



## **LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.**

National Registry of Legal Entities (CNPJ) No. 09.041.168/0001-10

State Registration Number (NIRE) 31.300.027.261

Publicly-Held Authorized Capital Company

### **MATERIAL FACT**

#### **Asset Sale**

**LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.** ("Company" or "LOG") (B3: LOGG3) informs its shareholders and the market in general that, on this date, it has completed the signing of Quota Purchase and Sale Agreement and Other Covenants with **HCO OPFS AERO II FUNDO DE INVESTIMENTO IMOBILIÁRIO DE RESPONSABILIDADE LIMITADA** ("FII"), an investment fund managed by HCO Group S.A., a joint venture of Huma Capital and investment vehicles of Oaktree Capital Management, for the sale of the special purpose entity (SPE) that owns the LOG Brasília asset ("Transaction").

LOG Brasília is located near Brasília International Airport and has a Gross Leasable Area (GLA) of 63,592 m<sup>2</sup> (48,686.8 m<sup>2</sup> % LOG).

The Transaction totaled R\$163,651,795.00 (one hundred sixty-three million, six hundred fifty-one thousand, seven hundred ninety-five reais), equivalent to R\$ 3,361/m<sup>2</sup>, which is close to the Net Asset Value ("NAV") of the asset. The gross margin of the Transaction will be 27.2%.



**LOG Brasília**

The financial settlement of the Transaction will be divided into two installments: (i) the first installment, representing 60.0% of the total amount, will be paid upon closing of the Transaction; (ii) the second installment, representing 40.0% of the total amount, 12 months after the closing date, with this latter installment adjusted by the IPCA.

The completion of the Transaction is subject to the fulfillment of certain standard conditions precedent for this type of operation.

This is the second transaction completed in 2025, totaling R\$424,651,795.00 (four hundred twenty-four million, six hundred fifty-one thousand, seven hundred ninety-five reais), with a gross margin of 31.5%, in line with the Company's annual divestment plan.

The transaction reinforces the attractiveness and liquidity of the portfolio, reflecting the disciplined execution of the Company's strategy to generate value through asset recycling.

The Company will keep its shareholders and the market appropriately informed of any material information related to the Transaction.

Belo Horizonte, July 25, 2025.

**Rafael Saliba**

CFO and Investor Relations Officer