log commercial properties

Financial Statements

2020

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LOG Commercial Properties e Participações S.A.

Financial Statements

December 31, 2020

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Dear Shareholders,

As stated in the terms of our legal statutes and bylaws, the Board of Directors at LOG Commercial Properties and Participações S.A. (hereafter referred to as the Company or LOG), is happy to present the company's financial statements and board of director report, together with our independent auditor report refering to business activities up to December 31st, 2020. The following financial information has been presented in thousands of Brazilian Reais (R$ Thousands), save where otherwise indicated, and is based on the consolidated financial statements prepared and presented in accordance with accounting practices adopted in Brazil and by the International Financial Reporting Standards (IFRS), issued by the International Accounting Standards Board – IASB, as applies the Brazilian real estate institutions, as approved by the Accounting Pronouncements Committee (CPC), the Brazilian Securities and Exchange Commission (CVM) and the Federal Accounting Counsel (CFC), consistent with any and all standards issued by the CPC.

MUCH MORE THAN A PROPERTY DEVELOPER

- **Accelerated Growth Curve:** at the end of 2020, the company decided to revise its original ‘Todos por 1’ plan, scaling up to ‘Todos Por 1.4’, upping our ambitious goal by 40%, thus forecasting 1.4 MM m² of Deliverable GLA by the end of 2024. In 2020, we scaled up the expansion of our landbank, amassing a total of 1 MM m² which will support production for the next three years.

- **Recurrent Generating Value:** we have consistently delivered new assets every year since the company’s foundation. As a result, we carry with us a history of success and a history of recurrent building value. In 2020, the company garnered more than R$ 114 MM in new assets newly developed assets. In line with the ‘Todos Por 1.4’ growth plan, we have maintained margins above 40% for newly developed assets, as a result of the spread between development yields and cap rates already established in the market, securing gains for GLA over R$ 1,000, potentially corresponding to some R$ 1.4 billion in value throughout this growth cycle.

- **Recycling assets:** we have concluded our second cycle of recycling assets with the sale to FII LGCP11, raising capital in the amount of more than R$ 90 MM, further supporting the company’s strategy and strengthening the market’s warm reception for acquiring new assets. The company currently carries approximately R$ 1.4 billion in mature assets, in order to carry out the strategy. In addition, the company sold nearly 2.5 thousand m² in strip malls, further strengthening LOG’s trend in concentrating its activities in the logistics development sector.

- **Solid results in 2020:** indicators have remained solid and reflect a groundbreaking moment in company sales. These positive results have remained stable over the last few years, a strong demonstration of the resilience of the company’s business model.

1. BUSINESS PERFORMANCE

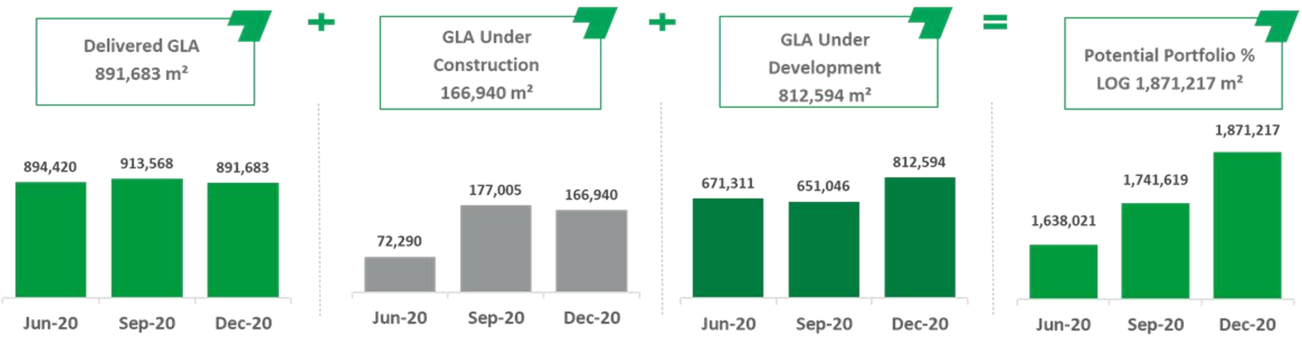
1.1 Identifying demand: geographic diversification

- LOG's asset portfolio is well-distributed geographically, with a market presence in all regions in Brazil, while remaining closely located to the main consumer centers in the country. Currently, we are present in 32 cities and 13 states.
- We have added 3 more properties and 164 thousand m² of GLA to our land bank, in addition to increasing our goal for land acquisition to 980 thousand m², in-line with the increase to our "Todos Por 1.4'" plan.

1.2 Construction: steadily increasing efficiency in construction

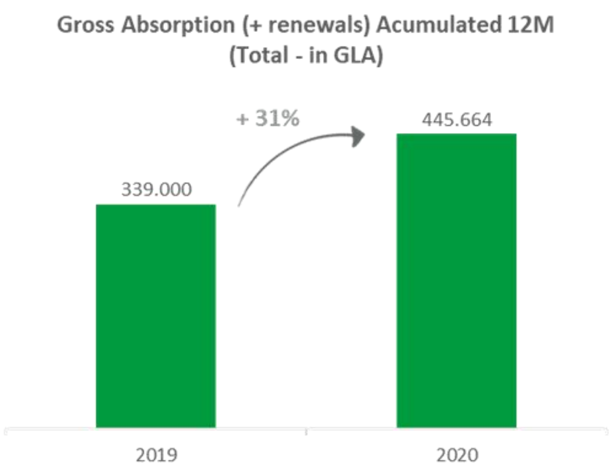
- LOG reached 58.1 thousand m² of GLA %LOG delivered throughout 2020.

- Production forecasts stand at more than 400 thousand m² of GLA up to the end of 2021, supporting the company's capacity for construction and efficiency for cost and time lines in any region in the country.



1.3 Sales: Unique Model

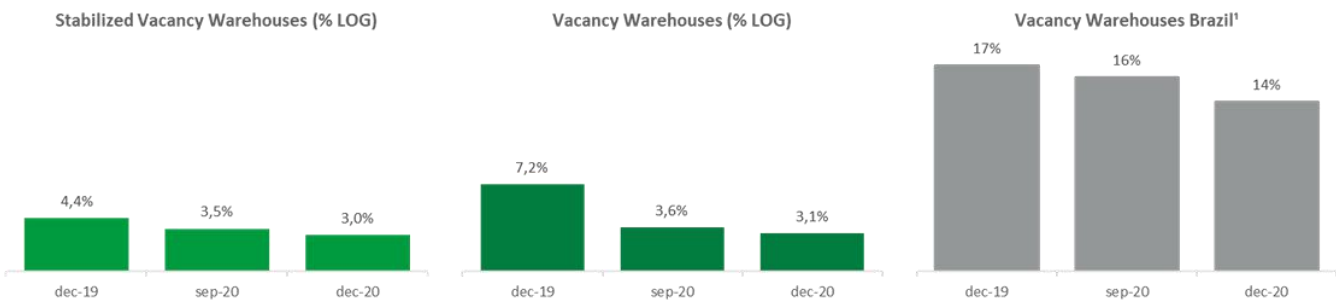
- Record gross absorption in 12M accumulated.



Despite the extraordinary year of 2020, the company registered its lowest levels of default in the last five years, nearing zero.

Currently, the company is carrying a backlog of R$ 646.0 millions in contracted assets.

Lowest stabilized vacancy, 3.0% for portfolio at the end of 4Q20, demonstrating the strength of demand for LOG assets.

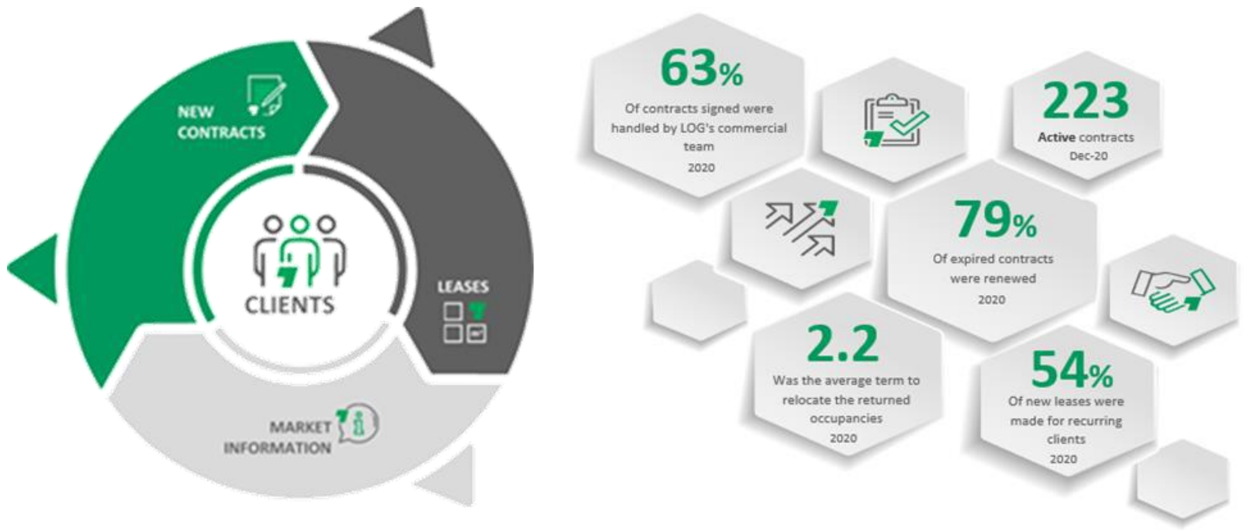


[1] Vacancy rates provided by Colliers, last available report based on data from December/20

LOG is the only logistics asset property developer present in ALL regions in the country, setting it apart as a one-stop-shop solution for retailers looking to expand their operations geographically.

Our extensive client base of 223 contracts has afforded the company intelligent internal sales, which in turn, has resulted in assertive development and low vacancy rates.

In 2020, LOG's sales team recorded 63% of all closed contracts.



1.4 Asset management: LOG ADM

LOG ADM handles the administration of 865.2 thousand m² GLA, which represents 87.8% of the total GLA delivered, not considering joint venture (JV) GLA.

Excellence in the quality of services and the proximity of our clients has led to milestone NPS ratings, the highest in the company's history.

2. FINANCIAL PERFORMANCE

2.1 Operating Revenue

Net Operating Revenue (in BRL thousand)	4Q20	4Q19	Var. % 4Q20 x 4Q19	12M20	12M19	Var. % 12M20 x 12M19
Net Operating Revenue	**36.353**	**34.694**	**4,8%**	**141.537**	**128.034**	**10,5%**
Revenue from leases	37.428	35.882	4,3%	144.870	131.873	9,9%
(-) Taxes	(2.076)	(2.063)	0,6%	(7.081)	(7.182)	-1,4%
Revenue from Property Management	1.140	999	14,1%	4.271	3.810	12,1%
(-) Taxes	(139)	(124)	12,1%	(523)	(467)	12,0%

The table below highlights the opening of gross revenue for rentals recognized for revenue and the linear adjustment:

Operating Revenue (in BRL thousand)	4Q20	4Q19	Var. % 4Q20 x 4Q19	12M20	12M19	Var. % 12M20 x 12M19
Operating Revenue	**37.428**	**35.882**	**4,3%**	**144.870**	**131.873**	**9,9%**
Revenue from eases	35.245	33.991	3,7%	138.155	131.455	5,1%
Straight-linning revenue	2.183	1.891	15,4%	6.715	418	1506,5%

2.2 EBITDA

EBITDA and Adjusted EBITDA (in BRL thousand)	4Q20	4Q19	Var. % 4Q20 x 4Q19	12M20	12M19	Var. % 12M20 x 12M19
(=) Net Income	**36.887**	**40.713**	**-9,4%**	**142.572**	**93.335**	**52,8%**
(+) Income taxes and contrib.	12.546	12.044	4,2%	93.121	48.694	91,2%
(+) Financial results	808	5.626	-85,6%	15.056	38.146	-60,5%
(+) Depreciation	187	189	-1,1%	728	733	-0,7%
EBITDA	**50.428**	**58.572**	**-13,9%**	**251.477**	**180.908**	**39,0%**
EBITDA Margin	**138,7%**	**168,8%**	**-30,1 p.p.**	**177,7%**	**141,3%**	**36,4 p.p.**
(-) Donation	-	-	0,0%	1.150	-	0,0%
(-) PPI and Investment Sale	1.156	6.404	-81,9%	3.541	24.158	-85,3%
(-) Effect on Equity of Sale of Betim Allotment Sale	341	(76)	-548,7%	442	(562)	-178,6%
(-) Investment Property Fair Value	(23.719)	(37.636)	-37,0%	(146.618)	(101.837)	44,0%
Adjusted EBITDA	**28.206**	**27.264**	**3,5%**	**109.992**	**102.667**	**7,1%**
Adjusted EBITDA Margin	**77,6%**	**78,6%**	**-1,0 p.p.**	**77,7%**	**80,2%**	**-2,5 p.p.**

As regards the annual comparison, EBITDA grew by 39% and EBITDA for leasing activities was up by 7.1%.

2.3 FFO (Funds From Operations)

FFO and Adjusted FFO (in BRL thousand)	4Q20	4Q19	Var. % 4Q20 x 4Q19	12M20	12M19	Var. % 12M20 x 12M19
(=) Net Income	**36.887**	**40.713**	**-9,4%**	**142.572**	**93.335**	**52,8%**
(+) Depreciation	187	189	-1,1%	728	733	-0,7%
FFO	**37.074**	**40.902**	**-9,4%**	**143.300**	**94.068**	**52,3%**
FFO Margin	**102,0%**	**117,9%**	**-15,9 p.p.**	**101,2%**	**73,5%**	**27,8 p.p.**
(-) Donation	-	-	0,0%	1.150	-	0,0%
(-) PPI and Investment Sale	1.156	6.404	-81,9%	3.541	24.158	-85,3%
(-) Effect on Equity of Sale of Betim Allotment Sale	341	(76)	-548,7%	442	(562)	-178,6%
(-) Financial revenue AVP/IPCA Sony sale	(843)	(313)	169,3%	(1.605)	(885)	81,4%
(-) Investment Property Fair Value	(23.719)	(37.636)	-37,0%	(146.618)	(101.632)	44,3%
(-) Income Tax and Social Contribution of Fair Value	(3.393)	(22.613)	-85,0%	74.206	16.017	363,3%
(-) Income Tax and Social Contribution of Fair Value	17.716	33.873	-47,7%	17.717	33.873	-47,7%
Adjusted FFO	**28.332**	**20.541**	**37,9%**	**92.133**	**65.037**	**41,7%**
Adjusted FFO Margin	**77,9%**	**59,2%**	**18,7 p.p.**	**65,1%**	**50,8%**	**14,3 p.p.**

2.4 Net Profit

Net Income Adjusted (in BRL thousand)	4Q20	4Q19	Var. % 4Q20 x 4Q19	12M20	12M19	Var. % 12M20 x 12M19
Net Income/Loss	**36.887**	**40.713**	**-9,4%**	**142.572**	**93.335**	**52,8%**
Net Margin	**101,5%**	**117,3%**	**-15,9 p.p.**	**100,7%**	**72,9%**	**0,4 p.p.**
(-) Donation	-	-	0,0%	1.150	-	0,0%
(-) PPI and Investment Sale	1.156	6.404	-81,9%	3.541	24.158	-85,3%
(-) Effect on Equity of Sale of Betim Allotment Sale	341	(76)	-548,7%	442	(562)	-178,6%
(-) Financial revenue AVP/IPCA Sony sale	(843)	(313)	169,3%	(1.605)	(885)	81,4%
(-) Investment Property Fair Value	(23.719)	(37.636)	-37,0%	(146.618)	(101.632)	44,3%
(-) Income Tax and Social Contribution of Fair Value	(3.393)	(22.613)	-85,0%	74.206	16.017	363,3%
(-) Income Tax and Social Contribution of Fair Value	17.716	33.873	-47,7%	17.717	33.873	-47,7%
Net Income Adjusted	**28.145**	**20.352**	**38,3%**	**91.405**	**64.304**	**42,1%**
Adjusted Net Income Margin	**77,4%**	**58,7%**	**18,8 p.p.**	**64,6%**	**50,2%**	**0,3 p.p.**

2.5 Dividends

In accordance with the Board of Directors' proposal and the 'ad referendum' from the Annual General Meeting (AGM), dividends for 2020 business dealings stood as follows:

Dividends	2020
Net income for the year	139,959
Legal reserve - 5% of net income	(6,998)
Net income available for distribution	132,961
Proposed dividends - 25% of net income available for distribution	33,240
Proposed dividends per share (R$ per share)	0.3254

3. ESG

In support of our legacy, we continue to invest in ESG practices and standards ranging from sustainable environmental project design, to social engagement and positive impact on local surrounding communities and best practices in corporate governments.

4. CORPORATE GOVERNANCE

LOG shares are traded on the B3 (Brazil Stock Exchange and Over-the-Counter Market) Novo Mercado exchange. For further information, please see our website at: https://ri.logcp.com.br/governanca-corporativa/conselhos-diretoria-e-comites.

RELATIONSHIP WITH INDEPENDENT AUDITORS

The company's policy in hiring the services of independent auditing ensures that there are no conflicts of interest and loss of independence or objectivity. According to CVM Instruction 381/03, the company affirms that our independent auditors, KPMG independent auditors, did not carry out any services in 2020 unrelated to external auditing. In the month of October/2019, other previously agreed upon services were handled by KPMG Independent Auditors (KPMG) and Ernst & Young Independent Auditors S/S (EY), the focus of a follow-on offering in the value of R$ 627,400 issued to KPMG, a value some 345% higher than external auditing services provided in 2019, and R$ 539.9 to Ernst & Young. In the case of KPMG, considering that services and previously agreed-upon services through a letter of intent and contract were clearly stated separately and did not interfere with the object in proceedings of auditing for the review of the company's financial statements according to the applicable standards for auditing/review in Brazil, in which KPMG understands that providing other prearranged services does not affect its independence or objectivity required to perform external auditing services.

STATEMENT BY THE BOARD

The Board of Directors declares that it has discussed, reviewed and has agreed with the express opinions of the company's independent auditors and the financial statements related to business activities closed on December 31, 2020.

ACKNOWLEDGEMENTS

The Board of Directors and Administration at LOG would like to thank its shareholders, clients, suppliers and financial institutions for their support and trust. We would also like to extend a thank you to our staff for their dedication and solid performance, and those who are largely responsible for the strong results the company has reported to date.

Belo Horizonte, February 8th, 2021.

The Board of Directors.

KPMG Auditores Independentes
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Telefone +55 (31) 2128-5700
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Independent Auditor's Report in the Individual and Consolidated Financial Statements

To the Shareholders 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. ("the Company"), respectively referred to as Individual and Consolidated, which comprise the statement of financial position as at December 31, 2020, the statements of profit or loss and other comprehensive income, changes in equity and cash flows for the year then ended, and notes, comprising significant accounting policies and other explanatory information.

Opinion on the individual financial statements

In our opinion, the accompanying individual financial statements present fairly, in all material respects, the financial position of LOG Commercial Properties e Participações S.A. ("the Company") as at December 31, 2020, and of its financial performance and its 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 accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of LOG Commercial Properties e Participações S.A. as at December 31, 2020, and of its consolidated financial performance and its cash flows for the year then ended in accordance with Accounting Practices Adopted in Brazil and with International Financial Reporting Standards (IFRS), issued by the International Accounting Standards Board (IASB).

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 requirements included in the Accountant Professional Code of Ethics ("Código de Ética Profissional do Contador") and in the professional standards issued by the Brazilian Federal Accounting Council ("Conselho Federal de Contabilidade") 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.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the individual and consolidated financial statements of the current period. 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.

Evaluation of the investment properties' fair value

See Notes 2.2 (c) and 6 to the individual and consolidated financial statements.

The key audit matter	How the matter was addressed in our audit
The Company and its subsidiaries' investment properties comprise projects in operation, projects in construction phase and land and are measured at fair value on the individual and consolidated financial statements based on the discounted cash flow method, for projects in operation and construction phase, and based on the direct market inputs comparative method, for land. The measurement and recognition of fair value relies on underlying assumptions such as projected revenue, projected expenses, discount rate, divestment rate and comparable market inputs, which are subjected to significant judgment from Management and from the external valuation experts contracted by the Company. Due to the relevance, complexity and level of judgment involved in the measurement and recognition of fair value of the investment properties, and the potential impact that a modification in the underlying assumptions could cause to the individual and consolidated financial statements, we considered this matter significant for our audit.	We obtained an understanding of the design of key internal controls related to the measurement and recognition of fair value of investment properties. For a selected sample, we obtained the valuation reports prepared by the Company's external experts and, with the assistance of our valuation and corporate finance specialists and specialists in fixed asset valuation, evaluated the assumptions used in the determination of the discounted cash flow and direct market inputs comparative methods and we performed a comparison with expectations information at the financial statements as of date. In order to evaluate the reasonableness of the projected financial information used by the Company in the discounted cash flow model, for a selected sample, we assessed what was projected assumptions last fiscal year with the amounts projected for the current year. In addition, assisted by our corporate finance specialists, we performed a sensitivity analysis in the main assumptions used by the Company. We also assessed the disclosures prepared by the Company, mainly related to the assumptions and methods used to measure the fair value of the investment properties.

	Based on the evidences obtained through the procedures described above, we considered acceptable the investment properties' value in the context of the financial statements as a whole, related to the fiscal year ended December 31, 2020.

Recoverability of deferred tax asset	
See Notes 2.2(h) and 11 to the individual and consolidated financial statements.	
The key audit matter	**How the matter was addressed in our audit**
A deferred tax asset is recognized in respect of deductible temporary differences only to the extent that it is probable that taxable profit will be available, against which the deductible temporary differences can be utilised. The Company has significant deferred tax asset balance. Due to the uncertainties implied to the business, which affect the taxable profit projections and the underlying assumptions used to determine the recoverability of the deferred tax assets recognized, as well as the potential impact that a modification in the underlying assumptions could cause to the individual and consolidated financial statements, we considered this matter significant for our audit.	We obtained an understanding of the design of key internal controls related to the recoverability of deferred tax asset. We obtained the taxable profit projections prepared by the Company, and the assumptions to determine the recoverability of these deferred tax assets, and, with the assistance of our tax and corporate finance specialists, evaluated the deferred tax asset calculation base and the underlying assumptions and methodology used by the Company in the determination of the business plan, budgets or construction contracts already established and other information from the market, such as inflation of expenses and discount rates. We also assessed the disclosures prepared by the Company, mainly related to the projections of the deferred tax asset utilization. Based on the evidences obtained through the procedures described above, we considered acceptable the deferred tax asset's value in the context of the financial statements as a whole, related to the fiscal year ended December 31, 2020.

Other matters - Statements of value added

The individual and consolidated statements of value added (SVA) for the year ended December 31, 2020, prepared under the responsibility of the Company's management, and presented herein as supplementary information for IFRS purposes, have been subject to audit procedures jointly performed with the audit of the Company's financial statements. In order to form our opinion, we assessed whether those statements are reconciled with the financial statements and accounting records, as applicable, and whether their format and contents are in accordance with criteria determined in the Technical Pronouncement 09 (CPC 09) - Statement of Value Added issued by the Committee for Accounting Pronouncements (CPC). In our opinion, the statements of value added have been fairly prepared, in all material respects, in accordance with the criteria determined by the aforementioned Technical Pronouncement, and are consistent with the overall individual and consolidated financial statements.

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

Management is responsible for the other information comprising the management report.

Our opinion on the individual and consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the individual and consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the individual and consolidated 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 this other information, we are required to report that fact. We have nothing to report on this matter.

Responsibilities of Management and Those Charged with Governance for the Individual and Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the individual and consolidated financial statements in accordance with Accounting Practices Adopted in Brazil and with International Financial Reporting Standards (IFRS), issued by the International Accounting Standards Board (IASB) and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the individual and consolidated financial statements, management 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 management either intends to liquidate the Company and subsidiaries 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 subsidiaries financial reporting process.

Auditors' 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 auditors' 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 Brazilian and international standards on auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

– Identify and assess the risks of material misstatement of the individual and consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain 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.

- Obtain 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's and its subsidiaries internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management'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 significant doubt on the Company's and its subsidiaries ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the Company and subsidiaries to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the individual and consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Company and its subsidiaries to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the individual and consolidated financial statements. We remain solely responsible for our audit opinion.

We communicate 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 regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the individual and consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' 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 08, 2021

KPMG Auditores Independentes
CRC SP-014428/O-6 F-MG
Original report in Portuguese signed by
Felipe Augusto Silva Fernandes
Contador CRC MG-091337/O-5 T-SP.

LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.

BALANCE SHEETS AS AT DECEMBER 31, 2020 AND 2019
(In thousands of Brazilian reais - R$)

	Notes	Consolidated		Individual	
		12/31/20	12/31/19	12/31/20	12/31/19
Assets					
Current assets					
Cash and cash equivalents	3	**453,855**	507,388	**453,175**	505,869
Marketable securities	3	**287,718**	303,609	**287,584**	303,572
Receivables	4	**32,486**	49,709	**17,633**	34,456
Recoverable taxes		**6,309**	6,409	**4,791**	4,370
Prepaid expenses		**1,556**	1,489	**785**	302
Other		**1,430**	3,434	**572**	2,019
Total current assets		**783,354**	872,038	**764,540**	850,588
Noncurrent assets available for sale	6	**-**	36,998	**-**	36,998
Noncurrent assets					
Marketable securities	3	**2,991**	2,936	**-**	-
Derivative financial instruments	19 (a)	**3,243**	70	**3,243**	70
Receivables	4	**44,319**	38,848	**31,838**	27,640
Receivables from related parties	18	**-**	-	**5,044**	7,637
Prepaid expenses		**4,691**	5,043	**1,841**	502
Recoverable taxes		**22,827**	28,255	**21,173**	17,246
Deferred income tax and social contribution	11 (b)	**16,537**	99,359	**16,537**	99,359
Other		**5,942**	17,820	**20,297**	17,617
Total long-term realisable		**100,550**	192,331	**99,973**	170,071
Investments in subsidiaries and joint ventures	5	**326,336**	306,253	**2,100,584**	2,292,547
Investment property	6	**2,994,470**	2,574,135	**1,118,706**	503,946
Property and equipment	7	**4,981**	4,958	**4,938**	4,896
Intangible assets		**2,492**	2,014	**2,492**	2,013
Total noncurrent assets		**3,428,829**	3,079,691	**3,326,693**	2,973,473
Total assets		**4,212,183**	3,988,727	**4,091,233**	3,861,059
Liabilities and equity					
Current liabilities					
Suppliers		**15,269**	8,501	**14,339**	3,798
Loans, financing and debentures	8	**203,229**	82,526	**200,003**	79,661
Land payables	9	**16,630**	-	**16,630**	-
Labor and social liabilities		**5,572**	4,169	**5,193**	3,695
Tax liabilities		**8,541**	6,886	**4,159**	2,895
Barters	10	**45,688**	1,550	**45,688**	1,550
Deferred taxes	11 (b)	**1,423**	1,763	**-**	-
Lease liability	13	**192**	168	**192**	168
Dividend payable	14 (e)	**33,240**	21,423	**33,240**	21,423
Other		**741**	3,436	**458**	2,598
Total current liabilities		**330,525**	130,422	**319,902**	115,788
Noncurrent liabilities					
Loans, financing and debentures	8	**597,434**	807,279	**575,522**	786,553
Barters	10	**84,848**	14,746	**84,848**	14,746
Deferred taxes	11 (b)	**63,254**	66,462	**-**	-
Land payables	9	**45,725**	-	**45,725**	-
Provisions for labor, tax and civil risks	12	**1,725**	1,808	**108**	318
Lease liability	13	**4,182**	4,097	**4,182**	4,097
Other		**4,529**	9,690	**825**	600
Total noncurrent liabilities		**801,697**	904,082	**711,210**	806,314
Total liabilities		**1,132,222**	**1,034,504**	**1,031,112**	**922,102**
Equity					
Paid-in capital		**2,035,382**	2,038,072	**2,035,382**	2,038,072
Treasury shares		**(295)**	-	**(295)**	-
Capital reserves		**4,772**	707	**4,772**	707
Earnings reserve		**1,020,262**	900,178	**1,020,262**	900,178
Equity attributable to Company shareholders		**3,060,121**	2,938,957	**3,060,121**	2,938,957
Noncontrolling interests	14 (g)	**19,840**	15,266	**-**	-
Total equity		**3,079,961**	2,954,223	**3,060,121**	2,938,957
Total liabilities and equity		**4,212,183**	3,988,727	**4,091,233**	3,861,059

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

LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.

INCOME STATEMENTS FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019
(In thousands of Brazilian reais - R$, except earnings per share)

	Notes	Consolidated		Individual	
		2020	2019	2020	2019
Net revenue from rentals and services provided	15	**141,537**	128,034	**34,380**	25,544
Cost of services provided	16	**(1,699)**	(2,162)	**(1,699)**	(2,162)
Gross profit		**139,838**	125,872	**32,681**	23,382
Operating income (expenses)					
Selling expenses	16	**(10,296)**	(8,990)	**(6,197)**	(5,131)
General and administrative expenses	16	**(17,620)**	(14,237)	**(16,576)**	(12,856)
Management compensation	16	**(4,176)**	(2,769)	**(4,176)**	(2,769)
Changes in the fair value of investment property	6	**151,274**	99,624	**126,467**	21,801
Other operating expenses, net	16	**(7,399)**	(10,310)	**(6,806)**	(8,972)
Results from equity participation	5	**(872)**	(9,015)	**101,983**	137,508
Income before financial income and taxes		**250,749**	180,175	**227,376**	152,963
Financial income (expenses)					
Financial expenses	17	**(30,385)**	(55,927)	**(24,102)**	(45,780)
Financial income	17	**15,329**	17,781	**15,333**	17,621
Income before taxes		**235,693**	142,029	**218,607**	124,804
Income tax and social contribution					
Current		**(11,493)**	(9,810)	**(7)**	-
Deferred	11	**(81,628)**	(38,884)	**(78,641)**	(34,602)
	11	**(93,121)**	(48,694)	**(78,648)**	(34,602)
Net income for the year		**142,572**	93,335	**139,959**	90,202
Net income attributable to:					
Shareholders of the Company		**139,959**	90,202	**-**	-
Noncontrolling interests		**2,613**	3,133	**-**	-
		142,572	93,335	**-**	-
Earnings per share (In Reais - R$):					
Basic	14 (h)	**1.37647**	1.15151	**1.37647**	1.15151
Diluted	14 (h)	**1.37244**	1.15096	**1.37244**	1.15096

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

(In thousands of Brazilian reais - R$)

	Consolidated		Individual	
	2020	2019	2020	2019
Net income for the year	**142,572**	93,335	**139,959**	90,202
Effect of change in relative interest in joint ventures	**-**	4,734	-	4,734
Total comprehensive income for the year	**142,572**	98,069	**139,959**	94,936
Comprehensive income attributable to:				
Shareholders of the Company	**139,959**	94,936		
Noncontrolling interests	**2,613**	3,133		
	142,572	98,069		

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

STATEMENTS OF CHANGES IN EQUITY FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019
(In thousands of Brazilian reais - R$)

	Paid-in capital			Capital reserves		Earnings reserves						
	Subscript	Share issuance costs	Treasury shares	Share issuance costs	Recognized options granted	Legal	Earnings retention	Retained earnings	Valuation adjustment	Equity attributable to Company shareholders (Individual)	Noncontrolling interests	Total (Consolidated)
BALANCE AT DECEMBER 31, 2018	**1,315,841**	**-**	**-**	**(2,639)**	**2,723**	**22,675**	**813,403**	**-**	**(4,734)**	**2,147,269**	**12,354**	**2,159,623**
Capital increase	738,135	(15,904)	-	-	-	-	-	-	-	722,231	-	722,231
Net contributions from noncontrolling shareholders	-	-	-	-	-	-	-	-	-	-	(221)	(221)
Stock options	-	-	-	-	623	-	-	-	-	623	-	623
Effect of change in relative interest in joint ventures	-	-	-	-	-	-	(4,679)	-	4,734	55	-	55
Income of the year	-	-	-	-	-	-	-	90,202	-	90,202	3,133	93,335
Allocation of net income:												
Recognition of legal reserve	-	-	-	-	-	4,510	-	(4,510)	-	-	-	-
Mandatory minimum dividends	-	-	-	-	-	-	-	(21,423)	-	(21,423)	-	(21,423)
Earnings retention	-	-	-	-	-	-	64,269	(64,269)	-	-	-	-
BALANCE AT DECEMBER 31, 2019	**2,053,976**	**(15,904)**	**-**	**(2,639)**	**3,346**	**27,185**	**872,993**	**-**	**-**	**2,938,957**	**15,266**	**2,954,223**
Capital increase	-	(51)	-	-	-	-	-	-	-	(51)	-	(51)
Share issuance cost reclassification	-	(2,639)	-	2,639	-	-	-	-	-	-	-	-
Net contributions from noncontrolling shareholders	-	-	-	-	-	-	-	-	-	-	(641)	(641)
Treasury shares:	-	-	-	-	-	-	-	-	-	-	-	-
Purchased	-	-	(18,597)	-	-	-	-	-	-	(18,597)	-	(18,597)
Disposed	-	-	17,452	-	-	-	16,719	-	-	34,171	-	34,171
Transferred	-	-	850	-	-	-	(752)	-	-	98	-	98
Stock options	-	-	-	-	1,426	-	-	-	-	1,426	-	1,426
Effect of change in relative interest in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-
Capital transaction	-	-	-	-	-	-	(2,602)	-	-	(2,602)	2,602	-
Net income for the year	-	-	-	-	-	-	-	139,959	-	139,959	2,613	142,572
Allocation of net income:												
Recognition of legal reserve	-	-	-	-	-	6,998	-	(6,998)	-	-	-	-
Mandatory minimum dividends	-	-	-	-	-	-	-	(33,240)	-	(33,240)	-	(33,240)
Earnings retention	-	-	-	-	-	-	99,721	(99,721)	-	-	-	-
BALANCE AT DECEMBER 31, 2020	**2,053,976**	**(18,594)**	**(295)**	**-**	**4,772**	**34,183**	**986,079**	**-**	**-**	**3,060,121**	**19,840**	**3,079,961**

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, 2020 AND 2019 - INDIRECT METHOD
(In thousands of Brazilian reais - R$)

	Notes	Consolidated		Individual	
		2020	2019	2020	2019
Cash flows from operating activities					
Net Income for the year		**142,572**	93,335	**139,959**	90,202
Adjustments to reconcile net income to net cash generated by (used in)					
operating activities:					
Depreciation	16	**728**	733	**722**	727
Results from equity participation	5	**872**	9,015	**(101,983)**	(137,508)
Amortization of prepaid expenses		**1,398**	1,727	**233**	195
Allowance for credit risk	4	**1,805**	1,608	**1,165**	845
Financial result	17	**15,056**	38,146	**8,769**	28,159
Results on sale of partial equity interest in subsidiary		**-**	7,992	**-**	7,992
Deferred taxes		**79,300**	40,419	**73,778**	34,603
Changes in the fair value of investment property	6	**(148,927)**	(101,012)	**(121,654)**	(21,801)
Stock options		**1,426**	623	**1,426**	623
		94,230	92,586	**2,415**	4,037
(Increase) decrease in operating assets:					
Trade accounts receivable		**(10,425)**	(11,248)	**(7,394)**	(9,965)
Recoverable taxes		**1,068**	2,312	**727**	2,006
Prepaid expenses		**(1,113)**	(5,533)	**(1,303)**	(3,543)
Other assets		**4,612**	(17,141)	**(10,494)**	(15,852)
Increase (decrease) in operating liabilities:					
Suppliers		**20,329**	(1,018)	**23,976**	1,676
Labor and social liabilities		**1,403**	1,059	**1,418**	911
Tax liabilities		**12,355**	11,082	**1,338**	1,352
Other liabilities		**(7,939)**	9,297	**(2,125)**	2,519
Receipt from sales of subsidiary		**29,656**	20,979	**29,656**	20,979
Receipt for the sale of investment properties		**90,739**	164,863	**90,739**	164,863
Income tax and social contribution paid		**(10,700)**	(9,027)	**(263)**	-
Dividends received from subsidiaries	5	**-**	13,000	**89,124**	95,176
Net cash provided by operating activities		**224,215**	271,211	**217,814**	264,159
Cash flows from investing activities					
Increase in marketable securities		**(317,294)**	(665,044)	**(298,152)**	(641,864)
Decrease in marketable securities		**333,904**	373,111	**314,841**	346,958
Increase in / acquisition of investments		**(11,685)**	(8,003)	**(74,386)**	(307,578)
Aquisition of investment properties		**(147,271)**	(186,169)	**(84,970)**	(37,588)
Receipts from related companies		**-**	-	**2,861**	3,364
Other		**(942)**	(665)	**(957)**	(680)
Net cash used in investing activities		**(143,288)**	(486,770)	**(140,763)**	(637,388)
Cash flows from financing activities					
Proceeds from loans, financing and debentures, net		**-**	328,959	**-**	327,214
Amortization of loans, financing and debentures		**(87,643)**	(352,834)	**(86,098)**	(234,010)
Interest paid		**(39,883)**	(104,608)	**(37,354)**	(64,909)
Lease payments		**(465)**	(122)	**(465)**	(122)
Capital increase	14 (a)	**-**	738,135	**-**	738,135
Dividend paid		**(21,423)**	(10,328)	**(21,423)**	(10,328)
Share issuance costs		**(77)**	(24,096)	**(77)**	(24,096)
(Payment) receipt on derivative financial instrument		**-**	(2,426)	**-**	(2,426)
Acquisition of treasury shares	14 (b)	**(18,597)**	-	**(18,597)**	-
Disposal of treasury shares	14 (b)	**34,171**	-	**34,171**	-
Proceeds from exercised stock options	14 (b)	**98**	-	**98**	-
Contributions from noncontrolling shareholders		**(641)**	(221)	**-**	-
Net cash (used in) provided by financing activities		**(134,460)**	572,459	**(129,745)**	729,458
(Decrease) increase in cash and cash equivalents		**(53,533)**	356,900	**(52,694)**	356,229
Cash and cash equivalents					
At the beginning of the year		**507,388**	150,488	**505,869**	149,640
At the end of the year	3	**453,855**	507,388	**453,175**	505,869
(Decrease) increase in cash and cash equivalents		**(53,533)**	356,900	**(52,694)**	356,229

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, 2020 AND 2019
(In thousands of Brazilian reais - R$)

	Notes	Consolidated		Individual	
		2020	2019	2020	2019
Revenue					
Revenues from rentals and services provided		**149,141**	135,682	**38,055**	28,281
Other revenue		**50,371**	103,685	**46,863**	103,295
Changes in the fair value of investment property	6	**148,927**	101,012	**121,654**	21,801
Revenue from construction of own assets		**141,784**	228,520	**65,180**	72,432
Allowance for credit risk	4	**(1,805)**	(1,597)	**(1,165)**	(837)
		488,418	567,302	**270,587**	224,972
Inputs purchased from third-parties (includes the taxes ICMS, IPI, PIS AND COFINS)					
Supplies, power, outside services and other items		**(150,654)**	(224,639)	**(96,553)**	(93,682)
		(150,654)	(224,639)	**(96,553)**	(93,682)
Gross value added		**337,764**	342,663	**174,034**	131,290
Depreciation	16	**(728)**	(733)	**(722)**	(727)
Net created wealth		**337,036**	341,930	**173,312**	130,563
Value added received in transfer					
Results from equity participation	5	**(872)**	(9,015)	**101,983**	137,508
Financial income		**16,036**	18,614	**16,037**	18,445
		15,164	9,599	**118,020**	155,953
Total wealth for distribution		**352,200**	351,529	**291,332**	286,516
Distributed wealth					
Personnel:		**35,166**	34,429	**26,538**	29,248
Salaries and wages		**28,579**	27,767	**21,747**	24,229
Benefits		**5,257**	5,212	**3,859**	3,811
Severance pay fund (FGTS)		**1,330**	1,450	**932**	1,208
Taxes and fares:		**106,144**	71,189	**83,190**	45,315
Federal		**105,283**	70,630	**82,616**	44,789
State		**-**	13	**-**	11
Municipal		**861**	546	**574**	515
Lenders and lessors:		**68,318**	152,576	**41,645**	121,751
Interest		**60,771**	141,421	**39,916**	119,182
Rentals / Leases		**7,416**	10,920	**1,704**	2,526
Other		**131**	235	**25**	43
Shareholders:		**142,572**	93,335	**139,959**	90,202
Dividends		**33,240**	21,423	**33,240**	21,423
Retained earnings		**106,719**	68,779	**106,719**	68,779
Noncontrolling interests		**2,613**	3,133	**-**	-
Distributed wealth		**352,200**	351,529	**291,332**	286,516

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.,10º floor, Belo Horizonte city, Minas Gerais, with CNPJ (taxpayer identification number) nº 09.041.168/0001-10. The Company was incorporated on June 10, 2008 and is engaged in the following activities: (i) management of own and third party assets; (ii) rendering engineering and construction services for residential and/or commercial properties; (iii) development, construction, rent and related services, including real estate consulting, on own or third-party residential and/or commercial buildings, mainly warehouses; 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, stores/offices and development and sale of industrial lots. On January 1st, 2019, the Company began providing management services for its own condominiums, previously outsourced to companies operating in that business. Delivered and managed projects are located in the States of Minas Gerais, São Paulo, Espírito Santo, Paraná, Rio de Janeiro, Goiás, Ceará, Sergipe and Bahia.

In 2019, capital increases in the total amount of R$738,135 were made in the Company, through the issuance of 32,930 thousand new common shares, registered, book-entry and with no par value.

In December 2020 and 2019, the Company entered into a Purchase and Sale Agreements with LOGCP Inter Fundo de Investimento Imobiliário, for the sale of minority interests in certain investment properties, which ended with funding by R$91 million and R$165 million, respectively. The Company continues to evaluate future disposals, depending on market conditions.

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

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

2.1 Presentation of financial statements

I. Statement of compliance

The Company's Consolidated financial statements have been prepared in accordance with accounting practices adopted in Brazil and also in accordance with the International Financial Reporting Standards ("IFRS"), as issued by the International Accounting Standards Board ("IASB"). The Individual financial statements are not considered in conformity with International Financial Reporting Standards (IFRS) because it considers the borrowing cost's capitalization on its investees' qualifying assets. In conformity with "OCPC 07 - Evidenciação na Divulgação dos Relatórios Contábil - Financeiros de Propósito Geral" (General Purpose Evidencing the Disclosure of Financial Statements), relevant information regarding the financial statements has been disclosed and belongs to those used by the administration for its management.

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

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 Significant accounting policies

(a) Trade receivables

Trade receivables include receivables from the rent of assets, net of the allowance for expected credit loss and from the sale of equity interests in companies that had investment properties as their main assets. 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 (IAS 17) - *Leases* (Note 2.2 (o)) and installments receivable over twelve months from the sale of equity interests.

(b) Investments in subsidiaries and joint ventures

In the Company's Consolidated and Individual 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 Individual 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, 2020 and 2019, 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 7.75% to 9.5% p.a. as at December 31, 2020 and 2019December 31, 2019.

  - The divesture has been calculated using rates that range from 7.25% to 8.75% p.a. as at December 31, 2020December 31, 2019 and 2019.

  - Projected expenses corresponding to a 1.0 rental revenue as at December 31, 2020 and 2019, for commissions paid to the real estate consultant responsible for the rent of the property. As at December 31, 2020 and 2019, 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 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.

(d) Provisions

A provision is recognized as 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) Loans, financing and debentures

Initially recognized when funds are received, net of transaction costs. At the end of the reporting period, they are measured at their initial recognition amounts, less repayments plus accrued interest. Transaction costs are presented as a reduction to 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. Loans, financing and debentures are measured at amortized cost, except for financings which are measured at fair value through profit or loss, according to the hedge accounting policy.

(f) 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 individual 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 individual financial statements and "Changes in fair value of investment properties" line item in consolidated financial statements.

(g) 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).

(h) 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 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) or 3.65%, levied on deemed income.

(i) 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.

(j) 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 balance sheet 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 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: Non-speculative 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 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, suppliers, 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.

Financial liabilities 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 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 non-speculative 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.

(k) 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.

(l) 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 subject to these estimates and assumptions include the fair value of investment property, cash equivalents, marketable securities and derivative financial instruments, deferred tax assets, asset impairment testing, 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.

(m) Functional and reporting currency

The Group's functional and presentation currency used in the consolidated and individual financial statements is the Brazilian real. The financial information is presented in thousands of Brazilian reais, unless otherwise stated.

(n) Statement of value added

The Company prepares Consolidated and Individual statements of value added in accordance with Brazilian Accounting Standard CPC 09 - *Demonstração do Valor Adicionado* (Statement of Value Added), 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.

(o) 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.

Lease liability is measured at the present value of the lease payments, discounted by the implicit interest rate or by the incremental borrowing rate and represents the obligation to make lease payments.

In measuring the lease liability, the consideration incorporates the actual inflation up to the current period and is discounted at nominal rates that represent the Company's funding costs. When considering future flows with inflationary expectations, the Company assessed as non-material the impacts on lease liabilities and right-of-use assets, depreciation expenses and financial expenses.

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

(p) 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.

(q) Segment information

The Company has one single operating segment represented by rental, which includes rental of industrial warehouses and to a lesser extent rental of retail space (shopping center and strip malls).

2.3 Adoption of new standards

There are no standards and changes, which are valid for the annual periods beginning on or after January 1st, 2020 which had material effects on the Group's financial statements.

2.4 New standards issued and not yet adopted

The new and changed standards and interpretations issued, but not yet in effect until the date of issue of the Group's financial statements, are described below. The Group intends to adopt these new and changed standards and interpretations, if applicable, when they come into force.

- COVID-19 – Related Rent Concessions (Amendment to IFRS 16)
- Interest rate benchmark reform – Phase II (Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16)
- Onerous contracts (Amendments to CPC 25 – IAS 37)
- Property, Plant and Equipment: Proceeds before intended use (Amendments to CPC 27 – IAS 16)
- References to conceptual framework (Amendments to CPC 15 – IFRS 3)
- Annual improvements to IFRS Standards 2018–2020 (Amendments to IFRS 1, IFRS 9, IFRS 16 and IAS 41)
- Classification of liabilities as current or non-current (Amendments to CPC 26 – IAS 1 and CPC 23 – IAS 8)
- IFRS 17 Insurance contracts

3. Cash and cash equivalents and marketable securities

Breakdown is as follows:

	Consolidated		Individual	
	12/31/20	12/31/19	12/31/20	12/31/19
Cash and cash equivalents:				
Cash	**2**	8	**1**	4
Bank accounts	**815**	1,612	**611**	97
Short-term investments:				
Bank certificates of deposit (CDB)	**453,038**	306,090	**452,563**	306,090
Unrestricted investment funds	**-**	199,678	**-**	199,678
Total cash and cash equivalents	**453,855**	507,388	**453,175**	505,869

	Consolidated		Individual	
	12/31/20	12/31/19	12/31/20	12/31/19
Marketable securities:				
Restricted investment funds (i)	**162,540**	45,516	**162,406**	45,479
Unrestricted investment funds (ii)	**127,970**	170,720	**125,178**	167,982
Bank certificates of deposit (CDB) (ii)	**199**	90,309	**-**	90,111
Total marketable securities	**290,709**	306,545	**287,584**	303,572
Current	**287,718**	303,609	**287,584**	303,572
Noncurrent	**2,991**	2,936	**-**	-
	290,709	306,545	**287,584**	303,572

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

(ii) Include R$2,792 pledged as collateral for "plano empresário" program loans, working capital and debentures.

(iii) pledged as collateral for loans, financing and debentures, infrastructure works and others.

Short-term investments and marketable securities include interest income earned, equivalent to 64.22% of CDI in Consolidated and 64.11% of CDI in Individual at December 31, 2020 (107.62% of CDI in Consolidated and 107.67% of CDI in Individual at December 31, 2019).

The Company maintains the balance of cash and cash equivalents for the strategic purpose of being able to meet short-term commitments and maintain adequate liquidity in order to take advantage of investment opportunities in the properties market.

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

	Consolidated		Individual	
	12/31/20	12/31/19	12/31/20	12/31/19
Bank certificates of deposit (CDB)	**1,700**	266	**1,700**	266
Securities with repurchase agreement	**18,021**	1,346	**18,021**	1,344
Unrestricted investment funds	**51,378**	40,483	**51,244**	40,450
Debentures	**22,030**	175	**22,030**	175
Financial treasury bills	**33,162**	3,057	**33,162**	3,055
Public securities	**36,249**	189	**36,249**	189
Total	**162,540**	45,516	**162,406**	45,479

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

4. Trade receivables

Trade receivables are broken down as follows:

	Consolidated		Individual	
	12/31/20	12/31/19	12/31/20	12/31/19
Rentals	**47,356**	41,674	**14,939**	9,291
Sale of equity interest / assets	**22,945**	43,317	**22,945**	43,317
Condominium administration	**220**	361	**220**	361
Other	**16,023**	11,139	**14,527**	11,122
	86,544	96,491	**52,631**	64,091
Allowance for credit risk	**(9,739)**	(7,934)	**(3,160)**	(1,995)
Total	**76,805**	88,557	**49,471**	62,096
Current	**32,486**	49,709	**17,633**	34,456
Noncurrent	**44,319**	38,848	**31,838**	27,640
	76,805	88,557	**49,471**	62,096

The rentals trade receivables balance refers to the lease of industrial warehouses and *strip malls*, 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 using the General Market Price Index (IGPM) or the Broad Consumer Price Index (IPCA).

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

	Consolidated and Individual	
	12/31/20	12/31/19
LOG SJC (Note 18)	**20,502**	29,760
LOG Curitiba	**-**	15,398
LOG Sapucaias (Note 6)	**3,500**	-
	24,002	45,158
Adjustment to present value	**(1,057)**	(1,841)
Total	**22,945**	43,317
Current	**10,198**	26,016
Noncurrent	**13,804**	19,142
	24,002	45,158

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

The table below shows the aging list of trade receivables:

	Consolidated		Individual	
	12/31/20	12/31/19	12/31/20	12/31/19
In due:				
Up to 12 months	**32,517**	48,000	**17,630**	33,787
After 12 months	**44,319**	38,848	**31,838**	27,640
	76,836	86,848	**49,468**	61,427
Past due:				
Up to 30 days	**812**	379	**674**	117
31 to 90 days	**1,965**	1,921	**1,110**	757
More than 90 days	**6,931**	7,343	**1,379**	1,790
	9,708	9,643	**3,163**	2,664
Total	**86,544**	96,491	**52,631**	64,091

Changes in the allowance for credit risk for the years ended December 31, 2020 and 2019 are as follows:

	Consolidated		Individual	
	2020	2019	2020	2019
Opening balance	**(7,934)**	(6,326)	**(1,995)**	(1,150)
Recognition	**(1,928)**	(1,753)	**(1,288)**	(875)
Write-off	**123**	145	**123**	30
Closing balance	**(9,739)**	(7,934)	**(3,160)**	(1,995)

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

	Consolidated		Individual	
	12/31/20	12/31/19	12/31/20	12/31/19
1 year	**139,642**	130,110	**43,367**	25,037
2 years	**124,013**	94,386	**42,659**	16,339
3 years	**96,845**	80,537	**33,555**	11,962
4 years	**73,624**	67,740	**23,336**	10,094
5 years	**61,165**	52,638	**19,358**	4,100
After 5 years	**151,186**	182,339	**30,249**	8,720
Total	**646,475**	607,750	**192,524**	76,252

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 participation	
			Equity		Net income (loss) for the year					
	12/31/20	12/31/19	12/31/20	12/31/19	2020	2019	12/31/20	12/31/19	2020	2019
Joint ventures:										
Cabral	50.00%	50.00%	**50,248**	50,460	**(212)**	(31,458)	**24,865**	24,971	**(106)**	(15,729)
Torino	40.00%	40.00%	**398,496**	372,484	**(5,523)**	11,976	**159,424**	151,498	**(2,209)**	4,819
Loteamento Betim	50.00%	50.00%	**121,417**	97,081	**2,701**	1,852	**60,709**	48,541	**1,351**	926
LOG SJC Sony	64.97%	64.97%	**106,198**	105,359	**835**	2,092	**68,997**	68,452	**542**	1,334
Capitalized interest (a)			-	-	-	-	**12,341**	12,791	**(450)**	(310)
Other			-	-	-	-	-	-	-	(55)
Total joint ventures - Consolidated			**676,359**	625,384	**(2,199)**	(15,538)	**326,336**	306,253	**(872)**	(9,015)
Subsidiaries:										
LOG I	99.99%	99.99%	**144,875**	145,277	**7,768**	36,560	**144,861**	145,262	**7,767**	36,557
LOG II	99.99%	99.99%	**50,311**	51,803	**146**	7,476	**50,306**	51,798	**146**	7,476
LOG Jundiaí	99.99%	99.99%	**94,302**	95,246	**2,249**	6,377	**94,293**	95,236	**2,249**	6,376
LOG Goiânia	99.90%	99.90%	**151,846**	150,419	**2,684**	33,786	**151,694**	150,269	**2,681**	33,752
LOG Hortolândia	99.99%	99.99%	**139,490**	139,615	**8,281**	2,851	**139,476**	139,601	**8,280**	2,851
LOG SJP	99.99%	99.99%	**53,285**	49,135	**3,687**	2,854	**53,280**	49,130	**3,687**	2,854
LOG Juiz de Fora	99.99%	99.99%	**113,037**	107,536	**(1,311)**	3,455	**113,026**	107,525	**(1,311)**	3,455
LOG Feira de Santana	99.99%	99.99%	**37,726**	37,618	**1,732**	763	**37,722**	37,614	**1,732**	763
LOG Fortaleza	99.99%	99.99%	**127,155**	242,682	**22,127**	12,509	**127,142**	242,658	**22,125**	12,507
LOG Via Expressa	99.99%	99.99%	**164,653**	163,765	**6,995**	12,806	**164,637**	163,749	**6,994**	12,804
LOG Viana	99.99%	99.99%	**139,779**	137,799	**6,970**	48,203	**139,765**	137,785	**6,969**	48,198
LOG Londrina	99.99%	99.99%	**114,280**	111,897	**4,594**	3,689	**114,269**	111,886	**4,594**	3,689
LOG Itatiaia	99.99%	99.99%	**61,789**	66,907	**(3,808)**	2,575	**61,783**	66,900	**(3,808)**	2,575
LOG Rio	99.99%	99.99%	-	151,320	**15,015**	8,671	-	151,305	**15,013**	8,670
LOG Aracajú	99.99%	99.99%	**72,232**	71,325	**678**	(1,425)	**72,225**	71,318	**678**	(1,425)
LOG BTS Extrema	90.06%	91.50%	**202,840**	179,859	**29,655**	36,742	**182,998**	164,571	**27,043**	33,619
LOG Uberaba	99.00%	99.00%	**37,157**	10,620	**3,364**	(1,738)	**36,785**	10,514	**3,330**	(1,721)
LOG Sumaré	99.99%	99.99%	**19**	20	**(2)**	-	**19**	20	**(2)**	-
LOG SJRP	99.99%	99.99%	**23,647**	23,498	**(378)**	(741)	**23,645**	23,496	**(378)**	(741)
LOG Macaé	99.99%	99.99%	**14,118**	13,912	**(45)**	(26,884)	**14,117**	13,911	**(45)**	(26,881)
LOG RP	99.99%	99.99%	**51,405**	51,198	**(53)**	(242)	**51,400**	51,193	**(53)**	(242)
LOG Curitiba (b)			-	-	-	(19,979)	-	-	-	(19,977)
LDI	100.00%	100.00%	**693**	454	**16**	(62)	**693**	454	**16**	(62)
LE Empreendimentos	99.00%	99.00%	**113**	100	**(264)**	(296)	**112**	99	**(261)**	(293)
Capitalized interest (a)			-	-	-	-	-	-	**(4,591)**	(18,281)
Total subsidiaries			**1,794,752**	2,002,005	**110,100**	167,950	**1,774,248**	1,986,294	**102,855**	146,523
Total Individual			**2,471,111**	2,627,389	**107,901**	152,412	**2,100,584**	2,292,547	**101,983**	137,508

(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 in investees (Note 2.2 (f)).
(b) Sale of SPE LOG Curitiba shares, on July 17, 2019.

b) Joint ventures:

- Cabral Investimentos SPE Ltda. ("Cabral") is mainly engaged in building investment proprieties in shopping centers and store segments and other assets for rental.
- Parque Torino Imóveis S.A. ("Torino") is engaged in the rent of own properties, construction, and development of real estate projects.
- 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.

Even though the main strategic decisions regarding the business to be developed and the definition of the capital structure of the joint ventures is jointly determined, the Company is involved in the financial, accounting and operating routines of the companies Cabral and Loteamento Betim.

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

There are not 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:

	Cabral		Torino		Loteamento Betim		LOG SJC Sony	
	12/31/20	12/31/19	12/31/20	12/31/19	12/31/20	12/31/19	12/31/20	12/31/19
Cash and cash equivalents and marketable securities	**12,301**	9,971	**14,557**	10,173	**210**	86	**3**	3
Trade receivables	**342**	193	**-**	-	**5,609**	1,938	**-**	-
Inventories	**-**	-	**-**	-	**17,179**	27,847	**-**	-
Other current assets	**16**	8	**318**	300	**130**	133	**-**	-
Total current	**12,659**	10,172	**14,875**	10,473	**23,128**	30,004	**3**	3
Trade receivables	**448**	539	**-**	-	**2,180**	2,616	**-**	-
Inventories	**-**	-	**-**	-	**100,532**	81,738	**-**	-
Investment property	**38,463**	41,626	**394,000**	373,100	**3,367**	-	**109,900**	109,000
Other noncurrent assets	**1**	1,444	**461**	472	**-**	-	**-**	-
Total noncurrent assets	**38,912**	43,609	**394,461**	373,572	**106,079**	84,354	**109,900**	109,000
Total assets	**51,571**	53,781	**409,336**	384,045	**129,207**	114,358	**109,903**	109,003
Current liabilities	**990**	2,860	**1,187**	1,178	**7,715**	1,508	**-**	-
Noncurrent liabilities	**333**	461	**9,653**	10,383	**75**	15,769	**3,705**	3,644
Equity	**50,248**	50,460	**398,496**	372,484	**121,417**	97,081	**106,198**	105,359
Liabilities and equity	**51,571**	53,781	**409,336**	384,045	**129,207**	114,358	**109,903**	109,003

	Cabral		Torino		Loteamento Betim		LOG SJC Sony	
	2020	2019	2020	2019	2020	2019	2020	2019
Operating revenue	**1,526**	1,039	**7,682**	7,951	**8,624**	6,329	**-**	-
Cost of products and services	**-**	-	**-**	-	**(7,122)**	(4,240)	**-**	-
Other operating expenses	**165**	(34,016) (*)	**(2,573)**	(1,800)	**(42)**	(55)	**14**	(109)
Financial income (expenses)	**259**	532	**196**	2,361	**(3)**	-	**(2)**	(2)
Changes in the fair value of investment property	**(1,821)**	1,277	**(10,234)**	5,344	**1,345**	-	**866**	2,276
Income tax and social contribution	**(341)**	(290)	**(594)**	(1,880)	**(101)**	(182)	**(43)**	(73)
Net income (loss)	**(212)**	(31,458)	**(5,523)**	11,976	**2,701**	1,852	**835**	2,092

(*) As described in item a, in 2019 a loss resulting from the full sale of equity interest in Shopping Contagem was recognized in Cabral, for the amount R$34 million.

c) Changes in the balances of investments in subsidiaries and joint ventures in the years ended December 31, 2020 and 2019 are as follows:

	Startup date	Opening balances	Capital contributions (reversals)	Results from equity participation	Dividends received	Other	Closing balances
Year ended December 31, 2020:							
Joint ventures:							
Cabral	11/13	24,971	-	(106)	-	-	24,865
Torino	4/15	151,498	10,135	(2,209)	-	-	159,424
Loteamento Betim	3/18	48,541	1,547	1,351	-	9,270	60,709
LOG SJC Sony	-	68,452	3	542	-	-	68,997
Capitalized interest (a)		12,791	-	(450)	-	-	12,341
Total joint ventures - Consolidated		**306,253**	**11,685**	**(872)**	**-**	**9,270**	**326,336**
Subsidiaries:							
LOG I	2/09	145,262	4,950	7,767	(13,118)	-	144,861
LOG II	3/11	51,798	522	146	(2,160)	-	50,306
LOG Jundiaí	4/11	95,236	963	2,249	(4,155)	-	94,293
LOG Goiânia	4/12	150,269	5,183	2,681	(6,439)	-	151,694
LOG Hortolândia	9/12	139,601	880	8,280	(9,285)	-	139,476
LOG SJP	4/13	49,130	463	3,687	-	-	53,280
LOG Juiz de Fora	6/13	107,525	9,535	(1,311)	(2,723)	-	113,026
LOG Feira de Santana	6/13	37,614	479	1,732	(2,103)	-	37,722
LOG Fortaleza (b)	8/13	242,658	1,766	22,125	(15,120)	(124,287)	127,142
LOG Via Expressa	11/13	163,749	1,346	6,994	(7,452)	-	164,637
LOG Viana	4/14	137,785	3,115	6,969	(8,104)	-	139,765
LOG Londrina	6/14	111,886	4,030	4,594	(6,241)	-	114,269
LOG Itatiaia	7/14	66,900	635	(3,808)	(1,944)	-	61,783
LOG Rio (b)	2/17	151,305	2,985	15,013	(3,123)	(166,180)	-
LOG Aracajú	10/18	71,318	1,374	678	(1,145)	-	72,225
LOG BTS Extrema (c)	10/19	164,571	(2)	27,043	(6,012)	(2,602)	182,998
LOG Uberaba	9/20	10,514	22,941	3,330	-	-	36,785
LOG Sumaré	-	20	1	(2)	-	-	19
LOG SJRP	-	23,496	527	(378)	-	-	23,645
LOG Macaé	-	13,911	251	(45)	-	-	14,117
LOG RP	-	51,193	260	(53)	-	-	51,400
LDI	-	454	223	16	-	-	693
LE Empreendimentos	-	99	274	(261)	-	-	112
Capitalized interest (a)		-	-	(4,591)	-	4,591	-
Total subsidiaries		**1,986,294**	**62,701**	**102,855**	**(89,124)**	**(288,478)**	**1,774,248**
Total Individual		**2,292,547**	**74,386**	**101,983**	**(89,124)**	**(279,208)**	**2,100,584**
Year ended December 31, 2019:							
Total Consolidated		342,794	8,003	(9,015)	(13,000)	(22,529)	306,253
Total Individual		2,257,123	229,469	137,508	(95,176)	(236,377)	2,292,547

a) Adjustment in results from equity participation by the capitalized interest amount during the fiscal year, due to adoption of fair value measurement for investment property (Note 2.2 (f)).

b) The amounts listed as "others" refer to the partial spin-off and merger operation by the Company, referring to 50% of SPE LOG Fortaleza and full merger of SPE LOG Rio. SPE LOG Rio is part of the assets pool sold to the fund, as mentioned in note 6.

c) Other, refer to equity transaction regarding change in ownership interest according to investee's bylaws.

6. Investment property

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

	Consolidated		Individual	
	12/31/20	12/31/19	12/31/20	12/31/19
Industrial warehouses	**2,965,730**	2,536,495	**1,089,966**	466,306
Strip malls	**28,740**	37,640	**28,740**	37,640
Total	**2,994,470**	2,574,135	**1,118,706**	503,946

Changes in balances of investment property for the years ended December 31, 2020 and 2019 were as follows:

	Consolidated		Individual	
	2020	2019	2020	2019
Opening balance	**2,574,135**	2,485,297	**503,946**	445,780
Additions	**328,326**	198,246	**256,490**	31,512
Spin-off and merger of subsidiaries effect	**-**	-	**298,128**	-
Capitalized interest (Note 8)	**5,444**	24,159	**850**	4,853
Transfer to assets available for sale	**(61,258)**	(202,000)	**(61,258)**	-
Disposal of assets/ equity interest	**(8,500)**	(32,579)	**(8,500)**	-
Changes in fair value	**156,323**	101,012	**129,050**	21,801
Closing balance	**2,994,470**	2,574,135	**1,118,706**	503,946

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

	Consolidated		Individual	
	2020	2019	2020	2019
Changes in fair value of investment property	**156,323**	101,012	**129,050**	21,801
Deferred PIS/COFINS	**2,347**	(1,388)	**4,813**	-
Changes in fair value of investment property in profit or loss	**158,670**	99,624	**133,863**	21,801

During the years ended December 31, 2020 and 2019, the Group transferred investment properties to "Non-current assets held for sale", considering the highly probable sell of these assets to "LOG CP Inter Fundo de Investimento Imobiliário" fund.

As at December 9, 2020, the Company sold the asset LOG Sapucaias for the total amount of R$8,500 with an amount paid of R$5,000 and five monthly installments of R$700 each, with the first installment due in January 2021.

As at December 31, 2020, from the total amount of investment property, R$1,611,536 has been pledged as collateral for loans, financing and debentures of the Company and its subsidiaries (R$1,835,263 as at December 31, 2019).

<u>Non-current assets held for sale</u>

Changes in balances of non-current assets held for sale for the years ended December 31, 2020 and 2019 were as follows:

	Consolidated		Individual	
	2020	2019	2020	2019
Opening balance	**36,998**	-	**36,998**	-
Transfer from investment property	**61,258**	202,000	**61,258**	202,000
Sale of interest in investment properties	**(90,860)**	(165,002)	**(90,860)**	(165,002)
Changes in fair value	**(7,396)**	-	**(7,396)**	-
Closing balance	**-**	36,998	**-**	36,998

Effects of changes in the fair value of non-current assets held for sale on profit or loss are as follows:

	Consolidated		Individual	
	2020	2019	2020	2019
Changes in fair value of non-current assets held for sale	**(7,396)**	-	**(7,396)**	-

On November 30, 2020 and December 18, 2019, the Group sold part of these assets to "LOG CP Inter Fundo de Investimento Imobiliário" fund for the amount R$91 million and R$165 million, respectively, received in full in cash.

7. Property and equipment

Changes in property and equipment for the year ended December 31, 2020 and 2019 are as follows:

	Opening balance	Adoption CPC 06 (R2) / IFRS 16	Addition	Closing balance
Consolidated				
Year ended December 31, 2020:				
Cost:				
Right-of-use (*)	4,387	-	286	**4,673**
Other (**)	1,760	-	214	**1,974**
Total cost	6,147	-	500	**6,647**
Accumulated depreciation:				
Right-of-use (*)	243	-	306	**549**
Other (**)	946	-	171	**1,117**
Total accumulated depreciation	1,189	-	477	**1,666**
Total property and equipment, net	4,958	-	23	**4,981**
Year ended December 31, 2019:				
Total property and equipment, net	970	3,676	312	4,958

	Opening balance	Adoption CPC 06 (R2) / IFRS 16	Addition	Closing balance
Individual				
Year ended December 31, 2020:				
Cost:				
Right-of-use (*)	4,387	-	286	**4,673**
Other (**)	1,548	-	214	**1,762**
Total cost	5,935	-	500	**6,435**
Accumulated depreciation:				
Right-of-use (*)	243	-	307	**550**
Other (**)	796	-	151	**947**
Total accumulated depreciation	1,039	-	458	**1,497**
Total property and equipment, net	4,896	-	42	**4,938**
Year ended December 31, 2019:				
Total property and equipment, net	888	3,676	332	4,896

(*) Rental agreement for the Company's headquarters (Note 18).
(**) Primarily improvements in third party properties.

At the end of the reporting periods, the Group's management concluded that there were no indications of impairment of its assets with finite useful lives, as none of the loss indicators set out in CPC 01, paragraphs 10 and 12, was evidenced.

8. Loans, financing and debentures

a) Position

Loans, financing and debentures as at December 31, 2020 and 2019 are as follows:

Type	12/31/20			12/31/19
	Current	Noncurrent	Total	Total
Individual:				
Debenture - 8th issue	**12,566**	**-**	**12,566**	29,463
Debenture - 10th issue	**20,545**	**40,770**	**61,315**	75,820
Debenture - 11th issue	**14,608**	**-**	**14,608**	29,277
Debenture - 12th issue	**10,034**	**60,002**	**70,036**	80,063
Debenture - 13th issue	**81,088**	**-**	**81,088**	81,165
Debenture - 14th issue	**30,381**	**120,000**	**150,381**	150,929
Debenture - 15th issue	**7,043**	**49,000**	**56,043**	63,056
Debenture - 16th issue	**18,624**	**63,636**	**82,260**	104,882
Debenture - 17th issue	**1,365**	**230,000**	**231,365**	233,391
(-) Funding cost	**(2,357)**	**(4,038)**	**(6,395)**	(9,296)
Total debentures - Individual	**193,897**	**559,370**	**753,267**	838,750
Construction financing	**6,209**	**16,450**	**22,659**	27,977
(-) Funding cost	**(103)**	**(298)**	**(401)**	(513)
Total loans and financing - Individual	**6,106**	**16,152**	**22,258**	27,464
Total Individual	**200,003**	**575,522**	**775,525**	866,214
Subsidiaries:				
Construction financing (*)	**3,334**	**22,294**	**25,628**	24,196
(-) Funding cost	**(108)**	**(382)**	**(490)**	(605)
Total loans and financing - Subsidiaries	**3,226**	**21,912**	**25,138**	23,591
Total Consolidated	**203,229**	**597,434**	**800,663**	889,805

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

The main features of 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 - 8th issue	60	12/15	Quarterly	Quarterly	11/17 to 8/21	119% CDI	119% CDI + 0.29%
Debenture - 10th issue	100,000	12/17	Semiannual	Semiannual	12/20 to 12/23	CDI + 1.60%	CDI + 1.77%
Debenture - 11th issue	51,000	12/17	Semiannual	Semiannual	12/18 to 12/21	CDI + 2.00%	CDI + 2.23%
Debenture - 12th issue	10,000	12/17	Monthly	Monthly	1/18 to 12/27	CDI + 2.25%	CDI + 2.42%
Debenture - 13th issue	81,000	7/18	Bullet payment	Semiannual	6/21	108% CDI	108% CDI + 0.87%
Debenture - 14th issue	15,000	11/18	Semiannual	Semiannual	11/21 to 11/23	117% CDI	117% CDI + 0.26%
Debenture - 15th issue	70,000	12/18	Monthly	Monthly	1/19 to 12/28	CDI + 1.35%	CDI + 1.71%
Debenture - 16th issue	100,000	3/19	Semiannual	Semiannual	3/20 to 3/25	108% CDI	108% CDI + 0.34%
Debenture - 17th issue	230,000	9/19	Annual	Semiannual	9/22 to 9/24	116.5% CDI	116.5% CDI + 0.18%
Construction financing	-	9/18	Monthly	Monthly	3/19 to 9/28	TR + 10%	TR + 10.87%
Construction financing	-	12/12	Monthly	Monthly	12/13 to 10/24	CDI + 1.65%	CDI + 1.92%

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

Changes in loans, financing and debentures were as follows:

	Consolidated		Individual	
	2020	2019	2020	2019
Opening balance	**889,805**	940,313	**866,214**	770,502
Funding	**-**	331,854	**-**	330,051
Interest expense	**32,002**	69,792	**29,751**	61,420
Ajuste ao valor justo	**3,254**	-	**-**	-
Funding cost	**-**	(2,895)	**-**	(2,837)
Amortization of funding costs	**3,128**	7,872	**3,012**	5,686
Repayment of principal	**(87,643)**	(352,834)	**(86,098)**	(234,010)
Payment of interest	**(39,883)**	(104,297)	**(37,354)**	(64,598)
Closing balance	**800,663**	889,805	**775,525**	866,214

b) Guarantees

The types of guarantees for loans, financing and debentures as at December 31, 2020 are as follows:

	Consolidated			
	Construction financing	Debentures	Total	
Collateral / receivables	48,287	759,662	807,949	(*)

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

Collaterals consist of the land, improvements, and properties of the financed projects (see Note 6) and shares of joint venture Parque Torino Imóveis S.A.

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 is as follow:

	Consolidated		Individual	
	12/31/20	12/31/19	12/31/20	12/31/19
After the reporting period:				
1 year	**203,229**	82,526	**200,003**	79,661
2 years	**199,335**	194,518	**196,540**	191,879
3 years	**199,719**	208,797	**196,912**	206,158
4 years	**118,598**	209,151	**115,778**	206,500
After 4 years	**79,782**	194,813	**66,292**	182,016
Total	**800,663**	889,805	**775,525**	866,214

d) Allocation of financial charges

Financial charges are capitalized as follows:

	Consolidated		Individual	
	2020	2019	2020	2019
Financial charges on:				
Loans, financing and debentures	**(35,130)**	(77,664)	**(32,763)**	(67,106)
Derivative financial instruments	**34**	(354)	**34**	(354)
Total financial charges	**(35,096)**	(78,018)	**(32,729)**	(67,460)
Interest capitalized on:				
Investment property (Note 6)	**5,444**	24,159	**850**	4,853
Investment (Note 5)	**-**	-	**4,591**	18,281
Financial charges allocated to profit or loss (Note 17)	**(29,652)**	(53,859)	**(27,288)**	(44,326)

For the year ended December 31, 2020, total capitalized borrowing costs on loans, financing and debentures represented an average rate of 3.85% p.a. (7.71% p.a. for the year ended December 31, 2019).

e) Contractual obligations

The 14th public issue of debentures indenture provides for compliance with certain financial ratios covenants, determined and review by the fiduciary agent, as follows:

Description	Required level	Fiscal year
Net debt / Adjusted EBITDA	7 x	2020
	6.5 x	2021
	6 x	2022 onwards

Net debt is: (+) Debt with financial institutions; (+) marketable securities representing debt; (+) leasing; (+/-) derivatives net balance; (-) cash and cash equivalents, public securities, short-term investments and equivalents.

EBITDA is: (+/-) Net income / loss; (+/-) financial result; (+) income taxes; (+) depreciation and amortization; (+/-) unusual operations; (+/-) fair value of investments property; (+/-) fair value of associates.

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.

As at December 31, 2020, the Company is in compliance with all covenants of the loan, financing and debenture agreements.

9. Land payables

	Consolidated and Individual	
	12/31/20	12/31/19
Current	**16,630**	-
Noncurrent	**45,725**	-
Total	**62,355**	-

All acquisitions are adjusted by the Interbank Deposit Certificate (CDI) index.

Aging of ‘Land payables’ is as follows:

	Consolidated and Individual	
	12/31/20	12/31/19
After the reporting period:		
1 year	**16,630**	-
2 years	**22,677**	-
3 years	**23,048**	-
Total	**62,355**	-

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 values 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 and Individual	
	12/31/20	12/31/19
After the reporting period:		
1 year	**45,688**	1,550
2 years	**33,387**	13,857
3 years	**23,351**	889
After 3 years	**28,110**	-
Total	**130,536**	16,296
Current	**45,688**	1,550
Noncurrent	**84,848**	14,746
	130,536	16,296

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		Individual	
	2020	2019	2020	2019
Income before income tax and social contribution	**235,693**	142,029	**218,607**	124,804
Statutory rate - income tax and social contribution	**34%**	34%	**34%**	34%
Nominal expense	**(80,136)**	(48,290)	**(74,326)**	(42,433)
Effect of IRPJ and CSLL on permanent differences:				
Results from equity participation grossed of written-off capitalized interest	**(296)**	(3,065)	**36,235**	52,968
Effect of spin-off and merge of subsidiaries (*)	**(40,772)**	(44,356)	**(40,772)**	(44,356)
Tax basis difference for companies taxes based on deemed income	**27,881**	47,803	**-**	-
Other	**202**	(786)	**215**	(781)
IRPJ and CSLL credit (debit) in profit or loss	**(93,121)**	(48,694)	**(78,648)**	(34,602)

(*) Spin-off and merger operation as mentioned in Note 5 (c).

On December 31, 2020, the Company did not to recognize deferred taxes on tax losses carryforwards of subsidiaries in the amount of R$1,581 (R$5,251 as of December 31, 2019).

(b) Deferred tax balances

Breakdown of deferred tax assets (liabilities) disclosed in the balance sheets is as follows:

	Consolidated		Individual	
	12/31/20	12/31/19	12/31/20	12/31/19
Noncurrent assets:				
Income tax and social contribution	**16,537**	99,359	**16,537**	99,359
Liabilities:				
Income tax and social contribution	**(30,230)**	(31,451)	-	-
PIS/COFINS	**(34,447)**	(36,774)	-	-
	(64,677)	(68,225)	-	-
Current	**(1,423)**	(1,763)	-	-
Noncurrent	**(63,254)**	(66,462)	-	-
Total	**(64,677)**	(68,225)	-	-

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

	Consolidated		Individual	
	12/31/20	12/31/19	12/31/20	12/31/19
Tax effect on:				
Deferred assets:				
Tax loss carryforwards	**60,125**	60,876	**59,650**	59,697
Capitalized interests written-off (*)	**95,649**	99,691	**95,649**	99,691
Temporary differences	**523**	7,109	**523**	7,109
	156,297	167,676	**155,822**	166,497
Reclassified deferred liabilities	**(139,760)**	(68,317)	**(139,285)**	(67,138)
Deferred tax assets	**16,537**	99,359	**16,537**	99,359
Deferred liabilities:				
Fair value appreciation on investment property	**(167,678)**	(97,513)	**(139,285)**	(67,138)
Rental receivables and others	**(2,384)**	(2,255)	-	-
Financial income taxed on a cash basis	**72**	-	-	-
	(169,990)	(99,768)	**(139,285)**	(67,138)
Reclassified deferred liabilities	**139,760**	68,317	**139,285**	67,138
Deferred tax liabilities	**(30,230)**	(31,451)	-	-

(*) According to Note 2.2 (f), 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 (Individual 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 (Individual financial statements). In this process, deferred tax assets are recognized, since these amounts will be tax deductible upon realization of the respective investments.

Reclassified deferred tax balances are to offset amounts for presentation purpose. 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, 2020, the estimated realization of deferred tax assets, based on the projection of future taxable income, prepared by the Company's management, is as follows:

	IRPJ and CSLL	
	Consolidated	Individual
Expected realization:		
2021	2,983	2,983
2022	2,732	2,732
2023	652	652
2024	1,437	1,437
2025	376	376
2026 to 2028	1,127	1,127
2029 to 2030	7,230	7,230
Total	16,537	16,537

The above-mentioned projection is based on projects which are operating, on the construction and start-up of new industrial warehouse and projects which are in pre-operational phase in the Company's portfolio. Projected revenue from these rented assets contribute to generate taxable income compatible with the realization of deferred tax loss carryforwards. Realization of referred assets arising from the temporary difference referring to capitalized interest considers the same period of tax deductibility applicable to historic costs of the respective investment properties and, in the tenth year, a full realization of mentioned assets is considered.

As at December 31, 2020, 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, 2020 and 2019 are as follows:

	Consolidated				Individual			
	2020			2019	2020			2019
	Assets	Liabilities	Net	Net	Assets	Liabilities	Net	Net
Opening balance	**167,676**	**(99,768)**	**67,908**	97,786	**166,497**	**(67,138)**	**99,359**	125,769
Effect of spin-off and merger of subsidiaries (*)	-	-	-	-	**(147)**	**(4,061)**	**(4,208)**	-
Equity interest sale effect (**)	-	-	-	814	-	-	-	-
Effect of deferred IRPJ and CSLL recognized in:								
Equity	**27**	-	**27**	8,192	**27**	-	**27**	8,192
Net income for the year	**(11,406)**	**(70,222)**	**(81,628)**	(38,884)	**(10,555)**	**(68,086)**	**(78,641)**	(34,602)
Closing balance	**156,297**	**(169,990)**	**(13,693)**	67,908	**155,822**	**(139,285)**	**16,537**	99,359

(*) Refers to the incorporation of balances related to deferred tax accounts in the parent company, previously recognized in the subsidiaries.
(**) Refers to the derecognition of balances related to subsidiary's deferred tax accounts, which shares were sold.

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, 2020 and 2019 are as follows:

	Consolidated		Individual	
	2020	2019	2020	2019
Opening balance	**1,808**	2,098	**318**	425
Additions and inflation adjustments	**778**	494	**426**	169
Payments	**(587)**	(330)	**(467)**	(153)
Reversals	**(274)**	(454)	**(169)**	(123)
Closing balance	**1,725**	1,808	**108**	318

The lawsuits assessed as possible losses by the legal counsel amounted to R$2,929 in Consolidated and R$616 in Individual as at December 31, 2020 (R$5,672 in Consolidated and R$286 in Individual as at December 31, 2019).

13. Lease

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

As a lessee, the Group identified a rental agreement related to its headquarters. This contract´s term is ten years, as of April 1st, 2015, and provides for monthly payment of R$39, annually adjusted by the General Price Index of the Market (IGP-M) (R$38 restated by the contractual index, on the date of initial adoption). For estimating the initial recognition of the right-of-use asset, the option to extend lease agreement for the same period was considered.

Changes in lease liability for the years ended December 31, 2020 and 2019 are as follows:

	Consolidated and Individual	
	2020	**2019**
Opening balance	**4,265**	-
Initial adoption of CPC 06 (R2) / IFRS 16	**-**	3,676
Remeasurement	**286**	711
Interest expenses	**288**	311
Repayment of principal	**(177)**	(122)
Payment of interest	**(288)**	(311)
Closing balance	**4,374**	4,265
Current	**192**	168
Noncurrent	**4,182**	4,097
	4,374	4,265

The undiscounted contractual cash flows (gross lease liabilities) represent annual cash-outs of R$472, ending February 2035.
There were no expenses related to variable lease payments or subleasing income during the period.

The Group does not have rights-of-use assets that meet the definition of investment property.

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 rental. For these leases, lease expenses are recognized on a straight-line basis, when incurred. In year ended December 31, 2020, these leases represent R$42 (R$29 as at December 31, 2019).

14. Equity

(a) Shares and capital

	Consolidated and Individual	
	12/31/20	**12/31/19**
Subscribed capital	**2,053,976**	2,053,976
Number of common shares, without par value (thousand)	**102,159**	102,159

The Company's authorized capital as at December 31, 2020 and 2019 is R$2,500,000, represented exclusively by common shares and each share entitles its holder to one vote in shareholders meeting.

The holders of Company shares have preemptive rights, proportionally to their interests, in the subscription of new shares or their partial or total transfer to third parties. These rights can be exercised within the statutory period of thirty days.

During the year ended December 31, 2019, the Board of Directors approved the following capital increases:

Date of approval	Description	Number of shares	Total outstanding shares after issuance	Unit price	Total capital increase	Share capital after capital increase
		(thousand)	(thousand)	R$	R$'000	R$'000
Year ended December 31, 2019:						
10/22/19	Issue of new shares	28,350	102,159	22.50	637,875	2,053,976
9/6/19	Issue of new shares	25	73,809	2.39	59	1,416,101
3/20/19	Issue of new shares	4,555	73,784	22.00	100,201	1,416,042

In order to perform the capital increases listed above, the Company incurred in share issuance cost by R$24,096 (R$15,904 net of taxes).

(b) Treasury shares

On March 13, 2020, the Board of Directors approved for 18 months, starting on March 16, 2020, the Company's share buyback program (Repurchase Program), in the maximum amount of 4 million common shares, respecting the legal limits, for being held in treasury, canceled or re-placed on the market, or even allocated to the Stock Option Plans.

During the year ended December 31, 2020, 985 thousand shares were acquired in the amount of R$18,597, 924 thousand shares were sold in the amount of R$34,171 and 45 thousand shares were transferred in the amount of R$98, 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 (*)
2020:									
Common shares	-	**985**	**(924)**	**(45)**	**16**	**18.88**	**22.18**	**14.87**	**547**

(*) Market value of shares remaining in treasury as at December 31, 2020.

(c) Capital reserve

Represents transaction costs for the Company's capital increases and stock options granted to the Company's officers and employees, as described in item (e) below. In accordance with article 200 of Brazilian Corporate Law, the Company may use capital reserves to absorb losses, redem 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 2020 and 2019 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, 2020, the Company recognized an earnings retention reserve of R$99,721 (R$64,269 as at December 31, 2019).

(e) Mandatory minimum dividend payable to shareholders

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), 2020 dividends are as follows (2019 dividends are presented for comparative purposes):

	2020	2019
Net income for the year	**139,959**	90,202
Legal reserve - 5% of net income	**(6,998)**	(4,510)
Net income available for distribution	**132,961**	85,692
Proposed dividends - 25% of net income available for distribution	**33,240**	21,423
Proposed dividends per share (R$ per share)	**0.3254**	0.2097

Fiscal year 2019 dividends, amounting R$21,423, were approved at the Ordinary and Extraordinary Shareholders' Meeting held on April 16, 2020 and paid on May 29, 2020.

Fiscal year 2018 dividends, amounting to R$10,328, were approved at the Ordinary and Extraordinary Shareholders' Meeting held on April 30, 2019 and paid on June 12, 2019.

(f) Stock option plan

The Stock Option Plan approved by the Company prescribes a maximum of 1,892,149 shares, equivalent to 5% of the Company´s total shares as of November 2010 (892,149 shares) plus one million options approved at the Ordinary and Extraordinary Shareholders' Meeting held on April 16, 2020. The plan's statute also establishes the exercise terms and conditions. Once an option is exercised, the corresponding shares will be issued through an increase of the Company's share capital. The exercise price will be equivalent average of the last thirty trading sessions prior to the date of the grant of each program. The Company's officers and employees, including those of direct and indirect subsidiaries, may be eligible for the plan. Should the employment agreement or mandate of the employee or officer terminates due to (a) resignation; or (b) dismissal (with or without just cause) or removal from office (with or without fair reason), providing the definition of 'fair reason' and 'just cause' is provided for in corporate law or labor law, respectively, the options whose exercise right (i) had not yet vested will be cancelled; and (ii) had already vested, may be exercised within ninety day of the date of the termination of said employment agreement or mandate, by means of a written notice sent to the Chairman of the Company's Board and, after this period, they will be cancelled. In case of death or permanent disability of the beneficiary, his or her successors shall have the right to exercise any unexercised stock options, regardless of the share sale restrictions periods set out in the Plan and even if such stock options are unvested, immediately and during the exercise period set out in the related program, where the number of shares to which the beneficiary's successors are entitled will be calculated on a prorated basis, according to the Plan.

On June 26, 2020, the Company granted Program 8 of the stock option plan to directors and managers. The program contemplates 253 thousand and 400 thousand options with vesting period of up to 5 and 10 years and exercise deadline date in December 2027 and December 2032, respectively. The stock option fair value is R$11.83 and R$12.66 each, totalizing cost of remuneration by R$7,254, which will be recognized in the income statement over the vesting period.

On September 06, 2019, the Company granted Program 7 of the stock option plan to directors and managers. The program contemplates 226 thousand options with vesting period of up to 5 years and exercise deadline date in December 2026. The stock option fair value is R$4.76 each, giving a total cost of remuneration by R$1,077, which will be recognized in the income statement over the vesting period.

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

Program	Approval	Quantity	% of total approved in the plan	Vesting	Strike price	Participants	Initial exercise deadline	Exercise deadline (*)
1	6/11	70,000	3.70%	Up to 5 year	R$ 4.00	Officers	8/11	12/21
2	6/12	22,444	1.19%	Up to 5 year	R$ 22.36	Officers	8/12	8/22
3	10/13	32,879	1.74%	Up to 5 year	R$ 30.04	Officers and managers	12/13	12/23
4	11/14	31,835	1.68%	Up to 5 year	R$ 30.04	Officers and managers	12/14	12/24
5	12/15	27,710	1.46%	Up to 5 year	R$ 30.04	Officers and managers	12/15	12/25
6	4/18	352,000	18.60%	Up to 5 year	R$ 22.00	Officers and managers	12/18	12/25
7	9/19	226,251	11.96%	Up to 5 year	R$ 23.42	Officers and managers	12/19	12/26
8	6/20	653,216	34.52%	Up to 5 and 10 year	R$ 21.62	Officers and managers	12/20	12/27 to 12/32

(*) After each plan's last vesting, the beneficiary has three additional exercise years. The programs 1 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, 2020 and 2019 and supplemental information thereon:

Program	Number of participants	Changes in 2020 (thousand options)				
		Opening balance	Granted	Expired / forfeited	Exercised	Closing balance
1	1	45	-	-	(45)	-
2	2	22	-	(7)	-	**15**
3	3	28	-	(7)	-	**21**
4	3	28	-	(7)	-	**21**
5	3	28	-	(7)	-	**21**
6	4	352	-	(85)	-	**267**
7	16	226	-	(38)	-	**188**
8	18	-	653	(4)	-	**649**
		729	653	(155)	(45)	**1,182**
Weighted average price of options		22.26	21.62	23.45	4.04	**22.44**
Changes in 2019 (thou. options):		528	226	-	(25)	729
Weighted average price of options		20.89	23.42	-	4.00	22.26

Program	Number of vested shares (thou.)	Compensation cost for the year	Unrecognized compensation cost	Remaining compensation cost period (in years)
1	-	-	-	-
2	15	-	-	-
3	21	-	-	-
4	21	-	-	-
5	21	-	-	-
6	40	114	441	2.0
7	19	222	549	3.0
8	33	1,090	6,164	9.1
2020	170	1,426	7,154	8.2
2019	197	623	1,846	3.6

None of the programs requires that the beneficiary pay any amount when the option is granted. As at December 31, 2020, Stock options granted represents 74.85% of the total approved plan (81.69% as at December 31, 2019).

The weighted average market price of exercised shares, considering each exercise date, during the year ended December 31, 2020, was R$40.10 (22.39 during the year ended December 31, 2019).

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 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							
	1st	2nd	3rd	4th	5th	6th	7th	8th
Risk-free rate	12.10%	8.66%	10.86%	12.42%	16.20%	8.61%	6.43%	5.21% e 6.41%
Vesting period in years (*)	7	7	7	7	7	7	7	7 e 12
Expected annualized volatility	45.73%	42.26%	36.56%	27.17%	26.73%	29.38%	30.86%	39.97%
Expected dividends	5.00%	5.00%	5.00%	5.00%	6.02%	5.00%	4.00%	4.00%
Stock options fair value on grant date per share	R$ 4.04	R$ 2.73	R$ 2.09	R$ 3.43	R$ 3.48	R$ 4.66	R$ 4.76	R$11.83 e R$12.66

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

The risk-free rate is based on an average of future CDI rates for the maximum exercise period of each tranche of the plans, using the projection of B3 (São Paulo 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.
As at December 31, 2020, had all options currently granted been exercised, the Company would have issued 1,182 thousand shares, which would represent a 1.14% dilution in relation to the Company´s total of 102,159 thousand shares (0.71% at December 31, 2019).

(g) Noncontrolling interests

	Consolidated	
	2020	2019
Opening balance	**15,266**	12,354
Net contributions (distributions) to noncontrolling shareholders	**(641)**	(221)
Capital transaction	**2,602**	-
Interests in net income for the year	**2,613**	3,133
Closing balance	**19,840**	15,266

(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 Individual	
	2020	2019
Basic earnings per share:		
Net income for the year	**139,959**	**90,202**
Weighted average number of outstanding common (thousand)	**101,680**	**78,334**
Basic earnings per share - in R$	**1.37647**	**1.15151**
Diluted earnings per share:		
Net income for the year	**139,959**	**90,202**
Weighted average number of outstanding common (thousand)	**101,680**	**78,334**
Dilutive effect of stock options (thousand)	**298**	**37**
Total shares after dilutive effect (thousand)	**101,978**	**78,371**
Diluted earnings per share - in R$	**1.37244**	**1.15096**

15. Net revenue

	Consolidated		Individual	
	2020	2019	2020	2019
Rental revenue	**144,870**	131,873	**33,785**	24,471
Revenue from condominium management service	**4,271**	3,810	**4,271**	3,810
Taxes on revenue	**(7,604)**	(7,649)	**(3,676)**	(2,737)
Net revenue	**141,537**	128,034	**34,380**	25,544

16. Costs and expenses by nature

	Consolidated		Individual	
	2020	2019	2020	2019
Costs of services provided - condominium management	**(1,699)**	(2,162)	**(1,699)**	(2,162)
Operating expenses:				
Depreciation and amortization	**(728)**	(733)	**(722)**	(727)
Advertising	**(1,528)**	(1,397)	**(1,518)**	(1,384)
Salaries, charges and benefits	**(10,685)**	(8,360)	**(10,685)**	(8,368)
Management compensation	**(4,176)**	(2,769)	**(4,176)**	(2,769)
Outside services	**(5,889)**	(5,131)	**(3,492)**	(2,322)
General expenses	**(4,019)**	(3,878)	**(3,533)**	(3,496)
Stock options	**(1,426)**	(623)	**(1,426)**	(623)
Vacancy expenses	**(3,641)**	(3,105)	**(1,397)**	(1,067)
Other	**(7,399)**	(10,310)	**(6,806)**	(8,972)
	(39,491)	(36,306)	**(33,755)**	(29,728)
Classified as:				
Selling expenses	**(10,296)**	(8,990)	**(6,197)**	(5,131)
General and administrative expenses	**(17,620)**	(14,237)	**(16,576)**	(12,856)
Management compensation	**(4,176)**	(2,769)	**(4,176)**	(2,769)
Other operating expenses, net	**(7,399)**	(10,310)	**(6,806)**	(8,972)
	(39,491)	(36,306)	**(33,755)**	(29,728)

17. Financial expenses and income

	Consolidated		Individual	
	2020	2019	2020	2019
Financial expenses				
Interest on loans, financing and debentures (Note 8 (d))	**(29,652)**	(53,859)	**(27,288)**	(44,326)
Loss on derivative financial instruments	**(115)**	267	**3,139**	267
Other financial expenses	**(618)**	(2,335)	**47**	(1,721)
	(30,385)	(55,927)	**(24,102)**	(45,780)
Financial income				
Income from short-term investments	**13,040**	16,685	**12,938**	16,406
Interest income on intercompany loans	**608**	-	**949**	741
Income on derivative financial instruments	**-**	23	**-**	23
Other financial income (*)	**1,681**	1,073	**1,446**	451
	15,329	17,781	**15,333**	17,621
Financial (expenses) income	**(15,056)**	(38,146)	**(8,769)**	(28,159)

(*) Includes tax effect in financial income.

18. Related parties

Related-party balances and transactions are as follows:

		Consolidated				Individual			
		Asset		Liability		Asset		Liability	
		12/31/20	12/31/19	12/31/20	12/31/19	12/31/20	12/31/19	12/31/20	12/31/19
Short-term investments and marketable securities									
Other related parties									
Banco Inter S.A. (Inter)	[1]	314,830	328,915	-	-	314,830	328,915	-	-
Banco Bradesco S.A.	[2]	36,342	158,794	-	-	33,078	156,055	-	-
Intercompany receivables									
Investiees									
SPEs	[3]	-	-	-	-	5,044	7,637	-	-
Rental receivables									
Other related parties									
Patrus Transportes Urgentes Ltda.	[4]	457	427	-	-	23	21	-	-
MRV Engenharia e Participações S.A. (MRV)	[5]	40	34	-	-	40	34	-	-
Receivables from shares sale									
Other related parties									
MRV MRL Camp Nou Incorporações e Participações Ltda.	[6]	19,445	27,919	-	-	19,445	27,919	-	-
Loans, financing and debentures									
Other related parties									
Banco Inter S.A. (Inter)	[1]	-	-	50,056	50,409	-	-	50,056	50,409
Banco Bradesco S.A.	[2]	-	-	180,200	181,472	-	-	180,200	181,472
Lease liability									
Other related parties									
Conedi Participações Ltda. e MA Cabaleiro Participações Ltda.	[7]	-	-	43	41	-	-	43	41

		Consolidated				Individual			
		Income		Expense		Income		Expense	
		2020	2019	2020	2019	2020	2019	2020	2019
Financial income									
Short-term investments and marketable securities									
Other related parties									
Banco Inter S.A. (Inter)	[1]	1,990	8,328	-	-	1,990	7,974	-	-
Banco Bradesco S.A.	[2]	2,006	1,091	-	-	1,939	934	-	-
Intercompany receivables									
Investiees									
SPEs	[3]	-	-	-	-	341	741	-	-
Lease revenue									
Rental receivables									
Other related parties									
Patrus Transportes Urgentes Ltda.	[4]	5,331	4,753	-	-	270	271	-	-
MRV Engenharia e Participações S.A. (MRV)	[5]	428	135	-	-	428	135	-	-
Other operating income (expenses), net									
Receivables from shares sale									
Other related parties									
MRV MRL Camp Nou Incorporações e Participações Ltda.	[6]	-	-	-	1,403	-	-	-	1,403
Operating expenses									
General and administrative expenses									
Other related parties									
Conedi Participações Ltda. e MA Cabaleiro Participações Ltda.	[7]	-	-	298	311	-	-	298	311
MRV Engenharia e Participações S.A. (MRV)	[8]	-	-	1,560	1,639	-	-	604	587
Financial expenses									
Other related parties									
Interest:									
Banco Inter S.A. (Inter)	[1]	-	-	1,608	737	-	-	1,608	737
Banco Bradesco S.A.	[2]	-	-	5,788	14,369	-	-	5,788	8,634
Brokerage fee:									
Banco Bradesco S.A.	[9]	-	-	-	785	-	-	-	785
Banco Inter S.A. (Inter)	[10]	-	-	-	1,221	-	-	-	1,221

[1] Refers to transactions with Banco Inter S.A. and/or subsidiaries ("Inter"), which is controlled by controlling shareholder of the Company. As at December 31, 2020, short-term investments yielded 22.65% of CDI in Consolidated and Individual (118.69% at December 31, 2019).

Joint venture Cabral Investimentos SPE Ltda ("Cabral") holds short-term investments in Inter amounting to R$3,126 at December 31, 2020 (R$5,560 at December 31, 2019). The financial income arising on these short-term investments for the year ended December 31, 2020 was R$115 (R$354 for the same period of 2019).

[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 Investment Fund for Multisectorial Holdings Plus, a shareholder of the Company.

[3] Refers to loan between the Company and subsidiary, granted in January 2018. This loan is subject to interest by CDI + 2.25% p.a.

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

[5] Refers to the lease agreement entered by the Company and MRV Engenharia e Participações S.A., company controlled by the Company´s controlling shareholder.

[6] In July 2018, the Company sold equity interest in the subsidiary MRV LOG MDI SJC I Incorporações SPE Ltda. ("LOG SJC Sony") for MRV MRL CAMP NOU Incorporações e Participações Ltda, a company controlled by MRV Engenharia e Participações S.A. 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, 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 updated 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.

The effects of this transaction are shown below:

	Effect on results		
	Tranche I	Tranche II	Total
Contractual amount	10,800	25,523	36,323
Present value discount	(847)	(1,942)	(2,789)
	9,953	23,581	33,534
Investment write-off	(11,155)	(24,984)	(36,139)
Other operating income (expenses), net	(1,202)	(1,403)	(2,605)
Deferred income tax and social contribution	(1,383)	(3,606)	(4,989)
Sale result	(2,585)	(5,009)	(7,594)
Trade receivables as at September 30, 2020	-	20,502	20,502
Trade receivables as at December 31, 2019	4,237	25,523	29,760

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

[7] Refers to lease agreement of part of 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 a one of the Company's shareholders and MA Cabaleiro is owned by Marcos Alberto Cabaleiro Fernandez, a noncontrolling shareholder and member of the Company's board. The contract is valid until February 28, 2035, including extension of the contract, adjustable by the General Market Price Index (IGPM).

[8] Amounts related to expenses incurred on the provision of administrative services. The agreement provides for the monthly payment of R$4 per project developed by the Company or its investees at December 31, 2020 and 2019. This amount is annually adjusted using the average salary increase percentage granted to the employees of MRV. The agreement is effective for three years, beginning December 2, 2013, automatically extendable for an equal period, if not opposed by any of the parties. On December 09, 2019, the contract was renegotiated making the term indefinite, in the absence of opposition by the parties.

[9] Refers to services related to coordination, placement and distribution of CRI (Certificates of real estate receivables), under best efforts modality, backed by the Company's 17th issue of debentures.

[10] Refers to services related to coordination, placement and distribution of CRI (Certificates of real estate receivables), under best efforts modality, backed by the Company's 16th and 17th issue of debentures.

Compensation of key management personnel

Pursuant to CPC 05 and IAS 24 *Related Party Disclosures*, 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 Individual	
	2020	2019
Short-term benefits granted to management:		
Management compensation	4,176	3,087
Profit sharing	1,285	630
Non-monetary benefits	145	85
Long-term benefits to management:		
Retirement private plan	87	69
Share-based compensation:		
Stock option plan	1,160	532
	6,853	4,403

On April 16, 2020, the Ordinary and Extraordinary Shareholders' Meeting approved the overall management compensation at R$8,016.

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

19. Financial instruments and risk management

(a) Financial instruments

Financial instruments are represented by the balances of cash, banks, short-term investments, marketable securities, trade receivables, intercompany loans, trade payables, loans, financing, debentures, and derivatives. All financial instruments held by the Group were recorded as at December 31, 2020.

The Company entered non-speculative derivative financial instruments to hedge its exposure to interbank deposit rate (CDI) fluctuation or to fixed rates. The sole purpose of these transactions is to hedge the risk of rates fluctuation by swapping them. Main conditions and effects are described below:

Type of transaction	Contract date	Asset / Liability	Maturity	Notional amount	Long position	Short position	Effect on result		12/31/20
							Gain (loss) on transaction	Mark-to-market	Derivative fair value
Swap (*)	11/18	10.5% / 108.95% CDI	8/28	21,733	21,872	21,761	111	3,132	3,243
							111	3,132	3,243

	Consolidated and Individual
Noncurrent assets	3,243
Total	3,243

Type of transaction	Contract date	Asset / Liability	Maturity	Notional amount	Long position	Short position	Effect on result		12/31/19
							Gain (loss) on transaction	Mark-to-market	Derivative fair value
Swap (*)	11/18	10.5% / 108.95% CDI	8/28	23,517	23,661	23,585	76	(6)	70
							76	(6)	70

	Consolidated and Individual
Noncurrent assets	70
Total	**70**

(*) Derivatives designed as hedge instruments, according to hedge accounting methodology. This derivative´s notional value is R$25,000, of which R$23,695, representing 95%, was designated as a hedge instrument for debt protection, according to the hedge accounting methodology.
(**) In the year ended December 31, 2019, three swaps were redeemed at maturity, for the total amount of R$2,426, with loss in the year of R$81, which intended to hedge rate risk by swapping them.

	Impact on profit or loss - Consolidated and		
	Gain (loss) on transaction	Mark-to-market	Total (*)
2020	**34**	**3,139**	**3,173**
2019	(354)	290	(64)

(*) In the year ended December 31, 2019, three swaps were redeemed at maturity, for the total amount of R$2,426, with loss in the year of R$81, which intended to hedge rate risk by swapping them.

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

<u>Hedge accounting</u>

As described in note 2.2 (j), 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

In December 2018, the Group formally designated a derivative financial instrument (swap type) as a hedging instrument and a financing as hedged item, establishing a relationship of economic protection between them, according to the hedge accounting methodology. This designation was classified as a fair value hedge, since it reduces the market risk arising from the fair value fluctuations of the respective financing. In this way, both the derivative and the financing are measured at fair value through profit and loss, with the expectation that changes in fair values will compensate each other. The critical terms of the instruments are as follows:

	Hedge Instrument (swap)		Hedge Item
Notional value	25,000		25,000
Contract date	12/18		12/18
Maturity date	8/28		9/28
	Long position	**Short position**	**Debt**
Rates	10.5%	108.95% CDI	TR + 10%

The effects of hedge accounting on balance sheet and the statement of income are as follows:

Fair value hedge	Notional value	Rates	Fair value	Effects on results
	12/31/20		12/31/20	2020
Loans and financing (Hedged item)	**21,733**	10%	**(25,421)** (*)	3,254
		Long position		
		10%	**25,421**	(3,549)
Derivative financial instrument (Hedge instrument)	**21,733**			
		Short position		
		108.95% CDI	**(22,178)**	**417**
		Swap net position	**3,243**	**(3,132)**
		Total net position	**(22,178)**	**122**

(*) Swap hedging relation of 99.19% of the hedged item.

(b) Category of financial instruments

Consolidated	Note	12/31/20		12/31/19	
		Book value	Fair value	Book value	Fair value
Financial assets:					
Amortized cost		**77,622**	**77,622**	**90,177**	**90,177**
Cash and bank accounts	3	817	817	1,620	1,620
Trade receivables	4	76,805	76,805	88,557	88,557
Fair value through profit or loss (mandatorily measured) (*)		**746,990**	**746,990**	**812,383**	**812,383**
Restricted investment funds	3	162,540	162,540	45,516	45,516
Unrestricted investment funds	3	127,970	127,970	370,398	370,398
Bank certificates of deposit (CDB)	3	453,237	453,237	396,399	396,399
Derivative financial instruments	19 (a)	3,243	3,243	70	70
Financial liabilities:					
Amortized cost		**857,033**	**849,387**	**878,375**	**833,184**
Loans, financing and debentures	8	775,035	767,389	865,609	820,418
Land payables	9	62,355	62,355	-	-
Trade payables (suppliers)		15,269	15,269	8,501	8,501
Lease	13	4,374	4,374	4,265	4,265
Fair value through profit or loss (Hedge accounting) (*)		**25,628**	**25,628**	**24,196**	**24,196**
Loans, financing and debentures	8	25,628	25,628	24,196	24,196

(*) 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 at December 31, 2020 and 2019.

The table below shows a comparison of the contracted and market rates, at December 31, 2020:

Contractual rate (p.a.)	Current market rate (p.a)	Maturity dates
Debentures		
CDI + 1.35% to 2.25%	CDI + 0.88% to 2.96%	12/21 to 12/28
108% to 119% CDI	CDI + 0.66% to 0.88%	06/21 and 03/25
Construction financing		
CDI + 1.65%	CDI + 1.65%	10/24
TR + 10.00%	TR + 10.00%	09/28

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

(c) Exposure to interest rates and inflation adjustment indices

The Group is exposed to normal market risks arising from changes in interest rates and inflation adjustment indices.

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, 2020, as if such balances were outstanding during the entire 2020, as detailed below:

Exposed net financial asset and exposed financial liability, net: the change in the rate estimated for 2021 ("probable scenario") compared to the effective rate for the year of 2020, multiplied by the exposed net balance as at December 31, 2020, was used to calculate the financial impact, had the probable scenario materialized in 2020. For the impact estimates, we took into consideration a decrease in financial assets and an increase in financial liabilities at the rate estimated for 2021 of 25% for scenario I and 50% for scenario II.

Index	Financial asset	Financial liability	Net exposed financial liability	Effective rate for the 12-month period ended 12/31/20	Estimated annual rate for 2021 (*)		Change in effective rate for the relevant scenario	Total estimated effect
Probable scenario:								
CDI	743,747	(866,409)	(122,662)	2.75%	2.85%	(i)	0.10%	(123)
TR	-	(25,628)	(25,628)	0.00%	0.01%	(i)	0.01%	(3)
IPCA	20,502	-	20,502	4.52%	3.30%	(ii)	-1.22%	(250)
								(376)
Scenario I:								
CDI	743,747	(866,409)	(122,662)	2.75%	3.56%		0.81%	(994)
TR	-	(25,628)	(25,628)	0.00%	0.01%		0.01%	(3)
IPCA	20,502	-	20,502	4.52%	2.48%		-2.04%	(418)
								(1,415)
Scenario II:								
CDI	743,747	(866,409)	(122,662)	2.75%	4.28%		1.53%	(1,877)
TR	-	(25,628)	(25,628)	0.00%	0.02%		0.02%	(5)
IPCA	20,502	-	20,502	4.52%	1.65%		-2.87%	(588)
								(2,470)

(i) Data obtained on B3 website.
(ii) Data obtained on Banco Central website.
(*) Projection for 2021.

As required by IFRS 7, management believes that the estimated annual rates presented in the probable scenario above reflect the reasonable possible scenario for 2021.

(d) Capital risk management

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 debt-to-equity ratio. As at December 31, 2020 and 2019, the debt-to-equity ratio is as follows:

	Consolidated		Individual	
	12/31/20	12/31/19	12/31/20	12/31/19
Loans, financing and debentures	**800,663**	889,805	**775,525**	866,214
Cash and cash equivalents and marketable securities	**(744,564)**	(813,933)	**(740,759)**	(809,441)
Net debt	**56,099**	75,872	**34,766**	56,773
Equity	**3,079,961**	2,954,223	**3,060,121**	2,938,957
Net debt-to-equity ratio	**1.8%**	2.6%	**1.1%**	1.9%

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

(e) Liquidity and interest rate risk table

The table below details the remaining contractual maturity of the Group's non-derivative financial liabilities and the contractual amortization periods. These tables have been prepared using the undiscounted cash flows of the financial liabilities based on the nearest date on which the Group should settle the related obligations. The tables include interest and principal cash flows. For liabilities with floating rates, the undiscounted cash flow was based on the projections for each index on December 31, 2020.

	Up to 1 year	1 to 2 years	2 to 3 years	Over 3 years	Total
Consolidated:					
Floating rates liabilities	239,910	248,085	245,165	222,696	955,856
Non-interest bearing liabilities	15,269	-	-	-	15,269
Total	255,179	248,085	245,165	222,696	971,125
Individual:					
Floating rates liabilities	235,830	244,002	241,077	203,202	924,111
Non-interest bearing liabilities	14,339	-	-	-	14,339
Total	250,169	244,002	241,077	203,202	938,450

(f) Credit risk

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

i) Accounts receivable from customers: to mitigate this risk, the Group adopts the policy of dealing only with counterparties that have credit capacity and obtain sufficient guarantees. The company accrues credit risk as mentioned in Note 2.2 (j).

ii) Financial investments: to mitigate default risk, the Group maintains its investments with first class financial institutions.

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 years ended December 31, 2020 and 2019, 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		Individual	
	2020	2019	2020	2019
Interest capitalization	**5,444**	24,159	**5,441**	23,134
Right-of-use (Initial adoption and remeasurement of CPC 06 (R2)) (Note 7)	**286**	4,387	**286**	4,387

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, 2020, 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.	199,458
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.	500
Group life and personal injury insurance	Insures payment of compensation related to involuntary personal injuries to employees, contractors, interns, and officers.	28,488
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.	145,696
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.	2,669
Barter insurance	Guarantees the obligation of delivering GLA to the barterer, by the Company, after the conclusion of the agreed work.	31,500
Free energy market guarantee insurance	Guarantees to the energy supplier payments agreed in contracts annually.	489

23. COVID-19 impacts on financial statements

In compliance with CVM's Circular Letter No. 02/2020 of March 10, 2020, which deals with the effects of COVID-19 on the Company's financial statements, Management assessed the impacts of the main risks and uncertainties that could affect the financial statements presented herein, these being:

- Cash equivalents and marketable securities (Note 3): Changes in issuers' ratings may lead to the recognition of impairment adjustments on these assets.
- Trade receivables (Note 4): Materially higher defaults due to longer-term concessions in the rental payments.
- Investment properties – PPIs (Note 6): Changes in fair value of assets.
- Deferred tax asset (Note 11): Changes in the estimated realization of deferred tax assets, based on the forecast of future taxable income.

The Company's management assessed the items listed above and understood that, until the issuance date of this financial statements, there are no material impacts that could affect them.

24. Approval of the financial statements

These financial statements were analyzed by the Fiscal Board and authorized for issue by the Board of Directors on February 8, 2021.

LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.
Corporate Taxpayer's ID (CNPJ) 09.041.168/0001-10
Corporate State Registration (NIRE) 31.300.027.261
Publicly-Held Company

MINUTES OF THE FISCAL COUNCIL'S MEETING
HELD ON FEBRUARY 08, 2021

The Meeting of the Fiscal Council of **LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.** ("Company") was installed with the presence of all of its undersigned members, regardless of call notice. As guests, participated **André Luiz de Ávila Vitória**, Chief Financial and Investor Relations Officer, **Leandro Bistene**, Financial and Administrative Manager of the Company, **Felipe Fernandes**, **Emanuelle Melo**, **Matheus Lima** e **Ricardo Marques**, representatives of KPMG Auditores Independentes. All members and guests attended the meeting by videoconference call, pursuant to article 7 of the Fiscal Council's internal regulations. The meeting, chaired by Mr. **Thiago da Costa e Silva Lott**, and having as its secretary Mr. **Paulo Bruno Lages von Sperling**, was held at 8:30 a.m. of February 8, 2021. According to the Agenda: (a) **André Vitória** presented the main highlights in the results of 2020 and prospects of the Company for the coming years, clarifying the doubts; (b) after the presentation of the KPMG Auditores Independentes report and the additional explanation from the Company's Officers, the Fiscal Council members examined the Annual Management Report and the Financial Statements for the fiscal year ended December 31, 2020, pursuant to the article 4, items (b) and (e), of the Internal Regulations, and unanimously concludes in favor of the approval of the Financial Statements adequately represent, in all relevant aspects, of Company Financial position on December 31, 2020 and are in a position to be analyzed and approved by the Annual Shareholders' Meeting. There being no further business to discuss, the meeting was adjourned, and these minutes were drawn up, read and found compliant, was circulated for signature by members after a late time. **Thiago da Costa e Silva Lott**, Chairman and Fiscal Council member; **Paulo Bruno Lages von Sperling,** Secretary; **Paulino Ferreira Leite** and **Fernando Henrique da Fonseca**, Fiscal Council members; **André Luiz de Ávila Vitória**, **Leandro Bistene**, **Felipe Fernandes**, **Emanuelle Melo**, **Matheus Lima** e **Roberto Marques**, guests.

Belo Horizonte, February 08, 2021.

Thiago da Costa e Silva Lott Chairman of the Meeting and Fiscal Council member	**Paulo Bruno Lages von Sperling** Secretary of the Meeting
Paulino Ferreira Leite Fiscal Council member	**Fernando Henrique da Fonseca** Fiscal Council member

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Publicly-Held Company

MINUTES OF THE AUDIT COMMITTEE MEETING
HELD ON FEBRUARY 08, 2021

The Meeting of the Audit Committee ("Committee") of **LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.** ("Company") was installed with the presence of all of its undersigned members, regardless of call notice. Mr. **Marcos Alberto Cabaleiro Fernandez** sent his vote by e-mail, pursuant to article 17, of the Committee's internal rules ("Internal Rules")**.** As guests, participated **André Luiz de Ávila Vitória**, Chief Financial and Investor Relations Officer, **Leandro Bistene**, Financial and Administrative Manager of the Company, **Felipe Fernandes**, **Emanuelle Melo**, **Matheus Lima** e **Ricardo Marques**, representatives of KPMG Auditores Independentes. All members and guests attended the meeting by videoconference call, pursuant to article 16 of Internal Rules. The meeting, chaired by Mr. **Pierre Carvalho Magalhães**, and having as its secretary Mr. **Paulo Bruno Lages von Sperling**, was held at 8:30 a.m. of February 8, 2021. According to the Agenda: **(a) André Vitória** presented the main highlights in the results of 2020 and prospects of the Company for the coming years, clarifying the doubts; **(b)** after the presentation of the KPMG Auditores Independentes report and the additional explanation from the Company's Officers, the Audit Committee members evalieted the Annual Management Report and the Financial Statements for the fiscal year ended December 31, 2020, pursuant to the article 3, items (iii) and (iv), of the Internal Rules, and decided unanimously to recommend to the Board of Director the approval of the Financial Statements, prepared in accordande with the appropriate accounting procedures. **(c)** Committee members, with support from the Company, will define the agendas and dates of the meetings for 2021. There being no further business to discuss, the meeting was adjourned, and these minutes were drawn up, read and found compliant, was circulated for signature by members after a late time. **Pierre Carvalho Magalhães**, Chairman of the Meeting and Committee member; **Paulo Bruno Lages von Sperling,** Secretary; **Marcos Alberto Cabaleiro Fernandez** and **Thiago da Costa e Silva Lott**, Committee member; **André Luiz de Ávila Vitória**, **Leandro Bistene**, **Felipe Fernandes**, **Emanuelle Melo**, **Matheus Lima** e **Roberto Marques**, guests.

Belo Horizonte, February 08, 2021.

Marcos Alberto Cabaleiro Fernandez
Committee Coordinator

Paulo Bruno Lages von Sperling
Secretary of the Meeting

Pierre Carvalho Magalhães
Chairman of the Meeting and Committee member

Thiago da Costa e Silva Lott
Committee member

Belo Horizonte, February 8, 2021

By this instrument, the Chief Executive Officer and the Chief Financial and Investor Relations Officer of LOG Commercial Properties e Participações S.A., a publicly-held corporation, headquartered at Avenida Mário Werneck, 621 - 10th floor - Estoril, Belo Horizonte, Minas Gerais, registered under CNPJ nº 09.041.168 / 0001-10 (“LOG”), for the purposes of the provisions of items V and VI of paragraph 1 of article 25 of CVM Instruction nº 480 of December 7, 2009 (“INSTRUCTION”) declare that:

(i) reviewed, discussed and agreed with LOG's financial statements for the fiscal year ended December 31, 2020.

(ii) reviewed, discussed and agreed with the opinions expressed in the KPMG Auditores Independentes independent auditors’ report, regarding LOG's financial statements for the fiscal year ended December 31, 2020.

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Sérgio Fischer Teixeira de Souza
Chief Executive Officer

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André Luiz De Ávila Vitória
Chief Financial and Investor Relations Officer

CAPITAL BUDGET

On December 31, 2020, the Company's Management proposed, to be approved in General Meeting, the allocation of the remaining earnings balance amounting R$99,7 million to the retained earnings reserve account. This allocation is intended to meet the Company's resources need to future investments, according to the capital budget to be approved in the Ordinary General Meeting, as follows:

	R$ million
ALLOCATION	
Investment Property for Investment	99,7
Total Applications	**99,7**
RESOURCE	
Retained earnings	99,7

Considering these are projections and business perspectives, which involve risks, uncertainties and assumptions, the resources allocation depends on circumstances that may or may not occur.

General economic and sectoral conditions and other operating factors may affect the estimated amounts of fixed assets, working capital and land acquisition.