INTERIM FINANCIAL

# statements

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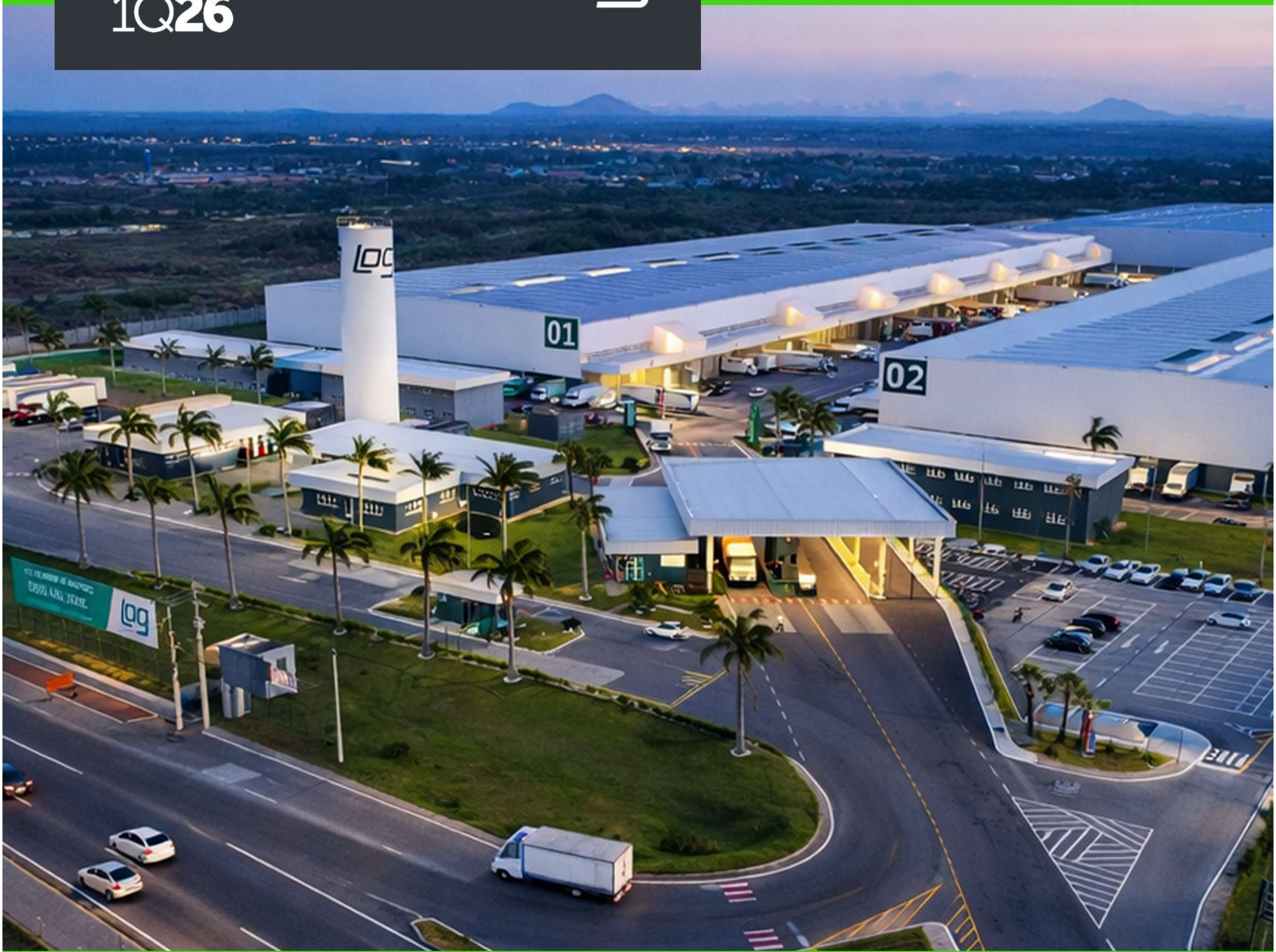


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# LOG Commercial Properties e Participações S.A.

## Interim Financial Statements

## March 31, 2026

**Contents**

Edifício Statement
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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 Accounting Pronouncement CPC 21 (R1) applicable to the preparation of Quarterly Information Form (ITR) and on consolidated quarterly information prepared in Brazilian currency in accordance with Accounting Pronouncement CPC 21 (R1) 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 March 31, 2026, comprising the statement of financial position as of March 31, 2026 and the related statements of profit or loss, of comprehensive income, of changes in equity and of cash flows for the three-month period then ended, including notes to the interim financial information.

Management is responsible for preparation of the parent company interim financial information in accordance with Accounting Pronouncement CPC 21 (R1) – Interim Financial Reporting and consolidated interim financial information in accordance with Accounting Pronouncement CPC 21 (R1) – 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 CPC 21 (R1) 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 CPC 21 (R1) 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 three-month period ended March 31, 2026, 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 Accounting Pronouncement CPC 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), May 04, 2026.

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

Bruno Costa Oliveira
Contador CRC-BA031359/O

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

STATEMENTS OF FINANCIAL POSITION AS AT MARCH 31, 2026 AND DECEMBER 31, 2025
(In thousands of Brazilian reais - R$)

| | Notes | Consolidated | | Parent Company | |
|---|---|---|---|---|---|
| | | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| **Assets** | | | | | |
| **Current assets** | | | | | |
| Cash and cash equivalents | 4 | **50,441** | 19,468 | **6,529** | 4,343 |
| Marketable securities | 4 | **339,582** | 208,182 | **304,460** | 157,441 |
| Receivables | 5 | **328,090** | 581,756 | **87,789** | 106,140 |
| Recoverable taxes | | **31,522** | 32,750 | **25,977** | 27,630 |
| Prepaid expenses | | **4,255** | 2,517 | **2,649** | 1,196 |
| Other assets | | **6,911** | 4,113 | **5,466** | 3,367 |
| **Total current assets** | | **760,801** | 848,786 | **432,870** | 300,117 |
| **Noncurrent assets** | | | | | |
| Marketable securities | 4 | **126,672** | 243,254 | **121,514** | 242,364 |
| Derivative financial instruments | 20 (a) | **99,269** | 73,367 | **99,269** | 73,367 |
| Receivables | 5 | **220,921** | 265,597 | **129,569** | 124,374 |
| Prepaid expenses | | **13,938** | 12,326 | **2,682** | 2,004 |
| Recoverable taxes | | **38,606** | 37,826 | **28,176** | 27,418 |
| Deferred income tax and social contribution | 12 (b) | **95,510** | 95,510 | **95,510** | 95,510 |
| Other assets | | **18,580** | 18,594 | **21,357** | 19,456 |
| **Total long-term realisable** | | **613,496** | 746,474 | **498,077** | 584,493 |
| Investments in subsidiaries and joint ventures | 6 | **159,879** | 158,321 | **4,384,565** | 4,302,111 |
| Investment property | 7 (a) | **5,312,482** | 4,918,305 | **1,305,107** | 1,145,442 |
| Property and equipment | 8 | **9,380** | 3,944 | **9,349** | 3,910 |
| Intangible assets | | **14,530** | 13,855 | **14,530** | 13,855 |
| **Total noncurrent assets** | | **6,109,767** | 5,840,899 | **6,211,628** | 6,049,811 |
| **Total assets** | | **6,870,568** | 6,689,685 | **6,644,498** | 6,349,928 |
| | | | | | |
| **Liabilities and equity** | | | | | |
| **Current liabilities** | | | | | |
| Suppliers | | **61,878** | 54,123 | **13,102** | 37,335 |
| Loans, financing and debentures | 9 | **557,245** | 478,364 | **547,404** | 468,562 |
| Land payables | 10 | **92,608** | 102,639 | **35,756** | 17,035 |
| Advances from customers | | **2,118** | 2,049 | **879** | 759 |
| Labor and social liabilities | | **23,007** | 19,616 | **18,551** | 15,417 |
| Tax liabilities | | **38,685** | 37,970 | **21,560** | 22,908 |
| Barters | 11 | **105,784** | 67,856 | **21,516** | 6,127 |
| Deferred taxes | 12 (b) | **16,346** | 3,488 | **-** | - |
| Lease liability | 14 | **307** | - | **307** | - |
| Intercompany payables | 19 | **-** | - | **456,000** | 381,700 |
| Other liabilities | | **29,552** | 54,514 | **7,811** | 548 |
| **Total current liabilities** | | **927,530** | 820,619 | **1,122,886** | 950,391 |
| **Noncurrent liabilities** | | | | | |
| Loans, financing and debentures | 9 | **1,661,038** | 1,760,393 | **1,593,954** | 1,691,315 |
| Derivative financial instruments | 20 (a) | **10,030** | 6,727 | **10,030** | 6,727 |
| Barters | 11 | **143,989** | 127,122 | **110,283** | 59,733 |
| Deferred taxes | 12 (b) | **132,841** | 158,006 | **3,055** | - |
| Land payables | 10 | **57,517** | 41,944 | **49,603** | 32,032 |
| Provisions for labor, tax and civil risks | 13 | **2,193** | 1,851 | **458** | 258 |
| Lease liability | 14 | **141,110** | 134,900 | **5,120** | - |
| Other liabilities | | **26,558** | 5,407 | **7,616** | 3,031 |
| **Total noncurrent liabilities** | | **2,175,276** | 2,236,350 | **1,780,119** | 1,793,096 |
| **Total liabilities** | | **3,102,806** | 3,056,969 | **2,903,005** | 2,743,487 |
| **Equity** | | | | | |
| Paid-in capital | | **2,735,382** | 2,735,382 | **2,735,382** | 2,735,382 |
| Treasury shares | | **(9,492)** | (9,492) | **(9,492)** | (9,492) |
| Capital reserves | | **22,995** | 21,978 | **22,995** | 21,978 |
| Earnings reserve | | **858,573** | 858,573 | **858,573** | 858,573 |
| Retained earnings | | **134,035** | - | **134,035** | - |
| **Equity attributable to Company shareholders** | | **3,741,493** | 3,606,441 | **3,741,493** | 3,606,441 |
| Noncontrolling interests | 15 (e) | **26,269** | 26,275 | **-** | - |
| **Total equity** | | **3,767,762** | 3,632,716 | **3,741,493** | 3,606,441 |
| **Total liabilities and equity** | | **6,870,568** | 6,689,685 | **6,644,498** | 6,349,928 |

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

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

STATEMENTS OF PROFIT OR LOSS FOR THE QUARTERS ENDED MARCH 31, 2026 AND 2025
(In thousands of Brazilian reais - R$, except earnings per share)

| | Notes | Consolidated | | Parent Company | |
|---|---|---|---|---|---|
| | | 1st quarter of | | 1st quarter of | |
| | | 2026 | 2025 | 2026 | 2025 |
| Net revenue from lease and services provided | 16 | **66,076** | 55,327 | **27,030** | 18,931 |
| Costs of services provided - condominium management | 17 | **(2,447)** | (1,304) | **(2,447)** | (1,304) |
| **Gross profit** | | **63,629** | 54,023 | **24,583** | 17,627 |
| | | | | | |
| Operating income (expenses) | | | | | |
| Selling expenses | 17 | **(3,296)** | (2,401) | **(2,212)** | (1,529) |
| General and administrative expenses | 17 | **(9,576)** | (10,036) | **(8,046)** | (8,331) |
| Management compensation | 17 | **(2,531)** | (2,498) | **(2,531)** | (2,498) |
| Changes in the fair value of investment property | 7 | **134,839** | 80,497 | **43,733** | - |
| Other operating expenses, net | 17 | **(1,954)** | (1,303) | **(1,157)** | 27 |
| Results from equity participation | 6 | **2,555** | 744 | **120,707** | 110,019 |
| **Income before financial income and taxes** | | **183,666** | 119,026 | **175,077** | 115,315 |
| | | | | | |
| Financial income (expenses) | | | | | |
| Financial expenses | 18 | **(75,943)** | (57,292) | **(56,747)** | (47,192) |
| Financial income | 18 | **36,024** | 31,246 | **17,103** | 18,190 |
| **Income before taxes** | | **143,747** | 92,980 | **135,433** | 86,313 |
| | | | | | |
| Income tax and social contribution | | | | | |
| Current | | **(15,656)** | (9,833) | **-** | - |
| Deferred | | **5,938** | 3,218 | **(1,398)** | - |
| | 12 | **(9,718)** | (6,615) | **(1,398)** | - |
| | | | | | |
| **Net income for the period** | | **134,029** | 86,365 | **134,035** | 86,313 |
| | | | | | |
| Net income attributable to: | | | | | |
| Shareholders of the Company | | **134,035** | 86,313 | | |
| Noncontrolling interests | 15 (e) | **(6)** | 52 | | |
| | | **134,029** | 86,365 | | |
| | | | | | |
| Earnings per share (In Reais - R$): | | | | | |
| Basic | 15 (f) | **1.53314** | 0.99190 | **1.53314** | 0.99190 |
| Diluted | 15 (f) | **1.52255** | 0.98978 | **1.52255** | 0.98978 |

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

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

STATEMENTS OF COMPREHENSIVE INCOME FOR THE QUARTERS ENDED MARCH 31, 2026 AND 2025
(In thousands of Brazilian reais - R$)

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 1st quarter of | | 1st quarter of | |
| | 2026 | 2025 | 2026 | 2025 |
| Net income for the period | **134,029** | 86,365 | **134,035** | 86,313 |
| Other components of comprehensive income | - | - | - | - |
| **Total comprehensive income for the period** | **134,029** | 86,365 | **134,035** | 86,313 |
| | | | | |
| Comprehensive income attributable to: | | | | |
| Shareholders of the Company | **134,035** | 86,313 | | |
| Noncontrolling interests | **(6)** | 52 | | |
| | **134,029** | 86,365 | | |

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

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

STATEMENTS OF CHANGES IN EQUITY FOR THE QUARTERS ENDED MARCH 31, 2026 AND 2025
(In thousands of Brazilian reais - R$)

| | Paid-in capital | | | Capital reserves | Earnings reserves | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Subscript | Share issuance costs | Treasury shares | Incentive plans | Legal | Earnings retention | Retained earnings | Equity attributable to Company shareholders (Parent Company) | Noncontrolling interests | Total (Consolidated) |
| **BALANCE AT DECEMBER 31, 2024** | **2,753,976** | **(18,594)** | **(17,756)** | **17,240** | **98,713** | **752,430** | - | **3,586,009** | **19,366** | **3,605,375** |
| Treasury shares: | | | | | | | | | | |
| Purchased | - | - | (244) | - | - | - | - | (244) | - | (244) |
| Stock options | - | - | - | 841 | - | - | - | 841 | - | 841 |
| Net income for the period | - | - | - | - | - | - | 86,313 | 86,313 | 52 | 86,365 |
| **BALANCE AT MARCH 31, 2025** | **2,753,976** | **(18,594)** | **(18,000)** | **18,081** | **98,713** | **752,430** | **86,313** | **3,672,919** | **19,418** | **3,692,337** |
| | | | | | | | | | | |
| **BALANCE AT DECEMBER 30, 2025** | **2,753,976** | **(18,594)** | **(9,492)** | **21,978** | **116,443** | **742,130** | - | **3,606,441** | **26,275** | **3,632,716** |
| Treasury shares: | | | | | | | | | | |
| Stock options and restricted shares | - | - | - | 1,017 | - | - | - | 1,017 | - | 1,017 |
| Net income for the period | - | - | - | - | - | - | 134,035 | 134,035 | (6) | 134,029 |
| **BALANCE AT MARCH 31, 2026** | **2,753,976** | **(18,594)** | **(9,492)** | **22,995** | **116,443** | **742,130** | **134,035** | **3,741,493** | **26,269** | **3,767,762** |

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

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

STATEMENTS OF CASH FLOWS FOR THE QUARTERS ENDED MARCH 31, 2026 AND 2025 - INDIRECT METHOD
(In thousands of Brazilian reais - R$)

| | Notes | Consolidated | | Parent Company | |
|---|---|---|---|---|---|
| | | 1st quarter of | | 1st quarter of | |
| | | 2026 | 2025 | 2026 | 2025 |
| **Cash flows from operating activities** | | | | | |
| Net income for the period | | **134,029** | 86,365 | **134,035** | 86,313 |
| Adjustments to reconcile net income to net cash generated by (used in) operating activities: | | | | | |
| Depreciation | 17 | **1,392** | 1,741 | **669** | 893 |
| Results from equity participation | 6 | **(2,555)** | (744) | **(120,707)** | (110,019) |
| Amortization of prepaid expenses | | **591** | 272 | **190** | 72 |
| Allowance for expected credit loss | 5 | **(3,077)** | 229 | **(856)** | 91 |
| Provisions for labor, tax and civil risks | | **397** | 112 | **200** | 15 |
| Financial result | | **54,753** | 37,962 | **45,977** | 34,615 |
| Deferred taxes | | **(12,307)** | (8,529) | **3,055** | (1,695) |
| Changes in the fair value of investment property | 7 | **(140,678)** | (84,054) | **(45,390)** | - |
| Incentive plans | 17 | **1,017** | 841 | **1,017** | 841 |
| | | **33,562** | 34,195 | **18,190** | 11,126 |
| (Increase) decrease in operating assets: | | | | | |
| Trade accounts receivable | | **(24,510)** | (14,980) | **11,022** | 6,606 |
| Recoverable taxes | | **448** | 1,845 | **895** | 1,534 |
| Prepaid expenses | | **(3,941)** | (1,767) | **(2,321)** | (1,093) |
| Other assets | | **(2,784)** | (940) | **(3,999)** | (6,118) |
| Increase (decrease) in operating liabilities: | | | | | |
| Suppliers | | **7,755** | (8,496) | **(24,233)** | 2,327 |
| Labor and social liabilities | | **3,391** | (2,545) | **3,134** | (2,892) |
| Tax liabilities | | **9,691** | 3,212 | **(1,348)** | 3,919 |
| Intercompany payables | | **-** | - | **74,300** | (169,851) |
| Other liabilities | | **(9,012)** | (20,114) | **11,968** | 447 |
| Amounts paid for civil, labor and tax risks | 13 | **(55)** | (34) | **-** | (1) |
| Income tax and social contribution paid | | **(8,976)** | (14,238) | **-** | - |
| **Cash provided by (used in) operating activities** | | **5,569** | (23,862) | **87,608** | (153,996) |
| **Cash flows from investing activities** | | | | | |
| Increase in marketable securities | | **(410,596)** | (77,007) | **(307,512)** | (31,662) |
| Decrease in marketable securities | | **408,744** | 154,997 | **292,750** | 84,470 |
| Increase in / acquisition of investments | | **(3)** | (16) | **(32,916)** | (129,460) |
| Dividends received from subsidiaries | 6 (c) | **1,000** | 2,000 | **90,474** | 217,122 |
| Aquisition of investment properties | | **(171,320)** | (169,745) | **(10,588)** | (5,710) |
| Receipt for the sale of subsidiaries / assets | | **325,929** | 135,438 | **2,990** | 19,763 |
| Other | | **(2,087)** | (2,048) | **(1,368)** | (1,204) |
| **Net cash provided by (used in) investing activities** | | **151,667** | 43,619 | **33,830** | 153,319 |
| **Cash flows from financing activities** | | | | | |
| Amortization of loans, financing and debentures | 9 (a) | **(45,810)** | (52,541) | **(43,450)** | (52,541) |
| Interest paid | | **(58,592)** | (82,698) | **(53,941)** | (79,572) |
| Lease payments | 14 | **-** | (201) | **-** | (201) |
| Share issuance costs | | **-** | (244) | **-** | (244) |
| (Payment) receipt on derivative financial instrument | | **(21,861)** | (18,244) | **(21,861)** | (18,244) |
| **Net cash provided by (used in) financing activities** | | **(126,263)** | (153,928) | **(119,252)** | (150,802) |
| **Increase (decrease) in cash and cash equivalents** | | **30,973** | (134,171) | **2,186** | (151,479) |
| Cash and cash equivalents | | | | | |
| At the beginning of the period | | **19,468** | 226,237 | **4,343** | 224,507 |
| At the end of the period | 4 | **50,441** | 92,066 | **6,529** | 73,028 |
| **Increase (decrease) in cash and cash equivalents** | | **30,973** | (134,171) | **2,186** | (151,479) |

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

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

STATEMENTS OF VALUE ADDED FOR THE QUARTERS ENDED MARCH 31, 2026 AND 2025
(In thousands of Brazilian reais - R$)

| | Notes | Consolidated | | Parent Company | |
|---|---|---|---|---|---|
| | | 1st quarter of | | 1st quarter of | |
| | | 2026 | 2025 | 2026 | 2025 |
| **Revenue:** | | | | | |
| Revenues from lease and services provided | | **70,826** | 58,990 | **30,085** | 21,100 |
| Other revenue | | **(4,834)** | 170 | **-** | 239 |
| Changes in the fair value of investment property | 7 | **140,678** | 84,054 | **45,390** | - |
| Revenue from construction of own assets | | **162,118** | 174,634 | **12,722** | 4,637 |
| Allowance for expected credit loss | 5 | **3,077** | (229) | **856** | (91) |
| | | **371,865** | 317,619 | **89,053** | 25,885 |
| **Inputs purchased from third-parties (includes the taxes ICMS, IPI, PIS AND COFINS)** | | | | | |
| Supplies, power, outside services and other items | | **(133,741)** | (133,616) | **(18,661)** | (12,938) |
| | | **(133,741)** | (133,616) | **(18,661)** | (12,938) |
| **Gross value added** | | **238,124** | 184,003 | **70,392** | 12,947 |
| Depreciation | 17 | **(1,392)** | (1,741) | **(669)** | (893) |
| **Net wealth created** | | **236,732** | 182,262 | **69,723** | 12,054 |
| **Value added received in transfer** | | | | | |
| Results from equity interest in investees | 6 | **2,555** | 744 | **120,707** | 110,019 |
| Financial income | | **36,789** | 32,084 | **17,833** | 19,024 |
| | | **39,344** | 32,828 | **138,540** | 129,043 |
| **Total wealth for distribution** | | **276,076** | 215,090 | **208,263** | 141,097 |
| **Wealth distributed** | | | | | |
| **Personnel:** | | **24,569** | 23,240 | **13,112** | 11,116 |
| Salaries and wages | | **18,720** | 18,472 | **9,990** | 9,298 |
| Benefits | | **4,905** | 3,849 | **2,620** | 1,458 |
| Severance pay fund (FGTS) | | **944** | 919 | **502** | 360 |
| **Taxes and fares:** | | **26,918** | 20,116 | **9,549** | 4,720 |
| Federal | | **25,219** | 18,462 | **9,423** | 4,653 |
| Municipal | | **1,699** | 1,654 | **126** | 67 |
| **Lenders and lessors:** | | **90,560** | 85,369 | **51,567** | 38,948 |
| Interest | | **78,721** | 65,915 | **50,050** | 38,236 |
| Rentals / Leases | | **11,765** | 19,382 | **1,486** | 690 |
| Other | | **74** | 72 | **31** | 22 |
| **Shareholders:** | | **134,029** | 86,365 | **134,035** | 86,313 |
| Retained earnings | | **134,035** | 86,313 | **134,035** | 86,313 |
| Noncontrolling interests | 15 (e) | **(6)** | 52 | **-** | - |
| **Wealth distributed** | | **276,076** | 215,090 | **208,263** | 141,097 |

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

# 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 June 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; (iv) intermediation in the supply of goods and services in the commercial real estate segment; and (v) 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, rent (operating leases) and sale of industrial warehouses, to a lesser extent: development 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, Rio de Janeiro, Goiás, Ceará, Pará, Bahia, Alagoas, Rio Grande do Norte, Mato Grosso, Mato Grosso do Sul, Pernambuco and Paraíba.

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 interim financial statements, material accounting policies and new accounting standards

## 2.1 Presentation of interim financial statements

The Company’s interim financial statements comprise:

- The Consolidated interim 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 Parent Company interim 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, 2025.

## 2.2 Material 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, 2025.

## 3. New standards and interpretations issued but not yet effective

3.1 Adoption of new standards

There are no new standards or interpretations, valid for the annual periods beginning on or after January 1st, 2026, which had material effects on the Group's interim financial statements. The Group decided not to adopt anticipatedly any other standard, interpretation or amendment that have been issued, but are not yet in force.

3.2 New standards issued and not yet adopted

The other standards and interpretations issued, and which have not yet come into force are the same as those mentioned in the Group's financial statements for the year ended December 31, 2025.

## 4. Cash and cash equivalents and marketable securities

Breakdown is as follows:

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| Cash and cash equivalents: | | | | |
| Cash | **2,930** | 3,024 | **2,928** | 3,024 |
| Bank accounts | **4,475** | 3,026 | **3,433** | 1,319 |
| Short-term investments: | | | | |
| Bank certificates of deposit (CDB) | **19,364** | - | **-** | - |
| Securities with repurchase agreement backed by debentures | **23,672** | 13,418 | **168** | - |
| Total cash and cash equivalents | **50,441** | 19,468 | **6,529** | 4,343 |

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| Marketable securities: | | | | |
| Restricted investment funds [1] | **427,048** | 413,364 | **386,768** | 361,733 |
| Unrestricted investment funds | **39,206** | 38,072 | **39,206** | 38,072 |
| Total marketable securities | **466,254** | 451,436 | **425,974** | 399,805 |
| | | | | |
| Current | **339,582** | 208,182 | **304,460** | 157,441 |
| Noncurrent | **126,672** | 243,254 | **121,514** | 242,364 |
| | **466,254** | 451,436 | **425,974** | 399,805 |

[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 83.05% of DI rate in Consolidated and 80.38% DI rate in Parent Company in the nine-month period ended March 31, 2026 (101.94% of DI rate in Consolidated and 100.51% of DI rate in Parent Company for the same period of 2025).

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 | |
|---|---|---|---|---|
| | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| Investment funds | **40,495** | 48,711 | **28,926** | 28,460 |
| Private bonds | **83,449** | 35,107 | **79,932** | 18,316 |
| Bank certificates of deposit (CDB) | **19,680** | 2,398 | **17,069** | 1,754 |
| Debentures | **2,064** | 1,888 | **255** | 186 |
| Securities with repurchase agreement | **74** | 180 | **9** | 18 |
| Public securities: | | | | |
| National Treasury Notes - B (NTN-B) | **247,253** | 243,254 | **242,095** | 242,364 |
| Financial Treasury Bills (LFT) | **19,990** | 74,304 | **16,778** | 69,893 |
| National Treasury Bills (LTN) | **11,354** | 7,522 | **1,403** | 742 |
| Others | **2,689** | - | **301** | - |
| Total | **427,048** | 413,364 | **386,768** | 361,733 |

The Company assessed the credit risk of the counterparty of its financial investments as described in Note 20 (b).

Other information on cash and market table securities did not significantly change in relation to the information disclosed in Note 4 to the financial statements for the year ended December 31, 2025.

## 5. Trade receivables

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

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| Sale of equity interest / assets | **482,482** | 780,108 | **186,948** | 184,927 |
| Rentals | **65,415** | 66,951 | **15,439** | 16,578 |
| Condominium administration | **7,264** | 7,163 | **14,142** | 13,681 |
| Others [1] | **3,756** | 6,114 | **4,045** | 19,400 |
| | **558,917** | 860,336 | **220,574** | 234,586 |
| Allowance for expected credit loss | **(9,906)** | (12,983) | **(3,216)** | (4,072) |
| Total | **549,011** | 847,353 | **217,358** | 230,514 |
| | | | | |
| Current | **328,090** | 581,756 | **87,789** | 106,140 |
| Noncurrent | **220,921** | 265,597 | **129,569** | 124,374 |
| | **549,011** | 847,353 | **217,358** | 230,514 |

(*) 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 | |
|---|---|---|---|---|
| | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| Seattle III [1] | - | 228,373 | - | - |
| Seattle IV [1] | **234,705** | 232,415 | - | - |
| Seattle V [1] | **154,848** | 149,872 | **112,437** | 108,823 |
| Baltimore [1] | **66,853** | 65,952 | **66,853** | 65,952 |
| Senior [1] | **18,418** | 93,344 | - | - |
| SPE LOG SJC Sony (Note 19 [5]) | **7,658** | 10,152 | **7,658** | 10,152 |
| | **482,482** | 780,108 | **186,948** | 184,927 |
| | | | | |
| Current | **296,736** | 545,164 | **66,547** | 68,277 |
| Noncurrent | **185,746** | 234,944 | **120,401** | 116,650 |
| | **482,482** | 780,108 | **186,948** | 184,927 |

(*) Updated by IPCA.

In February 2026, the Company anticipated receivables related to Seattle III and Senior, previously recorded in "Receivables" for R$315.5 million, generating a discount on receivables anticipation of R$13 million (note 18).

The table below shows the aging list of trade receivables:

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| In due: | | | | |
| Up to 12 months | **321,397** | 573,703 | **82,799** | 97,912 |
| After 12 months | **220,921** | 265,597 | **129,569** | 124,374 |
| | **542,318** | 839,300 | **212,368** | 222,286 |
| Past due: | | | | |
| Up to 30 days | **3,231** | 2,141 | **2,522** | 2,457 |
| 31 to 90 days | **1,853** | 3,772 | **1,355** | 2,689 |
| More than 90 days | **11,515** | 15,123 | **4,329** | 7,154 |
| | **16,599** | 21,036 | **8,206** | 12,300 |
| Total | **558,917** | 860,336 | **220,574** | 234,586 |

Changes in the allowance for expected credit loss for the nine-month period ended March 31, 2026, and 2025 are as follows, carried out on the balances of trade receivable from rentals:

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | three months of | | three months of | |
| | 2026 | 2025 | 2026 | 2025 |
| Opening balance | **(12.983)** | (12.202) | **(4.072)** | (3.598) |
| Additions | **(132)** | (229) | **(64)** | (91) |
| Write off/reversal | **3.209** | - | **920** | - |
| Closing balance | **(9.906)** | (12.431) | **(3.216)** | (3.689) |

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

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| 12 months | **235,819** | 206,134 | **62,956** | 59,354 |
| 13 to 24 months | **199,634** | 170,978 | **42,022** | 42,080 |
| 25 to 36 months | **165,694** | 141,366 | **30,037** | 28,455 |
| 37 to 48 months | **121,054** | 112,375 | **21,921** | 18,662 |
| 49 to 60 months | **74,118** | 69,704 | **16,257** | 15,438 |
| After 60 months | **132,822** | 130,686 | **3,558** | 5,001 |
| Total | **929,141** | 831,243 | **176,751** | 168,990 |

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, 2025.

# 6. Investment in subsidiaries and joint ventures

a) Main information on each investment is summarized below:

| | Equity interest | | Information on investees | | | | Investment | | Results from equity interest in investees for the 1st quarter of | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Equity [2] | | Net income (loss) for the period [2] | | | | | |
| | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 | 2026 | 2025 | 3/31/26 | 12/31/25 | 2026 | 2025 |
| Joint ventures: | | | | | | | | | | |
| Loteamento Betim | 50,00% | 50,00% | **151,486** | 148,431 | **5,055** | 1,452 | **75,743** | 74,216 | **2,527** | 726 |
| LOG SJC Sony | 64,97% | 64,97% | **113,774** | 113,770 | **-** | (24) | **73,919** | 73,916 | **-** | (16) |
| Others | 16,67% | 16,67% | **89** | (199) | **168** | 201 | **287** | 259 | **28** | 34 |
| Capitalized interest [1] | | | **-** | - | **-** | - | **9,930** | 9,930 | **-** | - |
| **Total joint ventures - Consolidated** | | | **265,349** | 262,002 | **5,223** | 1,629 | **159,879** | 158,321 | **2,555** | 744 |
| Subsidiaries: | | | | | | | | | | |
| LOG I | 100,00% | 100,00% | **140,862** | 143,109 | **2,237** | 2,290 | **140,862** | 143,109 | **2,237** | 2,290 |
| LOG II | 100,00% | 100,00% | **60,931** | 61,448 | **910** | 940 | **60,931** | 61,448 | **910** | 940 |
| LOG Jundiaí | 100,00% | 100,00% | **37,183** | 36,772 | **1,301** | 1,253 | **37,183** | 36,772 | **1,301** | 1,253 |
| LOG Goiânia | 100,00% | 100,00% | **11** | 41,298 | **(16)** | 769 | **11** | 41,298 | **(16)** | 769 |
| LOG Hortolândia | 100,00% | 100,00% | **54,960** | 98,180 | **(1,678)** | 1,514 | **54,960** | 98,180 | **(1,678)** | 1,514 |
| LOG SJP | 100,00% | 100,00% | **2,596** | 2,548 | **48** | 36 | **2,596** | 2,548 | **48** | 36 |
| LOG Juiz de Fora | 100,00% | 100,00% | **140,657** | 141,017 | **2,410** | 2,230 | **140,657** | 141,017 | **2,410** | 2,230 |
| LOG Feira de Santana | 100,00% | 100,00% | **41,846** | 42,298 | **778** | 646 | **41,846** | 42,298 | **778** | 646 |
| LOG Fortaleza | 100,00% | 100,00% | **167,909** | 166,124 | **3,134** | 2,296 | **167,909** | 166,124 | **3,134** | 2,296 |
| LOG Via Expressa | 100,00% | 100,00% | **68,267** | 72,650 | **(389)** | 258 | **68,267** | 72,650 | **(389)** | 258 |
| LOG Viana | 100,00% | 100,00% | **65,155** | 65,390 | **764** | 1,901 | **65,155** | 65,390 | **764** | 1,901 |
| LOG Londrina | 100,00% | 100,00% | **6,788** | 24,273 | **15** | (309) | **6,788** | 24,273 | **15** | (309) |
| LOG Itatiaia | 100,00% | 100,00% | **69,282** | 68,780 | **1,012** | 973 | **69,282** | 68,780 | **1,012** | 973 |
| LOG Aracajú | 100,00% | 100,00% | **2,780** | 11,740 | **40** | (84) | **2,780** | 11,740 | **40** | (84) |
| LOG Extrema | 100,00% | 100,00% | **1,414** | 1,412 | **1** | 71 | **1,414** | 1,412 | **1** | 69 |
| LOG Uberaba | 100,00% | 100,00% | **54,473** | 55,131 | **883** | 784 | **54,473** | 55,131 | **883** | 784 |
| LOG Itaitinga I | 100,00% | 100,00% | **3,216** | 43,156 | **59** | (472) | **3,216** | 43,156 | **59** | (472) |
| LOG Recife | 100,00% | 100,00% | **57,943** | 57,939 | **4** | (97) | **57,943** | 57,939 | **4** | (97) |
| LOG Itapeva | 100,00% | 100,00% | **123,926** | 123,175 | **1,360** | 1,336 | **123,926** | 123,175 | **1,360** | 1,336 |
| LOG PIB Meli | 100,00% | 100,00% | **381** | 652 | **(28)** | 425 | **381** | 652 | **(28)** | 425 |
| LOG Salvador | 100,00% | 100,00% | **212,482** | 225,827 | **(1,080)** | 539 | **212,482** | 225,827 | **(1,080)** | 539 |
| LOG Maceió | 100,00% | 100,00% | **123,278** | 124,765 | **2,204** | 1,516 | **123,278** | 124,765 | **2,204** | 1,516 |
| LOG Itaitinga II | 100,00% | 100,00% | **338,462** | 324,209 | **4,910** | 2,653 | **339,483** | 324,209 | **5,930** | 2,653 |
| LOG Brasilia | 0,00% | 0,00% | **98,474** | - | **-** | 2,880 | **-** | - | **-** | 2,880 |
| LOG Campo Grande | 100,00% | 100,00% | **204,870** | 188,575 | **4,077** | 2,305 | **204,870** | 188,575 | **4,077** | 2,305 |
| LOG Sumaré | 100,00% | 100,00% | **4** | 22 | **(18)** | 1 | **4** | 22 | **(18)** | 1 |
| LOG SJRP | 100,00% | 100,00% | **73,668** | 58,638 | **(19)** | (25) | **73,668** | 58,638 | **(19)** | (25) |
| LOG Macaé | 100,00% | 100,00% | **14,883** | 14,824 | **(16)** | (24) | **14,883** | 14,824 | **(16)** | (24) |
| LOG RP | 0,00% | 0,00% | **135,865** | - | **-** | 52 | | - | **-** | 52 |
| LOG Viana II | 100,00% | 100,00% | **78,741** | 77,962 | **706** | 737 | **78,741** | 77,962 | **706** | 737 |
| LOG Natal | 0,00% | 0,00% | **79,524** | - | **-** | 1,601 | **-** | - | **-** | 1,601 |
| LOG Contagem IV | 100,00% | 100,00% | **141,693** | 142,182 | **2,178** | 2,213 | **141,693** | 142,182 | **2,178** | 2,213 |
| LOG Cuiabá | 100,00% | 100,00% | **99,833** | 98,566 | **1,735** | 2,426 | **99,833** | 98,566 | **1,735** | 2,426 |
| LOG Joinville | 100,00% | 100,00% | **56,998** | 53,083 | **903** | 135 | **56,998** | 53,083 | **903** | 135 |
| LOG Goiânia III | 100,00% | 100,00% | **158,748** | 149,737 | **3,230** | (116) | **158,748** | 149,737 | **3,230** | (116) |
| LOG Betim III | 100,00% | 100,00% | **-** | (3) | **(16)** | 1 | **-** | (3) | **(16)** | 1 |
| LOG Gravataí II | 100,00% | 100,00% | **97,936** | 75,806 | **2,153** | 53 | **97,936** | 75,806 | **2,153** | 53 |
| LOG São Bernardo do campo | 100,00% | 100,00% | **3,544** | 1,664 | **(410)** | 1,943 | **3,544** | 1,664 | **(410)** | 1,943 |
| LOG Contagem V | 100,00% | 100,00% | **81,838** | 81,219 | **19** | (2) | **81,838** | 81,219 | **19** | (2) |
| LOG São José dos Pinhais II | 100,00% | 100,00% | **50,309** | 91,140 | **2,169** | 2,629 | **50,309** | 91,140 | **2,169** | 2,629 |
| LOG Recife II | 100,00% | 100,00% | **255,396** | 253,061 | **3,596** | 5,650 | **255,396** | 253,061 | **3,596** | 5,650 |
| LOG João Pessoa | 100,00% | 100,00% | **153,036** | 143,836 | **605** | 991 | **153,910** | 143,836 | **1,479** | 991 |
| LOG Salvador II | 100,00% | 100,00% | **165,310** | 141,897 | **2,934** | 77,285 | **165,310** | 141,897 | **2,934** | 77,285 |
| LOG Cariacica | 100,00% | 100,00% | **193,986** | 164,174 | **3,700** | 87 | **193,986** | 164,174 | **3,700** | 87 |
| LOG Florianópolis | 100,00% | 100,00% | **45,586** | 44,918 | **86** | - | **45,586** | 44,918 | **86** | - |
| LOG Goiania IV | 100,00% | 100,00% | **80,846** | 73,576 | **514** | - | **80,846** | 73,576 | **514** | - |
| LOG Lemp II | 100,00% | 100,00% | **1,505** | 178 | **(16)** | - | **1,505** | 178 | **(16)** | - |
| LOG Jaboatão | 100,00% | 100,00% | **79,870** | 69,547 | **913** | - | **79,870** | 69,547 | **913** | - |
| LOG Cuiaba II | 100,00% | 100,00% | **61,928** | 52,340 | **109** | - | **61,928** | 52,340 | **109** | - |
| LOG Maceio II | 100,00% | 100,00% | **48,761** | 272 | **46,472** | - | **48,761** | 272 | **46,472** | - |
| LOG Campo Grande II | 100,00% | 100,00% | **61,710** | 569 | **41,136** | - | **61,710** | 569 | **41,136** | - |
| LOG Aracaju II | 100,00% | 100,00% | **31,086** | 30,003 | **(51)** | - | **31,086** | 30,003 | **(51)** | - |
| LDI | 100,00% | 100,00% | **1,567** | 1,530 | **37** | 43 | **1,567** | 1,530 | **37** | 43 |
| LE Empreendimentos | 88,61% | 88,61% | **230,605** | 228,621 | **(190)** | 376 | **204,337** | 202,581 | **(42)** | 324 |
| Capitalized interest [1] | | | **-** | - | **-** | - | **-** | - | **(19,305)** | (13,380) |
| **Total subsidiaries** | | | **4,562,922** | 4,169,830 | **135,415** | 122,709 | **4,224,686** | 4,143,790 | **118,152** | 109,275 |
| **Total Parent Company** | | | **4,828,271** | 4,431,832 | **140,638** | 124,338 | **4,384,565** | 4,302,111 | **120,707** | 110,019 |

[1] 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, 2025).

[2] The equity and net income of the investments were adjusted according to the fair value of their respective investment properties to uniform accounting policies with the Company.

b) Joint ventures:

Summarized financial information of the joint ventures is as follows:

| | Loteamento Betim | | LOG SJC Sony | |
|---|---|---|---|---|
| | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| Cash and cash equivalents and marketable securities | **640** | 513 | **3** | - |
| Trade receivables | **9,095** | 8,594 | **-** | - |
| Inventories | **41,902** | 42,850 | **-** | - |
| Other current assets | **6** | 4 | **5** | 5 |
| Total current | **51,643** | 51,961 | **8** | 5 |
| Trade receivables | **13,327** | 10,155 | **-** | - |
| Inventories | **94,773** | 94,773 | **-** | - |
| Investment property | **-** | - | **118,200** | 118,200 |
| Other noncurrent assets | **108** | 28 | **-** | 5 |
| Total noncurrent assets | **108,208** | 104,956 | **118,200** | 118,205 |
| Total assets | **159,851** | 156,917 | **118,208** | 118,210 |
| | | | | |
| Current liabilities | **7,683** | 7,989 | **-** | 5 |
| Noncurrent liabilities | **682** | 497 | **4,434** | 4,435 |
| Equity | **151,486** | 148,431 | **113,774** | 113,770 |
| Liabilities and equity | **159,851** | 156,917 | **118,208** | 118,210 |

| | Loteamento Betim | | LOG SJC Sony | |
|---|---|---|---|---|
| | 1st quarter of | | 1st quarter of | |
| | 2026 | 2025 | 2026 | 2025 |
| Operating revenue | **7,068** | 3,849 | **-** | - |
| Cost of products and services | **(1,459)** | (2,064) | **-** | - |
| Other operating expenses | **(305)** | (245) | **-** | (25) |
| Financial income (expenses) | **27** | 67 | **-** | 1 |
| Income tax and social contribution | **(276)** | (155) | **-** | - |
| Net income (loss) for the period | **5,055** | 1,452 | **-** | (24) |

c) Changes in the balance of investments in subsidiaries and joint ventures in the nine-month period ended March 31, 2026, and 2025 are as follows:

| | Startup date | Opening balances | Capital contributions (reversals) | Results from equity interest in investees | Dividends received | Other | Closing balances |
|---|---|---|---|---|---|---|---|
| Quarter ended March 31, 2026: | | | | | | | |
| Joint ventures: | | | | | | | |
| Loteamento Betim | 3/18 | 74,216 | - | 2,527 | (1,000) | - | 75,743 |
| LOG SJC Sony | - | 73,916 | 3 | - | - | - | 73,919 |
| Others | - | 259 | - | 28 | - | - | 287 |
| Capitalized interest [1] | | 9,930 | - | - | - | - | 9,930 |
| **Total joint ventures - Consolidated** | | **158,321** | **3** | **2,555** | **(1,000)** | **-** | **159,879** |
| Subsidiaries: | | | | | | | |
| LOG I | 2/09 | 143,109 | 27 | 2,237 | (4,510) | - | 140,863 |
| LOG II | 3/11 | 61,448 | 3 | 910 | (1,430) | - | 60,931 |
| LOG Jundiaí | 4/11 | 36,772 | (1) | 1,301 | (890) | - | 37,182 |
| LOG Goiânia | 4/12 | 41,298 | (40,599) | (16) | (671) | - | 12 |
| LOG Hortolândia | 9/12 | 96,376 | 263 | (1,678) | (40,000) | - | 54,961 |
| LOG SJP | 4/13 | 2,548 | - | 48 | - | - | 2,596 |
| LOG Juiz de Fora | 6/13 | 141,017 | - | 2,410 | (2,770) | - | 140,657 |
| LOG Feira de Santana | 6/13 | 42,298 | 50 | 778 | (1,280) | - | 41,846 |
| LOG Fortaleza | 8/13 | 166,124 | - | 3,134 | (1,350) | - | 167,908 |
| LOG Via Expressa | 11/13 | 72,650 | 41 | (389) | (4,035) | - | 68,267 |
| LOG Viana | 4/14 | 65,390 | 61 | 764 | (1,060) | - | 65,155 |
| LOG Londrina | 6/14 | 24,273 | (17,000) | 15 | (500) | - | 6,788 |
| LOG Itatiaia | 7/14 | 68,780 | - | 1,012 | (510) | - | 69,282 |
| LOG Aracajú | 10/18 | 11,740 | (9,000) | 40 | - | - | 2,780 |
| LOG Extrema | 10/19 | 1,412 | 1 | 1 | - | - | 1,414 |
| LOG Uberaba | 9/20 | 55,131 | 114 | 883 | (1,655) | - | 54,473 |
| LOG Itaitinga I | 9/21 | 43,156 | (40,000) | 60 | - | - | 3,216 |
| LOG Recife | 8/22 | 57,939 | (1) | 4 | - | - | 57,942 |
| LOG Itapeva | 6/23 | 123,175 | 190 | 1,360 | (800) | - | 123,925 |
| LOG PIB Meli | 6/23 | 652 | 458 | (28) | (702) | - | 380 |
| LOG Salvador | - | 225,827 | 5,535 | (1,080) | (17,800) | - | 212,482 |
| LOG Maceió | - | 124,765 | 8 | 2,205 | (3,700) | - | 123,278 |
| LOG Itaitinga II | - | 324,209 | 9,344 | 5,930 | - | - | 339,483 |
| LOG Campo Grande | 2/24 | 188,575 | 12,218 | 4,077 | - | - | 204,870 |
| LOG Sumaré | 6/24 | 22 | - | (18) | - | - | 4 |
| LOG SJRP | 9/24 | 58,638 | 15,048 | (19) | - | - | 73,667 |
| LOG Macaé | 3/25 | 14,824 | 76 | (16) | - | - | 14,884 |
| LOG Viana II | 8/25 | 77,962 | 72 | 706 | - | - | 78,740 |
| LOG Contagem IV | - | 142,182 | 402 | 2,179 | (3,070) | - | 141,693 |
| LOG Cuiabá | 12/24 | 98,566 | 11 | 1,736 | (480) | - | 99,833 |
| LOG Joinville | - | 53,083 | 3,013 | 903 | - | - | 56,999 |
| LOG Goiânia III | 3/25 | 149,737 | 5,781 | 3,230 | - | - | 158,748 |
| LOG Betim III | 2/25 | (3) | 19 | (16) | - | - | - |
| LOG Gravataí II | 6/25 | 75,806 | 19,977 | 2,153 | - | - | 97,936 |
| LOG São Bernardo do campo | - | 1,664 | 2,290 | (410) | - | - | 3,544 |
| LOG Contagem V | - | 81,219 | 600 | 19 | - | - | 81,838 |
| LOG São José dos Pinhais II | - | 91,140 | (42,000) | 2,169 | (1,000) | - | 50,309 |
| LOG Recife II | - | 253,061 | - | 3,596 | (1,261) | - | 255,396 |
| LOG João Pessoa | - | 143,836 | 8,596 | 1,478 | - | - | 153,910 |
| LOG Salvador II | - | 141,897 | 20,478 | 2,934 | - | - | 165,309 |
| LOG Cariacica | - | 164,174 | 26,112 | 3,700 | - | - | 193,986 |
| LOG Florianópolis | - | 44,918 | 583 | 85 | - | - | 45,586 |
| LOG Goiania IV | - | 73,576 | 6,756 | 514 | - | - | 80,846 |
| LOG Lemp II | - | 178 | 1,343 | (16) | - | - | 1,505 |
| LOG Jaboatão | - | 69,547 | 9,410 | 913 | - | - | 79,870 |
| LOG Cuiaba II | 3/24 | 52,340 | 9,478 | 110 | - | - | 61,928 |
| LOG Maceio II | - | 272 | 2,017 | 46,472 | - | - | 48,761 |
| LOG Campo Grande II | - | 569 | 20,005 | 41,136 | - | - | 61,710 |
| LOG Aracaju II | - | 30,003 | 1,134 | (51) | - | - | 31,086 |
| LDI | - | 1,530 | - | 37 | - | - | 1,567 |
| LE Empreendimentos | - | 204,385 | - | (45) | - | - | 204,340 |
| Capitalized interest [1] | | - | - | (19,305) | - | 19,305 | - |
| **Total subsidiaries** | | **4,143,790** | **32,913** | **118,152** | **(89,474)** | **19,305** | **4,224,686** |
| **Total Parent Company** | | **4,302,111** | **32,916** | **120,707** | **(90,474)** | **19,305** | **4,384,565** |
| | | | | | | | |
| Quarter ended march 31, 2025: | | | | | | | |
| **Total Consolidated** | | 158,571 | 16 | 744 | (2,000) | - | 157,331 |
| **Total Parent Company** | | 4,138,125 | 129,460 | 110,019 | (217,122) | 19,663 | 4,180,145 |

[1]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, 2025).

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, 2025.

## 7. Investment property

a) Balances and transactions

Investment property refers to industrial warehouses that are held to produce rental income or for capital appreciation (including assets under construction for this purpose), whose balances and respective transactions as of March 31, 2026, and 2025 are shown as follows:

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 1st quarter of | | 1st quarter of | |
| | 2026 | 2025 | 2026 | 2025 |
| Opening balance | **4,918,305** | 4,372,014 | **1,145,442** | 1,020,308 |
| Additions | **232,168** | 159,055 | **111,527** | 14,639 |
| Right-of-use of land [1] | **(721)** | (4,196) | **-** | - |
| Capitalized interest (Note 9 (d)) | **22,052** | 13,436 | **2,748** | 56 |
| Transfer to inventories | **-** | (19,035) | **-** | - |
| Changes in fair value [3] | **140,678** | 84,054 | **45,390** | - |
| Closing balance | **5,312,482** | 4,605,328 | **1,305,107** | 1,035,003 |

[1] Right-of-use of land, which will be amortized using the straight-line basis and remeasured at each reporting date.
[2] Refers to fair value valuation of asset Log Teresina, Log Maceió II e Log Campo Grande II, as per viability approved by the Company's Board of Directors to implement the project and start construction.

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 | |
|---|---|---|---|---|
| | 1st quarter of | | 1st quarter of | |
| | 2026 | 2025 | 2026 | 2025 |
| Changes in fair value of investment property | **140,678** | 84,054 | **45,390** | - |
| Deferred PIS/COFINS | **(5,839)** | (3,557) | **(1,657)** | - |
| Changes in fair value in profit or loss | **134,839** | 80,497 | **43,733** | - |

Fair value of the investment properties has been determined on March 31, 2026, as follows:

- Completed projects: the discounted cash flow assumptions described in the financial statements of December 31, 2025, were maintained, except for cases that suffer significant changes, for which new valuations were performed.
- Projects with viability approved by the Board of Directors: the discounted cash flow assumptions described in the financial statements of December 31, 2025, were maintained, increased by the construction cost incurred in the nine-month period ended March 31, 2026, 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, 2025, were maintained, increased by the construction costs incurred in the three-month period ended March 31, 2026.
- Acquisition of new plot land: stated at the acquisition cost increased by the construction costs incurred in the three-month period ended March 31, 2026, when applicable.

## 8. Property and equipment

Changes in property and equipment for the nine-month period ended March 31, 2026, and 2025 are as follows:

| Consolidated | Opening balance | Addition | Closing balance |
|---|---|---|---|
| **Quarter ended March 31, 2026:** | | | |
| Cost: | | | |
| Right-of-use [1] | - | 5,415 | **5,415** |
| Other [2] | 7,175 | 303 | **7,478** |
| Total cost | 7,175 | 5,718 | **12,893** |
| Accumulated depreciation: | | | |
| Right-of-use [1] | - | 146 | **146** |
| Other[2] | 3,231 | 136 | **3,367** |
| Total accumulated depreciation | 3,231 | 282 | **3,513** |
| Total property and equipment, net | 3,944 | 5,436 | **9,380** |
| **Quarter ended March 31, 2025:** | | | |
| Total property and equipment, net | 15,354 | (510) | 14,844 |

[1] Company's office rental agreements.
[2] Primarily improvements in third party properties.

| Parent Company | Opening balance | Addition | Closing balance |
|---|---|---|---|
| **Quarter ended March 31, 2026:** | | | |
| Cost: | | | |
| Right-of-use [1] | - | 5,415 | **5,415** |
| Other [2] | 6,910 | 303 | **7,213** |
| Total cost | 6,910 | 5,718 | **12,628** |
| Accumulated depreciation: | | | |
| Right-of-use [1] | - | 146 | **146** |
| Other [2] | 3,000 | 133 | **3,133** |
| Total accumulated depreciation | 3,000 | 279 | **3,279** |
| Total property and equipment, net | 3,910 | 5,439 | **9,349** |
| **Quarter ended March 31, 2025:** | | | |
| Total property and equipment, net | 15,305 | (507) | 14,798 |

[1] Company's office rental agreements.
[2] Primarily improvements in third party properties.

# 9. Loans, financing and debentures

a) Position

Loans, financing and debentures as of March 31, 2025, and December 31, 2025, are as follows:

| Type | 3/31/26 | | | 12/31/25 |
|---|---|---|---|---|
| | Current | Noncurrent | Total | Total |
| Debenture - 19th issue (CRI) [1] | 144,668 | 267,592 | 412,260 | 406,176 |
| Debenture - 20th issue - 1st series (CRI) | 43,784 | - | 43,784 | 90,971 |
| Debenture - 20th issue - 2nd series (CRI) [1] | 68,667 | 127,237 | 195,904 | 193,840 |
| Debenture - 21st issue | 53,376 | 50,000 | 103,376 | 103,574 |
| Debenture - 22nd issue (CRI) | 84,096 | 166,667 | 250,763 | 250,774 |
| Debenture - 23rd issue | 51,715 | 50,000 | 101,715 | 105,814 |
| Debenture - 24th issue - 1st series (CRI) [1] | 11,086 | 186,612 | 197,698 | 193,834 |
| Debenture - 24th issue - 2nd series (CRI) | 4,015 | 59,550 | 63,565 | 61,423 |
| Debenture - 24th issue - 3rd series (CRI) [1] | 1,702 | 50,645 | 52,347 | 50,678 |
| Debenture - 25th issue - 1st series (CRI) | 5,673 | 86,912 | 92,585 | 89,560 |
| Debenture - 25th issue - 2nd series (CRI) | 4,204 | 63,088 | 67,292 | 65,050 |
| Debenture - 25th issue - 3rd series (CRI) [1] | 9,625 | 152,585 | 162,210 | 159,164 |
| Debenture - 26th issue - 1st series (CRI) | 14,304 | 200,000 | 214,304 | 207,370 |
| Debenture - 26th issue - 2nd series (CRI) | 7,341 | 100,000 | 107,341 | 103,781 |
| (-) Funding cost | (8,281) | (16,676) | (24,957) | (27,295) |
| Total debentures and CRI | 495,975 | 1,544,212 | 2,040,187 | 2,054,714 |
| | | | | |
| Commercial notes | 51,535 | 50,000 | 101,535 | 105,565 |
| (-) Funding cost | (106) | (258) | (364) | (402) |
| Total financing | 51,429 | 49,742 | 101,171 | 105,163 |
| Total Parent Company | 547,404 | 1,593,954 | 2,141,358 | 2,159,877 |
| | | | | |
| Subsidiaries: | | | | |
| Construction financing | 10,234 | 68,490 | 78,724 | 80,785 |
| (-) Funding cost | (393) | (1,406) | (1,799) | (1,905) |
| Total financing - Subsidiaries | 9,841 | 67,084 | 76,925 | 78,880 |
| Total Consolidated | 557,245 | 1,661,038 | 2,218,283 | 2,238,757 |

(*) Measured at fair value through profit or loss, according to hedge accounting methodology, refer to Note 20 (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 - 19th issue (CRI) | 450,000 | 9/21 | Annual | Semiannual | 9/25 to 9/28 | IPCA + 5.52% | IPCA + 6.07% |
| Debenture - 20th issue - 1st series (CRI) | 130,350 | 4/22 | Annual | Semiannual | 3/25 to 3/27 | DI + 1.10% | DI + 1.61% |
| Debenture - 20th issue - 2nd series (CRI) | 169,650 | 4/22 | Annual | Semiannual | 3/27 to 3/29 | IPCA + 6.30% | IPCA + 6.87% |
| Debenture - 21st issue | 400,000 | 7/22 | Annual | Semiannual | 7/26 to 7/27 | DI + 1.65% | DI + 1.79% |
| Debenture - 22nd issue (CRI) | 250,000 | 6/23 | Annual | Quarterly | 6/26 to 6/28 | DI + 1.70% | DI + 2.55% |
| Debenture - 23rd issue | 100,000 | 3/24 | Annual | Semiannual | 8/26 and 8/30 | DI + 0.95% | DI + 1.12% |
| Debenture - 24th issue - 1st series (CRI) | 191,297 | 10/24 | Bullet payment | Semiannual | 10/29 | 13.02% | 13.78% |
| Debenture - 24th issue - 2nd series (CRI) | 59,550 | 10/24 | Bullet payment | Semiannual | 10/29 | DI + 0.30% | DI + 0.81% |
| Debenture - 24th issue - 3rd series (CRI) | 49,153 | 10/24 | Annual | Semiannual | 10/30 and 10/31 | IPCA + 7.15% | IPCA + 7.67% |
| Debenture - 25th issue - 1st series (CRI) | 86,912 | 4/25 | Bullet payment | Semiannual | 4/30 | 99% DI | 99% DI + 0.52% |
| Debenture - 25th issue - 2nd series (CRI) | 63,088 | 4/25 | Annual | Semiannual | 4/31 to 4/32 | 101% DI | 101% DI + 0.40% |
| Debenture - 25th issue - 3rd series (CRI) | 150,000 | 4/25 | Annual | Semiannual | 4/31 to 4/32 | 14.47% | 15.16% |
| Debenture - 26th issue - 1st series (CRI) | 200,000 | 9/25 | Bullet payment | Semiannual | 10/28 | 98% DI | 98% DI + 0.59% |
| Debenture - 26th issue - 2nd series (CRI) | 100,000 | 9/25 | Annual | Semiannual | 10/31 to 10/32 | 100.5% DI | 100.5% DI + 0.28% |
| Commercial notes | 100,000 | 3/24 | Annual | Semiannual | 8/26 and 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 + 4.61% |

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

Changes in loans, financing and debentures were as follows:

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 1st quarter of | | 1st quarter of | |
| | 2026 | 2025 | 2026 | 2025 |
| Opening balance | **2,238,757** | 2,066,202 | **2,159,877** | 1,990,691 |
| Interest expense | **73,012** | 66,850 | **70,667** | 64,636 |
| Fair value adjustment | **5,634** | 8,442 | **5,635** | 8,442 |
| Amortization of funding costs | **2,482** | 1,966 | **2,376** | 1,867 |
| Repayment of principal | **(45,810)** | (52,541) | **(43,450)** | (52,541) |
| Payment of interest | **(55,792)** | (81,349) | **(53,747)** | (79,421) |
| Closing balance | **2,218,283** | 2,009,570 | **2,141,358** | 1,933,674 |

b) Guarantees

The types of guarantees for loans, financing and debentures as of March 31, 2026, are as follows:

| | Consolidated | | | | |
|---|---|---|---|---|---|
| | Construction financing | Debentures | CRI | Commercial notes | Total |
| Collateral / receivables | 78,724 | 101,715 | 250,763 | 101,535 | 532,737 |
| No guaranties | - | 103,376 | 1,609,290 | - | 1,712,666 |
| Total [1] | **78,724** | **205,091** | **1,860,053** | **101,535** | **2,245,403** |

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

c) Aging

Aging of loans, financing and debentures by maturity are as follows:

| After the reporting period | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| 12 months | **566,025** | 487,540 | **555,791** | 477,334 |
| 13 to 24 months | **354,497** | 395,465 | **344,828** | 385,841 |
| 25 to 36 months | **476,337** | 475,691 | **466,668** | 466,067 |
| 37 to 48 months | **255,831** | 313,390 | **246,162** | 303,766 |
| After 48 months | **592,713** | 596,273 | **553,230** | 554,566 |
| Total | **2,245,403** | 2,268,359 | **2,166,679** | 2,187,574 |

d) Allocation of financial charges

Financial charges are capitalized as follows:

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 1st quarter of | | 1st quarter of | |
| | **2026** | **2025** | **2026** | **2025** |
| Financial charges on: | | | | |
| Loans, financing and debentures | **(75,494)** | (68,816) | **(73,043)** | (66,503) |
| Derivative financial instruments | **(4,899)** | 1,050 | **(4,899)** | 1,050 |
| Total financial charges | **(80,393)** | (67,766) | **(77,942)** | (65,453) |
| Interest capitalized on: | | | | |
| Investment property (Note 7 (a)) | **22,052** | 13,436 | **2,748** | 56 |
| Investment (Note 6 (c)) | **-** | - | **19,305** | 19,663 |
| Inventories | **-** | 6,283 | **-** | - |
| Financial charges allocated to profit or loss (Note 18) | **(58,341)** | (48,047) | **(55,889)** | (45,734) |

For the three-month period ended March 31, 2026, total capitalized borrowing costs on loans, financing and debentures represented an average rate of 16.20% p.a. in Consolidated (14.67% p.a. for the same period of 2025).

e) Contractual obligations

The 19th, 20th, 21st, 22nd 23rd, 24th, 25th and 26th public issues of debentures and commercial notes provide for compliance with certain financial ratios covenants, determined and reviewed quarterly and annually by the fiduciary agent, as follows:

| Description | Required level | Fiscal year |
|---|---|---|
| Gross debt / Investment property | Up to 60% | 2021 onwards |
| Net debt / Investment property (*) | Up to 45% | 2025 onwards |

(*) Applicable only for the 25th and 26th debenture.

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

Net debt is: gross debt; (-) cash and cash equivalents and short and long-term marketable securities.

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

On March 31, 2026, 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 9 to the financial statements for the year ended December 31, 2025.

## 10.Land payables

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| IPCA | **124,274** | 117,799 | **-** | 53,725 |
| DI / Selic | **21,126** | 23,837 | **89,404** | - |
| Non-interest bearing | **11,000** | 11,000 | **-** | - |
| Present value discount | **(6,275)** | (8,053) | **(4,045)** | (4,658) |
| Total | **150,125** | 144,583 | **85,359** | 49,067 |
| | | | | |
| Current | **92,608** | 102,639 | **35,756** | 17,035 |
| Noncurrent | **57,517** | 41,944 | **49,603** | 32,032 |
| Total | **150,125** | 144,583 | **85,359** | 49,067 |

Aging of 'Land payables' is as follows:

| After the reporting period | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| 12 months | **92,608** | 102,639 | **35,756** | 17,035 |
| 13 to 24 months | **52,537** | 32,154 | **44,623** | 22,242 |
| 3 years | **4,980** | 9,790 | **4,980** | 9,790 |
| Total | **150,125** | 144,583 | **85,359** | 49,067 |

## 11. 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:

| After the reporting period | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| 12 months | **105,784** | 67,856 | **21,516** | 6,127 |
| 13 to 24 months | **112,789** | 95,922 | **79,083** | 28,533 |
| 25 to 36 months | **31,200** | 31,200 | **31,200** | 31,200 |
| Total | **249,773** | 194,978 | **131,799** | 65,860 |
| | | | | |
| Current | **105,784** | 67,856 | **21,516** | 6,127 |
| Noncurrent | **143,989** | 127,122 | **110,283** | 59,733 |
| | **249,773** | 194,978 | **131,799** | 65,860 |

## 12.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 | | Parent Company | |
|---|---|---|---|---|
| | 1st quarter of | | 1st quarter of | |
| | 2026 | 2025 | 2026 | 2025 |
| Income before income tax and social contribution | **143,747** | 92,980 | **135,433** | 86,313 |
| Statutory rate - income tax and social contribution | **34%** | 34% | **34%** | 34% |
| Nominal expense | **(48,874)** | (31,613) | **(46,047)** | (29,346) |
| Effect of IRPJ and CSLL on permanent differences: | | | | |
| Results from equity participation grossed of written-off capitalized interest | **869** | 253 | **47,604** | 41,956 |
| Tax credit not recorded | **(4,802)** | (13,713) | **(4,802)** | (13,713) |
| Depreciation of investment properties | **(409)** | (397) | **-** | - |
| Tax basis difference for companies taxes based on | **38,824** | 35,521 | **-** | - |
| Other | **4,674** | 3,334 | **1,847** | 1,103 |
| IRPJ and CSLL credit (debit) in profit or loss | **(9,718)** | (6,615) | **(1,398)** | - |

On March 31, 2026, the Company did not recognize deferred taxes on tax losses carryforwards of subsidiaries in the amount of R$139,235 (R$134,433 as of December 31, 2025).

b) Deferred tax balances

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

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| Noncurrent assets: | | | | |
| Income tax and social contribution | **95,510** | 95,510 | **95,510** | 95,510 |
| Liabilities: | | | | |
| Income tax and social contribution | **(65,717)** | (71,655) | **(1,398)** | - |
| PIS/COFINS | **(83,470)** | (89,839) | **(1,657)** | - |
| | **(149,187)** | (161,494) | **(3,055)** | - |
| | | | | |
| Current | **(16,346)** | (3,488) | **-** | - |
| Noncurrent | **(132,841)** | (158,006) | **(3,055)** | - |
| Total | **(149,187)** | (161,494) | **(3,055)** | - |

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

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| Tax effect on: | | | | |
| Deferred assets: | | | | |
| Tax loss carryforwards | **198,106** | 198,513 | **196,489** | 196,489 |
| Capitalized interests written-off [1] | **64,692** | 64,692 | **64,692** | 64,692 |
| Temporary differences | **(24,251)** | (25,010) | **(29,416)** | (29,416) |
| | **238,547** | 238,195 | **231,765** | 231,765 |
| Reclassified deferred liabilities | **(143,037)** | (142,685) | **(136,255)** | (136,255) |
| Deferred tax assets | **95,510** | 95,510 | **95,510** | 95,510 |
| Deferred liabilities: | | | | |
| Fair value appreciation on investment property | **(196,991)** | (192,064) | **(137,653)** | (136,255) |
| Rental receivables and others | **(2,240)** | (3,066) | **-** | - |
| Sale of assets | **(9,523)** | (19,210) | **-** | - |
| | **(208,754)** | (214,340) | **(137,653)** | (136,255) |
| Reclassified deferred liabilities | **143,037** | 142,685 | **136,255** | 136,255 |
| Deferred tax liabilities | **(65,717)** | (71,655) | **(1,398)** | - |

(*) According to Note 2.2 (e) to the financial statements for the year ended December 31, 2025, 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 disposal 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 March 31, 2026, 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 March 31, 2026, and 2025 are as follows:

| | Consolidated | | | | Parent Company | | | |
|---|---|---|---|---|---|---|---|---|
| | 1st quarter of | | | | 1st quarter of | | | |
| | 2026 | | | 2025 | 2026 | | | 2025 |
| | Assets | Liabilities | Net | Net | Assets | Liabilities | Net | Net |
| Opening balance | **238,195** | **(214,340)** | **23,855** | 39,057 | **231,765** | **(136,255)** | **95,510** | 114,024 |
| Effect on deferred IRPJ and CSLL from: | | | | | | | | |
| Net income for the period | **352** | **5,586** | **5,938** | 3,218 | **-** | **(1,398)** | **(1,398)** | - |
| Closing balance | **238,547** | **(208,754)** | **29,793** | 42,275 | **231,765** | **(137,653)** | **94,112** | 114,024 |

## 13.Provisions for labor, tax and civil risks

Changes for the nine-month period ended March 31, 2026, and 2025 are as follows:

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 1st quarter of | | 1st quarter of | |
| | 2026 | 2025 | 2026 | 2025 |
| Opening balance | **1,851** | 1,118 | **258** | 322 |
| Additions and inflation adjustments | **402** | 152 | **200** | 15 |
| Payments | **(55)** | (34) | **-** | (1) |
| Reversals | **(5)** | (40) | **-** | - |
| Closing balance | **2,193** | 1,196 | **458** | 336 |

The lawsuits assessed as possible losses by the legal counsel amounted to R$13,783 in Consolidated and R$7,538 in Parent Company as of March 31, 2026 (R$13,617 in Consolidated and R$7,377 in Parent Company as of December 31, 2025).

Other information on the provision for labor, tax and civil risks is not significantly different from the information disclosed in Note 13 to the financial statements for the year ended December 31, 2025.

## 14. 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, LE Empreendimentos (phases 1, 3 and 4) and LOG Goiânia III.

Changes in lease liability for the nine-month period ended March 31, 2026, and 2025 are as follows:

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 1st quarter of | | 1st quarter of | |
| | 2026 | 2025 | 2026 | 2025 |
| Opening balance | **134,900** | 187,040 | **-** | 9,271 |
| Additions [1] | **5,416** | - | **5,416** | - |
| Remeasurement | **-** | (3,345) | **-** | - |
| Interest expenses | **2,508** | 2,709 | **205** | 151 |
| Repayment of principal | **-** | (201) | **-** | (201) |
| Payment of interest | **(1,407)** | (1,108) | **(194)** | (151) |
| Closing balance | **141,417** | 185,095 | **5,427** | 9,070 |
| | | | | |
| Current | **307** | 825 | **307** | 825 |
| Noncurrent | **141,110** | 184,270 | **5,120** | 8,245 |
| | **141,417** | 185,095 | **5,427** | 9,070 |

[1] Right of use of the Company's office.

The undiscounted contractual cash flows (gross lease liabilities) represent annual cash-outs, ending December 2073 and are as follows:

| Lease liability | Up to 1 year | From 1 to 2 years | From 2 to 3 years | After 3 years | Total |
|---|---|---|---|---|---|
| Consolidated | 7,165 | 10,829 | 12,246 | 579,098 | 609,338 |
| Parent Company | 1,106 | 1,106 | 1,106 | 6,633 | 9,951 |

*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 nine-month period ended March 31, 2026, these leases represent R$163 in Consolidated and Parent Company (R$71 in Consolidated and in Parent Company for the same period of 2025).

# 15.Equity

a) Shares and capital

| | Consolidated and Parent Company | |
|---|---|---|
| | **3/31/26** | **12/31/25** |
| Subscribed capital | **2,753,976** | 2,753,976 |
| Number of common shares, without par value (thousand) | **87,859** | 87,859 |

The Company's authorized capital as of March 31, 2026, and December 31, 2025, 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.

b) Treasury shares

There were no treasury stock movements for the quarter ended March 31, 2026. During the three-month period ended March 31, 2025, 14 thousand shares were acquired in the amount of R$244 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 [1] |
|---|---|---|---|---|---|---|---|---|---|
| | Opening balance | Acquired | Sold | Transferred | Closing balance | Weighted average | Maximum | Minimum | |
| **1st quarter of 2026** | | | | | | | | | |
| Common shares | **434** | - | - | - | **434** | - | - | - | **11,991** |
| **1st quarter of 2025** | | | | | | | | | |
| Common shares | 828 | 14 | - | - | 842 | 18,25 | 18,25 | 18,25 | 13,009 |

[1] Market value of shares remaining in treasury as at March 31, 2026, and 2025.

c) Capital reserve

"Capital reserves" balances are derived from share issuance cost related to share public offers (IPOs) and long-term incentive plans, in the form of stock options and restricted shares, granted to employees and management of the Company, according to item (e) bellow. In accordance with art. 200 of the Brazilian Corporation Law and considering the Company's Bylaws, it may use the capital reserves to absorb losses, redemption, redemption or purchase of shares and incorporation into the capital stock.

d) Earnings reserves

*Legal reserve*

The constitution of the legal reserve is mandatory, up to the limits established by law, and its purpose is to ensure the integrity of the share capital, conditional on its use to absorb losses or increase the share capital.

As at December 31, 2025, the Company recognized earnings reserve in the amount of R$17,730 (R$17,169 as at December 31, 2024).

*Earnings retention reserve*

The earnings retention reserve refers to profits not distributed to shareholders, primarily to meet the Company's resource needs for investment purposes as per the capital budget.

As at December 31, 2025, the Company recognized earnings retention reserve in the amount of R$66,574 (R$244,664 as at December 31, 2024).

e) <u>Long-term incentive programs</u>

On April 17, 2025, the Ordinary and Extraordinary General Meeting approved the creation of the new Company's Stock Option Plan, shares and incentives linked to the company shares with a maximum limit of 2.3% of the shares of the Company's subscribed and paid-in share capital, the equivalent of 2,000,000 (two million) shares.

*Stock option plan*

On May 26, 2025, the Company´s Board of Directors approved the issuance of program 14 of the new stock option plan, granting to directors and managers up to 542 thousand options with vesting period of 5 years, with exercise deadline date in December 2032. The stock option fair value is R$7.15 each with total cost of remuneration of R$3,488, which will be recognized in the statement of profit or loss over the vesting period.

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

| Program | Plan | Approval | Maximum quantity (thousand) | % of total approved in the plan | Vesting | Strike price | Adjusted strike price | Participants | Initial exercise deadline | Exercise deadline [1] |
|---|---|---|---|---|---|---|---|---|---|---|
| 7 | I | 9/19 | 226.251 | 7,32% | Up to 5 year | R$ 23,42 | R$ 14,25 | Officers and managers | 12/19 | 12/26 |
| 8 | I | 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 | I | 12/21 | 338.074 | 10,93% | Up to 5 year | R$ 24,17 | R$ 15,16 | Officers and managers | 12/21 | 12/28 |
| 11 | I | 7/22 | 401.761 | 12,99% | Up to 5 year | R$ 18,99 | R$ 17,64 | Officers and managers | 12/22 | 12/29 |
| 12 | I | 9/23 | 527.430 | 17,06% | Up to 5 year | R$ 16,85 | R$ 16,47 | Officers and managers | 12/23 | 12/30 |
| 13 | I | 9/24 | 554.703 | 17,94% | Up to 5 year | R$ 21,02 | R$ 14,88 | Officers and managers | 12/24 | 12/31 |
| 14 | II | 5/25 | 541.852 | 27,09% | Up to 5 year | R$ 18,62 | R$ 14,66 | Officers and managers | 12/25 | 12/32 |

[1] After the last vesting of each plan, the beneficiary has three additional exercise years. Program 5 had a 3-year extension to 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 March 31, 2026, and 2025 and supplemental information thereon:

| Program | Number of vested shares (thou.) | Compensation cost for the period | Unrecognized compensation cost | Remaining compensation cost period (in years) |
|---|---|---|---|---|
| 7 | 2 | - | - | - |
| 8 | 84 | 88 | 1,142 | 3,8 |
| 10 | 5 | - | - | - |
| 11 | 84 | 106 | 317 | 0,8 |
| 12 | 99 | 152 | 954 | 1,8 |
| 13 | 84 | 244 | 2,152 | 2,8 |
| 14 | 49 | 226 | 2,371 | 3,8 |
| **1st quarter of 2026** | **407** | **816** | **6,936** | **3,3** |
| 1st quarter of 2025 | 743 | 841 | 7,680 | 4,1 |

As of March 31, 2026, had all options currently granted been exercised, the Company would have issued 1,732 thousand shares, which would represent a 1.93% dilution in relation to the Company´s total of 87,859 thousand shares (1.93% on December 31, 2025).

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.

*Restricted shares*

On May 26, 2025, the Company´s Board of Directors approved the issuance of program I for the grating of shares and incentives trailers to shares, linked to the new stock option plan and incentives linked to shares, with a restricted shares limit of 123,651 (one hundred and twenty-three thousand, six hundred fifty-one) shares.

Key features of the stock option plan programs are as follows:

| Program | Plan | Approval | Maximum quantity (thousand) | % of total approved in the plan | Maturity | Share price upon approval | Participants |
|---|---|---|---|---|---|---|---|
| 1 | II | 5/26/25 | 123,651 | 6,18% | 4/30/28 | R$ 21,05 | Officers, managers and key employees |

Changes in the Company's stock options plan per program for the semester ended March 31, 2026, and supplemental information is as follows:

| Program | Number of participants | Changes 1st quarter of 2026 (thousand shares) | | |
|---|---|---|---|---|
| | | Opening balance | Granted | Closing balance |
| 1 | 15 | 124 | - | **124** |
| | | 124 | - | **124** |

| Program | Cost of shares in the period | Unrecognized cost of shares | Remaining shares cost period (in years) |
|---|---|---|---|
| 1 | 201 | 1,661 | 2,1 |
| **1st quarter of 2026** | **201** | **1,661** | **2,4** |
| 1st quarter of 2025 | - | - | - |

As of March 31, 2026, if all shares were issued, the Company would deliver 124 thousand shares to the beneficiaries, which would represent a 0.14% dilution in relation to total Company shares of 87,859 thousand.

f) <u>Noncontrolling interests</u>

| | Consolidated | |
|---|---|---|
| | 1st quarter of | |
| | 2026 | 2025 |
| Opening balance | **26,275** | 19,366 |
| Interests in net income for the year | **(6)** | 52 |
| Closing balance | **26,269** | 19,418 |

g) 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 | |
|---|---|---|
| | 1st quarter of | |
| | 2026 | 2025 |
| Basic earnings per share: | | |
| Net income for the period | **134,035** | 86,313 |
| Weighted average number of outstanding common (thousand) | **87,425** | 87,018 |
| Basic earnings per share - in R$ | **1,53314** | 0,99190 |
| | | |
| Diluted earnings per share: | | |
| Net income for the period | **134,035** | 86,313 |
| Weighted average number of outstanding common (thousand) | **87,425** | 87,018 |
| Dilutive effect of stock options (thousand) | **608** | 186 |
| Total shares after dilutive effect (thousand) | **88,033** | 87,204 |
| Diluted earnings per share - in R$ | **1,52255** | 0,98978 |

## 16. Net revenue

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 1st quarter of | | 1st quarter of | |
| | 2026 | 2025 | 2026 | 2025 |
| Rental revenue | **61,295** | 54,057 | **20,555** | 16,167 |
| Revenue from condominium management services | **8,686** | 4,180 | **8,686** | 4,180 |
| Revenue from construction services | **844** | 753 | **844** | 753 |
| Taxes on revenue | **(4,749)** | (3,663) | **(3,055)** | (2,169) |
| Net revenue | **66,076** | 55,327 | **27,030** | 18,931 |

As at March 31, 2026, the Company has one client whose net revenue individually represented 16,32% of the total, amounting in R$10,782 (no client whose net revenue individually represented 10% or more of the total net revenue for the same period of 2025).

## 17. Costs and expenses by nature

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 1st quarter of | | 1st quarter of | |
| | 2026 | 2025 | 2026 | 2025 |
| Costs of services provided - condominium management | **(2,447)** | (1,304) | **(2,447)** | (1,304) |
| | | | | |
| Operating expenses: | | | | |
| Salaries, charges and benefits | **(5,411)** | (5,364) | **(5,371)** | (5,316) |
| Outside services | **(2,341)** | (2,317) | **(1,140)** | (1,292) |
| General expenses | **(1,717)** | (1,198) | **(1,652)** | (1,159) |
| Management compensation | **(2,531)** | (2,498) | **(2,531)** | (2,498) |
| Vacancy expenses | **(634)** | (772) | **(66)** | (172) |
| Incentive plans | **(1,017)** | (841) | **(1,017)** | (841) |
| Advertising | **(360)** | (204) | **(343)** | (187) |
| Depreciation and amortization | **(1,392)** | (1,741) | **(669)** | (893) |
| Other operating expenses, net | **-** | | | - |
| Other | **(1,954)** | (1,303) | **(1,157)** | 27 |
| | **(17,357)** | (16,238) | **(13,946)** | (12,331) |
| Classified as: | | | | |
| Selling expenses | **(3,296)** | (2,401) | **(2,212)** | (1,529) |
| General and administrative expenses | **(9,576)** | (10,036) | **(8,046)** | (8,331) |
| Management compensation | **(2,531)** | (2,498) | **(2,531)** | (2,498) |
| Other operating expenses, net | **(1,954)** | (1,303) | **(1,157)** | 27 |
| | **(17,357)** | (16,238) | **(13,946)** | (12,331) |

## 18. Financial expenses and income

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 1st quarter of | | 1st quarter of | |
| | 2026 | 2025 | 2026 | 2025 |
| Financial expenses | | | | |
| Interest on loans, financing and debentures (Note 9 (d)) | **(58,341)** | (48,047) | **(55,889)** | (45,734) |
| | | | | |
| Discount with advance of receivables | **(13,128)** | (5,606) | **-** | - |
| Other financial expenses [1] | **(4,477)** | (3,639) | **(861)** | (1,458) |
| | **(75,943)** | (57,292) | **(56,747)** | (47,192) |
| Financial income | | | | |
| Income from financial investments | **15,086** | 20,316 | **12,294** | 16,254 |
| Present value discount [2] | **16,578** | 8,861 | **1,973** | 668 |
| Interest on intercompany loans | **146** | 274 | **146** | 436 |
| Other financial income [3] | **4,214** | 1,795 | **2,690** | 832 |
| | **36,024** | 31,246 | **17,103** | 18,190 |
| Financial result | **(39,919)** | (26,046) | **(39,644)** | (29,002) |

[1] Includes interest expense on lease liabilities.
[2] Includes tax effect in financial income.
[3] Includes adjustment to present value write off of R$10,058 due to the anticipation of receivables as mentioned in note 5.

## 19.Related parties

Related-party balances and transactions are as follows:

| | | Consolidated | | | | Parent Company | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Asset | | Liability | | Asset | | Liability | |
| | | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| **Short-term investments and marketable securities** | | | | | | | | | |
| Other related parties: | | | | | | | | | |
| Banco Inter S.A. (Inter) | [1] | 273.466 | 225.584 | - | - | 246.829 | 225.152 | - | - |
| Banco Bradesco S.A. | [2] | 1.707 | 8.226 | - | - | - | - | - | - |
| **Rental receivables** | | | | | | | | | |
| Other related parties: | | | | | | | | | |
| Patrus Transportes Urgentes Ltda. | [4] | 648 | 502 | - | - | - | 24 | - | - |
| **Trade receivable from sale of equity interests** | | | | | | | | | |
| Other related parties: | | | | | | | | | |
| MRV MRL Camp Nou Incorporações e Participações Ltda. | [5] | 7.658 | 10.152 | - | - | 7.658 | 10.152 | - | - |
| **Supplier** | | | | | | | | | |
| Other related parties: | | | | | | | | | |
| Conedi Participações Ltda. e MA Cabaleiro Participações Ltda. | [6] | - | - | - | 99 | - | - | - | 99 |
| **Intercompany payables** | | | | | | | | | |
| Investiees: | | | | | | | | | |
| SPEs | [9] | - | - | - | - | - | - | 456.000 | 381.700 |
| **Loans, financing and debentures** | | | | | | | | | |
| Other related parties: | | | | | | | | | |
| Banco Inter S.A. (Inter) | [10] | - | - | 101.535 | 105.565 | - | - | 101.535 | 105.565 |
| **Lease liability** | | | | | | | | | |
| Other related parties: | | | | | | | | | |
| MRV Engenharia e Participações S.A. (MRV) | [11] | - | - | 5.427 | - | - | - | 5.427 | - |

| | | Consolidated | | | | Parent Company | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Income | | Expense | | Income | | Expense | |
| | | 1st quarter of | | 1st quarter of | | 1st quarter of | | 1st quarter of | |
| | | 2026 | 2025 | 2026 | 2025 | 2026 | 2025 | 2026 | 2025 |
| **Rental revenue** | | | | | | | | | |
| Rental receivables | | | | | | | | | |
| Other related parties: | | | | | | | | | |
| Patrus Transportes Urgentes Ltda. | [4] | 1,389 | 3,442 | - | - | 123 | 86 | - | - |
| **Financial income** | | | | | | | | | |
| Short-term investments and marketable securities | | | | | | | | | |
| Other related parties: | | | | | | | | | |
| Banco Inter S.A. (Inter) | [1] | 7,074 | 7,968 | - | - | 6,658 | 7,552 | - | - |
| Banco Bradesco S.A. | [2] | 42 | 2,390 | - | - | - | 2,313 | - | - |
| Intercompany receivables | | | | | | | | | |
| Investiees: | | | | | | | | | |
| LE Empreendimentos e Participações S.A. | [3] | - | - | - | - | - | 163 | - | - |
| Trade receivable from sale of equity interests | | | | | | | | | |
| Other related parties: | | | | | | | | | |
| MRV MRL Camp Nou Incorporações e Participações Ltda. | [5] | 431 | 387 | - | - | 431 | 387 | - | - |
| **General and administrative expenses** | | | | | | | | | |
| Other related parties: | | | | | | | | | |
| Conedi Participações Ltda. e MA Cabaleiro Participações Ltda. | [6] | - | - | - | 292 | - | - | - | 292 |
| MRV Engenharia e Participações S.A. (MRV) | [7] | - | - | 1,361 | 1,250 | - | - | 1,361 | 1,250 |
| MRV Engenharia e Participações S.A. (MRV) | [11] | - | - | 146 | - | - | - | 146 | - |
| **Other operating expenses, net** | | | | | | | | | |
| Other related parties: | | | | | | | | | |
| Banco Inter S.A. (Inter) | [8] | 26 | 32 | - | - | 26 | 32 | - | - |
| **Financial expenses** | | | | | | | | | |
| Other related parties: | | | | | | | | | |
| Banco Inter S.A. (Inter) | [10] | - | - | 3,733 | 1,299 | - | - | 3,733 | 1,299 |
| MRV Engenharia e Participações S.A. (MRV) | [11] | - | - | 206 | - | - | - | 206 | - |

**[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 March 31, 2026, short-term investments yielded 83.77% of DI rate in Consolidated and Parent Company (100.3% for the same period of 2025).

**[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 three-month period ended March 31, 2026, short-term investments yielded 50.01% of DI rate in Consolidated and Parent Company (101.2% for the same period of 2025).

**[3]** Refers to loan granted by the Company, in May 2025, to its subsidiary LE Empreendimentos e Participações S.A, subject to interest by DI + 3.00% p.a. This balance was paid in full in September 2025.

**[4]** Refers to warehouse's lease agreement entered by the Company and subsidiaries with Patrus Transportes Urgentes Ltda., controlled by a member of key management personnel and minority 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 steps 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 Muncipal 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 February 2025, an amendment was signed rescheduling the payment for seven installments of R$1,012 from February to August 2026.

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 was valid until February 28, 2035, and was adjusted annually according to the IPCA index. This contract ended on December 29, 2025.

**[7]** Amounts related to expenses incurred on the provision of administrative services. The agreement establishes a monthly payment of R$457 on March 31, 2026 (R$361 on December 31, 2025). 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 March 31, 2026, the consolidated balance held on these transactions amounts to R$4,280 (R$1,006 on December 31, 2025).

**[9]** Amounts received from the SPEs, arising from the sale of their assets, as mentioned in note 7. These balances were eliminated in the consolidation process and will be offset upon distribution of the respective profits or capital reduction of these companies.

**[10]** Refers to Commercial Notes contracted by the Company in March 2024, with repayment of principal of R$50,000 in August 2026 and R$50,000 in August 2030, and a contractual rate of DI + 0.95% p.a.

**[11]** Refers to a lease agreement for the ninth and tenth floor of the office building where the head office is located. The contract is valid until February 28, 2035, and is subject to annual adjustment based on the DI rate.

## 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 | |
|---|---|---|
| | 1st quarter of | |
| | 2026 | 2025 |
| Short-term benefits granted to management: | | |
| Management compensation | **2.531** | 2.498 |
| Profit sharing | **1.021** | 979 |
| Non-monetary benefits | **65** | 105 |
| Long-term benefits to management: | | |
| Retirement private plan | **46** | 46 |
| Share-based compensation: | | |
| Stock option plan and restricted shares | **703** | 608 |
| | **4.366** | 4.236 |

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

## 20. Financial instruments

a) Category of financial instruments and fair value

| Consolidated | Note | 3/31/26 | | 12/31/25 | |
|---|---|---|---|---|---|
| | | Book value | Fair value | Book value | Fair value |
| **Financial assets:** | | | | | |
| **Amortized cost** | | **556,416** | **556,416** | **853,403** | **853,403** |
| Cash and bank accounts | | 7,405 | 7,405 | 6,050 | 6,050 |
| Trade receivables | 5 | 549,011 | 549,011 | 847,353 | 847,353 |
| **Fair value through prof it or loss (mandatorily measured) [1]** | | **608,559** | **608,559** | **538,221** | **538,221** |
| Restricted investment funds | 4 | 427,048 | 427,048 | 413,364 | 413,364 |
| Unrestricted investment funds | | 39,206 | 39,206 | 38,072 | 38,072 |
| Bank certificates of deposit (CDB) | 4 | 19,364 | 19,364 | - | - |
| Securities with repurchase agreement backed by debentures | 4 | 23,672 | 23,672 | 13,418 | 13,418 |
| Derivative financial instruments | 20 (a) | 99,269 | 99,269 | 73,367 | 73,367 |
| **Financial liabilities:** | | | | | |
| **Amortized cost** | | **1,607,394** | **1,607,394** | **1,628,592** | **1,537,093** |
| Loans, financing and debentures | | 1,197,864 | 1,197,864 | 1,235,065 | 1,143,566 |
| Land payables | 10 | 150,125 | 150,125 | 144,583 | 144,583 |
| Trade payables (suppliers) | | 61,878 | 61,878 | 54,123 | 54,123 |
| Lease | 14 | 141,417 | 141,417 | 134,900 | 134,900 |
| Other liabilites | | 56,110 | 56,110 | 59,921 | 59,921 |
| **Fair value through prof it or loss (Hedge accounting) [1]** | | **1,020,419** | **1,020,419** | **1,003,692** | **1,003,692** |
| Loans, financing and debentures | 20 (a) | 1,020,419 | 1,020,419 | 1,003,692 | 1,003,692 |
| **Fair value through prof it or loss (mandatorily measured) [1]** | | **10,030** | **10,030** | **6,727** | **6,727** |
| Derivative financial instruments | 20 (a) | 10,030 | 10,030 | 6,727 | 6,727 |

[1] 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 as of March 31, 2026, and December 31, 2025.

Management believes that the carrying value of other financial instruments, which are recognized in the financial statements at their carrying amounts, do not present significant variations from their respective fair values.

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 March 31, 2026.

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:

As of March 31, 2026, and December 31, 2025, the swap contracts position is as follows:

| Type of transaction | Contract date | Asset / Liability | Maturity | Notional amount | Long position | Short position | Effect on result | | 3/31/26 |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Gain (loss) on transaction | Mark-to-market | Derivative fair value |
| Swap [1] | 9/21 | IPCA + 5.52% / DI + 1.23% | 9/28 | 450,000 | 431,612 | 340,118 | (15,899) | (19,351) | 72,143 |
| Swap [2] | 4/22 | IPCA + 6.30% / DI + 1.47% | 3/29 | 169,650 | 204,477 | 170,779 | (14,168) | (8,808) | 24,890 |
| Swap [3] | 10/24 | 13.02% / DI + 0.35% | 10/29 | 191,297 | 202,186 | 204,010 | (3,608) | (4,685) | (6,509) |
| Swap [4] | 10/24 | IPCA + 7.15% / DI + 0.55% | 10/31 | 49,153 | 54,235 | 55,753 | (1,530) | (2,003) | (3,521) |
| Swap [5] | 4/25 | 14.47% / DI + 0.12% | 4/32 | 150,000 | 159,455 | 159,803 | (657) | 2,585 | 2,236 |
| | | | | | | | **(35,862)** | **(32,262)** | **89,239** |

[1] Derivative fair value includes net payment effect of R$107,393.
[2] Derivative fair value includes net payment effect of R$40,866.
[3] Derivative fair value includes net payment effect of R$1,784.
[4] Derivative fair value includes net payment effect of R$12.
[5] Derivative fair value includes net payment effect of R$309.

| Consolidated and Parent Company | |
|---|---|
| Current assets | 99,269 |
| Noncurrent liabilities | 10,030 |

| Type of transaction | Contract date | Asset / Liability | Maturity | Notional amount | Long position | Short position | Effect on result | | 12/31/25 |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Gain (loss) on transaction | Mark-to-market | Derivative fair value |
| Swap [1] | 9/21 | IPCA + 5.52% / DI + 1.23% | 9/28 | 450,000 | 432,500 | 353,449 | (13,649) | (26,324) | 52,727 |
| Swap [2] | 4/22 | IPCA + 6.30% / DI + 1.47% | 3/29 | 169,650 | 205,383 | 177,579 | (12,895) | (11,677) | 16,126 |
| Swap [3] | 10/24 | 13.02% / DI + 0.35% | 10/29 | 191,297 | 196,285 | 197,112 | (2,611) | (2,641) | (3,469) |
| Swap [4] | 10/24 | IPCA + 7.15% / DI + 0.55% | 10/31 | 49,153 | 52,516 | 53,842 | (1,338) | (1,932) | (3,258) |
| Swap [5] | 1/23 | LOGG3 / DI + 1.84% | 5/24 to 8/24 | 150,000 | 154,324 | 154,485 | (470) | 4,675 | 4,514 |
| | | | | | | | **(30,963)** | **(37,899)** | **66,640** |

[1] Derivative fair value includes net payment effect of R$92,700.
[2] Derivative fair value includes net payment effect of R$40,699.
[3] Derivative fair value includes net payment effect of R$1,784
[4] Derivative fair value includes net payment effect of R$12.
[5] Derivative fair value includes net payment effect of R$309.

| Consolidated and Parent Company | |
|---|---|
| Noncurrent assets | 73,367 |
| Noncurrent liabilities | 6,727 |

| Effect on results - Consolidated | Gain (loss) on transaction | Mark-to-market | Total |
|---|---|---|---|
| **1st quarter of 2026** | | | |
| Effect in profit or loss | | | |
| Swaps with fair value hedge | (4,899) | 5,637 | 738 |
| Reducing effect of hedges | - | (5,634) | (5,634) |
| Net effect in profit or loss | (4,899) | 3 | (4,896) |
| **1st quarter of 2025** | | | |
| Effect in profit or loss | | | |
| Swaps with fair value hedge | 1,050 | 8,442 | 9,492 |
| Reducing effect of hedges | - | (8,442) | (8,442) |
| Net effect in profit or loss | 1,050 | - | 1,050 |

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 financings 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 measured at fair value through profit and loss, with the expectation that changes in fair values will compensate each other. The critical terms of the instruments are as follows:

| Fair value hedge | Hiring | Matu-rity | Notional value | Rates | Fair value | Effects on results |
|---|---|---|---|---|---|---|
| | | | | | 31/03/26 | Three months of 2026 |
| CRI - 19th debentures issue | 9/21 | 9/28 | 450,000 | IPCA + 5.52% | (412,260) | (6,973) |
| CRI - 20th debentures issue - 2nd series | 4/22 | 3/29 | 169,650 | IPCA + 6.30% | (195,904) | (2,869) |
| CRI - 24th debentures issue - 1st series | 10/24 | 10/29 | 191,297 | 13.02% | (197,698) | 2,044 |
| CRI - 24th debentures issue - 3rd series | 10/24 | 10/31 | 49,153 | IPCA + 7.15% | (52,347) | 74 |
| CRI - 25th debentures issue - 3rd series | 4/25 | 4/32 | 150,000 | 14.47% | (162,210) | 2,090 |
| Loans, financing and debentures (Hedged item) | | | 1,010,100 | | (1,020,419) | (5,634) |
| | | | | Long position | | |
| Swap | 9/21 | 9/28 | 450,000 | IPCA + 5.52% | 412,260 | 6,973 |
| Swap | 4/22 | 3/29 | 169,650 | IPCA + 6.30% | 195,669 | 2,869 |
| Swap | 10/24 | 10/31 | 191,297 | 13.02% | 197,502 | (2,044) |
| Swap | 10/24 | 10/31 | 49,153 | IPCA + 7.15% | 52,232 | (71) |
| Swap | 4/25 | 4/32 | 150,000 | 14.47% | 162,039 | (2,090) |
| Derivative financial instrument (Hedge instrument) | | | 1,010,100 | | 1,019,702 | 5,637 |
| | | | | Short position | | |
| | | | | DI + 1.23% | (340,117) | - |
| | | | | DI + 1.47% | (170,779) | - |
| | | | | DI + 0.35% | (204,011) | - |
| | | | | DI + 0.55% | (55,753) | - |
| | | | | DI + 0.12% | (159,803) | - |
| | | | | | (930,463) | - |
| | | | | Swap net position | 89,239 | 5,637 |
| | | | | Total net position | (931,180) | 3 |

b) <u>Risk management</u>

*Capital risk*

As of March 31, 2026, and December 31, 2025, the indebtedness was as follows:

| | Consolidated | | Parent Company | |
|---|---|---|---|---|
| | 3/31/26 | 12/31/25 | 3/31/26 | 12/31/25 |
| Loans, financing and debentures | **2,218,283** | 2,238,757 | **2,141,358** | 2,159,877 |
| Cash and cash equivalents and marketable securities | **(516,695)** | (470,904) | **(432,503)** | (404,148) |
| Net debt | **1,701,588** | 1,767,853 | **1,708,855** | 1,755,729 |
| Equity | **3,767,762** | 3,632,716 | **3,741,493** | 3,606,441 |
| Net debt-to-equity ratio | **45,2%** | 48,7% | **45,7%** | 48,7% |

The Group is not subject to any external debt requirements, except for the contractual obligations described in Note 9 (e) and in the financial statements for the year ended December 31, 2025.

*Market risk*

The following analysis was carried out for March 31, 2026, according with that described in Note 19, letter (b), to the financial statements for the year ended December 31, 2025:

| Index | Financial asset | Financial liability | Net exposed financial asset (liability) | Annual rate effective for 2025 | Annual rate estimated for 2026 (*) | | Rates changes for each scenario | Total estimated financial impact |
|---|---|---|---|---|---|---|---|---|
| <u>Probable scenario</u>: | | | | | | | | |
| DI/Selic | 250,683 | (2,061,782) | (1,811,099) | 14,73% | 14,08% | [1] | -0,65% | 11,772 |
| IPCA | 1,282,834 | (784,785) | 498,049 | 4,14% | 4,73% | [2] | 0,59% | 2,938 |
| Savings | - | (78,724) | (78,724) | 6,88% | 8,17% | [2] | 1,29% | (1,016) |
| | | | | | | | | 13,694 |
| <u>Scenario I</u>: | | | | | | | | |
| DI/Selic | 250,683 | (2,061,782) | (1,811,099) | 14,73% | 17,60% | | 2,87% | (51,979) |
| IPCA | 1,282,834 | (784,785) | 498,049 | 4,14% | 3,55% | | -0,59% | (2,938) |
| Savings | - | (78,724) | (78,724) | 6,88% | 10,22% | | 3,34% | (2,629) |
| | | | | | | | | (57,546) |
| <u>Scenario II</u>: | | | | | | | | |
| DI/Selic | 250,683 | (2,061,782) | (1,811,099) | 14,73% | 21,12% | | 6,39% | (115,729) |
| IPCA | 1,282,834 | (784,785) | 498,049 | 4,14% | 2,37% | | -1,77% | (8,815) |
| Savings | - | (78,724) | (78,724) | 6,88% | 12,26% | | 5,38% | (4,235) |
| | | | | | | | | (128,779) |

(i) Data obtained from B3 website.
(ii) Data obtained from Banco Central website.
(*) Effective change for the first three months plus a projection for the next nine months of 2026.

*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.

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 March 31, 2026, by maturity, are as follows:

| | Up to 1 year | From 1 to 2 years | From 2 to 3 years | Over 3 years | Total |
|---|---|---|---|---|---|
| Consolidated: | | | | | |
| Floating rates liabilities | 783,034 | 557,397 | 638,619 | 671,561 | 2,650,611 |
| Fixed rates liabilities | 51,904 | 55,568 | 57,170 | 1,006,398 | 1,171,040 |
| Non-interest bearing liabilities | 102,430 | 26,559 | - | - | 128,989 |
| Total | 937,368 | 639,524 | 695,789 | 1,677,959 | 3,950,640 |
| Parent Company: | | | | | |
| Floating rates liabilities | 713,095 | 531,903 | 621,967 | 604,827 | 2,471,792 |
| Fixed rates liabilities | 45,845 | 45,845 | 46,030 | 433,933 | 571,653 |
| Non-interest bearing liabilities | 476,913 | 7,616 | - | - | 484,529 |
| Total | 1,235,853 | 585,364 | 667,997 | 1,038,760 | 3,527,974 |

*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, 2025.

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, 2025.

## 21. Guarantees

Except for the guarantees described in Notes 7 and 9, the Group does not collateralize any of its assets and is not the guarantor of any other types of third-party transactions.

## 22. Noncash transactions

During the three-month period ended March 31, 2026, and 2025, 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 | |
|---|---|---|---|---|
| | 1st quarter of | | 1st quarter of | |
| | 2026 | 2025 | 2026 | 2025 |
| Interest capitalization | **22,052** | 19,719 | **22,053** | 19,719 |
| Right-of-use (remeasurement of CPC 06 (R2)) (note 14) | **-** | (3,345) | **-** | - |
| Additions right-of-use (note 14) | **5,416** | - | **5,416** | - |
| Increase (decrease) investment property (exchanges and accounts payable for land) | **60,848** | (9,966) | **100,939** | 8,929 |

## 23. 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 March 31, 2026, 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. | 773,542 |
| 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. | 27,946 |
| 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. | 139,468 |
| Free energy market guarantee insurance | Guarantees to the energy supplier payments agreed in contracts annually. | 1,976 |

## 24.Subsequent event

Asset sales

On April 30, 2026, the Company entered into a Private Instrument of Commitment to Purchase and Sale of Real Estate and Quotas and Other Agreements with ITAÚ LOG CP Real Estate Investment Fund Limited Liability, contemplating the sale of a portfolio of 11 operational assets for the amount of R$1.02 billion, with approximately 80.5% to be received in Brazilian currency on the closing date and approximately 19.5% through offsetting the Company's obligation to pay for the Mezzanine B Subordinated Quotas on the closing date.

Dividends

On May 4, 2026, as per article 37 of the Company's bylaws, the Board of Directors approved the distribution of interim dividends, in the amount of R$31,833, equivalent to 25% of the net income of the first quarter of 2026, to be allocated to mandatory dividends. The payment will be made on June 30, 2026.

## 25.Approval of the interim financial statements

These interim financial statements were reviewed by the Fiscal Board and authorized for the issuance by the Board of Directors on May 4, 2026.