3]	427	-	2,373	51	-	-	-	-
Trade receivable from sale of equity interests									
Other related parties									
MRV MRL Camp Nou Incorporações e Participações Ltda.	[5]	16	98	537	507	-	-	-	-
Rental revenue									
Rental receivables									
Other related parties									
Patrus Transportes Urgentes Ltda.	[4]	86	83	255	247	-	-	-	-
General and administrative expenses									
Other related parties									
Conedi Participações Ltda. e MA Cabaleiro Participações Ltda.	[6]	-	-	-	-	263	260	781	770
MRV Engenharia e Participações S.A. (MRV)	[7]	-	-	-	-	1,288	1,030	3,507	2,979
Other operating expenses, net									
Other related parties									
Banco Inter S.A. (Inter)	[8]	16	37	96	188	-	-	-	-

[1] Refers to transactions with Banco Inter S.A. and/or subsidiaries (“Inter”), which is controlled by controlling shareholder of the Company. In the nine-month period ended September 30, 2024, short-term investments yielded 95.8% of DI rate in Consolidated and Parent Company (76.4% for the same period of 2023).

[2] Refers to transactions with Banco Bradesco, controlling shareholder of Banco Bradesco Investimentos (BBI), which in turn is the controlling shareholder of 2bCapital, current manager of the Fundo de Investimento em Participações Multisetorial Plus, a shareholder of the Company. In the nine-month period ended September 30, 2024, short-term investments yielded 108.8% of DI rate in Consolidated and Parent Company (104.2% for the same period of 2023).

[3] Refers to loan granted by the Company, in May 2024, to its subsidiary LE Empreendimentos e Participações S.A, subject to interest by DI + 3.00% p.a. The income registered for the first half of 2023, refers to loan between the Company and subsidiary LOG São José dos Pinhais, granted in January 2018, subject to interest by DI + 2.25% p.a. This loan was paid in full in April 2023.

[4] Refers to warehouse’s lease agreement entered by the Company and subsidiaries with Patrus Transportes Urgentes Ltda., controlled by a noncontrolling shareholder of the Company.

[5] In July 2018, the Company sold equity interest in the subsidiary MRV LOG MDI SJC I Incorporações SPE Ltda. (“LOG SJC Sony”) to MRV MRL CAMP NOU Incorporações e Participações Ltda, a company controlled by MRV Engenharia e Participações S.A for the total amount of R\$35,000. The contract determines payments in two tranches as detailed below:

- I. R\$10,800 referring to 10.81% of the equity interest, to be paid in 24 monthly installments of R\$450 each, updated by INCC index, the first being paid after the approval of the land subdivision project by the Municipal Administration, an event that took place in July 2018; and
- II. R\$25,523 (R\$24,200 plus update by IPCA index) referring to 24.22% of the equity interest, which will be paid in 48 monthly installments of R\$532 each, the first being paid after approval of a change in the zoning area from industrial to residential by the Municipal Administration, an event that took place in the fourth quarter of 2019. In December 2023, an amendment was signed rescheduling the for nine installments of R\$250 from July to December 2024 and eight installments of R\$1,012 from January 2025 to August 2025.

In this transaction, an agreement of shares holders was celebrated that started to characterize joint control on this entity, so far controlled by the Company. The amount of transactions affecting cash flows arising from LOG SJC are not material for separate presentation in the statement of cash flows.

[6] Refers to lease agreement of part of ninth and tenth floor of the office building where the head office is located, owned by the companies Conedi Participações Ltda. (“Conedi”) and MA Cabaleiro Participações Ltda. (“MA Cabaleiro”). Conedi is one of the Company’s shareholders and MA Cabaleiro is owned by Marcos Alberto Cabaleiro Fernandez, a noncontrolling shareholder. The contract is valid until February 28, 2035, including extension of the contract, adjustable annually by IPCA index. On September 30, 2024, the agreement establishes a total monthly payment (gross of taxes) of R\$83 (R\$81 on December 31, 2023). The amounts shown in the table above are segregated between administrative and financial expenses when registered.

- [7] Amounts related to expenses incurred on the provision of administrative services. The agreement establishes a monthly payment of R\$361 on September 30, 2024 (R\$339 on December 31, 2023). This amount is updated every nine months according to the volume of service provided by MRV and, annually, by the IPCA. On December 09, 2019, the contract was renegotiated making the term indefinite, in the absence of opposition between the parties.
- [8] It refers to "preference premium" paid to the Company by 25% on the credit revenue obtained by the bank referring to invoices from the Company's suppliers discounted by them. In these operations, the original conditions and economic substance carried out with the respective suppliers are maintained. As of September 30, 2024, the consolidated balance held on these transactions amounts to R\$753 (R\$3,369 on December 31, 2023).
- [9] It refers to the financial discount generated by the anticipation of receivable security made in the 1st quarter of 2023.
- [10] Amounts received from the LOG Viana, LOG Itaitinga I, LOG Recife, LOG Aracajú, LOG Via Expressa, LOG SIC and LOG Salvador, arising from the sale of their assets, as mentioned in note 6. These balances were eliminated in the consolidation process and will be offset upon distribution of the respective profits or capital reduction of these companies.

Compensation of key management personnel

Pursuant to CPC 05 and IAS 24, which addresses related party disclosures, and according to the Company's understanding, key management personnel consist of members of the Board of Directors and officers elected by the Board of Directors in conformity with the Company's bylaws, and their roles and responsibilities comprise decision-making powers and control of the Company's activities.

	Consolidated and Parent Company			
	2024		2023	
	3 rd quarter	nine months	3 rd quarter	nine months
Short-term benefits granted to management:				
Management compensation	2,343	7,017	2,241	5,860
Profit sharing	819	2,458	620	1,956
Non-monetary benefits	102	287	1	95
Long-term benefits to management:				
Retirement private plan	42	125	41	99
Share-based compensation:				
Stock option plan	750	1,950	636	1,651
	4,056	11,837	3,539	9,661

On April 19, 2024, the Ordinary Shareholders' Meeting approved the overall management compensation at R\$16,894

Besides the benefits above, the Company does not grant any other benefits such as postemployment benefits or severance pay.

19. Financial instruments

(a) Financial instruments

Financial instruments are represented by the balances of cash, banks, short-term investments, marketable securities, trade receivables, intercompany loans, trade payables, loans, financing, debentures, and derivatives. All financial instruments held by the Group were recorded as of September 30, 2024.

The Company entered derivative financial instruments to hedge its exposure to fixed rates and stock price fluctuation. The sole purpose of these transactions is to hedge the risk of fluctuation by swapping them. Main conditions and effects are described below:

Type of transaction	Contract date	Asset / Liability	Maturity	Notional amount	Long position	Short position	Effect on result		9/30/24
							Gain (loss) on transaction	Mark-to-market	Derivative fair value
Swap [1]	9/21	IPCA + 5.52% / DI + 1.23%	9/28	450,000	537,354	452,417	(3,627)	(28,665)	56,272
Swap [2]	4/22	IPCA + 6.30% / DI + 1.47%	3/29	169,650	191,055	170,427	(8,118)	(8,937)	11,691
Swap [3]	1/23	LOGG3 (*) / DI + 1.84%	5/24 to 8/24	46,312	-	-	15,365	-	-
							3,620	(37,602)	67,963

[1] Derivative fair value includes net payment effect of R\$88,564.

[2] Derivative fair value includes net payment effect of R\$28,746.

[3] In June 2024, the Company settled this swap in advance with a net gain of R\$15,365.

Consolidated and Parent Company	
Current assets	-
Noncurrent assets	67,963
Total assets	67,963

Effect on results - Consolidated			
	Gain (loss) on transaction	Mark-to-market	Total
3rd quarter of 2024			
Effect in profit or loss			
Swaps with fair value hedge	(2,230)	(1,561)	(3,791)
Swaps with no hedge	-	-	-
Gross effect in profit or loss	(2,230)	(1,561)	(3,791)
Reducing effect of hedges	-	1,561	1,561
Net effect in profit or loss	(2,230)	-	(2,230)
Nine months of 2024			
Effect in profit or loss			
Swaps with fair value hedge	484	(23,797)	(23,313)
Swaps with no hedge	-	(1,311)	(1,311)
Gross effect in profit or loss	484	(25,108)	(24,624)
Reducing effect of hedges	-	23,797	23,797
Net effect in profit or loss	484	(1,311)	(827)

Type of transaction	Contract date	Asset / Liability	Maturity	Notional amount	Long position	Short position	Effect on result		12/31/23
							Gain (loss) on transaction	Mark-to-market	Derivative fair value
Swap (*)	11/18	10.5% / 108.95% DI	8/28	16,198	-	-	(329)	-	-
Swap	9/21	IPCA + 5.52% / DI + 1.23%	9/28	450,000	525,679	467,104	(4,013)	(13,127)	45,448
Swap	4/22	IPCA + 6.30% / DI + 1.47%	3/29	169,650	187,178	176,026	(8,216)	(678)	10,474
Swap	09/21	LOGG3 / DI + 1.75%	1/23 and 3/23	74,468	-	-	(38,136)	-	-
Swap	01/23	LOGG3 / DI + 1.84%	05/24 and 08/24	46,312	69,396	52,236	-	16,676	16,676
							(50,694)	2,871	72,598

(*) In July 2023, the Company paid off this swap in advance, in the amount of R\$329.

Consolidated and Parent Company	
Current assets	16,676
Noncurrent assets	55,922
Total assets	72,598

Effect on results - Consolidated			
	Gain (loss) on transaction	Mark-to-market	Total
3rd quarter of 2023			
Effect in profit or loss			
Swaps with fair value hedge	(11,075)	(14,639)	(25,714)
Swaps with no hedge	-	(10,547)	(10,547)
Gross effect in profit or loss	(11,075)	(25,186)	(36,261)
Reducing effect of hedges	-	14,802	14,802
Net effect in profit or loss	(11,075)	(10,384)	(21,459)
Nine months of 2023			
Effect in profit or loss			
Swaps with fair value hedge	(11,676)	16,932	5,256
Swaps with no hedge	-	11,837	11,837
Gross effect in profit or loss	(11,676)	28,769	17,093
Reducing effect of hedges	-	(16,762)	(16,762)
Net effect in profit or loss	(11,676)	12,007	331

Impacts on profit or loss related to derivatives above are recognized in line-item financial charges, according to their nature.

Hedge accounting

The Group formally designated derivative financial instruments (swap types) as hedging instruments and financing as hedged items, establishing a relationship of economic protection between them, according to the hedge accounting methodology. These designations were classified as fair value hedges, as they reduce the market risk arising from the fair value fluctuations of the respective financing. Thus, both the derivative and financings are being measured at fair value through profit and loss, with the expectation that changes in fair values will compensate each other. The following are critical terms and effects on the statement of financial position and income statement:

Fair value hedge	Hiring	Maturity	Notional value	Rates	Fair value	Effects on results	Fair value	Effects on results	
					9/30/24	nine months of 2024	12/31/23	nine months of 2023	
Construction financing	11/18	8/28	-	10%	-	-	-	(1,039)	
CRI - 19 th debentures issue	9/21	9/28	450,000	IPCA + 5.52%	(508,689)	15,538	(512,552)	(11,625)	
CRI - 20 th debentures issue - 2 nd series	4/22	3/29	169,650	IPCA + 6.30%	(182,207)	8,259	(186,646)	(4,098)	
Loans, financing and debentures (Hedged item)			619,650		(690,896)	23,797	(699,198)	(16,762)	
					Long position				
Swap	11/18	8/28	-	10%	-	-	-	1,039	
Swap	9/21	9/28	450,000	IPCA + 5.52%	508,689	(15,538)	512,552	11,536	
Swap	4/22	3/29	169,650	IPCA + 6.30%	182,118	(8,259)	186,500	4,098	
Derivative financial instrument (Hedge instrument)			619,650		690,807	(23,797)	699,052	16,673	
					Short position				
					108.95% DI	-	-	-	259
					DI + 1.23%	(452,417)	-	(467,104)	-
					DI + 1.47%	(170,427)	-	(176,026)	-
						(622,844)	-	(643,130)	259
					Swap net position	67,963	(23,797)	55,922	16,932
					Total net position	(622,933)	-	(643,276)	170

(b) Category of financial instruments

Consolidated	Note	9/30/24		12/31/23	
		Book value	Fair value	Book value	Fair value
Financial assets:					
Amortized cost		747,953	747,953	714,131	714,131
Cash and bank accounts		1,804	1,804	1,523	1,523
Trade receivables	4	746,149	746,149	712,608	712,608
Fair value through profit or loss (mandatorily measured) (*)		901,499	901,499	824,663	824,663
Restricted investment funds	3	431,249	431,249	357,073	357,073
Unrestricted investment funds	3	8,350	8,350	388,102	388,102
Bank certificates of deposit (CDB)	3	676	676	6,890	6,890
Securities with repurchase agreement backed by debentures	3	393,261	393,261	-	-
Derivative financial instruments	19 (a)	67,963	67,963	72,598	72,598
Financial liabilities:					
Amortized cost		1,619,002	1,618,356	1,422,147	1,422,121
Loans, financing and debentures		1,263,152	1,262,506	1,198,539	1,198,513
Land payables	9	78,277	78,277	12,585	12,585
Trade payables (suppliers)		56,464	56,464	58,418	58,418
Lease	13	175,130	175,130	118,719	118,719
Other liabilities		45,979	45,979	33,886	33,886
Fair value through profit or loss (Hedge accounting) (*)		690,896	690,896	699,198	699,198
Loans, financing and debentures	19 (a)	690,896	690,896	699,198	699,198

(*) Financial assets and liabilities recognized at fair value with level 2 measurement, using the discounted cash flows valuation technique.

Fair value of loans, financing, and debentures was estimated by the Company's management based on the future value of the loans at maturity with the contracted rate, discounted to present value at the market rate on September 30, 2024, and December 31, 2023.

Management believes that the carrying value of other financial instruments such as cash, banks accounts, short-term investments, marketable securities, trade receivables, and trade payables approximate their fair values because substantially all the balances mature on dates close to the reporting period.

(c) Exposure to interest rates and inflation adjustment indexes

The following analysis was carried out for September 30, 2024, according with that described in Note 19, letter (c), to the financial statements for the year ended December 31, 2023:

Index	Financial asset	Financial liability	Net exposed financial (asset) liability	Effective rate for the 12-month period ended 9/30/24	Estimated annual rate for 2024 (*)	Rates changes for each scenario	Total estimated financial impact
Probable scenario:							
DI/Selic	595,514	(1,886,212)	(1,290,698)	11.00%	11.00%	(i) 0.00%	-
IPCA	1,522,079	(746,859)	775,220	4.53%	4.43%	(ii) -0.10%	(775)
Savings	-	(77,487)	(77,487)	6.44%	6.89%	(ii) 0.45%	(349)
							<u>(1,124)</u>
Scenario I:							
DI/Selic	595,514	(1,886,212)	(1,290,698)	11.00%	13.75%	2.75%	(35,494)
IPCA	1,522,079	(746,859)	775,220	4.53%	3.32%	-1.21%	(9,380)
Savings	-	(77,487)	(77,487)	6.44%	8.61%	2.17%	(1,681)
							<u>(46,555)</u>
Scenario II:							
DI/Selic	595,514	(1,886,212)	(1,290,698)	11.00%	16.50%	5.50%	(70,988)
IPCA	1,522,079	(746,859)	775,220	4.53%	2.21%	-2.32%	(17,985)
Savings	-	(77,487)	(77,487)	6.44%	10.34%	3.90%	(3,022)
							<u>(91,995)</u>

(i) Data obtained from B3 website.

(ii) Data obtained from Banco Central website.

(*) Effective change for the first nine months of 2024 plus a projection for the next nine months of 2024.

(d) Capital risk management

As of September 30, 2024, and December 31, 2023, the indebtedness was as follows:

	Consolidated		Parent Company	
	9/30/24	12/31/23	9/30/24	12/31/23
Loans, financing and debentures	1,954,048	1,897,737	1,878,847	1,897,737
Cash and cash equivalents and marketable securities	(835,340)	(753,588)	(561,768)	(705,076)
Net debt	1,118,708	1,144,149	1,317,079	1,192,661
Equity	3,734,361	3,732,221	3,715,336	3,729,945
Net debt-to-equity ratio	30.0%	30.7%	35.4%	32.0%

The Group is not subject to any external debt requirements, except for the contractual obligations described in Note 8 (e) to the financial statements for the year ended December 31, 2023.

(e) Liquidity and interest rate risk table

The cash flows of the financial liabilities based on the nearest date on which the Group should settle the related obligations was based on the projections for each index on September 30, 2024, by maturity, are as follows:

	Up to 12 months	From 13 to 24 months	From 25 to 36 months	Over 37 months	Total
<u>Consolidated:</u>					
Floating rates liabilities	537,504	856,870	660,988	646,469	2,701,831
Fixed rates liabilities	9,269	12,480	13,611	618,544	653,904
Non-interest bearing liabilities	98,711	14,232	-	-	112,943
Total	645,484	883,582	674,599	1,265,013	3,468,678
<u>Parent Company:</u>					
Floating rates liabilities	528,796	839,599	644,732	564,772	2,577,899
Fixed rates liabilities	1,372	1,372	1,372	8,629	12,745
Non-interest bearing liabilities	410,751	2,168	-	-	412,919
Total	940,919	843,139	646,104	573,401	3,003,563

Liquidity risk

The Executive Board of Finance is responsible for the management of the liquidity risk and periodically reviews the cash flow projections, using stress scenarios and assesses the possible funding requirements, maintaining a balanced debt profile, in line with the equity structure and the indebtedness to be maintained by the Group.

(f) Credit risk

It refers to the risk of a counterparty failing to meet its contractual obligations, leading the Group to incur in financial losses. The Group is exposed to credit risks related to:

- i) Accounts receivable from customers: to mitigate this risk, the Group adopts the policy of dealing only with counterparties that have credit capacity and obtain sufficient guarantees. The company records allowance for expected credit loss as mentioned in Note 2.2 (i) to the financial statements for the year ended December 31, 2023.
- ii) Financial investments: to mitigate default risk, the Group maintains its investments in financial institutions with a rating above 'A'.

Other information on 'Financial instruments and risk management' is not significantly different from the information disclosed in Note 19 to the financial statements for the year ended December 31, 2023.

20. Guarantees

Except for the guarantees described in Notes 6 and 8, the Group does not collateralize any of its assets and is not the guarantor of any other types of third-party transactions.

21. Noncash transactions

During the nine-month period ended September 30, 2024, and 2023, the Company and its subsidiaries conducted the following financing and investment transactions that did not involve cash, and, therefore, are not reflected in the statement of cash flows:

	Consolidated		Parent Company	
	nine months of		nine months of	
	2024	2023	2024	2023
Interest capitalization (note 8 (d))	53,174	65,523	53,174	65,523
Right-of-use (remeasurement of CPC 06 (R2)) (note 13)	235	1,884	235	1,884
Right-of-use (additions) (note 13)	50,327	-	-	-

22. Insurance

The Company has an insurance policy that considers primarily risk concentration and their materiality, taking into consideration the nature of its business, and advice of the insurance brokers. As of September 30, 2024, insurance coverage is as follows:

Items	Type of coverage	Insured amount
Engineering risk insurance	Insures, during the project construction period, any compensation for damages caused to the construction, such as fire, lightning, theft, and other specific coverage of facilities and assemblies on the insured site.	1,027,669
Civil liability (officers)	Insures the coverage of moral damage suffered by the company officers (D&O)	50,000
Civil liability (events)	Insures the coverage of moral damage suffered by the company events participants.	1,000
Group life and personal injury insurance	Insures payment of compensation related to involuntary personal injuries to employees, contractors, interns, and officers.	55,067
Corporate insurance	Insures payment of compensation to the Company for covered events occurring in leased commercial properties, events such as electric damages, fire, lightning, windstorm, etc.	120,000
Legal guarantee insurance	Insures to the policyholder the payment of any disputed amount in full related to any lawsuit filed with any court or threatened. The contracted guarantee replaces escrow deposits.	4,062
Barter insurance	Guarantees the fulfillment of the obligation, by the Company, whether financial (payment of due installments) or delivery of GLA after the completion of the agreed work, to the exchanger.	77,889
Free energy market guarantee insurance	Guarantees to the energy supplier payments agreed in contracts annually.	756

23. Subsequent events

On October 3, 2024, the Company informed its shareholders and the market that it has submitted for review and approval by the Conselho Administrativo de Defesa Econômica (CADE) a potential transaction for the sale of the LOG Fortaleza III and LOG Viana II assets, based on a non-binding Memorandum of Understanding. The agreed price for the transaction is R\$484,167 and will be settled in two payments: (i) the first installment, representing 55.5% of total, at the closing of the transaction, (ii) the second installment, representing 44.5% of the total, after 24 months, adjusted by IPCA index.

On October 21, 2024, the Company announced the cancellation of 4,800 thousand common shares issued by the Company held in treasury as of this date, without reducing the Share Capital. As a result of the share cancellation, the Company's Share Capital is currently divided into 87,859 thousand registered, book-entry common shares without par value. On the same date, it announced the termination of the Company's Share Buyback Program, approved in the Board of Directors' meeting on July 17, 2024, through which 4,845 thousand registered common shares without par value were acquired.

At the same time, the Company's Share Buyback Program was approved by the Board of Directors, valid for 18 months from approval, in a maximum quantity of 4,8 million common shares, respecting legal limits, to be held in treasury, cancellation, sale, or allocation to Stock Option Plans.

On October 28, 2024, a public distribution was completed, with restricted efforts to place the issuance of Certificados de Recebíveis Imobiliários ("CRIs"). The Offering comprises three hundred thousand CRIs backed by the 24th issue of simple, non-convertible, unsecured debentures, in three series, for private placement issued by the Company, in the amount of R\$300 million, which has the following conditions:

Series	Deadline	Contractual rate (p.a.)	Interest payment	Repayment of principal
1	5 years	13.02%	Semiannual	Bullet payment
2	5 years	DI + 0.30%	Semiannual	Bullet payment
3	7 years	IPCA + 7.15%	Semiannual	Annual (2030 and 2031)

The Company hired derivative financial instruments (swaps), for the first and third series, to hedge its exposure to IPCA index plus fixed rate by pegging to DI rate.

On October 29, 2024, the Company paid in advance the 15th and 18th issue of debentures, in the amount of R\$29,233 and R\$168,842, respectively, with maturities between October 2024 to December 2028, subjects to contractual rates of DI + 1.35% and DI + 2.00%, respectively.

24. Approval of the financial statements

These interim financial statements were reviewed by the Fiscal Board and authorized for issuance by the Board of Directors on October 30, 2024.