Financial Statements

2024

LOG Commercial Properties e Participações S.A.

Financial Statements

December 31, 2024

Contents

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A free translation from Portuguese into English of Independent Auditor's Report on individual financial statements prepared in Brazilian currency in accordance with accounting practices adopted in Brazil and consolidated financial statements prepared in Brazilian currency in accordance with accounting practices adopted in Brazil and the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB)(currently referred by the IFRS Foundation as "IFRS Accounting Standards").

Independent auditor's report on individual and consolidated financial statements

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

Opinion

We have audited the individual and consolidated financial statements of LOG Commercial Properties e Participações S.A. ("Company"), identified as Parent Company and Consolidated, respectively, which comprise the statement of financial position as at December 31, 2024 and the statements of profit or loss, of comprehensive income, of changes in equity, and of cash flows for the year then ended, and notes to the financial statements, including material accounting policies and other explanatory information.

Opinion on the individual financial statements

In our opinion, the individual financial statements referred to above present fairly, in all material respects, the individual financial position of the Company as at December 31, 2024, and its individual financial performance and cash flows for the year then ended in accordance with accounting practices adopted in Brazil.

Opinion on the consolidated financial statements

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the consolidated financial position of the Company as at December 31, 2024, and its consolidated financial performance and cash flows for the year then ended in accordance with accounting practices adopted in Brazil and with the International Financial Reporting Standards (IFRS), issued by the International Accounting Standards Board (IASB) (currently referred by the IFRS Foundation as "IFRS Accounting Standards").

Basis for opinion

We conducted our audit in accordance with Brazilian and International Standards on Auditing. Our responsibilities under those standards are further described in the 'Auditors' Responsibilities for the audit of the individual and consolidated Financial Statements' section of our report. We are independent of the Company and its subsidiaries in accordance with the relevant ethical principles set forth in the Code of Professional Ethics for Accountants, the professional standards issued by Brazil's National Association of State Boards of Accountancy ("CFC") and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Building a better working world

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current year. These matters were addressed in the context of our audit of the individual and consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter, including any commentary on the findings or outcome of our procedures, is provided in the context of the financial statements as a whole.

We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the individual and consolidated financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.

Evaluation of the investment properties fair value

As mentioned in Notes 2.2 (c) and 6 to the individual and consolidated financial statements, the Company and its subsidiaries' investment properties, in the amount of R$1.020.308 thousand and R$4.372.014 thousand, individual and consolidated, respectively, on December 31, 2024, are measured at fair value based on the discounted cash flows model, for projects in operation or in construction phase, and direct market inputs comparative method, for land.

This matter was considered significant for our audit since the relevance of the investment properties' amount in relation to the Company's total assets and the impact of changes in the fair value of investment property in the statements of profit or loss for the year then ended, in addition to the uncertainties inherent to the fair value's estimate, judgment by executive board and main assumptions determined for measuring at fair value. Changes in any of these assumptions could have a material impact on the Company's individual and consolidated financial statements.

How our audit addressed this matter

Our audit procedures included, among others: (a) understanding the design of key internal controls related to the determination of investment properties' fair value; (b) use of specialists in valuation models to help evaluate and test methodologies used to measure investment properties' fair value for a specific sample, including evaluating the significant assumptions used to estimate fair value and completeness of data provided by Company's executive board and Specialists; (c) evaluating the assurance and completeness of the assumptions used to estimate fair value; (d) assessing historical estimate cash flows to identify any potential inconsistencies in the future development of estimates and; (e) performing sensitivity analysis to the significant assumptions used to estimate the investment properties' fair value considering other scenarios and assumptions, with comparable market data. Additionally, we analyzed adequacy of Company's disclosures on this matter.

Based on the result of the audit procedures performed, which are consistent with the executive board's assessment, we consider that the estimates prepared by the executive board to measure the investment properties' fair value, as well as respective disclosures in Notes 2.2 (c) and 6, are acceptable in the context of the individual and consolidated financial statements taken as a whole.

Realization of deferred income and social contribution tax assets

As mentioned in Note 11 to the individual and consolidated financial statements, the Company presented deferred income and social contribution tax balance at December 31, 2024, in the amount of R$114,024 thousand, both in the individual and consolidated financial statements, recognized on temporary differences and income and social contribution tax losses.

This matter was considered significant for our audit since the relevance of the amounts involved, the uncertainties inherent to the business that impact future taxable profit projections, and the judgment associated with determining the assumptions to ascertain the recoverability of these deferred tax assets and the impact that any changes in the assumptions could have on the value of these assets in the Company’s individual and consolidated financial statements.

How our audit has addressed this matter

Our audit procedures included, among others: (a) understanding the design of key internal controls related to the preparation of the Company’s future taxable profit projections; (b) analyzing the reasonableness of the assumptions and evaluating the accuracy and integrity of the information used by Company’s executive board in preparing the deferred tax asset realization analysis, by contrasting it with business plans, budgets or projects already initiated and other market information; (c) use of tax experts to assist us in reviewing the changes in temporary differences and the tax bases for projected future taxable profit; (d) reviewing the historical changes in deferred tax assets; and (e) conducting a sensitivity analysis of key assumptions, to assess the behavior of deferred tax asset realization in projections and their fluctuations. Additionally, we analyzed adequacy of Company’s disclosures on this matter.

Based on the result of the audit procedures performed, which are consistent with the executive board’s assessment, we consider that the estimates prepared by the executive board to analyze the realization of deferred tax credits, as well as the respective disclosures in Notes 2.2 (g) and 11, are acceptable in the context of the individual and consolidated financial statements taken as a whole.

Other matters

Statements of value added

The individual and consolidated statements of value added for the year ended December 31, 2024, prepared under the responsibility of Company’s executive board and presented as supplementary information for IFRS purposes was submitted to audit procedures performed in conjunction with the audit of the Company's financial statements. For the purpose of forming our opinion, we evaluate whether these statements are reconciled with the financial statements and accounting records, as applicable, and whether its form and content are in accordance with the criteria set forth in Accounting Pronouncement CPC 09 - Statement of Value Added. In our opinion, these statements of value added has been properly prepared, in all material respects, in accordance with the criteria set forth in this Accounting Pronouncement and are consistent with the overall individual and consolidated financial statements.

Other information accompanying the financial statements and the auditor's report

Executive board is responsible for such other information, which comprises the Management Report.

Our opinion on the individual and consolidated financial statements does not cover the Management Report and we do not express any form of audit conclusion on this report.

In connection with our audit of the individual and consolidated financial statements, our responsibility is to read the Management Report and, in doing so, consider whether this report is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of the Management Report, we are required to report that fact. We have nothing to report in this respect.

Responsibilities of executive board and those charged with governance for the individual and consolidated financial statements

The executive board is responsible for the preparation and fair presentation of the individual financial statements in accordance with the accounting practices adopted in Brazil and the consolidated financial statements in accordance with the accounting practices adopted in Brazil and with the International Financial Reporting Standards (IFRS) issued by International Accounting Standards Board (IASB) (currently referred by the IFRS Foundation as "IFRS Accounting Standards"), and for such internal control as referred to board determines is necessary to enable the preparation of financial statements that are free of material misstatement, whether due to fraud or error.

In preparing the individual and consolidated financial statements, executive board is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless executive board either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's and its subsidiaries' financial reporting process.

Auditor's responsibilities for the audit of the individual and consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the individual and consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Brazilian and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with the Brazilian and International Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identified and assessed the risks of material misstatements of the individual and consolidated financial statements, whether due to fraud or error, designed and performed audit procedures responsive to those risks, and obtained audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtained an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company and its subsidiaries' internal control.

- Evaluated the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the executive board.

- Concluded on the appropriateness of executive board's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast substantial doubt as to the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the individual and consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our report. However, future events or future conditions may cause the Company to cease to continue as a going concern.

- Evaluated the overall presentation, structure and content of the financial statements, including the disclosures, and whether the individual and consolidated financial statements represented the underlying transactions and events in a manner that achieves fair presentation.

We communicated with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements, including applicable independence requirements, and communicate all potential relationships or matters that could materially affect our independence, including, where applicable, the respective safeguards.

From the matters communicated with those charged with governance, we determined those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Belo Horizonte, February 05, 2025.

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

Bruno Costa Oliveira
Accountant CRC-BA031359/O

LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.

STATEMENTS OF FINANCIAL POSITION AS AT DECEMBER 31, 2024 AND 2023
(In thousands of Brazilian reais - R$)

	Notes	Consolidated		Parent Company	
		12/31/24	12/31/23	12/31/24	12/31/23
Assets					
Current assets					
Cash and cash equivalents	3	**226,237**	396,515	**224,507**	389,057
Marketable securities	3	**297,358**	127,721	**188,831**	87,438
Receivables	4	**449,769**	349,756	**89,445**	108,812
Inventories	6(d)	**197,363**	-	**-**	-
Recoverable taxes		**37,410**	36,398	**28,923**	26,597
Prepaid expenses		**8,242**	3,756	**7,578**	2,648
Derivative financial instruments	19 (a)	**-**	16,676	**-**	16,676
Other assets		**2,280**	2,195	**970**	1,026
Total current assets		**1,218,659**	933,017	**540,254**	632,254
Noncurrent assets					
Marketable securities	3	**237,675**	229,352	**236,089**	228,581
Derivative financial instruments	19 (a)	**53,358**	55,922	**53,358**	55,922
Receivables	4	**527,864**	362,852	**21,893**	73,038
Receivables from related parties	18	**-**	-	**3,709**	-
Prepaid expenses		**11,295**	8,934	**750**	1,256
Recoverable taxes		**35,250**	42,226	**25,138**	33,506
Deferred income tax and social contribution	11 (b)	**114,024**	114,024	**114,024**	114,024
Other assets		**18,379**	20,292	**29,936**	22,522
Total long-term realisable		**997,845**	833,602	**484,897**	528,849
Investments in subsidiaries and joint ventures	5	**158,571**	154,218	**4,138,125**	3,732,937
Investment property	6(a)	**4,372,014**	4,308,118	**1,020,308**	964,667
Property and equipment	7	**15,354**	16,554	**15,305**	16,492
Intangible assets		**11,758**	8,936	**11,757**	8,936
Total noncurrent assets		**5,555,542**	5,321,428	**5,670,392**	5,251,881
Total assets		**6,774,201**	6,254,445	**6,210,646**	5,884,135
Liabilities and equity					
Current liabilities					
Suppliers		**70,243**	58,418	**8,409**	8,627
Payables for investment acquisition	5	**-**	-	**-**	-
Loans, financing and debentures	8	**243,042**	240,843	**240,796**	240,843
Land payables	9	**84,035**	9,689	**32,160**	-
Advances from customers		**251,463**	446	**733**	53
Labor and social liabilities		**17,325**	15,427	**12,639**	11,186
Tax liabilities		**50,119**	26,162	**20,501**	17,922
Barters	10	**65,471**	100,567	**2,841**	4,924
Deferred taxes	11 (b)	**15,845**	13,194	**1,076**	3,597
Lease liability	13	**812**	765	**812**	765
Dividend payable	14 (e)	**-**	45,642	**-**	45,642
Intercompany payables	18	**-**	-	**465,141**	136,205
Other liabilities		**39,310**	17,123	**2,533**	1,921
Total current liabilities		**837,665**	528,276	**787,641**	471,685
Noncurrent liabilities					
Loans, financing and debentures	8	**1,823,160**	1,656,894	**1,749,895**	1,656,894
Derivative financial instruments	19 (a)	**18,480**	-	**18,480**	-
Barters	10	**129,429**	53,598	**51,138**	6,776
Deferred taxes	11 (b)	**155,969**	144,518	**5,416**	6,995
Land payables	9	**3,380**	2,896	**843**	-
Provisions for labor, tax and civil risks	12	**1,118**	1,325	**322**	285
Lease liability	13	**186,228**	117,954	**8,459**	8,888
Other liabilities		**13,397**	16,763	**2,443**	2,667
Total noncurrent liabilities		**2,331,161**	1,993,948	**1,836,996**	1,682,505
Total liabilities		**3,168,826**	2,522,224	**2,624,637**	2,154,190
Equity					
Paid-in capital		**2,735,382**	2,735,382	**2,735,382**	2,735,382
Treasury shares		**(17,756)**	(38,946)	**(17,756)**	(38,946)
Capital reserves		**17,240**	13,290	**17,240**	13,290
Earnings reserve		**851,143**	995,861	**851,143**	995,861
Proposed additional dividends		**-**	24,358	**-**	24,358
Equity attributable to Company shareholders		**3,586,009**	3,729,945	**3,586,009**	3,729,945
Noncontrolling interests	14 (g)	**19,366**	2,276	**-**	-
Total equity		**3,605,375**	3,732,221	**3,586,009**	3,729,945
Total liabilities and equity		**6,774,201**	6,254,445	**6,210,646**	5,884,135

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

LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.

STATEMENTS OF PROFIT OR LOSS FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023
(In thousands of Brazilian reais - R$, except earnings per share)

	Notes	Consolidated		Parent Company	
		2024	2023	2024	2023
Net revenue from lease and services provided	15	**219,742**	220,156	**72,549**	73,921
Costs of services provided - condominium management	16	**(5,334)**	(3,887)	**(5,334)**	(3,887)
Gross profit		**214,408**	216,269	**67,215**	70,034
Operating income (expenses)					
Selling expenses	16	**(9,820)**	(9,455)	**(6,357)**	(6,251)
General and administrative expenses	16	**(37,294)**	(37,391)	**(31,355)**	(32,308)
Management compensation	16	**(9,212)**	(7,856)	**(9,212)**	(7,856)
Changes in the fair value of investment property	6(a)	**438,001**	257,798	**16,133**	1,860
Other operating expenses, net	16	**(115,122)**	(165,365)	**(8,377)**	(49,419)
Results from equity participation	5	**6,979**	7,107	**407,703**	232,640
Income before financial income and taxes		**487,940**	261,107	**435,750**	208,700
Financial income (expenses)					
Financial expenses	17	**(197,907)**	(173,365)	**(168,218)**	(158,811)
Financial income	17	**106,805**	96,755	**75,857**	76,134
Income before taxes		**396,838**	184,497	**343,389**	126,023
Income tax and social contribution					
Current		**(41,648)**	(44,003)	**-**	-
Deferred	11	**(10,812)**	54,466	**-**	66,153
	11	**(52,460)**	10,463	**-**	66,153
Net income for the period		**344,378**	194,960	**343,389**	192,176
Net income attributable to:					
Shareholders of the Company		**343,389**	192,176		
Noncontrolling interests	14 (g)	**989**	2,784		
		344,378	194,960		
Earnings per share (In Reais - R$):					
Basic	14 (h)	**3.61702**	1.92644	**3.61702**	1.92644
Diluted	14 (h)	**3.60343**	1.92490	**3.60343**	1.92490

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

STATEMENTS OF COMPREHENSIVE INCOME FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023
(In thousands of Brazilian reais - R$)

	Consolidated		Parent Company	
	2024	2023	2024	2023
Net income for the exercice	**344,378**	194,960	**343,389**	192,176
Other components of comprehensive income	**-**	-	**-**	-
Total comprehensive income for the exercice	**344,378**	194,960	**343,389**	192,176
Comprehensive income attributable to:				
Shareholders of the Company	**343,389**	192,176		
Noncontrolling interests	**989**	2,784		
	344,378	194,960		

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

LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.

STATEMENTS OF CHANGES IN EQUITY FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023
(In thousands of Brazilian reais - R$)

	Paid-in capital				Earnings reserves						
	Subscript	Share issuance costs	Treasury shares	Recognized options granted	Legal	Earnings retention	Retained earnings	Proposed additional dividends	Equity attributable to Company shareholders (Parent Company)	Noncontrolling interests	Total (Consolidated)
BALANCE AT DECEMBER 31, 2022	**2,753,976**	**(18,594)**	(51,552)	**9,970**	**71,935**	**818,918**	-	-	**3,584,653**	**79,185**	**3,663,838**
Net contributions from noncontrolling shareholders	-	-	-	-	-	-	-	-	-	35	35
Treasury shares:											
Purchased	-	-	(4,825)	-	-	-	-	-	(4,825)	-	(4,825)
Sold	-	-	1,063	-	-	(231)	-	-	832	-	832
Transferred	-	-	-	-	-	-	-	-	-	-	-
Disposed to beneficiaries of stock option plan	-	-	16,368	-	-	(6,582)	-	-	9,786	-	9,786
Stock options	-	-	-	3,320	-	-	-	-	3,320	-	3,320
Capital transaction	-	-	-	-	-	(10,355)	-	-	(10,355)	(79,728)	(90,083)
Income of the period	-	-	-	-	-	-	192,176	-	192,176	2,784	194,960
Allocation of net income:	-	-	-	-	-	-	-	-	-	-	-
Recognition of legal reserve	-	-	-	-	9,609	-	(9,609)	-	-	-	-
Mandatory minimum dividends	-	-	-	-	-	-	(45,642)	-	(45,642)	-	(45,642)
Proposed additional dividends	-	-	-	-	-	-	(24,358)	24,358	-	-	-
Earnings retention	-	-	-	-	-	112,567	(112,567)	-	-	-	-
BALANCE AT SEPTEMBER 30, 2023	**2,753,976**	**(18,594)**	**(38,946)**	**13,290**	**81,544**	**914,317**	**-**	**24,358**	**3,729,945**	**2,276**	**3,732,221**
Net contributions from noncontrolling shareholders	-	-	-	-	-	-	-		-	7,824	7,824
Treasury shares:											
Purchased	-	-	(314,945)	-	-	-	-	-	(314,945)	-	(314,945)
Sold	-	-	326,886	-	-	(326,886)	-	-	-	-	-
Disposed to beneficiaries of stock option plan	-	-	9,249	-	-	(2,944)	-	-	6,305	-	6,305
Stock options	-	-	-	3,950	-	-	-	-	3,950	-	3,950
Capital transaction	-	-	-	-	-	(8,277)	-	-	(8,277)	8,277	-
Net income for the period	-	-	-	-	-	-	343,389	-	343,389	989	344,378
Allocation of net income:											
Recognition of legal reserve	-	-	-	-	17,169	-	(17,169)	-	-	-	-
Proposed dividends	-	-	-	-	-	-	(81,556)	-	(81,556)	-	(81,556)
Proposed additional dividends	-	-	-	-	-	(68,444)	-	(24,358)	(92,802)	-	(92,802)
Earnings retention	-	-	-	-	-	244,664	(244,664)	-	-	-	-
BALANCE AT SEPTEMBER 30, 2024	**2,753,976**	**(18,594)**	**(17,756)**	**17,240**	**98,713**	**752,430**	**-**	**-**	**3,586,009**	**19,366**	**3,605,375**

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

LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.

STATEMENTS OF CASH FLOWS FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023 - INDIRECT METHOD
(In thousands of Brazilian reais - R$)

	Notes	Consolidated		Parent Company	
		2024	2023	2024	2023
Cash flows from operating activities					
Net Income for the exercice		**344,378**	194,960	**343,389**	192,176
Adjustments to reconcile net income to net cash generated by (used in) operating activities:					
Depreciation	16	**5,671**	3,972	**2,946**	2,053
Results from equity participation	5	**(6,979)**	(7,107)	**(407,703)**	(232,640)
Amortization of prepaid expenses		**1,467**	1,731	**316**	479
Allowance for expected credit loss		**787**	721	**134**	188
Provisions for labor, tax and civil risks		**501**	1,000	**113**	207
Financial result		**130,930**	133,262	**118,280**	125,251
Results on sale of partial equity interest in subsidiary		**110,532**	159,287	**7,043**	48,780
Deferred taxes		**(11,528)**	(56,962)	**(6,593)**	(67,115)
Changes in the fair value of investment property	6(a)	**(439,298)**	(258,596)	**(16,133)**	(1,860)
Stock options	16	**3,950**	3,320	**3,950**	3,320
		140,411	175,588	**45,742**	70,839
(Increase) decrease in operating assets:					
Trade accounts receivable		**3,563**	51,980	**111,890**	33,717
Recoverable taxes		**5,964**	(9,350)	**6,042**	5,461
Prepaid expenses		**(8,314)**	1,883	**(4,740)**	(1,688)
Other assets		**1,828**	(5,800)	**(7,358)**	(4,907)
Increase (decrease) in operating liabilities:					
Suppliers		**11,825**	15,053	**(218)**	1,797
Labor and social liabilities		**1,898**	1,713	**1,453**	465
Tax liabilities		**33,968**	19,159	**998**	(7,641)
Intercompany payables		**-**	-	**328,936**	-
Other liabilities		**(88,525)**	(44,108)	**(1,512)**	114,614
Amounts paid for civil, labor and tax risks		**(708)**	(2,020)	**(76)**	(66)
Income tax and social contribution paid		**(33,500)**	(46,868)	**-**	-
Cash provided by operating activities		**68,410**	157,230	**481,157**	212,591
Cash flows from investing activities					
Increase in marketable securities		**(1,232,879)**	(764,425)	**(927,036)**	(522,391)
Decrease in marketable securities		**1,104,126**	875,355	**861,585**	650,663
Increase in / acquisition of investments		**(624)**	(2,027)	**(455,665)**	(548,835)
Dividends received from subsidiaries	5 (c)	**3,250**	3,000	**529,467**	457,663
Aquisition of investment properties		**(811,769)**	(545,394)	**(7,174)**	(9,916)
Receipt for the sale of subsidiaries / assets		**1,262,675**	706,404	**-**	156,773
Advances to related companies		**-**	-	**(79,019)**	-
Receipts from related companies		**-**	-	**78,061**	-
Other		**(6,939)**	(6,484)	**(4,226)**	890
Net cash provided by (used in) investing activities		**317,840**	266,429	**(4,007)**	184,847
Cash flows from financing activities					
Proceeds from loans, financing and debentures, net		**564,203**	242,011	**490,999**	242,011
Amortization of loans, financing and debentures	8 (a)	**(385,618)**	(176,282)	**(385,618)**	(157,954)
Interest paid		**(192,049)**	(214,540)	**(189,439)**	(212,178)
Capital transactions		**-**	-	**(8,277)**	-
Lease payments	13	**(2,259)**	(668)	**(736)**	(668)
Dividend paid	14 (e)	**(220,000)**	(91,692)	**(220,000)**	(91,692)
(Payment) receipt on derivative financial instrument		**(19,989)**	(89,534)	**(19,989)**	(89,534)
Disposal (acquisition) of treasury shares	14 (b)	**(314,945)**	(3,993)	**(314,945)**	(3,993)
Proceeds from exercised stock options		**6,305**	9,786	**6,305**	9,786
Contributions from noncontrolling shareholders	14 (g)	**7,824**	35	**-**	-
Net cash used in financing activities		**(556,528)**	(324,877)	**(641,700)**	(304,222)
Increase (decrease) in cash and cash equivalents		**(170,278)**	98,782	**(164,550)**	93,216
Cash and cash equivalents					
At the beginning of the exercice		**396,515**	297,733	**389,057**	295,841
At the end of the exercice	3	**226,237**	396,515	**224,507**	389,057
Increase (decrease) in cash and cash equivalents		**(170,278)**	98,782	**(164,550)**	93,216

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

LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.

STATEMENTS OF VALUE ADDED FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023
(In thousands of Brazilian reais - R$)

	Notes	Consolidated		Parent Company	
		2024	2023	2024	2023
Revenue:					
Revenues from lease and services provided		**232,844**	233,630	**80,514**	81,829
Other revenue		**(60,545)**	(92,732)	**(3,197)**	(13,771)
Changes in the fair value of investment property	6(a)	**439,298**	258,596	**16,133**	1,860
Revenue from construction of own assets		**893,762**	630,814	**7,175**	9,428
Allowance for expected credit loss		**(787)**	(721)	**(134)**	(188)
		1,504,572	1,029,587	**100,491**	79,158
Inputs purchased from third-parties (includes the taxes ICMS, IPI, PIS AND COFINS)					
Supplies, power, outside services and other items		**(725,445)**	(472,552)	**(38,854)**	(47,447)
		(725,445)	(472,552)	**(38,854)**	(47,447)
Gross added value		**779,127**	557,035	**61,637**	31,711
Depreciation	16	**(5,671)**	(3,972)	**(2,946)**	(2,053)
Net wealth created		**773,456**	553,063	**58,691**	29,658
Added value received in transfer					
Results from equity interest in investees	5	**6,979**	7,107	**407,703**	232,640
Financial income		**110,211**	100,254	**79,169**	79,612
		117,190	107,361	**486,872**	312,252
Total wealth for distribution		**890,646**	660,424	**545,563**	341,910
Wealth distributed					
Personnel:		**83,662**	67,562	**36,286**	32,870
Salaries and wages		**64,490**	52,382	**28,766**	26,130
Benefits		**15,517**	12,247	**6,209**	5,499
Severance pay fund (FGTS)		**3,655**	2,933	**1,311**	1,241
Taxes and fares:		**138,648**	94,688	**22,554**	(23,348)
Federal		**135,142**	91,807	**22,355**	(23,841)
State		**1**	-	**-**	-
Municipal		**3,505**	2,881	**199**	493
Lenders and lessors:		**323,958**	303,214	**143,334**	140,212
Interest		**242,606**	244,954	**139,883**	136,180
Rentals / Leases		**81,064**	57,813	**3,392**	3,949
Other		**288**	447	**59**	83
Shareholders:		**344,378**	194,960	**343,389**	192,176
Dividends	14 (e)	**81,556**	70,000	**81,556**	70,000
Retained earnings		**261,833**	122,176	**261,833**	122,176
Noncontrolling interests	14 (g)	**989**	2,784	**-**	-
Wealth distributed		**890,646**	660,424	**545,563**	341,910

The accompanying notes are an integral part of these 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 September 10, 2008 and is engaged in the following activities: (i) management of own and third party assets; (ii) rendering engineering and construction services for residential and/or commercial properties; (iii) development, construction, rent and related services, including real estate consulting, on own or third-party residential and/or commercial buildings, mainly warehouses; and (iv) holding interests in other entities, either as partner or shareholder.

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

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

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

2.1 Presentation of condensed financial statements

I. Statement of compliance

The Company's Consolidated financial statements have been prepared in accordance with accounting practices adopted in Brazil and in accordance with the International Financial Reporting Standards ("IFRS"), as issued by the International Accounting Standards Board ("IASB"). The Parent Company financial statements have been prepared in accordance with accounting practices adopted in Brazil and are not considered in conformity with International Financial Reporting Standards (IFRS) because it considers the borrowing cost's capitalization on its investees' qualifying assets, as stated by CPC 20 – Borrowing costs.

The accounting practices adopted in Brazil comprise the policies set out in Brazilian Corporate Law, the Brazilian Securities and Exchange Commission (CVM) rules and the pronouncements, guidance and interpretations issued by the Accounting Pronouncements Committee (CPC), approved by the CVM and the Federal Accounting Council (CFC).

II. Basis of measurement

The financial statements have been prepared on the historical cost basis, except for the balances of 'Cash and cash equivalents', 'Marketable securities', 'Derivative financial instrument', 'Investment property', 'Barters' and several financings (hedge accounting), which are measured at fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets.

III. Basis of consolidation

The Consolidated financial statements incorporate the financial statements of the Company and entities controlled directly by the Company or indirectly through its subsidiaries. The Company's subsidiaries included in consolidation are listed in Note 5.

In order to determine whether the Company has control over the investees, Management used contractual agreements to evaluate the existing rights that give the Company the ability to direct the relevant activities of the investees, as well as exposure to, or rights to, variable returns from its involvement with them and the ability to use its power to affect the amount of returns.

On consolidation, the assets, liabilities and profits or losses balances of subsidiaries are combined with the corresponding line items of the Company’s financial statements, on a per line item basis, and the parent company’s interests in the subsidiaries’ equity, as well as all intragroup transactions, balances, revenue and expenses are eliminated.

Noncontrolling interest (NCI) are measured initially at their proportionate share of the acquiree´s identifiable net assets at the date of acquisition. Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as capital transactions in equity.

When the Group loses control over a subsidiary, it derecognizes the assets and liabilities of the subsidiary, and any related NCI and other components of equity. Any resulting gain or loss is recognized in profit or loss. Any interest retained in the former subsidiary is measured at fair value when the control is lost.

2.2 Material accounting policies

(a) Trade receivables

Trade receivables include receivables from asset rentals, net of the allowance for expected credit loss and receivables from investment properties sales and equity interests in companies that had investment properties as their main assets, net of the present value adjustment. Rental receivables are not adjusted to present value since they have mainly short-term maturities and/or have an immaterial impact on the financial statement. Noncurrent trade receivable balances refer to the straight-line recognition of non-uniform contractual payments as required in item 81 of CPC 06 R2 (IFRS 16) - Leases (Note 2.2 (n)) and installments receivable over twelve months from the sale of assets and equity interests.

(b) Investments in subsidiaries and joint ventures

In the Company’s Consolidated and Parent Company financial statements, investments in joint ventures are recorded using the equity method, based on the related investees’ financial statements as of the Company’s reporting period and using the same accounting policies used in the Company’s financial statements.

Investments in subsidiaries are recorded in the Company’s Parent Company financial statements using the equity method of accounting, based on the subsidiaries’ financial statements as of the Company’s reporting period and prepared using the same accounting policies used in the Company’s financial statements.

Profits and losses resulting from intragroup transactions are recognized in the financial statements only to the extent of the interest in the investee held by third parties.

(c) Investment property

Investment property is measured initially at cost or at fair value for land acquired in barter and subsequently at fair value, with level 3 measurement (assumptions described below). Gains and losses resulting from changes in the fair value of investment property are recognized in profit or loss for the year.

As at December 31, 2024 and 2023, fair values of investment property were determined based on valuations performed by external appraisers, with the required qualifications and recent experience in the valuation of real estate properties in similar locations, as follows:

- Land: use of the Direct Market Inputs Comparative Method, under which fair value is determined by directly comparing the value of other similar properties, located within the same geo-economic region.
- Projects in operation or in construction phase: use the discounted cash flows model for a ten-year period, when the disposal of the investment (divesture) is considered based on a hypothetical sale of the property simulating the perpetuity principle.

  Among the assumptions considered, the main ones were:

  - The discount rates used consider the characteristics of the properties being valued and range from 8.00% to 9.00% p.a. as of December 31, 2024 (8.00% to 9.75% p.a. at December 31, 2023).
  - The divesture has been calculated using rates that range from 7.50% to 8.25% p.a. as of December 31, 2024 (7.50% to 9.00% p.a. at December 31, 2023).
  - Projected expenses corresponding to a 1.0 rental revenue as at December 31, 2024 and 2023, for commissions paid to the real estate consultant responsible for the rent of the property. As of December 31, 2024, and 2023, rates of 1.5% and 2.0% of the residual sale price for commissions paid to the real estate consultant responsible for the sale of the property at the end of horizon.

An investment property is derecognized on disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal, where applicable. Any gain or loss arising on derecognition of the property is recognized in line item “Other operating expenses, net” in profit or loss in the period in which the property is derecognized.

Noncurrent assets held for sale

Noncurrent assets, or disposal groups comprising assets and liabilities, are classified as held-for-sale if it is highly probable that they will be recovered primarily through sale rather than through continuing use.

Such assets, or disposal groups, are generally measured at the lower of price carrying amount and fair value less costs to sell. Impairment losses on initial classification as held-for-sale and subsequent gains or losses on remeasurements are recognized in profit or loss.

Inventories

When the disposal of a property occurs while it is still substantially under construction, the asset is transferred from the "Investment Property" line item to the "Inventories" on the balance sheet, due to its use change. According to paragraph 60 of IAS 40 (CPC 28) – Investment Property, the cost considered for subsequent accounting of the property, in accordance with IAS 02 (CPC 16) – Inventories, is its fair value at the date of the change.

Any gain or loss resulting from the property sale is recognized in profit or loss for the period in which the property is disposed of underline item "Other operating income and expenses."

(d) <u>Provisions</u>

A provision is recognized a result of a past event, when the Group has a legal or constructive obligation that can be reliably estimated, and it is probable that a disbursement will be required to settle the obligation.

When a provision is measured based on the estimated future cash flows required to settle the obligation, the provision is recorded for an amount representing the present value of such cash flows.

(e) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalized, until the assets are substantially ready for their intended use or sale.

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 line item "Investments in subsidiaries and joint ventures" in the Parent Company financial statements, net of gains obtained on the temporary investment of funds obtained from specific borrowings that have not yet been spent on the qualifying assets. In the Consolidated financial statements, subsidiaries' capitalized borrowing cost are reclassified to cost of the qualifying financed investment properties. Due to the fact that investment properties are measured at fair value, the related costs are allocated to profit or loss by deducting the "Results from equity participation" line item in Parent Company financial statements and "Changes in fair value of investment properties" line item in consolidated financial statements.

(f) Stock option plan

The Company has a share-based compensation plan under which certain employee's services are compensated through the grant of stock options. The Company recognizes compensation cost in profit or loss on a straight-line basis over the vesting period, from grant date to the date the options become exercisable, with a corresponding adjustment in equity. Compensation cost was determined based on the fair value of the options on the grant date using the Black & Scholes pricing model. See Note 14 (f).

(g) Taxes

Current and deferred income tax (IRPJ), social contribution (CSLL), and taxes on revenue are recognized in profit or loss, except when they correspond to items recognized in 'Other comprehensive income', or are directly recognized in equity, in which case current and deferred taxes are also recognized in 'Other comprehensive income' or directly in equity, respectively.

Income taxes: Income tax (IRPJ) and social contribution (CSLL)

The Company and some subsidiaries calculate income tax and social contribution based on actual taxable income. As permitted by the Brazilian tax law, the subsidiaries and most joint ventures opted for taxation based on deemed income, where the income tax and social contribution taxable base is calculated as 32% of gross revenues from rental services plus financial income. The regular 15% income tax rate is levied on deemed taxable income, plus a 10% surtax on income exceeding R$240 per annum, and for social contribution the rate is 9%.

As permitted by the prevailing tax law, the subsidiaries and the joint ventures that elected the deemed income taxation regime calculate rental revenues, and financial income on a cash basis.

Deferred taxes

Deferred income tax and social contribution ("deferred taxes") are recognized, as prescribed by CPC 32 and IAS 12 *Income Tax,* on tax loss carryforwards and the temporary differences between assets and liabilities recognized for tax purposes and the related amounts recognized in the financial statements by applying the statutory tax rates in effect on the date the financial statements were prepared and applicable when such temporary differences reverse.

Deferred tax assets are recognized only to the extent that it is probable that future taxable income will be generated to realize such deferred tax assets. The realization of deferred tax assets is assessed at the end of each annual reporting period and, when it is no longer probable that future taxable income will be available to recover of all or part of the assets, they are adjusted to the expected recoverable amount.

Taxes on revenue

Revenue is recorded net of PIS and COFINS levied on rental revenue and financial income, and PIS, COFINS and ISS (Services Tax) on condominium management revenue. The aggregate tax rate of the Social Integration Program Tax on Revenue (PIS) and the Social Security Funding Tax on Revenue (COFINS) is 9.25%, levied on actual income (noncumulative regime) for rent revenues and condominium management services and 4.65% for financial income, while in the deemed income (cumulative regime), the rate of PIS and COFINS is 3.65% for all income, except financial income which is exempt from taxation of the PIS and COFINS.

(h) Income and expense recognition

Revenue arises from the rental contracts and is recognized on a straight-line basis over the term of contract. Rental revenue is recognized to the extent it is probable that economic benefits will flow to the Company and the amount can be reliably measured. Revenues are being presented net of taxes.
Other income and expenses are recorded on the accrual basis.

(i) Financial instruments

Financial assets and liabilities are recognized when the Group becomes a party to the contractual provisions of the instruments and are initially measured at fair value.

Transaction costs that are directly attributable to the acquisition or issuance of the financial assets and liabilities (other than financial assets and liabilities at fair value through profit or loss) are deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are recognized immediately in profit or loss.

Financial assets and financial liabilities are stated at their net amounts in the statement of financial position if, and only if, the Company has a legally enforceable right to offset the amounts recognized and if there is intent to simultaneously realize the asset and settle the liability.

Financial assets

Financial assets are classified based on the business model under which the asset is managed and its contractual cash flow characteristics, as summarized below:

Categories / measurement	Conditions for category definition
Amortized cost	Financial assets are held within a business model whose objective is to hold financial assets to collect contractual cash flows on specific dates.
Fair value through other comprehensive income (FVTOCI)	There is not a specific definition within the business model about holding financial asset to collect contractual cash flows on specific dates or selling financial assets.
Fair value through profit or loss (FVTPL)	All other financial assets.

The Group's main financial assets are shown below, classified as amortized cost, FVTPL and FVTOCI and presented in Note 19 (b):

- Cash and cash equivalents: Include amounts held as cash, bank accounts, and highly liquid short-term investments, redeemable within ninety days or less as of the acquisition date, and subject to insignificant risk of change in fair value.
- Marketable securities: The balance is primarily composed of investment funds that include public and private securities (both post fixed), with high liquidity in active markets.

- Derivative financial instruments: Derivative financial instruments for exposure management, as described in Note 19 (a).
- Trade receivables: Represented substantially by rental receivables from rental assets and sale of investment properties and equity interest, as described in item 2.2 (a).

Ordinary purchases or sales of financial assets are recognized and derecognized on a trade date basis. Ordinary purchases or sales are purchases or sales of financial assets that require delivery of assets in accordance with regulation or market practice.

The Group derecognizes a financial asset when the contractual rights to the cash flows from the asset expires, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. Upon full derecognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognized in profit or loss.

Financial liabilities

Classified at initial recognition as: (i) amortized cost; or (ii) measured at fair value through profit or loss.

The Group's financial liabilities are classified as measured at amortized cost, using the effective interest rate method and include land payables, loans, financing and debentures, except for financings which are measured at fair value through profit or loss, as they were designated as hedged items, according to the hedge accounting policy.

Loans, financing and debentures are initially recognized when funds are received, net of transaction costs, when applicable. At the end of the reporting period, they are carried at their initial recognition amount, less amortization of installments of principal, when applicable, plus accrued interest. Transaction costs are presented as a reduction of current and noncurrent liabilities and are recognized in profit or loss over the same repayment term of the financing from which they were originated based on the effective interest rate of each transaction. The Group opted to present the interest paid on loans, financing and debentures as financing activities in the statements of cash flows, since they represent costs of obtaining the referred funds.

The Group derecognizes financial liabilities when obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability derecognized and sum of the consideration paid and payable is recognized in profit or loss.

Derivative financial instruments and hedge accounting

The Group entered derivative financial instruments (swaps) to hedge its exposure to changes in indexes and interest rates in several loans, financing and debentures or hedge against changes in the fair value of certain financial instruments.

Derivatives are initially recognized at fair value. After initial recognition, derivatives are still measured at fair value and changes in fair value are recorded in profit or loss.

To hedge against changes in fair value of certain debts, the Company contracted derivative financial instruments and, for avoiding accounting mismatch in the measurement of these instruments, opted for hedge accounting (designations classified as fair value hedge). Accordingly, changes in fair values of hedging instruments (derivatives) and hedged items (contracted debts) are recognized in profit or loss.

At the inception of the hedging relationship, the Company assesses whether the hedge relationship qualifies for hedge accounting; if positive, it formally documents the relationship between the hedging instrument and the hedged item. The assessment of whether the relationship meets the hedge effectiveness requirements is made and documented at the inception of the hedge relationship, on each reporting date and potentially on a relevant change in circumstances that affect the effectiveness requirements. Adjustments to hedge relationships are permitted after designation, without being considered a "discontinuity" of the original hedge relationship.

The Group discontinues hedge accounting only when the hedge relationship (or part thereof) no longer meets the qualifying criteria. This includes cases where the hedging instrument expires, is sold, terminated or exercised. Discontinuation is accounted for prospectively.

Impairment of financial assets

The Group recognize allowance for expected credit loss for all rental revenue recorded for customers, based on historical data. Additionally, it performs individualized analysis of balances overdue for more than ninety days and in cases which there is no prospect of recovery, the entire outstanding balance of such contract is considered for provision. This simplified approach is in accordance with item 5.5.15 of *CPC 48 – Instrumentos Financeiros* (IFRS 9 - Financial Instruments).

The Group periodically reviews its assumptions to recognize allowance for expected credit loss considering revision of historical transactions and improvement of its estimates.

(j) Discount to present value

Monetary assets and liabilities are adjusted to their present value based on an effective interest rate resulting from short- (if material) and long-term transactions, without yield or subject to: (i) embedded fixed interest; (ii) interest rates clearly below market rates for similar transactions; and (iii) inflation adjustment only, with no interest. The Group periodically assesses the effect of this standard.

(k) Use of estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of certain assets and liabilities, and revenues and expenses in the reporting periods. Assets and liabilities which are subject to these estimates and assumptions include the fair value of investment property, and derivative financial instruments, use of deferred tax assets, barters and provisions for labor, tax, and civil risks. Since management's judgment involves estimates related to the probability of future events, actual results could differ from those estimates.

The Company revises its estimates and assumptions at least annually. The effects arising from these revisions are recognized in the year when the estimates are revised if such revision impacts only that year, or also in subsequent years if the revision impacts both the current period and future years.

(l) Functional and reporting currency

The Group's functional and presentation currency used in the Consolidated and Parent Company financial statements is the Brazilian real. The financial statements are presented in thousands of Brazilian reais, unless otherwise stated.

(m) Statement of added value

The Company prepares consolidated and parent company statements of added value in accordance with Brazilian Accounting Standard CPC 09 - *Demonstração do Valor Adicionado* (Statement of Added Value), which are presented as an integral part of the financial statements prepared in accordance with accounting practices adopted in Brazil applicable to publicly held companies, while for IFRS purposes they are presented as supplemental information.

(n) Leases

The Group as a lessor

The Group classifies leases as financial or operational. The lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of the underlying asset and classified as operating if it does not transfer substantially all the risks and rewards incidental to ownership of the underlying asset.

The Group does not have lease agreements in which it is a finance lessor, classifying all its leases as operating (rental contracts of investment properties). Revenues from operating leases of investment properties are recognized in profit or loss by the straight-line method during the lease period.

The Group as lessee

The Group assesses whether a contract is or contains a lease if it conveys the right to control the use of the identified asset for a period of time in exchange for consideration. Such assessment is performed at inception. Exemptions are applied for short-term leases and low-value items.

The cost of the right-of-use asset comprises: (i) the amount of the initial measurement of the lease liability; (ii) any lease payments made until the commencement date; (iii) direct costs incurred; and (iv) estimated costs to be incurred in dismantling and removing the asset, when applicable and are recognized under “Property and equipment” and “Investment Property”.

Lease liability is measured by the lease payments, discounted at present value at the implicit interest rate, incremental borrowing rate or discount rate used in measuring the fair value of investment property pursuant to item 2.2 (c) and represents the obligation to make payments.

As a lessee, the Group identified contracts that contain leases, referring to the rents of its headquarters and project land. For purposes of estimating the initial recognition of the lease liability and the right of use, an extension of the lease term for the same period for the headquarters and the contractual term for the land was considered.

In determining the lease term, the Group considers all the facts and circumstances that create an economic incentive to exercise the option of extension, or not exercise a termination option. Extension options (or periods after the termination options) are included in the lease term only if the lease term is reasonably certain to be extended (or not terminated). The assessment is reviewed if there is a significant event or a significant change in circumstances that affects that assessment and is within the control of the Group. The contracts extension assessment affects the amounts of the recognized lease liabilities and rights-of-use assets.

In the statement of profit or loss for the period, an expense for depreciation of the right-of-use asset and an interest expense for the lease liability are recognized.

(o) Earnings per share

Basic earnings per share are calculated by dividing net income attributed to the holders of common shares of the parent entity by the weighted average number of common shares outstanding during the year, less treasury shares, if any.

Diluted earnings per share are calculated by dividing net income attributed to the holders of common shares of the parent entity by the weighted average number of common shares outstanding during the year, less treasury shares, if any, plus the number of common shares that would be issued assuming that the stock options would be exercised at a price lower than the market price.

(p) Segment information

An operating segment carries out business activities to earn revenue and incur expenses. Operating segments reflect the way Management makes decisions and allocate resources. The Company's Management identified an operational segment that meets the quantitative and qualitative parameters, for disclosure, represented by leases of industrial warehouses and eventual sale of these assets.

2.3 Adoption of new standards

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

2.4 New standards issued and not yet adopted

On the date of issue of the financial statements, the Group did not adopt the following IFRS (CPCs), already issued and not yet applicable:

- IFRS 18: Presentation and disclosure of financial statements
- Amendments to CPC 18 (R3) - Investment in associates, subsidiaries and controlled enterprises jointly and ICPC 09 - Individual financial statements, separate statements, consolidated statements and application of the equity equivalence method
- Amendments to CPC 02 (R2) - Effects on changes in exchange rates and conversion of financial statements and CPC 37 (R1) – Initial adoption of international accounting standards.
- IFRS 19 – Subsidiaries without Public Obligation: Disclosure

Management does not expect the adoption of the standards listed above to have a material impact on the Group's financial statements in future periods, except for the following standards:

IFRS 18: Presentation and disclosure of financial statements

In April 2024, the IASB issued IFRS 18, which replaces IAS 1 (equivalent to CPC 26 (R1) - Presentation of Financial Statements. IFRS 18 introduces new requirements for presentation within the income statement, including totals and specified subtotals. In addition, entities are required to classify all revenues and expenses within the income statement into one of five categories: operating, investment, financing, income taxes and discontinued operations, of which the first three are new.

The standard also requires the disclosure of management-defined performance measures, subtotals of revenues and expenses, and includes new requirements for the aggregation and disaggregation of financial information based on the identified “functions” of the primary financial statements and explanatory notes.

The entity must apply IFRS 18 for annual reporting periods beginning on or after January 1, 2027, with early adoption permitted, subject to approval by the local authority. The standard requires retrospective application with specific transition provisions. The impacts of adopting the standard are still being assessed by management.

3. Cash and cash equivalents and marketable securities

Breakdown is as follows:

	Consolidated		Parent Company	
	12/31/24	12/31/23	12/31/24	12/31/23
Cash and cash equivalents:				
Cash	**1,670**	31	**1,670**	31
Bank accounts	**409**	1,492	**342**	924
Short-term investments:				
Bank certificates of deposit (CDB)	**8,042**	6,890	**8,042**	-
Unrestricted investment funds	**186,857**	388,102	**186,857**	388,102
Securities with repurchase agreement backed by debentures	**29,259**	-	**27,596**	-
Total cash and cash equivalents	**226,237**	396,515	**224,507**	389,057

	Consolidated		Parent Company	
	12/31/24	12/31/23	12/31/24	12/31/23
Marketable securities:				
Restricted investment funds [1]	**525,283**	357,073	**424,920**	316,019
Unrestricted investment funds [2]	**9,750**	-	**-**	-
Total marketable securities	**535,033**	357,073	**424,920**	316,019
Current	**297,358**	127,721	**188,831**	87,438
Noncurrent	**237,675**	229,352	**236,089**	228,581
	535,033	357,073	**424,920**	316,019

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

Short-term investments and marketable securities yielded interest equivalent to 93.85% of DI rate in Consolidated and 94.66% DI rate in Parent Company for the year ended December 31, 2024 (90.87% of DI rate in Consolidated and 90.67% of DI rate in Parent Company at December 31, 2023).
The breakdown of the restricted investment fund's portfolio, proportionately to the units held by the Company and subsidiaries is as follows:

	Consolidated		Parent Company	
	12/31/24	12/31/23	12/31/24	12/31/23
Securities with repurchase agreement	**923**	3,013	**173**	1,491
Bank certificates of deposit (CDB)	**37,469**	1,645	**34,669**	814
Investment funds	**39,618**	16,583	**37,137**	13,402
Debentures	**33,568**	24,331	**6,291**	13,473
Private bonds	**76,366**	27,028	**39,880**	16,113
Public securities:				
Financial Treasury Bills (LFT)	**63,640**	14,040	**53,120**	6,949
National Treasury Notes - B (NTN-B)	**237,675**	229,352	**236,088**	228,582
National Treasury Bills (LTN)	**22,227**	11,760	**4,166**	5,821
Others	**13,797**	29,321	**13,396**	29,374
Total	**525,283**	357,073	**424,920**	316,019

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

4. Trade receivables

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

	Consolidated		Parent Company	
	12/31/24	12/31/23	12/31/24	12/31/23
Sale of equity interest / assets	**905,419**	648,504	**79,696**	153,781
Rentals	**68,646**	57,086	**15,538**	14,725
Condominium administration	**2,269**	1,260	**2,269**	1,260
Others (*)	**13,501**	17,173	**17,433**	15,548
	989,835	724,023	**114,936**	185,314
Allowance for expected credit loss	**(12,202)**	(11,415)	**(3,598)**	(3,464)
Total	**977,633**	712,608	**111,338**	181,850
Current	**449,769**	349,756	**89,445**	108,812
Noncurrent	**527,864**	362,852	**21,893**	73,038
	977,633	712,608	**111,338**	181,850

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

The rentals trade receivables balance refers to the lease of industrial warehouses, under operating leases subject to Law 8245/91 ("Lease Law"), which provisions include, among other, procedures for cancellation of lease agreements and their termination penalties, which are commercially agreed with each tenant. The lease agreements are adjusted on an annual basis predominantly by the Broad Consumer Price Index (IPCA), subject to negotiations between the parties.

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	
	12/31/24	12/31/23	12/31/24	12/31/23
Seattle I (*)	**223,883**	350,847	**37,314**	58,475
Seattle II (*)	**62,547**	98,051	**-**	-
Seattle III (*)	**220,203**	-	**-**	-
Seattle IV (*)	**223,475**	-	**-**	-
LGCP11 (*)	**80,064**	64,023	**27,283**	15,556
Roma (*)	**80,148**	-	**-**	-
Toronto (*)	**-**	48,680	**-**	31,555
SPE LOG PIB Meli	**-**	38,708	**-**	-
Torino	**-**	27,196	**-**	27,196
SPE LOG SJC Sony (Note 18 [5])	**11,146**	12,700	**11,146**	12,700
Plaza Top Life	**3,953**	8,299	**3,953**	8,299
	905,419	648,504	**79,696**	153,781
Current	**416,056**	315,178	**70,036**	94,708
Noncurrent	**489,363**	333,326	**9,660**	59,073
	905,419	648,504	**79,696**	153,781

(*) Updated by IPCA.

The table below shows the aging list of trade receivables:

	Consolidated		Parent Company	
	12/31/24	12/31/23	12/31/24	12/31/23
In due:				
Up to 1 year	**446,426**	347,712	**85,005**	106,449
After 1 year	**527,864**	362,852	**21,893**	73,038
	974,290	710,564	**106,898**	179,487
Past due:				
Up to 30 days	**1,626**	2,458	**2,885**	2,934
31 to 90 days	**783**	135	**621**	174
More than 90 days	**13,136**	10,866	**4,532**	2,719
	15,545	13,459	**8,038**	5,827
Total	**989,835**	724,023	**114,936**	185,314

Changes in the allowance for expected credit loss for the years ended December 31, 2024 and 2023 are as follows, carried out on the balances of trade receivable from rentals:

	Consolidated		Parent Company	
	2024	2023	2024	2023
Opening balance	**(11,415)**	(10,694)	**(3,464)**	(3,276)
Additions	**(787)**	(870)	**(134)**	(337)
Reversals	**-**	149	**-**	149
Closing balance	**(12,202)**	(11,415)	**(3,598)**	(3,464)

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

	Consolidated		Parent Company	
	12/31/24	12/31/23	12/31/24	12/31/23
1 year	**226,609**	234,413	**50,581**	48,011
2 years	**214,829**	234,899	**40,056**	42,106
3 years	**184,318**	211,176	**25,829**	33,093
4 years	**157,076**	176,656	**15,308**	19,862
5 years	**124,870**	137,303	**8,759**	12,568
After 5 years	**288,509**	413,609	**10,744**	31,550
Total	**1,196,211**	1,408,056	**151,277**	187,190

5. 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	
			Equity		Net income (loss) for the year					
	12/31/24	12/31/23	12/31/24	12/31/23	2024	2023	12/31/24	12/31/23	2024	2023
Joint ventures:										
Loteamento Betim	50.00%	50.00%	151,862	144,745	12,501	14,205	75,931	72,373	6,251	7,103
LOG SJC Sony	64.97%	64.97%	111,599	109,636	1,861	387	72,506	71,231	1,209	251
Others	16.67%	16.67%	480	2,231	(1,008)	2,511	204	372	(169)	419
Capitalized interest (a)			-	-	-	-	9,930	10,242	(312)	(666)
Total joint ventures - Consolidated			263,941	256,612	13,354	17,103	158,571	154,218	6,979	7,107
Subsidiaries:										
LOG I	100.00%	100.00%	142,204	147,289	11,797	12,838	142,204	147,289	11,797	12,838
LOG II	100.00%	100.00%	60,805	59,222	4,440	2,496	60,805	59,222	4,440	2,496
LOG Jundiaí	100.00%	100.00%	96,262	95,777	4,647	4,286	96,262	95,777	4,647	4,286
LOG Goiânia	100.00%	100.00%	122,547	144,785	986	12,404	122,547	144,785	986	12,404
LOG Hortolândia	100.00%	100.00%	141,675	139,458	7,595	13,495	141,675	139,458	7,595	13,495
LOG SJP	100.00%	100.00%	19,609	18,323	1,286	(4,659)	19,609	18,323	1,286	(4,659)
LOG Juiz de Fora	100.00%	100.00%	136,842	120,887	(1,246)	15,084	136,842	120,887	(1,246)	15,084
LOG Feira de Santana	100.00%	100.00%	41,601	40,839	3,088	1,667	41,601	40,839	3,088	1,667
LOG Fortaleza	100.00%	100.00%	157,217	150,928	14,194	9,723	157,217	150,927	14,194	9,723
LOG Via Expressa	100.00%	100.00%	140,136	176,019	(15,107)	7,310	140,136	176,019	(15,107)	7,310
LOG Viana	100.00%	100.00%	127,174	135,867	2,616	8,724	127,174	135,867	2,616	8,724
LOG Londrina	100.00%	100.00%	34,046	61,847	559	(22,552)	34,046	61,847	559	(22,552)
LOG Itatiaia	100.00%	100.00%	68,534	65,431	5,401	3,022	68,534	65,431	5,401	3,022
LOG Aracajú	100.00%	100.00%	17,823	30,421	(636)	(12,095)	17,823	30,421	(636)	(12,095)
LOG Extrema	97.48%	97.48%	670	1,713	(1,043)	1,075	653	1,670	(1,017)	1,048
LOG Uberaba	100.00%	100.00%	50,525	47,380	5,835	3,299	50,525	47,380	5,835	3,299
LOG Itaitinga I	100.00%	100.00%	115,361	113,941	1,155	(33,565)	115,361	113,940	1,155	(33,565)
LOG Recife	100.00%	100.00%	176,789	299,535	1,521	(16,012)	176,789	299,535	1,521	(18,095)
LOG Itapeva	100.00%	100.00%	122,010	122,121	6,386	17,041	122,010	122,121	6,386	17,041
LOG PIB Meli	100.00%	100.00%	4,469	36,454	320	(4,981)	4,469	36,454	320	(4,981)
LOG Salvador	100.00%	100.00%	213,497	283,506	(15,787)	26,657	213,497	283,506	(15,787)	26,657
LOG Maceió	100.00%	100.00%	117,554	107,315	9,289	4,963	117,554	107,315	9,289	4,964
LOG Sumaré	100.00%	100.00%	35	34	1	1	35	34	1	1
LOG SJRP	100.00%	100.00%	41,810	23,400	17,794	(745)	41,810	23,400	17,794	(745)
LOG Macaé	100.00%	100.00%	14,158	14,138	(254)	(219)	14,158	14,138	(254)	(219)
LOG RP	100.00%	100.00%	123,687	56,186	6,740	(2,349)	123,687	56,186	6,740	(2,349)
LOG Viana II	100.00%	100.00%	137,366	179,181	(9,494)	3,596	137,366	179,181	(9,494)	3,596
LOG Natal	100.00%	100.00%	102,375	57,278	5,014	(1,986)	102,375	57,278	5,014	(1,986)
LOG Contagem IV	100.00%	100.00%	133,331	106,020	(90)	(14,886)	133,331	106,020	(90)	(14,886)
LOG Teresina	0.00%	0.00%	-	-	-	-	-	-	-	(61)
LOG Campo Grande	100.00%	100.00%	155,972	45,249	45,812	18,629	155,972	45,249	45,812	18,629
LOG Brasília	100.00%	100.00%	164,845	148,169	(1,404)	5,963	164,845	148,169	(1,404)	5,963
LOG Cuiabá	100.00%	100.00%	63,323	18,467	(3,433)	17,316	63,323	18,467	(3,433)	17,316
LOG Joinville	100.00%	100.00%	39,157	1,349	35,829	(78)	39,157	1,349	35,829	(78)
LOG Itaitinga II	100.00%	100.00%	194,915	272,928	595	81,274	194,915	272,928	595	81,274
LOG Goiânia III	100.00%	100.00%	83,210	1,259	60,610	(3)	83,210	1,259	60,610	(3)
LOG Betim III	100.00%	100.00%	1	-	(2)	(3)	1	-	(2)	(3)
LOG Gravataí II	100.00%	100.00%	28,896	2	28,043	(3)	28,896	2	28,043	(3)
LOG São Bernardo do Campo	100.00%	100.00%	2,174	70,313	3,766	58,033	2,174	70,313	3,766	58,033
LOG Contagem V	100.00%	100.00%	528	48	(2)	(2)	528	48	(2)	(2)
LOG São José dos Pinhais II	100.00%	100.00%	76,165	24,078	(2,071)	21,948	76,165	24,078	(2,071)	21,948
LOG Recife II	100.00%	100.00%	201,838	46,246	69,840	44,905	201,838	46,246	69,840	44,905
LOG João Pessoa	100.00%	0.00%	72,065	-	54,666	-	72,065	-	54,666	-
LOG Salvador II	100.00%	0.00%	9,753	-	(115)	-	9,753	-	(115)	-
LOG Cariacica	100.00%	0.00%	98,628	-	98,625	-	98,628	-	98,625	-
LDI	100.00%	100.00%	1,389	1,333	56	102	1,389	1,333	56	102
LE Empreendimentos	86.03%	98.08%	138,484	116,260	7,715	31,055	119,138	114,028	6,701	30,450
Capitalized interest (a)			-	-	-	-	7,462	-	(63,825)	(84,460)
Total subsidiaries			3,991,455	3,580,996	465,537	312,768	3,979,554	3,578,719	400,724	225,533
Total Parent Company			4,255,396	3,837,608	478,891	329,871	4,138,125	3,732,937	407,703	232,640

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

b) Joint ventures:

- Betim I Incorporações SPE Ltda. (“Loteamento Betim”) is mainly engaged in the subdivision of industrial land for sale and development, building and rental of business assets, primarily, logistics warehouses.

- MRV LOG MDI SJC I Incorporações SPE Ltda. (“LOG SJC Sony”) is mainly engaged in the rent of own properties, construction, and development of real estate projects.

The net income or loss generated by these entities are assumed by each shareholder, according to the percentage equity interest held.

There are no contractual restrictions on the distributions of funds generated by the operating activities from the joint ventures to their controlling shareholders.

Summarized financial information of the joint ventures is as follows:

	Loteamento Betim		LOG SJC Sony	
	12/31/24	12/31/23	12/31/24	12/31/23
Cash and cash equivalents and marketable securities	**834**	4,524	**3**	3
Trade receivables	**12,153**	4,801	**-**	-
Inventories	**42,501**	39,901	**-**	-
Other current assets	**4**	24	**-**	-
Total current	**55,492**	49,250	**3**	3
Trade receivables	**10,208**	7,056	**-**	-
Inventories	**94,238**	95,596	**-**	-
Investment property	**-**	-	**115,700**	113,601
Other noncurrent assets	**2**	-	**-**	-
Total noncurrent assets	**104,448**	102,652	**115,700**	113,601
Total assets	**159,940**	151,902	**115,703**	113,604
Current liabilities	**7,951**	6,908	**9**	14
Noncurrent liabilities	**127**	249	**4,095**	3,954
Equity	**151,862**	144,745	**111,599**	109,636
Liabilities and equity	**159,940**	151,902	**115,703**	113,604

	Loteamento Betim		LOG SJC Sony	
	2024	2023	2024	2023
Operating revenue	**20,900**	24,713	**-**	-
Cost of products and services	**(7,343)**	(9,784)	**-**	-
Other operating expenses	**(474)**	(42)	**1,927**	(78)
Financial income (expenses)	**69**	129	**(1)**	(2)
Changes in the fair value of investment property	**-**	-	**-**	482
Income tax and social contribution	**(651)**	(811)	**(65)**	(15)
Net income (loss) for the year	**12,501**	14,205	**1,861**	387

c) Changes in the balance of investments in subsidiaries and joint ventures in the years ended December 31, 2024, and 2023 are as follows:

	Startup date	Opening balances	Capital contributions (reversals)	Results from equity interest in investees	Dividends received	Other	Closing balances
Year ended December 31, 2024:							
Joint ventures:							
Loteamento Betim	3/18	72,373	557	6,251	(3,250)	-	75,931
LOG SJC Sony	-	71,231	66	1,209	-	-	72,506
Others	-	372	1	(169)	-	-	204
Capitalized interest (a)		10,242	-	(312)	-	-	9,930
Total joint ventures - Consolidated		**154,218**	**624**	**6,979**	**(3,250)**	**-**	**158,571**
Subsidiaries:							
LOG I	2/09	147,289	3,535	11,797	(20,417)	-	142,204
LOG II	3/11	59,222	1,507	4,440	(4,364)	-	60,805
LOG Jundiaí	4/11	95,777	1,220	4,647	(5,382)	-	96,262
LOG Goiânia	4/12	144,785	3,462	986	(26,686)	-	122,547
LOG Hortolândia	9/12	139,458	3,806	7,595	(9,184)	-	141,675
LOG SJP	4/13	18,323	-	1,286	-	-	19,609
LOG Juiz de Fora	6/13	120,887	22,129	(1,246)	(4,928)	-	136,842
LOG Feira de Santana	6/13	40,839	744	3,088	(3,070)	-	41,601
LOG Fortaleza	8/13	150,927	3,677	14,194	(11,581)	-	157,217
LOG Via Expressa	11/13	176,019	1,048	(15,107)	(21,824)	-	140,136
LOG Viana	4/14	135,867	(2,569)	2,616	(8,740)	-	127,174
LOG Londrina	6/14	61,847	40	559	(28,400)	-	34,046
LOG Itatiaia	7/14	65,431	1,687	5,401	(3,985)	-	68,534
LOG Aracajú	10/18	30,421	(11,962)	(636)	-	-	17,823
LOG Extrema	10/19	1,670	-	(1,017)	-	-	653
LOG Uberaba	9/20	47,380	1,025	5,835	(3,715)	-	50,525
LOG Itaitinga I	9/21	113,940	266	1,155	-	-	115,361
LOG Recife	5/22	299,535	(124,267)	1,521	-	-	176,789
LOG Itapeva	8/22	122,121	1,534	6,386	(8,031)	-	122,010
LOG PIB Meli	8/22	36,454	(32,305)	320	-	-	4,469
LOG Salvador	6/23	283,506	22,522	(15,787)	(76,744)	-	213,497
LOG Maceió	6/23	107,315	11,223	9,289	(10,273)	-	117,554
LOG Sumaré	-	34	-	1	-	-	35
LOG SJRP	-	23,400	639	17,794	(23)	-	41,810
LOG Macaé	-	14,138	274	(254)	-	-	14,158
LOG RP	12/24	56,186	64,138	6,740	(3,377)	-	123,687
LOG Viana II	4/23	179,181	6,842	(9,494)	(39,163)	-	137,366
LOG Natal	2/24	57,278	42,752	5,014	(2,669)	-	102,375
LOG Contagem IV	6/24	106,020	28,617	(90)	(1,216)	-	133,331
LOG Campo Grande	9/24	45,249	65,155	45,812	(244)	-	155,972
LOG Brasília	12/23	148,169	24,714	(1,404)	(6,634)	-	164,845
LOG Cuiabá	-	18,467	48,289	(3,433)	-	-	63,323
LOG Joinville	-	1,349	2,590	35,829	(611)	-	39,157
LOG Itaitinga II	7/23	272,928	(78,601)	595	(7)	-	194,915
LOG Goiânia III	-	1,259	186,453	60,610	(165,112)	-	83,210
LOG Betim III	-	-	210	(2)	(207)	-	1
LOG Gravataí II	-	2	851	28,043	-	-	28,896
LOG São Bernardo do Campo	12/24	70,313	(71,903)	3,766	(2)	-	2,174
LOG Contagem V	-	48	60,110	(2)	(59,628)	-	528
LOG São José dos Pinhais II	-	24,078	54,158	(2,071)	-	-	76,165
LOG Recife II	12/24	46,246	85,752	69,840	-	-	201,838
LOG João Pessoa	-	-	17,399	54,666	-	-	72,065
LOG Salvador II	-	-	9,868	(115)	-	-	9,753
LOG Cariacica	-	-	3	98,625	-	-	98,628
LDI	-	1,333	-	56	-	-	1,389
LE Empreendimentos	3/24	114,028	(1,591)	6,701	-	-	119,138
Capitalized interest (a)		-	-	(63,825)	-	71,287	7,462
Total subsidiaries		**3,578,719**	**455,041**	**400,724**	**(526,217)**	**71,287**	**3,979,554**
Total Parent Company		**3,732,937**	**455,665**	**407,703**	**(529,467)**	**71,287**	**4,138,125**
Year ended December 31, 2023:							
Total Consolidated		148,084	2,027	7,107	(3,000)	-	154,218
Total Parent Company		3,335,020	548,835	232,640	(457,663)	74,105	3,732,937

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

6. 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 December 31, 2024, and 2023 are shown as follows:

	Consolidated		Parent Company	
	2024	2023	2024	2023
Opening balance	**4,308,118**	4,878,721	**964,667**	1,285,418
Additions	**947,768**	497,094	**228,737**	21,616
Right-of-use of land [1]	**57,401**	6,139	-	-
Capitalized interest (Note 8 (d))	**63,825**	84,460	-	-
Sale of assets [2]	**(510,100)**	(1,159,870)	**(2,106)**	(156,069)
Cancellation of land contracts	**(189,901)**	-	-	-
Transfer to noncurrent assets available for sale	**(744,395)**	(165,000)	**(39,782)**	(106,620)
Write-off due to spin-off in subsidiary	-	(92,022)	-	-
Transfer of investment properties to SPE	-	-	**(147,341)**	(81,538)
Changes in fair value [3]	**439,298**	258,596	**16,133**	1,860
Closing balance	**4,372,014**	4,308,118	**1,020,308**	964,667

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

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

[3] Refers to fair value valuation of all LOG assets.

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	
	2024	2023	2024	2023
Changes in fair value of investment property	**439,298**	258,596	**16,133**	1,860
Deferred PIS/COFINS	**(1,297)**	(798)	-	-
Changes in fair value of investment property in profit or loss	**438,001**	257,798	**16,133**	1,860

(b) Sale of assets

In the year ended on December 31, 2024, assets were sold, as shown below:

	Effect on results								
		Seattle III		LGCP11		Roma	Seattle IV		
	Plaza Tapajós	LOG Via Expressa	LOG Salvador	LOG Gaiolli	LOG Viana	LOG Goiânia	LOG Viana II	LOG Fortaleza III	Total
Sales revenue and other related revenue	1,950	176,403	341,489	39,562	76,755	135,017	183,789	327,085	1,282,050
Investment property write-off	(2,106)	(181,366)	(326,628)	(39,782)	(76,963)	(135,133)	(176,717)	(315,800)	(1,254,495)
PIS and COFINS	(180)	(6,439)	(12,464)	(3,659)	(2,802)	(4,928)	(6,708)	(11,939)	(49,119)
Others costs [1]	(13)	(10,440)	(27,563)	(2,815)	(2,304)	(2,743)	(15,576)	(27,514)	(88,968)
Other operating income (expenses), net	(349)	(21,842)	(25,166)	(6,694)	(5,314)	(7,787)	(15,212)	(28,168)	(110,532)
Income tax and social contribution	(467)	(2,282)	(6,953)	-	(1,197)	(1,863)	(4,494)	(6,538)	(23,794)
PIS and COFINS (Fair value)	-	3,735	4,225	-	1,383	2,720	1,382	4,190	17,635
Gain on sale of assets	(816)	(20,389)	(27,894)	(6,694)	(5,128)	(6,930)	(18,324)	(30,516)	(116,691)

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

(c) Noncurrent assets held for sale

	Consolidated		Parent Company	
	2024	2023	2024	2023
Opening balance	-	-	-	-
Transfer of investment property	**744,395**	165,000	**39,782**	106,620
Sale of assets	**(744,395)**	(165,000)	**(39,782)**	(106,620)
Closing balance	-	-	-	-

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

(d) Inventories

	Consolidated		Parent Company	
	2024	2023	2024	2023
Opening balance	-	-	-	-
Transfer of investment property	**189,901**	-	-	-
Capitalized interest (Note 8 (d))	**7,462**	-	-	-
Closing balance	**197,363**	-	-	-

On September 27, 2024, LOG São Bernardo do Campo entered into sale agreement for the disposal of its entire shareholding on this asset. The transaction price is R$250,000 and was received in cash at closing and is recorded in line item “advances from customers”. The asset was transferred from Investment property to Inventories, as it is still in the construction phase.

As of December 31, 2024, from the total amount of investment property, R$412,798 has been pledged as collateral for loans, financing and debentures of the Company and its subsidiaries (R$930,358 as of December 31, 2023).

7. Property and equipment

Changes in property and equipment for the years ended December 31, 2024, and 2023 are as follows:

Consolidated	Opening balance	Addition	Closing balance
Year ended December 31, 2024:			
Cost:			
Right-of-use [1]	11,297	354	**11,651**
Other [2]	9,520	89	**9,609**
Total cost	20,817	443	**21,260**
Accumulated depreciation:			
Right-of-use [1]	2,345	942	**3,287**
Other[2]	1,918	701	**2,619**
Total accumulated depreciation	4,263	1,643	**5,906**
Total property and equipment, net	16,554	(1,200)	**15,354**
Year ended December 31, 2023:			
Total property and equipment, net	15,416	1,138	16,554

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

Parent Company	Opening balance	Addition	Closing balance
Year ended December 31, 2024:			
Cost:			
Right-of-use [1]	11,297	354	**11,651**
Other [2]	9,253	88	**9,341**
Total cost	20,550	442	**20,992**
Accumulated depreciation:			
Right-of-use [1]	2,346	942	**3,288**
Other [2]	1,712	687	**2,399**
Total accumulated depreciation	4,058	1,629	**5,687**
Total property and equipment, net	16,492	(1,187)	**15,305**
Year ended December 31, 2023:			
Total property and equipment, net	15,408	1,084	16,492

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

8. Loans, financing and debentures

a) Position

Loans, financing and debentures as at December 31, 2024, and 2023, are as follows:

Type	12/31/24			12/31/23
	Current	Noncurrent	Total	Total
Debenture - 15th issue (CRI)	-	-	-	35,068
Debenture - 16th issue (CRI)	9,370	-	9,370	28,182
Debenture - 17th issue	-	-	-	79,382
Debenture - 18th issue	-	-	-	259,334
Debenture - 19th issue (CRI) (*)	144,391	368,876	513,267	512,552
Debenture - 20th issue - 1st series (CRI)	48,001	86,900	134,901	135,261
Debenture - 20th issue - 2nd series (CRI) (*)	3,540	178,260	181,800	186,646
Debenture - 21st issue	23,288	400,000	423,288	426,345
Debenture - 22nd issue (CRI)	654	249,999	250,653	250,631
Debenture - 23rd issue	8,819	100,000	108,819	-
Debenture - 24th issue - 1st series (CRI) (*)	4,037	174,522	178,559	-
Debenture - 24th issue - 2nd series (CRI)	1,179	59,550	60,729	-
Debenture - 24th issue - 3rd series (CRI) (*)	616	47,451	48,067	-
(-) Funding cost	(7,117)	(15,262)	(22,379)	(21,359)
Total debentures and CRI	236,778	1,650,296	1,887,074	1,892,042
Construction financing	-	-	-	5,783
Commercial notes	4,167	100,000	104,167	-
(-) Funding cost	(149)	(401)	(550)	(88)
Total financing	4,018	99,599	103,617	5,695
Total Parent Company	240,796	1,749,895	1,990,691	1,897,737
Subsidiaries:				
Construction financing	2,649	75,050	77,699	-
(-) Funding cost	(403)	(1,785)	(2,188)	-
Total financing - Subsidiaries	2,246	73,265	75,511	-
Total Consolidated	243,042	1,823,160	2,066,202	1,897,737

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

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

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 - 15th issue (CRI)	70,000	12/18	Monthly	Monthly	1/19 to 12/28	DI + 1.35%	DI + 1.71%
Debenture - 16th issue (CRI)	100,000	3/19	Semiannual	Semiannual	3/20 to 3/25	108% DI	108% DI + 0.34%
Debenture - 17th issue	230,000	9/19	Annual	Semiannual	9/22 to 9/24	116.5% DI	116.5% DI + 0.18%
Debenture - 18th issue	250,000	3/21	Annual	Semiannual	3/24 to 3/26	DI + 2.00%	DI + 2.21%
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	3/26 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 to 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 to 10/31	IPCA + 7.15%	IPCA + 7.67%
Construction financing	-	12/12	Monthly	Monthly	12/13 to 10/24	DI + 1.65%	DI + 1.92%
Commercial notes	100,000	3/24	Annual	Semiannual	8/26 to 8/30	DI + 0.95%	DI + 1.11%
Construction financing	-	6/24	Monthly	Monthly	10/25 to 4/34	Savings deposits + 3.93%	Savings deposits + 4.57%

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

Funding during the year ended December 31, 2024, is as follows:

Type	Qty	Funding date	Repayment of principal	Interest payment	Maturity of principal	Contractual rate (p.a.)	Amount (*)
Debenture - 23rd issue	100,000	3/24	Annual	Semiannual	8/26 to 8/30	DI + 0.95%	100,000
Debenture - 24th issue - 1st	191,297	10/24		Semiannual	10/29	13.02%	191,297
Debenture - 24th issue - 2nd	59,550	10/24		Semiannual	10/29	DI + 0.30%	59,550
Debenture - 24th issue - 3rd	49,153	10/24	Anual	Semiannual	10/30 to 10/31	IPCA + 7.15%	49,153
Commercial notes	100,000	3/24	Annual	Semiannual	8/26 to 8/30	DI + 0.95%	100,000
Total - Parent Company							**500,000**
Construction financing		6/24	Monthly	Monthly	10/25 to 04/34	Savings deposits + 3.93%	75,620
Total - Subsidiaries							**75,620**
Total - Consolidated							**575,620**

(*) Gross of funding cost.

Changes in loans, financing and debentures were as follows:

	Consolidated		Parent Company	
	2024	2023	2024	2023
Opening balance	**1,897,737**	1,774,084	**1,897,737**	1,757,023
Funding	**575,620**	250,000	**500,000**	250,000
Interest expense	**230,790**	236,806	**226,790**	235,896
Fair value adjustment	**(57,920)**	26,552	**(57,920)**	25,512
Funding cost	**(11,417)**	(7,989)	**(9,001)**	(7,989)
Amortization of funding costs	**7,747**	7,066	**7,519**	6,781
Repayment of principal	**(385,618)**	(176,282)	**(385,618)**	(157,954)
Payment of interest	**(190,737)**	(212,500)	**(188,816)**	(211,532)
Closing balance	**2,066,202**	1,897,737	**1,990,691**	1,897,737

b) Guarantees

The types of guarantees for loans, financing and debentures as at December 31, 2024, are as follows:

	Consolidated				
	Construction financing	Debentures	CRI	Commercial notes	Total
Collateral / receivables	77,699	359,472	9,370	104,167	550,708
No guaranties	-	423,288	1,117,323	-	1,540,611
Total (*)	**77,699**	**782,760**	**1,126,693**	**104,167**	**2,091,319**

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

Collaterals consist of the land, improvements, and properties of the financed projects (see Note 6).

Receivables consist of future inflows generated by the financed projects, pledged as collateral in the event of nonpayment to the financial institutions.

c) Aging

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

	Consolidated		Parent Company	
	12/31/24	12/31/23	12/31/24	12/31/23
After the reporting period:				
1 year	**250,711**	247,285	**248,062**	247,285
2 years	**571,432**	228,814	**562,426**	228,814
3 years	**535,743**	568,232	**526,737**	568,232
4 years	**254,240**	546,244	**245,234**	546,244
After 4 yeras	**479,193**	328,609	**431,161**	328,609
Total	**2,091,319**	1,919,184	**2,013,620**	1,919,184

d) Allocation of financial charges

Financial charges are capitalized as follows:

	Consolidated		Parent Company	
	2024	2023	2024	2023
Financial charges on:				
Loans, financing and debentures	**(238,537)**	(243,872)	**(234,309)**	(242,677)
Derivative financial instruments	**1,513**	(16,562)	**1,513**	(16,562)
Total financial charges	**(237,024)**	(260,434)	**(232,796)**	(259,239)
Interest capitalized on:				
Investment property (Note 6)	**63,825**	84,460	**-**	-
Investment (Note 5 (c))	**-**	-	**71,287**	84,460
Inventories	**7,462**	-	**-**	-
Financial charges allocated to profit or loss (Note 17)	**(165,737)**	(175,974)	**(161,509)**	(174,779)

For the year ended December 31, 2024, total capitalized borrowing costs on loans, financing and debentures represented an average rate of 12.77% p.a. in Consolidated (15.28% p.a. for the same period of 2023).

e) Contractual obligations

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

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

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

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

On December 31, 2024, the Company was in compliance with the restrictive clauses of its loan, financing and debenture agreements.

Other contractual commitments:

The Company is subject to certain contractual requirements that must be complied throughout the debt period, such as: providing information requested within contractual deadlines; do not perform operations that are not in accordance with its corporate purpose, in compliance with the statutory, legal and regulatory provisions in force; obtaining the mandatory project issuance, according to its defined policies; complying with the payments provided for in the agreements; ensuring compliance with all laws, rules and regulations in any jurisdiction in which conducts businesses or have assets; keeping licenses valid for the business operation; honoring the guarantees provided in the agreements; providing information on material acts and facts that may affect its financial condition or ability to fulfill its obligations; proving the allocation of funds raised in the projects described in the agreements; items related to discontinuation of activities, bankruptcy or insolence; guarantee completeness of data provided to financial agents; not to transfer rights on contracts without the consent of financial agents; not to have significant changes in statutory structure, without observance of the respective laws, and in the stock control, among others. Failure to comply with the mentioned covenants could result in early maturity of the agreements.

9. Land payables

	Consolidated		Parent Company	
	12/31/24	12/31/23	12/31/24	12/31/23
IPCA	**72,418**	12,585	**18,070**	-
DI	**14,933**	-	**14,933**	-
Non-interest bearing	**1,900**	-	**-**	-
Present value discount	**(1,836)**	-	**-**	-
Total	**87,415**	12,585	**33,003**	-
Current	**84,035**	9,689	**32,160**	-
Noncurrent	**3,380**	2,896	**843**	-
Total	**87,415**	12,585	**33,003**	-

Aging of 'Land payables' is as follows:

	Consolidated		Parent Company	
	12/31/24	12/31/23	12/31/24	12/31/23
After the reporting period:				
1 year	**84,035**	9,689	**32,160**	-
2 years	**3,380**	2,896	**843**	-
Total	**87,415**	12,585	**33,003**	-

10.Barters

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

Barters' maturity is broken down as follows:

	Consolidated		Parent Company	
	12/31/24	12/31/23	12/31/24	12/31/23
After the reporting period:				
1 year	**65,471**	100,567	**2,841**	4,924
2 years	**113,017**	17,874	**47,909**	6,776
3 years	**15,059**	24,589	**2,063**	-
After 3 years	**1,353**	11,135	**1,166**	-
Total	**194,900**	154,165	**53,979**	11,700
Current	**65,471**	100,567	**2,841**	4,924
Noncurrent	**129,429**	53,598	**51,138**	6,776
	194,900	154,165	**53,979**	11,700

11. Income tax and social contribution

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

	Consolidated		Parent Company	
	2024	2023	2024	2023
Income before income tax and social contribution	**396,838**	184,497	**343,389**	126,023
Statutory rate - income tax and social contribution	**34%**	34%	**34%**	34%
Nominal expense	**(134,925)**	(62,729)	**(116,752)**	(42,848)
Effect of IRPJ and CSLL on permanent differences:				
Results from equity participation grossed of written-off capitalized interest	**2,373**	2,643	**160,319**	108,040
Tax credit not recorded	**(41,982)**	-	**(41,982)**	-
Depreciation of investment properties	**(712)**	-	**-**	-
Reflection of fair value in subsidiaries	**-**	(28,716)	**-**	(28,716)
Write-off of capitalized interest referring to assets sold by subsidiaries	**-**	**25,930**	**-**	**25,930**
Tax basis difference for companies taxes based on deemed income	**117,537**	69,585	**-**	-
Other	**5,249**	3,750	**(1,585)**	3,747
IRPJ and CSLL credit (debit) in profit or loss	**(52,460)**	10,463	**-**	66,153

On December 31, 2024, the Company did not recognize deferred taxes on tax losses carryforwards of subsidiaries in the amount of R$41,982 (R$0 as of December 31, 2023).

(b) Deferred tax balances

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

	Consolidated		Parent Company	
	12/31/24	12/31/23	12/31/24	12/31/23
Noncurrent assets:				
Income tax and social contribution	**114,024**	114,024	**114,024**	114,024
Liabilities:				
Income tax and social contribution	**(74,967)**	(64,155)	**-**	-
PIS/COFINS	**(96,847)**	(93,557)	**(6,492)**	(10,592)
	(171,814)	(157,712)	**(6,492)**	(10,592)
Current	**(15,845)**	(13,194)	**(1,076)**	(3,597)
Noncurrent	**(155,969)**	(144,518)	**(5,416)**	(6,995)
Total	**(171,814)**	(157,712)	**(6,492)**	(10,592)

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

	Consolidated		Parent Company	
	12/31/24	12/31/23	12/31/24	12/31/23
Tax effect on:				
Deferred assets:				
Tax loss carryforwards	**197,525**	174,861	**196,489**	174,790
Capitalized interests written-off (*)	**83,206**	114,560	**83,206**	114,560
Temporary differences	**(26,333)**	(26,999)	**(29,416)**	(30,280)
	254,398	262,422	**250,279**	259,070
Reclassified deferred liabilities	**(140,374)**	(148,398)	**(136,255)**	(145,046)
Deferred tax assets	**114,024**	114,024	**114,024**	114,024
Deferred liabilities:				
Fair value appreciation on investment property	**(182,949)**	(192,616)	**(136,255)**	(145,046)
Rental receivables and others	**(4,144)**	(2,207)	**-**	-
Sale of assets	**(28,248)**	(17,730)	**-**	-
	(215,341)	(212,553)	**(136,255)**	(145,046)
Reclassified deferred liabilities	**140,374**	148,398	**136,255**	145,046
Deferred tax liabilities	**(74,967)**	(64,155)	**-**	-

(*) According to Note 2.2 (e) to the financial statements for the year ended December 31, 2023, since financing activities are centrally managed by the Company, interest incurred by the Company on the financing of its investees' qualifying assets are capitalized and presented in the investment line item (Parent Company financial statements). Since investment properties are measured at fair value, the related costs are allocated to profit or loss by deducting such costs from equity participation calculation (Parent Company financial statements). In this process, deferred tax assets are recognized since these amounts will be tax deductible upon 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 at December 31, 2024, the estimated use of deferred tax assets, based on the forecast of future taxable income, prepared by the Company's Management, is as follows:

	IRPJ and CSLL
	Consolidated and Parent Company
Expected realization:	
2025	1,405
2026	2,634
2027	4,837
2028	4,447
2029	4,481
2030	4,374
2031 to 2034	20,170
2035 to 2039	46,479
2040 to 2053	25,197
Total	114,024

The above-mentioned projection is based on projects which are in operation, construction and start-up of new industrial warehouse in the Company's portfolio. Projected revenue from these rented assets and the sale of assets that are currently in operation contribute to produce taxable income compatible with the use of deferred tax loss carryforwards. The use of referred assets arising from the temporary difference referring to capitalized interest considers the same period of tax deductibility of 25 years applicable to historic costs of the respective investment properties from the respective start of operation.

As of December 31, 2024, the balance of deferred PIS/COFINS liabilities refers to the tax effect on: (i) fair value appreciation on investment property; and (ii) rental receivable for the remaining balance.

Changes in deferred income tax (IRPJ) and social contribution (CSLL) assets and liabilities for the years ended December 31, 2024, and 2023 are as follows:

	Consolidated				Parent Company			
	2024			2023	2024			2023
	Assets	Liabilities	Net	Net	Assets	Liabilities	Net	Net
Opening balance	**262,422**	**(212,553)**	**49,869**	(5,345)	**259,070**	**(145,046)**	**114,024**	47,871
Effect on deferred IRPJ and CSLL from:								
Spin-off in subsidiary	**-**	**-**	**-**	748	**-**	**-**	**-**	-
Net income for the period	**(8,024)**	**(2,788)**	**(10,812)**	54,466	**(8,791)**	**8,791**	**-**	66,153
Closing balance	**254,398**	**(215,341)**	**39,057**	49,869	**250,279**	**(136,255)**	**114,024**	114,024

12.Provisions for labor, tax and civil risks

The Group recorded provisions for risks related to claims for which an unfavorable outcome is probable, considering the assessment of its legal counsel. These claims consist primarily of labor claims. Changes for the years ended December 31, 2024 and 2023 are as follows:

	Consolidated		Parent Company	
	2024	2023	2024	2023
Opening balance	**1,325**	2,345	**285**	144
Additions and inflation adjustments	**854**	1,471	**161**	297
Payments	**(708)**	(2,020)	**(76)**	(66)
Reversals	**(353)**	(471)	**(48)**	(90)
Closing balance	**1,118**	1,325	**322**	285

The lawsuits assessed as possible losses by the legal counsel amounted to R$9,902 in Consolidated and R$1,711 in Parent Company as of December 31, 2024 (R$4,741 in Consolidated and R$4,126 in Parent Company as of December 31, 2023).

13.Lease

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

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

Changes in lease liability for the year ended December 31, 2024, and 2023 are as follows:

	Consolidated		Parent Company	
	2024	2023	2024	2023
Opening balance	**118,719**	101,715	**9,653**	8,437
Additions (*)	**50,327**	-	**-**	-
Remeasurement	**10,144**	9,941	**354**	1,884
Interest expenses	**10,732**	8,377	**623**	646
Repayment of principal	**(2,259)**	(668)	**(736)**	(668)
Payment of interest	**(623)**	(646)	**(623)**	(646)
Closing balance	**187,040**	118,719	**9,271**	9,653
Current	**812**	765	**812**	765
Noncurrent	**186,228**	117,954	**8,459**	8,888
	187,040	118,719	**9,271**	9,653

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

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

	Up to 1 year	1 to 2 years	2 to 3 years	Over 3 years	Total
Consolidated:					
Lease liability	9,740	13,403	14,061	630,633	667,838
Total	9,740	13,403	14,061	630,633	667,838
Parent Company:					
Lease liability	1,396	1,396	1,396	8,138	12,325
Total	1,396	1,396	1,396	8,138	12,325

Leases representing exemptions in recognition

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

In the year ended December 31, 2024, these leases represent R$221 in Consolidated and Parent Company (R$84 in Consolidated and R$83 in Parent Company for the same period of 2023).

14. Equity

(a) Shares and capital

	Consolidated and Parent Company	
	12/31/24	12/31/23
Subscribed capital	**2,753,976**	2,753,976
Number of common shares, without par value (thousand)	**87,859**	102,159

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

During the year ended December 31, 2024, the Board of Directors approved the cancellation of 14,300 (fourteen million and three hundred thousand) common shares issued by the Company, which were kept in treasury, without changing the capital value social.

(b) Treasury shares

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

On October 21, 2024, the Company's Share Buyback Program was approved by the Board of Directors, valid for 18 months from approval, in a maximum quantity of 4.8 million common shares, respecting legal limits, to be held in treasury, cancellation, sale, or allocation to Stock Option Plans.

During the nine-month period ended December 31, 2024, 13,841 thousand shares were acquired in the amount of R$314,945 thousand through the Company's Share Buyback Program, as shown below:

Type	Number (thousand)					Cost in reais (per share) of the acquired shares			
	Opening balance	Acquired	Sold	Transferred	Closing balance	Weighted average	Maximum	Minimum	Market value (*)
Exercise 2024:									
Common shares	**1,719**	**13,841**	**(14,300)**	**(432)**	**828**	**22.74**	**24.25**	**18.69**	**14,912**
Exercise 2023:									
Common shares	2,252	236	(47)	(722)	1,719	20.49	23.71	15.01	49,495

(*) Market value of shares remaining in treasury as of December 31, 2024, and 2023.

(c) Capital reserve

Represents stock options granted to the Company's officers and employees, as described in item (f) below. In accordance with article 200 of Brazilian Corporate Law, the Company may use capital reserves to absorb losses, redeem or purchase shares and incorporate into paid-in capital.

(d) Earnings reserves

Legal reserve

The legal reserve is recognized based on the allocation of 5% of the profit for the year, up to a ceiling of 20% of share capital. The constitution of a legal reserve is not mandatory when the balance of this reserve, plus the paid-in capital amount, exceeds 30% of share capital. The objective of the legal reserve is to preserve capital and can only be utilized to offset losses or increase capital. The calculation schedules for the recognition of the 2024 and 2023 legal reserve is shown in (e) below.

Earnings retention reserve

The earnings retention reserve represents undistributed profits to shareholders aiming to reserve funds to be used in investments according to the Company's capital budget. As at December 31, 2024, it was proposed the constitution of earnings retention reserve of R$244,664 (R$112,567 as at December 31, 2023).

(e) Dividend

Mandatory minimum and proposed additional dividends

Under its bylaws, the Company can, by decision of the Board of Directors (i) prepare semiannual or quarterly financial statements or financial statements for shorter periods, and declare dividends or interest on equity based on the profits disclosed in such financial statements; or (ii) declare interim dividends or interest on equity, charged to retained earnings or earnings reserves disclosed in the latest annual or semiannual financial statements. The distributed interim dividends and interest on equity can be deducted from the mandatory dividends. Shareholders are entitled to an annual mandatory minimum dividend of no less than 25% of the net income for the fiscal year, which can be decreased or increased by the following amounts: (i) amount to be allocated to the legal reserve; (ii) amount to be allocated to the recognition of a provision for contingencies and reversal of the same provisions recognized in prior years; and (iii) amount derived from the reversal of prior years' unrealized earnings reserve, pursuant to Article 202, II, of Brazilian Corporate Law. Under the law, the payment of the mandatory dividend can be limited to realized net income for the fiscal year.

According to the Company's management's proposal, to be approved at the Annual Shareholders' Meeting (ASM), 2024 dividends are as follows (2023 dividends are presented for comparative purposes):

	2024	2023
Net income for the year	**343,389**	192,176
Legal reserve - 5% of net income	**(17,169)**	(9,609)
Net income available for distribution	**326,220**	182,567
Proposed dividends:		
Mandatory minimum dividends - 25% of net income avaliable for	**81,556**	45,642
Additional	**68,444**	24,358
Total	**150,000**	70,000
Proposed dividends per share:		
Mandatory minimum dividends - R$	**0.9371**	0.4544
Additional - R$	**0.7864**	0.2425
Total	**1.7235**	0.6969

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

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

(f) Stock option plan

The Company's Board of Directors periodically establishes stock option programs, where the number of shares that beneficiaries will have the right to receive or subscribe to upon exercising the option, the subscription price, the maximum period for exercising the option, rules regarding the transfer of options, and any restrictions on shares received through the exercise of the option are defined, including rules in the event of termination, end of mandate, or death of the beneficiary. The issuance price of the shares to be subscribed by the participants in the option plans, resulting from exercising the option, is equivalent to the average of the 30 (thirty) trading days preceding the grant date ("exercise price").

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.

The Stock Option Plan approved by the Company's Board of Directors prescribes a maximum of 3,092,149 shares, equivalent to 5% of the Company´s total shares as of November 2010.

On September 9, 2024, the Company´s Board of Directors approved the issuance of program 13 of the stock option plan, granting to directors and managers up to 555 thousand options with vesting period of 5 years, with exercise deadline date in December 2031. The stock option fair value is R$9.24 each with, total cost of remuneration of R$4,611, 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	Approval	Maximum quantity	% of total approved in the plan	Vesting	Strike price	Adjusted strike price	Participants	Initial exercise deadline	Exercise deadline (*)
4	11/14	31,835	1.03%	Up to 5 year	R$ 30.04	R$ 19.34	Officers and managers	12/14	12/24
5	12/15	27,710	0.90%	Up to 5 year	R$ 30.04	R$ 19.41	Officers and managers	12/15	12/25
7	9/19	226,251	7.32%	Up to 5 year	R$ 23.42	R$ 14.25	Officers and managers	12/19	12/26
8	6/20	653,216	21.12%	Up to 5 and 10	R$ 21.62	R$ 12.66	Officers and managers	12/20	12/27 and 12/32
10	12/21	338,074	10.93%	Up to 5 year	R$ 24.17	R$ 15.16	Officers and managers	12/21	12/28
11	7/22	401,761	12.99%	Up to 5 year	R$ 18.99	R$ 17.64	Officers and managers	12/22	12/29
12	9/23	527,430	17.06%	Up to 5 year	R$ 16.85	R$ 16.47	Officers and managers	12/23	12/30
13	9/24	554,703	17.94%	Up to 5 year	R$ 21.02	R$ 21.02	Officers and managers	12/24	12/31

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

The tables below show the changes in stock option plan program for the years ended December 31, 2024 and 2023 and supplemental information thereon:

Program	Number of participants	Changes in 2024 (thousand options)				
		Opening balance	Granted	Expired / forfeited	Exercised	Closing balance
4	0	21	-	-	(21)	-
5	1	21	-	-	(6)	**15**
7	2	5	-	-	-	**5**
8	3	507	-	(4)	(195)	**308**
10	16	236	-	(3)	(31)	**202**
11	13	359	-	(6)	(76)	**277**
12	17	501	-	(6)	(70)	**425**
13	24	-	555	-	(33)	**522**
		1,650	555	(19)	(432)	**1,754**
Weighted average price of exercised options		15.43	21.02	16.04	15.38	**17.21**
Changes in 2023 (thousand options)		1,869	523	(20)	(722)	1,650
Weighted average price of options		14.47	16.47	15.65	13.69	15.43

Program	Number of vested shares (thou.)	Compensation cost for the period	Unrecognized compensation cost	Remaining compensation cost period (in years)
4	21	-	-	-
5	21	-	-	-
7	172	-	-	-
8	339	927	1,626	5.1
10	134	453	369	1.0
11	121	644	936	2.0
12	105	1,036	1,868	3.0
13	55	890	3,721	4.1
2024	**968**	**3,950**	**8,520**	**3.7**
2023	863	3,320	7,858	4.3

As at December 31, 2024, had all options currently granted been exercised, the Company would have issued 1,754 thousand shares, which would represent a 1.96% dilution in relation to the Company´s total of 87,859 thousand shares (1.59% at December 31, 2023).

As at December 31, 2024, Stock options granted represents 96.85% of the total approved plan (86.79% December 31, 2023).

The weighted average market price of exercised shares, considering each exercise date, during the year ended December 31, 2024, was R$18.18 (R$24.17 during the year ended December 31, 2023).

The Company records the employees' share-based compensation in the financial statements based on its fair value at grant date. The fair value of the stock option program was estimated based on the Black & Scholes stock option pricing model, considering the following weighed average assumptions:

	Program									
	3rd	4th	5th	6th	7th	8th	10th	11th	12th	13th
Risk-free rate	10.86%	12.42%	16.20%	8.61%	6.43%	5.21% e 6.41%	11.19%	12.56%	11.29%	11.16%
Vesting period in years (*)	7	7	7	7	7	7 e 12	7	7	5	7
Expected annualized volatility	36.56%	27.17%	26.73%	29.38%	30.86%	39.97%	37.48%	39.21%	38.14%	37.74%
Expected dividends	5.00%	5.00%	6.02%	5.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Stock options fair value on grant date per share	R$ 2.09	R$ 3.43	R$ 3.48	R$ 4.66	R$ 4.76	R$11.83 e R$12.66	R$ 7.51	R$ 8.61	R$ 7.57	R$ 9.24

(*) Vesting period of up to 5 and 10 years.

The risk-free rate is based on an average of future DI rate for the maximum exercise period of each tranche of the plans, using the projection of B3 (Brazilian Stock Exchange).

The expected volatility was calculated based on the Company's average historical data, other companies operating in the same industry and B3 data.

(g) Noncontrolling interests

	Consolidated 2024	Consolidated 2023
Opening balance	**2,276**	79,185
Net contributions (distributions) to noncontrolling shareholders	**7,824**	35
Capital transaction	**8,277**	(79,728)
Interests in net income for the period	**989**	2,784
Closing balance	**19,366**	2,276

(h) 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 2024	Consolidated and Parent 2023
Basic earnings per share:		
Net income for the year	**343,389**	192,176
Weighted average number of outstanding common (thousand)	**94,937**	99,757
Basic earnings per share - in R$	**3.61702**	1.92644
Diluted earnings per share:		
Net income for the year	**343,389**	192,176
Weighted average number of outstanding common (thousand)	**94,937**	99,757
Dilutive effect of stock options (thousand)	**358**	80
Total shares after dilutive effect (thousand)	**95,295**	99,837
Diluted earnings per share - in R$	**3.60343**	1.92490

15.Net revenue

	Consolidated		Parent Company	
	2024	2023	2024	2023
Rental revenue	**216,292**	221,398	**63,962**	71,598
Revenue from condominium management services	**14,621**	10,230	**14,621**	10,230
Revenue from construction services	**1,931**	2,001	**1,931**	-
Taxes on revenue	**(13,102)**	(13,473)	**(7,965)**	(7,907)
Net revenue	**219,742**	220,156	**72,549**	73,921

During the year ended December 31, 2024, the Company did not have a client whose net revenue individually represented 10% or more of the total net revenue (did not have a client whose net revenue individually represented 10% or more for the same period of 2023).

16.Costs and expenses by nature

	Consolidated		Parent Company	
	2024	**2023**	**2024**	**2023**
Costs of services provided - condominium management	**(5,334)**	(3,887)	**(5,334)**	(3,887)
Operating expenses:				
Salaries, charges and benefits	**(19,091)**	(19,209)	**(18,878)**	(18,788)
Outside services	**(9,832)**	(10,226)	**(5,538)**	(6,473)
General expenses	**(5,019)**	(6,774)	**(4,776)**	(6,259)
Management compensation	**(9,212)**	(7,856)	**(9,212)**	(7,856)
Vacancy expenses	**(2,432)**	(2,318)	**(508)**	(640)
Stock options	**(3,950)**	(3,320)	**(3,950)**	(3,320)
Advertising	**(1,119)**	(1,027)	**(1,116)**	(1,026)
Depreciation and amortization	**(5,671)**	(3,972)	**(2,946)**	(2,053)
Other operating expenses, net				
Sale of assets/ equity interest	**(110,532)**	(159,287)	**(7,043)**	(48,780)
Other	**(4,590)**	(6,078)	**(1,334)**	(639)
	(171,448)	(220,067)	**(55,301)**	(95,834)
Classified as:				
Selling expenses	**(9,820)**	(9,455)	**(6,357)**	(6,251)
General and administrative expenses	**(37,294)**	(37,391)	**(31,355)**	(32,308)
Management compensation	**(9,212)**	(7,856)	**(9,212)**	(7,856)
Other operating expenses, net	**(115,122)**	(165,365)	**(8,377)**	(49,419)
	(171,448)	(220,067)	**(55,301)**	(95,834)

(*) See note 6.

17.Financial expenses and income

	Consolidated		Parent Company	
	2024	**2023**	**2024**	**2023**
Financial expenses				
Interest on loans, financing and debentures (Note 8 (d))	**(165,737)**	(175,974)	**(161,509)**	(174,779)
Mark-to-market derivative financial instruments (includes hedge effect)	**(1,302)**	17,845	**(1,306)**	18,883
Other financial expenses [1]	**(30,868)**	(15,236)	**(5,403)**	(2,915)
	(197,907)	(173,365)	**(168,218)**	(158,811)
Financial income				
Income from financial investments	**73,255**	77,647	**64,286**	69,888
Present value discount	**28,882**	16,391	**6,478**	4,393
Interest income on intercompany loans	**1,027**	1,272	**3,772**	1,327
Other financial income [2]	**3,641**	1,445	**1,321**	526
	106,805	96,755	**75,857**	76,134
Financial result	**(91,102)**	(76,610)	**(92,361)**	(82,677)

[1] Includes interest on lease liabilities.
[2] Includes tax effect in financial income.

18. Related parties

Related-party balances and transactions are as follows:

		Consolidated				Parent Company			
		Asset		Liability		Asset		Liability	
		12/31/24	12/31/23	12/31/24	12/31/23	12/31/24	12/31/23	12/31/24	12/31/23
Short-term investments and marketable securities									
Other related parties:									
Banco Inter S.A. (Inter)	[1]	289,571	275,919	-	-	279,711	275,819	-	-
Banco Bradesco S.A.	[2]	76,145	170,708	-	-	76,145	170,708	-	-
Intercompany receivables									
Investees									
SPEs	[3]	-	-	-	-	3,709	-	-	-
Rental receivables									
Other related parties:									
Patrus Transportes Urgentes Ltda.	[4]	542	615	-	-	29	28	-	-
Trade receivable from sale of equity interests									
Other related parties:									
MRV MRL Camp Nou Incorporações e Participações Ltda.	[5]	11,146	12,700	-	-	11,146	12,700	-	-
Services supplier									
Other related parties:									
Conedi Participações Ltda. e MA Cabaleiro Participações Ltda.	[6]	-	-	83	81	-	-	83	81
Intercompany payables									
Investiees									
SPEs	[10]	-	-	-	-	-	-	465,141	136,205

		Consolidated				Parent Company			
		Income		Expense		Income		Expense	
		2024	2023	2024	2023	2024	2023	2024	2023
Financial income									
Short-term investments and marketable securities									
Other related parties									
Banco Inter S.A. (Inter)	[1]	29,013	27,829	-	-	28,852	25,277	-	-
Banco Bradesco S.A.	[2]	7,854	11,648	-	-	7,465	11,257	-	-
Intercompany receivables									
Investiees									
SPEs	[3]	-	-	-	-	2,516	55	-	-
Trade receivable from sale of equity interests									
Other related parties									
MRV MRL Camp Nou Incorporações e Participações Ltda	[5]	655	405	-	-	655	405	-	-
Rental revenue									
Rental receivables									
Other related parties:									
Patrus Transportes Urgentes Ltda.	[4]	7,955	7,017	-	-	342	318	-	-
General and administrative expenses									
Other related parties:									
Conedi Participações Ltda. e MA Cabaleiro Participações Ltda.	[6]	-	-	1,041	1,028	-	-	1,041	1,028
MRV Engenharia e Participações S.A. (MRV)	[7]	-	-	4,796	4,016	-	-	4,796	4,016
Other operating expenses, net									
Other related parties:									
Banco Inter S.A. (Inter)	[8]	116	272	-	-	116	272	-	-
Financial expenses									
Other related parties:									
Banco Inter S.A. (Inter)	[9]	-	-	-	2,174	-	-	-	-

[1] Refers to transactions with Banco Inter S.A. and/or subsidiaries ("Inter"), which is controlled by controlling shareholder of the Company. In the year ended December 31, 2024, short-term investments yielded 91.8% of DI rate in Consolidated and Parent Company (75.9% for the same period of 2023).

[2] Refers to transactions with Banco Bradesco, controlling shareholder of Banco Bradesco Investimentos (BBI), which in turn is the controlling shareholder of 2bCapital, current manager of the Fundo de Investimento em Participações Multisetorial Plus, a shareholder of the Company. In the year ended December 31, 2024, short-term investments yielded 105.8% of DI rate in Consolidated and Parent Company (104.7% for the same period of 2023).

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

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

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

I. R$10,800 referring to 10.81% of the equity interest, to be paid in 24 monthly installments of R$450 each, updated by INCC index, the first being paid after the approval of the land subdivision project by the 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 December 2023, an amendment was signed rescheduling the for six installments of R$250 from July to December 2024 and eight installments of R$1,012 from January 2025 to August 2025.

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

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

[7] Amounts related to expenses incurred on the provision of administrative services. The agreement establishes a monthly payment of R$429 on December 31, 2024 (R$339 on December 31, 2023). This amount is updated every nine months according to the volume of service provided by MRV and, annually, by the IPCA. On December 09, 2019, the contract was renegotiated making the term indefinite, in the absence of opposition between the parties.

[8] It refers to "preference premium" paid to the Company by 25% on the credit revenue obtained by the bank referring to invoices from the Company´s suppliers discounted by them. In these operations, the original conditions and economic substance carried out with the respective suppliers are maintained. As at December 31, 2024, the consolidated balance held on these transactions amounts to R$1,538 (R$3,369 on December 31, 2023).

[9] It refers to the financial discount generated by the anticipation of receivable security made in the 1st quarter of 2023.

[10] Amounts received from the LOG Viana, LOG Itaitinga I, LOG Recife, LOG Aracajú, LOG Via Expressa, LOG SJC and LOG Salvador, arising from the sale of their assets, as mentioned in note 6. These balances were eliminated in the consolidation process and will be offset upon distribution of the respective profits or capital reduction of these companies.

Compensation of key management personnel

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

	Consolidated and Parent Company	
	2024	**2023**
Short-term benefits granted to management:		
Management compensation	**9,212**	7,856
Profit sharing	**3,277**	2,577
Non-monetary benefits	**390**	95
Long-term benefits to management:		
Retirement private plan	**172**	140
Share-based compensation:		
Stock option plan	**3,241**	2,526
	16,292	13,194

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

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

19.Financial instruments

(a) Category of financial instruments and fair value

Consolidated	Note	12/31/24		12/31/23	
		Book value	Fair value	Book value	Fair value
Financial assets:					
Amortized cost		**979,712**	**979,712**	**714,131**	**714,131**
Cash and bank accounts		2,079	2,079	1,523	1,523
Trade receivables	4	977,633	977,633	712,608	712,608
Fair value through profit or loss (mandatorily measured) (*)		**812,549**	**812,549**	**824,663**	**824,663**
Restricted investment funds	3	525,283	525,283	357,073	357,073
Unrestricted investment funds	3	196,607	196,607	388,102	388,102
Bank certificates of deposit (CDB)	3	8,042	8,042	6,890	6,890
Securities with repurchase agreement backed by debentures	3	29,259	29,259	-	-
Derivative financial instruments	19 (a)	53,358	53,358	72,598	72,598
Financial liabilities:					
Amortized cost		**1,541,914**	**1,540,971**	**1,422,147**	**1,422,121**
Loans, financing and debentures		1,144,509	1,143,566	1,198,539	1,198,513
Land payables	9	87,415	87,415	12,585	12,585
Trade payables (suppliers)		70,243	70,243	58,418	58,418
Lease	13	187,040	187,040	118,719	118,719
Other liabilites		52,707	52,707	33,886	33,886
Fair value through profit or loss (Hedge accounting) (*)		**921,693**	**921,693**	**699,198**	**699,198**
Loans, financing and debentures	19 (a)	921,693	921,693	699,198	699,198
Fair value through profit or loss (mandatorily measured) (*)		**18,480**	**18,480**	-	-
Derivative financial instruments	19 (a)	18,480	18,480	-	-

(*) 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 December 31, 2024 and 2023.

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.

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 December 31, 2024 and 2023, the swap contracts position is as follows:

Type of transaction	Contract date	Asset / Liability	Maturity	Notional amount	Long position	Short position	Effect on result		12/31/24
							Gain (loss) on transaction	Mark-to-market	Derivative fair value
Swap [1]	9/21	IPCA + 5.52% / DI + 1.23%	9/28	450,000	551,321	465,920	(3,163)	(38,054)	47,347
Swap [2]	4/22	IPCA + 6.30% / DI + 1.47%	3/29	169,650	196,300	175,617	(8,063)	(14,672)	6,011
Swap	10/24	Pré-fixado 13.018% /CDI + 0.35%	10/29	191,297	195,334	194,950	384	(16,775)	(16,391)
Swap	10/24	IPCA + 7.1512%/CDI + 0.5495%	10/31	49,153	50,235	50,109	126	(2,215)	(2,089)
Swap [3]	1/23	LOGG3 / CDI + 1.84%	5/24 to 8/24	46,312	-	-	15,365	-	-
							4,649	**(71,716)**	**34,878**

[1] Derivative fair value includes net payment effect of R$88,564.
[2] Derivative fair value includes net payment effect of R$28,746.
[3] In June 2024, the Company settled this swap in advance with a net gain of R$15,365.

Consolidated and Parent Company	
Current assets	53,358
Noncurrent liabilities	18,480

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

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

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

Effect on results - Consolidated	Gain (loss) on transaction	Mark-to-market	Total
2024			
Effect in profit or loss			
Swaps with fair value hedge	1,513	(57,911)	(56,398)
Swaps with no hedge	-	(1,311)	(1,311)
Gross effect in profit or loss	1,513	(59,222)	(57,709)
Reducing effect of hedges	-	57,920	57,920
Net effect in profit or loss	1,513	(1,302)	211
2023			
Effect in profit or loss			
Swaps with fair value hedge	(16,562)	26,722	10,160
Swaps with no hedge	-	17,675	17,675
Gross effect in profit or loss	(16,562)	44,397	27,835
Reducing effect of hedges	-	(26,552)	(26,552)
Net effect in profit or loss	(16,562)	17,845	1,283

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

Hedge accounting

As described in note 2.2 (i), in order to represent the effects of risk management activities and eliminate accounting mismatch and volatility in results arising from the measurement of financial instruments on different basis, the Group adopted hedge accounting for certain cases.

In order to evaluate whether there is an economic relationship between the hedging instrument and the hedged item, a qualitative evaluation of the effectiveness of the hedge is performed by comparing the critical terms of both instruments. Subsequently, on each reporting date and after a significant change in the hedge relationship circumstances, a quantitative assessment is performed by comparing the change, from the beginning of the hedge relationship, in fair value of the hedge instrument to change in fair value of the hedged item (quantitative effectiveness assessment), as follows:

Dollar offset method = Change in fair value of the hedge instrument /
Change in fair value of the hedged item

The Group formally designated derivative financial instruments (swap types) as hedging instruments and a 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 being 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	Maturity	Notional value	Rates	Fair value	Effects on results	Fair value	Effects on results
					12/31/24	2024	12/31/23	2023
Construction financing	11/18	8/28	-	10%	-	-	-	(1,039)
CRI - 19th debentures issue	9/21	9/28	450,000	IPCA + 5.52%	(513,267)	24,927	(512,552)	(18,646)
CRI - 20th debentures issue - 2nd series	4/22	3/29	169,650	IPCA + 6.30%	(181,800)	13,995	(186,646)	(6,867)
CRI - 24th debentures issue - 1st series	10,24	10/31	191,297	Pré-fixado 13.018%	(178,559)	16,775	-	-
CRI - 24th debentures issue - 3rd series	10/24	10/31	49,153	IPCA + 7.15%	(48,067)	2,223	-	-
Loans, financing and debentures (Hedged item)			860,100		(921,693)	57,920	(699,198)	(26,552)
				Long position				
Swap	11/18	8/28	-	10%	-	-	-	1,039
Swap	9/21	9/28	450,000	IPCA + 5.52%	513,267	(24,927)	512,552	18,557
Swap	4/22	3/29	169,650	IPCA + 6.30%	181,628	(13,994)	186,500	6,867
Swap	10/24	10/31	191,297	Pré-fixado 13.018%	178,559	(16,775)	-	-
Swap	10/24	10/31	49,153	IPCA + 7.15%	48,020	(2,215)	-	-
Derivative financial instrument (Hedge instrument)			860,100		921,474	(57,911)	699,052	26,463
				Short position				
				108.95% DI	-	-	-	259
				DI + 1.23%	(465,920)	-	(467,104)	-
				DI + 1.47%	(175,617)	-	(176,026)	-
				DI + 0.35%	(194,950)	-	-	-
				DI + 0.5495%	(50,109)	-	-	-
					(886,596)	-	(643,130)	259
				Swap net position	34,878	(57,911)	55,922	26,722
				Total net position	(886,815)	9	(643,276)	170

(b) Risk management

Capital risk

The Group manages its capital to ensure that all Group companies can continue as going concerns, and at the same time maximizes the return of all their stakeholders by optimizing the balance debt and equity.

The Group's equity structure consists of net debt (debt broken down in Note 8, less cash and cash equivalents and marketable securities, broken down in Note 3) and the Group's equity.

The Management periodically review the Company's equity structure. As part of this review, the Management consider the cost of capital, asset liquidity, the risks associated to each class of equity, and the Group's net debt-to-equity ratio. As at December 31, 2024 and 2023, the net debt-to-equity ratio is as follows:

	Consolidated		Parent Company	
	12/31/24	12/31/23	12/31/24	12/31/23
Loans, financing and debentures	**2,066,202**	1,897,737	**1,990,691**	1,897,737
Cash and cash equivalents and marketable securities	**(761,270)**	(753,588)	**(649,427)**	(705,076)
Net debt	**1,304,932**	1,144,149	**1,341,264**	1,192,661
Equity	**3,605,375**	3,732,221	**3,586,009**	3,729,945
Net debt-to-equity ratio	**36.2%**	30.7%	**37.4%**	32.0%

The Group is not subject to any external debt requirements, except for the contractual obligations described in Note 8 (e).

Market risk

The Company conducted a sensitivity analysis for financial instruments exposed to changes in interest rates and financial indicators. The sensitivity analysis was developed considering the exposure to changes in the indexes of financial assets and financial liabilities, taking into account the net exposure of these financial instruments as at December 31, 2024, as if such balances were outstanding during the entire 2024, as detailed below:

Exposed net financial asset and exposed financial liability, net: the change in the rate estimated for 2025 ("probable scenario") compared to the effective rate for the year of 2024, multiplied by the exposed net balance as at December 31, 2024, was used to calculate the financial impact, had the probable scenario materialized in 2024. For the impact estimates, we took into consideration a decrease in financial assets and an increase in financial liabilities at the rate estimated for 2025 of 25% for scenario I and 50% for scenario II.

Index	Financial asset	Financial liability	Net exposed financial (asset) liability	Annual rate effective for 2023	Estimated annual rate for 2025 (*)		Rates changes for each scenario	Total estimated financial impact
Probable scenario:								
DI/Selic	499,289	(1,966,960)	(1,467,671)	10.78%	15.41%	(i)	4.63%	(67,953)
IPCA	1,807,944	(815,552)	992,392	4.83%	4.39%	(ii)	-0.44%	(4,367)
Savings	-	(77,699)	(77,699)	6.43%	8.02%	(ii)	1.59%	(1,235)
								(73,555)
Scenario I:								
DI/Selic	499,289	(1,966,960)	(1,467,671)	10.78%	19.26%		8.48%	(124,459)
IPCA	1,807,944	(815,552)	992,392	4.83%	3.29%		-1.54%	(15,283)
Savings	-	(77,699)	(77,699)	6.43%	10.03%		3.60%	(2,797)
								(142,539)
Scenario II:								
DI/Selic	499,289	(1,966,960)	(1,467,671)	10.78%	23.12%		12.34%	(181,111)
IPCA	1,807,944	(815,552)	992,392	4.83%	2.20%		-2.63%	(26,100)
Savings	-	(77,699)	(77,699)	6.43%	12.04%		5.61%	(4,359)
								(211,570)

(i) Data obtained from B3 website.
(ii) Data obtained from Banco Central website.

As required by IFRS 7 (CPC40) – financial instruments: disclosure, management believes that the estimated annual rates presented in the probable scenario above reflect the reasonable possible scenario for 2025.

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 December 31, 2024, by maturity, are as follows:

	Up to 1 year	1 to 2 years	2 to 3 years	Over 3 years	Total
Consolidated:					
Floating rates liabilities	483,526	784,919	679,145	802,653	2,750,243
Fixed rates liabilities	32,700	37,347	38,005	869,720	977,772
Non-interest bearing liabilities	111,453	13,397	-	-	124,850
Total	627,679	835,663	717,150	1,672,373	3,852,865
Parent Company:					
Floating rates liabilities	419,296	765,177	663,103	724,662	2,572,238
Fixed rates liabilities	24,356	25,340	25,340	247,223	322,259
Non-interest bearing liabilities	476,083	2,443	-	-	478,526
Total	919,735	792,960	688,443	971,885	3,373,023

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).

ii) Financial investments: to mitigate default risk, the Group maintains its investments in financial institutions with a rating above 'A'.

20.Guarantees

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

21.Noncash transactions

During the year ended December 31, 2024, and 2023, the Company and its subsidiaries conducted the following financing and investment transactions that did not involve cash, and, therefore, are not reflected in the statement of cash flows:

	Consolidated		Parent Company	
	2024	2023	2024	2023
Interest capitalization (note 8 (d))	**71,287**	84,460	**71,287**	84,460
Right-of-use (remeasurement of CPC 06 (R2)) (note 13)	**10,144**	9,941	**354**	1,884
Right-of-use (additions) (note 13)	**50,327**	-	**-**	-
Property Additions for Investment (Exchanges and Accounts Payable for Land)	**135,999**	**(48,300)**	**221,563**	**11,700**

22.Insurance

The Company has an insurance policy that considers primarily risk concentration and their materiality, taking into consideration the nature of its business, and advice of the insurance brokers. As at December 31, 2024, insurance coverage is as follows:

Items	Type of coverage	Insured amount
Engineering risk insurance	Insures, during the project construction period, any compensation for damages caused to the construction, such as fire, lightning, theft, and other specific coverage of facilities and assemblies on the insured site.	900,031
Civil liability (officers)	Insures the coverage of moral damage suffered by the company officers (D&O)	50,000
Civil liability (events)	Insures the coverage of moral damage suffered by the company events participants.	1,000
Group life and personal injury insurance	Insures payment of compensation related to involuntary personal injuries to employees, contractors, interns, and officers.	55,067
Corporate insurance	Insures payment of compensation to the Company for covered events occurring in leased commercial properties, events such as electric damages, fire, lightning, windstorm, etc.	120,000
Legal guarantee insurance	Insures to the policyholder the payment of any disputed amount in full related to any lawsuit filed with any court or threatened. The contracted guarantee replaces escrow deposits.	4,062
Barter insurance	Guarantees the fulfillment of the obligation, by the Company, whether financial (payment of due installments) or delivery of GLA after the completion of the agreed work, to the exchanger.	77,889
Free energy market guarantee insurance	Guarantees to the energy supplier payments agreed in contracts annually.	756

23.Approval of the financial statements

These financial statements were approved by the Board of Directors, as recommended by the Company's audit Committee on February 5, 2025.