

Earnings 2Q24

The logo for LOG, consisting of the letters 'LOG' in a stylized, outlined font. The 'O' is a square with a diagonal line through it. The logo is positioned in the top right corner of the page, set against a background of a large industrial warehouse complex under a blue sky with light clouds.

LOG MACEIÓ

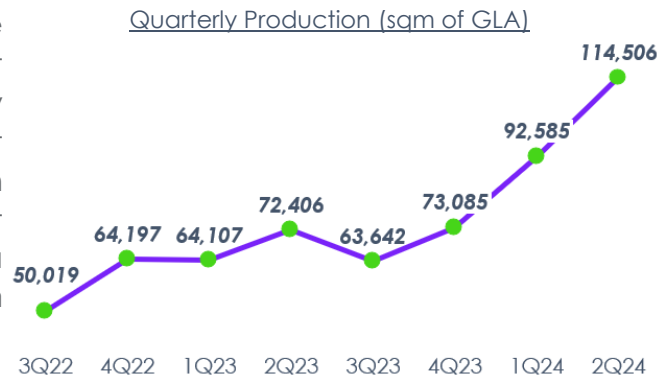
LOG Commercial Properties e Participações S.A. ("Company" or "LOG") ("B3"), one of the largest developers and lessors of class A logistics warehouses in Brazil, announces its results for the second quarter of 2024. All numbers are presented and compared to the same period of the previous year, except when specified, and have been rounded to the nearest thousand. When compared to financial statements, they may present discrepancies due to decimal places.

MANAGEMENT COMMENTS

New Production Level Promotes Recurring and Expressive Generation of Profits

The Company demonstrated strong operational execution in Q2 2024, **reaching 114,500 square meters of GLA**. This volume represents the new production benchmark for LOG.

This new production capacity of the Company is the result of significant progress in the development of new assets, which will be responsible for robust value creation throughout the growth cycle. In this quarter, asset development contributed significantly to achieving a **net profit of R\$91.9 million, more than doubling the YoY result**.

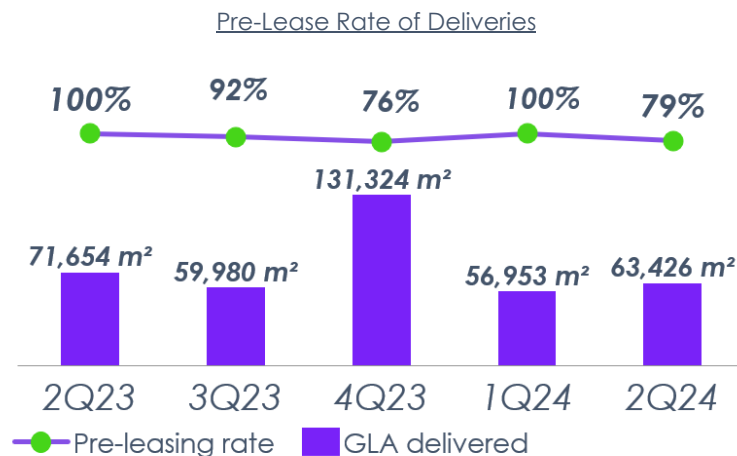


Additionally, the assets LOG Contagem IV, LOG Natal, and LOG Salvador were delivered, totaling 63,400 square meters of GLA with **pre-leasing rate of 79%, YoC close to 13.0% and an average ticket of R\$25.90**.

High Pre-Leasing of 72% in Assets to be Delivered Reflects the Constant Demand for LOG Warehouses

The demand for class A warehouses together with LOG's business model, continues to be a strong point for the Company, which has a **pre-leasing rate of 72% for assets under construction, well above the industry averages**.

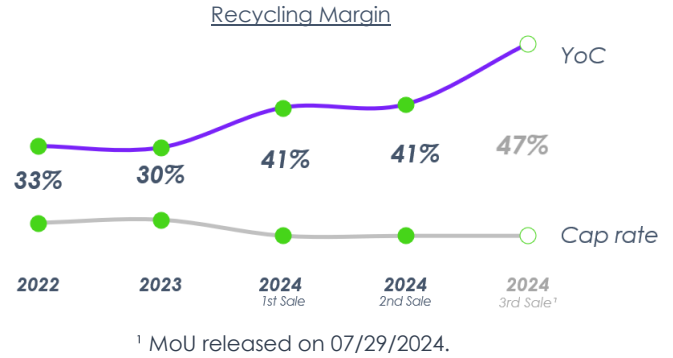
The commercial effectiveness and strong demand for LOG's warehouses are **evidenced by the majority delivery of already stabilized assets**.



Asset Sales Margins Above 40% Demonstrate the Attractiveness and Liquidity of LOG's Developments

The company continues its growth plan supported by asset recycling. In April, the LOG Betim and LOG Salvador developments were sold, and in July, LOG made two announcements: the sale of the LOG Gaiolli and LOG Viana I warehouses, and a Memorandum of Understanding for the sale of LOG Goiânia I.

The transactions announced this year, **with margins ranging from 41% to 47%, totaled R\$764.1 million, in line with the NAV.** These sales showed a significant increase in gross margin of up to 17 percentage points compared to those in 2023. This increase indicates a **significant improvement in the spread between the YoC and the Cap Rate of the assets.**

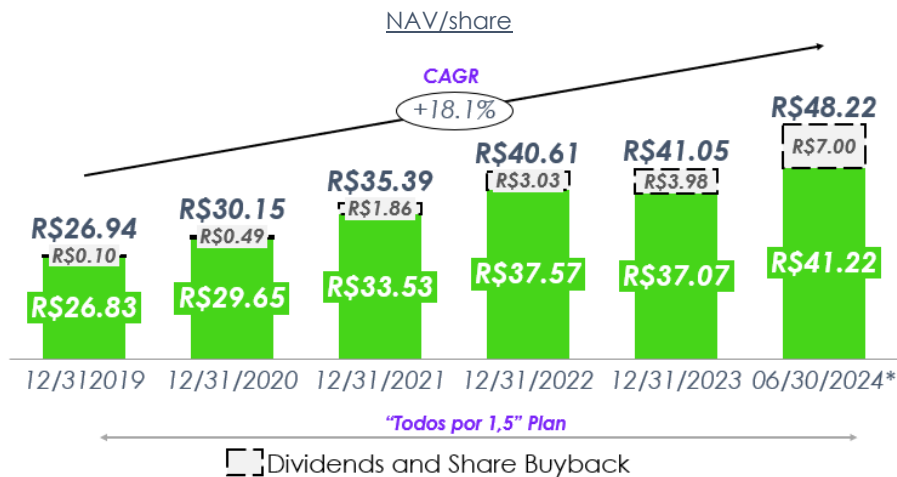


High Potential for Appreciation Leads LOG to Approve Share Cancellation and Launch New Buyback Program

In July 2024, the Company announced the **cancellation of 9.5 million shares**, which represents approximately 9.3% of its total share capital.

Over the past 24 months, **LOG has sold assets worth R\$2.3 billion, consistently at values aligned with the NAV**, demonstrating the high attractiveness, liquidity, and accurate pricing of its assets.

The movement to cancel shares reflects the Company's confidence in its potential for share appreciation within the capital markets, especially considering that its current NAV is 42% above the share price in the stock market. Since its listing on B3 (LOGG3), the Compound Annual Growth Rate (CAGR) of NAV per share has been 18.1% per year.



* Considering accounting information as of June 30, 2024, and share repurchases and cancellations up to July 31, 2024.

STRATEGIC PILLARS: THE FOUNDATION FOR GROWTH, EFFICIENCY, AND INNOVATION IN A COMPETITIVE MARKET

Strategic Pillars

The company's role as both a leading lessor and asset developer strengthens its market position through three fundamental pillars: Geographic Diversification, Modular Warehouses, and Integrated Operations.

Modular Warehouses

The ability to accommodate logistics operations of all sizes at various stages of our clients' business cycles, across different sectors, and with high absorption speed.

- 188 tenants in 234 active contracts
- Sector concentration below 17%
- Stabilized vacancy rate of 1.65%
- Average ticket R\$ 19.53 per sqm of GLA
- Price pass-through above inflation for the 8th consecutive quarter with SCR of 0.12%



Geographic Diversification

The only player operating in all regions of the country, experiencing high demand from clients for top-quality logistics warehouses.

- 63,400 mil sqm of GLA delivered in 2Q24
- 79% pre-leasing of deliveries
- Gross absorption of 115.000 sqm of GLA

Integrated Operations

LOG boasts a vertically integrated structure, involved in every phase of project development from land identification and acquisition, through warehouse construction, leasing, administration, and management, and even the recycling of selected assets.

- Lowest national construction cost
- Standardization of prices across the country
- Flight to Quality as a growth driver



[Click here to understand about LOG's Business Cycle](#)

OPERATIONAL PORTFOLIO

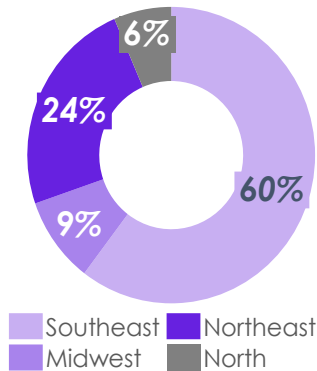
Deliveries with a High Pre-Leasing Rate of 79%

YTD Deliveries

in sqm of GLA	Quarter	% Total
LOG Natal	1Q24	16,380
LOG SIM	1Q24	40,573
Total 1Q24		56,953
LOG Contagem IV	2Q24	30,793
LOG Natal	2Q24	12,462
LOG Salvador*	2Q24	20,171
Total 2Q24		63,426
Total 2024 YTD		120,379

*Development sold in April 2024

Portfolio Representation
Delivered by Region (% LOG)



The Company delivered 63,400 square meters of GLA in the quarter, distributed in Rio Grande do Norte, Minas Gerais, and Salvador, **with a pre-leasing rate of 79%**.

The Company has 10 projects under construction and projects delivering 500,000 square meters of GLA per year starting in 2024, establishing a **new production level** for the Company.

Portfolio (GLA %LOG)

in sqm of GLA (%LOG)	2Q24	1Q24	2Q23
Delivered	949,991	1,044,965	1,048,679
In construction	373,503	397,661	361,079
Landbank	536,098	522,630	582,847
Total	1,859,592	1,965,256	1,992,605

Portfolio by Class (in thousand GLA %LOG)

Period	Start	Addition	Sales	End	Occupation	Stab. Vacancy	Total Vacancy	Brazil Vacancy ¹
2Q23	1,177	55	184	1,049	99.3%	0.72%	1.34%	9.5%
3Q23	1,049	48	199	898	98.4%	1.65%	1.65%	10.0%
4Q23	898	100	-	998	99.4%	0.65%	3.04%	9.0%
1Q24	998	47	-	1,045	99.1%	0.91%	1.88%	11.0%
2Q24	1,045	43	138	950	98.4%	1.65%	2.89%	9.7%

¹Source: Colliers

● THE OPERATIONAL PERFORMANCE OF LOG SETS NEW STANDARDS OF EXCELLENCE IN THE INDUSTRY



DELIVERIES:

63,400 sqm of GLA

A Solid Foundation for Sustainable Development and Expansion in the Brazilian Logistics Market



PRE-LEASING:

79%

The pre-leasing rate for delivered projects in the quarter was 79%, demonstrating strong demand and market confidence.



STABILIZED
VACANCY:

1.65%

The Company's stabilized vacancy rate was 1.65%, significantly lower than the industry average of 10%.



GLA
PRODUCED:

114,500 sqm of GLA

High level of production, with a 23.4% increase QoQ



● FINANCIAL AND OPERATIONAL HIGHLIGHTS

NET REVENUE OF R\$ 53.4 MILLION IN Q2 2024 AND R\$ 107.2 MILLION IN H1 2024

- Delivery of 63,400 sqm of GLA in Q2 2024 and 120,400 square meters of GLA in 6M24
- Total gross absorption of 114,500 square meters of GLA in Q2 2024 and 277,900 square meters in 6M24
- Stabilized vacancy rate of 1.65% at the end of Q2 2024

EBITDA OF R\$ 140.9 MILLION (+100.0% YOY) IN Q2 2024 AND R\$ 215.1 MILLION (+72.5% YOY) IN 6M24

- Rental EBITDA of R\$ 38.4 million with a margin of 71.9% in Q2 2024 and R\$ 77.2 million with a margin of 72.0% in 6M24

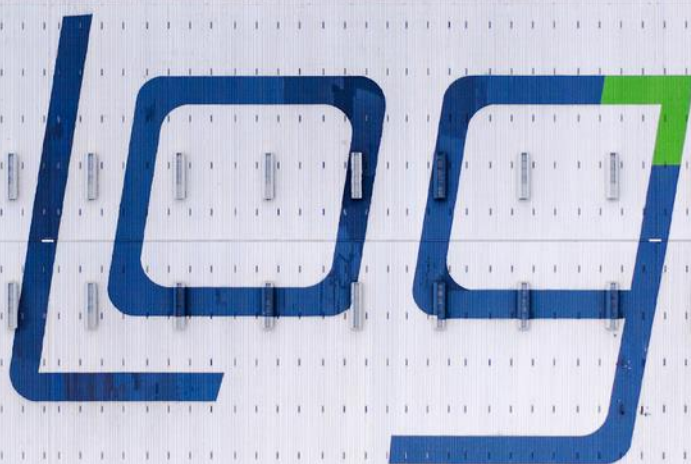
ASSET RECYCLING OF R\$ 764.1 MILLION YTD¹

ADJUSTED NET DEBT REDUCTION OF 24.2%, TOTALING R\$ 531.2 MILLION IN Q2 2024

¹ Including the negotiation announced on July 29th of LOG Goiânia I.

<i>in thousand BRL</i>	2Q24	2Q23	Var. %	6M 2024	6M 2023	Var. %
Net Revenue	53,401	57,424	-7.0%	107,242	124,436	-13.8%
Cost of services	(1,296)	(863)	50.1%	(2,749)	(1,751)	57.0%
Gross Profit	52,105	56,561	-7.9%	104,493	122,685	-14.8%
Gross Margin	97.6%	98.5%	-0.9 p.p.	97.4%	98.6%	-1.2 p.p.
Operating Expenses	(62,587)	(103,159)	-39.3%	(78,218)	(118,580)	-34.0%
Development of Assets	149,736	115,443	29.7%	184,017	116,192	58.4%
Equity interest	271	659	-58.9%	2,094	2,565	-18.4%
EBITDA	140,857	70,425	100.0%	214,865	124,687	72.3%
EBITDA Margin	263.8%	122.6%	141.1 p.p.	200.4%	100.2%	100.2 p.p.
Financial Result	(32,455)	(7,803)	315.9%	(41,578)	(33,904)	22.6%
Taxes	(15,184)	(17,702)	-14.2%	(23,622)	(15,871)	48.8%
Net profit	91,886	43,999	108.8%	147,189	73,087	101.4%
Net Margin	172.1%	76.6%	95.4 p.p.	137.2%	58.7%	78.5 p.p.
Adj. Net Debt/EBITDA	1.50x	2.00x	-0.51x	1.50x	2.00x	-0.51x
Capex	219,974	136,269	61.4%	378,082	292,001	29.5%
GLA delivered %Log (sqm)	949,991	1,048,679	-9.4%	949,991	1,048,679	-9.4%
Average ticket (BRL/month)	19.53	18.47	5.7%	20.08	19.29	4.1%
Stabilized vacancy (%)	1.65%	0.72%	129.2%	1.65%	0.72%	129.2%

*Financial &
Operational
Performance*



| LOG BELÉM

● INCOME STATEMENT

In thousand BRL	2Q24			2Q23			2Q24x2Q23
	Consolidated	Lease Activity	Develop. Activity	Consolidated	Lease Activity	Develop. Activity	Variation
Net revenue	53,401	53,401	-	57,424	57,424	-	-7.0%
Costs of services	(1,296)	(1,296)	-	(863)	(863)	-	50.1%
Gross profit	52,105	52,105	-	56,561	56,561	-	-7.9%
Gross Margin	97.6%	97.6%	-	98.5%	98.5%	-	-0.9 p.p.
Operating expenses	88,481	(13,731)	102,212	13,204	(13,158)	26,362	570.1%
G&A expenses	(9,752)	(9,752)	-	(10,039)	(10,039)	-	-2.9%
Selling expenses	(2,554)	(2,554)	-	(2,822)	(2,822)	-	-9.5%
Other income/expenses	(48,949)	(1,425)	(47,524)	(89,378)	(297)	(89,081)	-45.2%
Development of Assets	149,736	-	149,736	115,443	-	115,443	29.7%
Equity interest	271	11	260	659	(164)	823	-58.9%
EBITDA	140,857	38,385	102,472	70,425	43,239	27,186	100.0%
EBITDA margin	263.8%	71.9%	-	122.6%	75.3%	-	141.1 p.p.
Financial result	(30,271)	(25,182)	(5,089)	(28,850)	(31,132)	2,282	4.9%
Fin. Expenses	(59,287)	(45,844)	(13,443)	(44,200)	(44,297)	97	34.1%
Financial income	29,016	20,662	8,354	15,350	13,165	2,185	89.0%
EBT	110,586	13,203	97,383	41,575	12,107	29,468	166.0%
Taxes	(15,184)	(3,182)	(12,002)	(10,546)	6,169	(16,715)	44.0%
Current taxes	(17,304)	(3,486)	(13,818)	(20,798)	(4,910)	(15,888)	-16.8%
Deferred taxes	2,120	304	1,816	10,252	11,079	(827)	-79.3%
FFO	95,402	10,021	85,381	31,029	18,276	12,753	207.5%
FFO margin	178.7%	18.8%	-	54.0%	31.8%	-	124.6 p.p.
D&A	(1,332)	-	(1,332)	(921)	-	(921)	44.6%
Net income ex. equity swap	94,070	10,021	84,049	30,108	18,276	11,832	212.4%
Net margin ex. equity swap	176.2%	18.8%	-	52.4%	31.8%	-	123.7 p.p.
Fin. Expenses of equity swap	(2,184)	-	(2,184)	21,047	-	21,047	-110.4%
Deferred tax ex. equity swap	-	-	-	(7,156)	-	(7,156)	-100.0%
Net profit	91,886	10,021	81,865	43,999	18,276	25,723	108.8%
Net margin	172.1%	18.8%	-	76.6%	31.8%	-	95.4 p.p.



	6M 2024			6M 2023			Var. YTD
	Consolidated	Lease Activity	Develop. Activity	Consolidated	Lease Activity	Develop. Activity	Variation
Net revenue	107,242	107,242	-	124,436	124,436	-	-13.8%
Costs of services	(2,749)	(2,749)	-	(1,751)	(1,751)	-	57.0%
Gross profit	104,493	104,493	-	122,685	122,685	-	-14.8%
Gross Margin	97.4%	97.4%	-	98.6%	98.6%	-	-1.2 p.p.
Operating expenses	110,366	(27,269)	137,635	2,001	(26,541)	28,542	5415.5%
G&A expenses	(20,700)	(20,700)	-	(19,613)	(19,613)	-	5.5%
Selling expenses	(5,089)	(5,089)	-	(5,255)	(5,255)	-	-3.2%
Other income/expenses	(49,956)	(1,517)	(48,439)	(91,888)	(1,453)	(90,435)	-45.6%
Development of Assets	184,017	-	184,017	116,192	-	116,192	58.4%
Equity interest	2,094	37	2,057	2,565	(220)	2,785	-18.4%
EBITDA	214,865	77,224	137,641	124,687	96,144	28,543	72.3%
EBITDA margin	200.4%	72.0%	-	100.2%	77.3%	-	100.2 p.p.
Financial result	(40,267)	(47,919)	7,652	(56,289)	(57,743)	1,454	-28.5%
Fin. Expenses	(99,782)	(86,339)	(13,443)	(91,994)	(89,733)	(2,261)	8.5%
Financial income	59,515	38,420	21,095	35,705	31,990	3,715	66.7%
EBT	174,598	29,305	145,293	68,398	38,401	29,997	155.3%
Taxes	(23,622)	(9,451)	(14,171)	(8,260)	11,039	(19,299)	186.0%
Current taxes	(22,114)	(7,081)	(15,033)	(29,159)	(10,187)	(18,972)	-24.2%
Deferred taxes	(1,508)	(2,370)	862	20,899	21,226	(327)	-107.2%
FFO	150,976	19,854	131,122	60,138	49,440	10,698	151.0%
FFO margin	140.8%	18.5%	-	48.3%	39.7%	-	92.5 p.p.
D&A	(2,476)	-	(2,476)	(1,825)	-	(1,825)	35.7%
Net income ex. equity swap	148,500	19,854	128,646	58,313	49,440	8,873	154.7%
Net margin ex. equity swap	138.5%	18.5%	-	46.9%	39.7%	-	91.6 p.p.
Fin. Expenses of equity swap	(1,311)	-	(1,311)	22,385	-	22,385	-105.9%
Deferred tax ex. equity swap	-	-	-	(7,611)	-	(7,611)	-100.0%
Net profit	147,189	19,854	127,335	73,087	49,440	23,647	101.4%
Net margin	137.2%	18.5%	-	58.7%	39.7%	-	78.5 p.p.



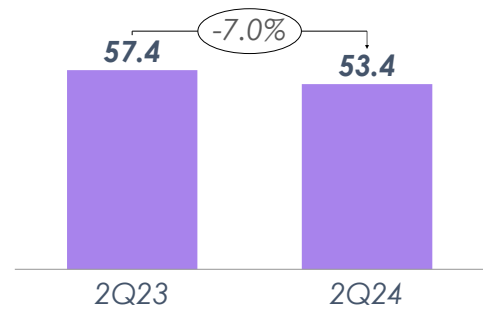
REVENUE

Excluding sales, LOG would have a gross revenue growth of 31%

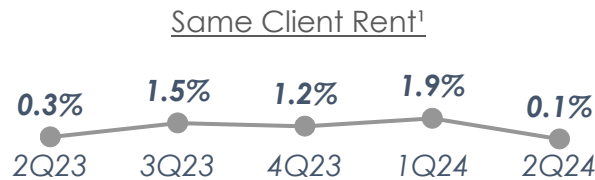
em R\$ milhares	2T24	2T23	Var. %	6M 2024	6M 2023	Var. %
Receita bruta de locação antes de linearização	46,482	55,694	-16.5%	95,635	119,216	-19.8%
Linearização de receita	5,852	1,650	254.7%	9,749	4,055	140.4%
Receita bruta de locação	52,334	57,344	-8.7%	105,384	123,271	-14.5%
Impostos locação	(2,555)	(3,236)	-21.0%	(5,258)	(6,609)	-20.4%
Outras receitas (Log ADM + Gestão dos ativos de FILs)	4,184	3,746	11.7%	8,171	8,695	-6.0%
Impostos outras receitas	(562)	(430)	30.7%	(1,054)	(921)	14.4%
Receita líquida	53,401	57,424	-7.0%	107,243	124,436	-13.8%

Net Revenue (In million BRL)

Net Rental Revenue decreased, primarily due to asset sales. Excluding these sales, the Company would have experienced a **gross revenue growth of 31%**.

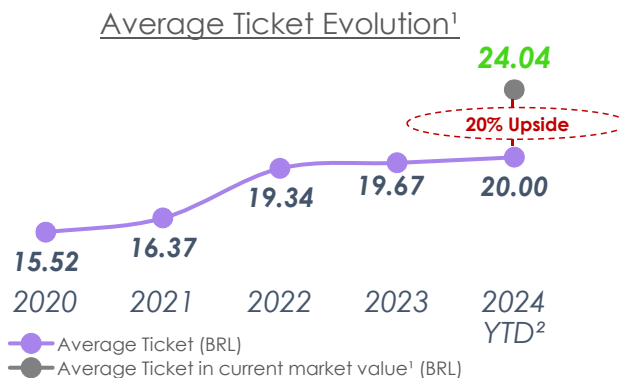


Same Client Rent above inflation for the 8th consecutive quarter



¹ Active clients who have not modified their contract in the last twelve months of each period.

Potential for a 20% upside in ticket price, based on current requested ticket



¹ The average current market value ticket refers to the ticket requested for new contracts.

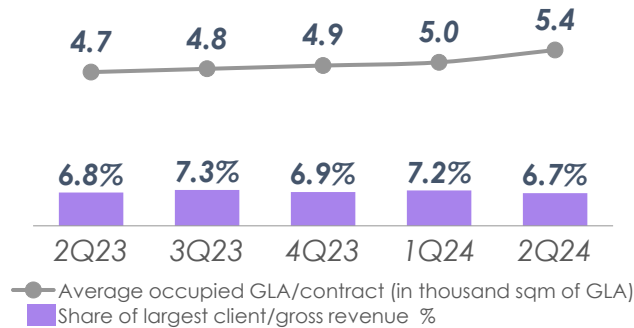
² 2024 YTD: Simple average of the quarters.

● Increase in Net Revenue from Asset Management by 9.2%

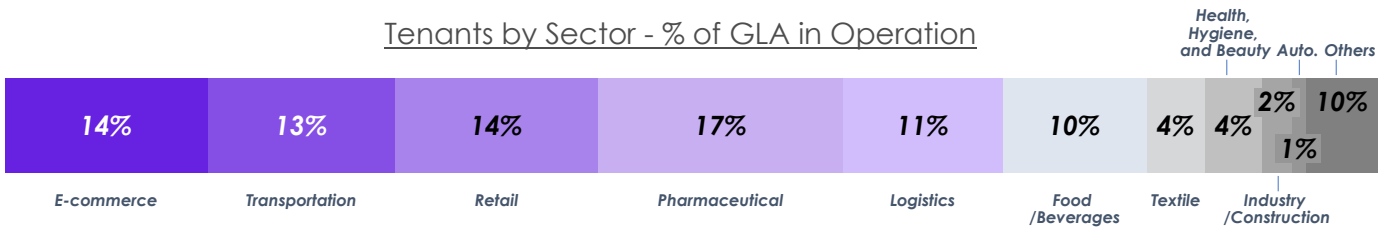
<i>in thousand BRL</i>	2Q24	2Q23	Var. %	6M 2024	6M 2023	Var. %
Net revenue from property mgt	3,622	3,316	9.2%	7,117	7,774	-8.5%
Costs of services provided	(1,296)	(863)	50.1%	(2,749)	(1,751)	57.0%
Gross profit property mgt	2,326	2,453	-5.2%	4,368	6,023	-27.5%
LOG property mgt	64.2%	74.0%	-9.7 p.p.	61.4%	77.5%	-16.1 p.p.

The revenue from Asset Management, including the management and administration of logistics condominiums, covering a significant portion of sold assets, energy, and CCO, grew by **9.2% compared to Q2 2023**.

Tenants concentration

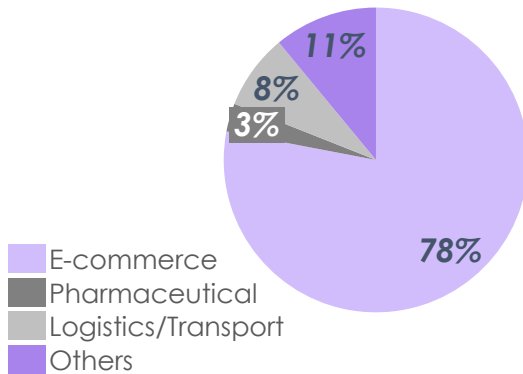


Tenants by Sector - % of GLA in Operation

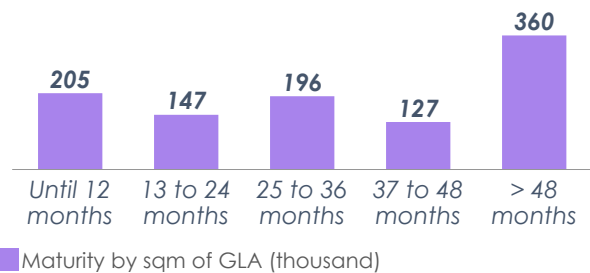


● Strong demand allows the Company to report a high absorption of 115 thousand sqm of GLA

Gross Absorption by Sector in the Quarter

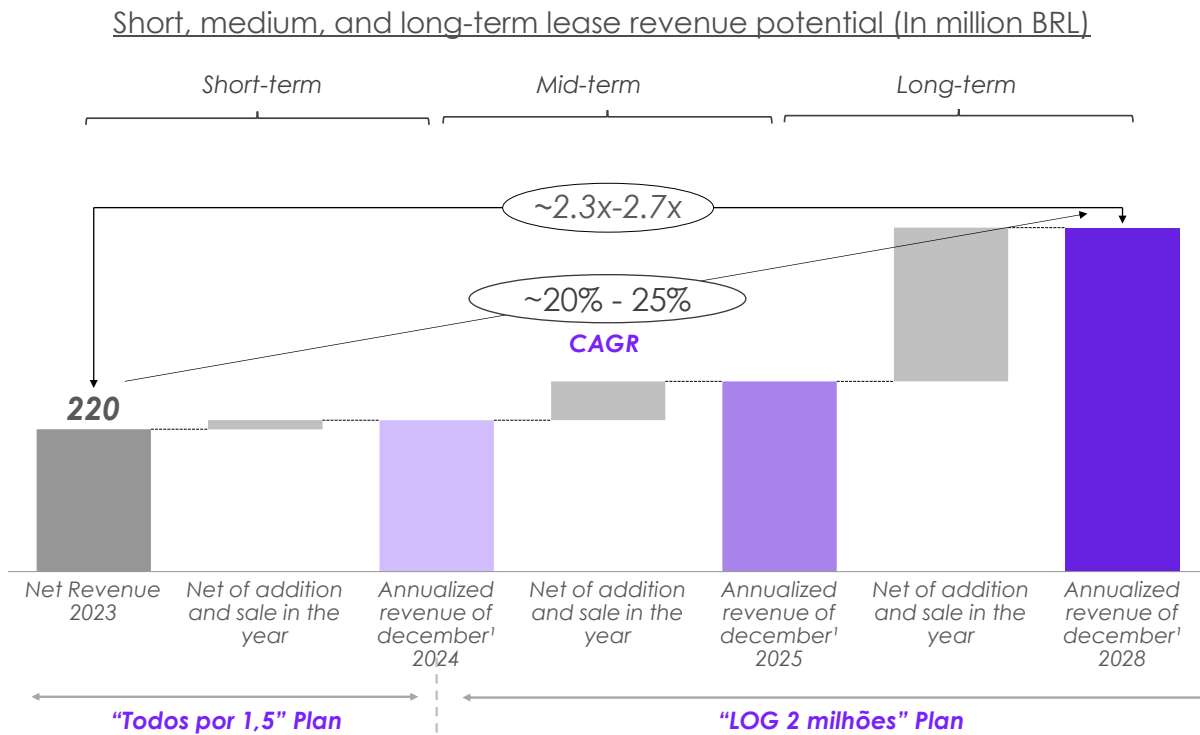


Contract Maturity Schedule



The Company serves **clients across most sectors of the economy**, with no single sector exceeding 17% of the total GLA.

- The Company projects a significant increase in rental revenue, with a CAGR between 20% and 25% until 2028



¹ Receita anualizada referente ao mês de dezembro do ano em questão.

Between 2024 and 2028, LOG expects a **significant increase in its lease revenue, projecting an annualized revenue growth of approximately 2.3x to 2.7x and a CAGR between 20% and 25%.**

The Company anticipates recycling approximately 200 thousand square meters of GLA of assets per year to finance the expansion plan.

● OPERATING EXPENSES

● 39.3% Improvement in Expenses, Enhancing Administrative Efficiency

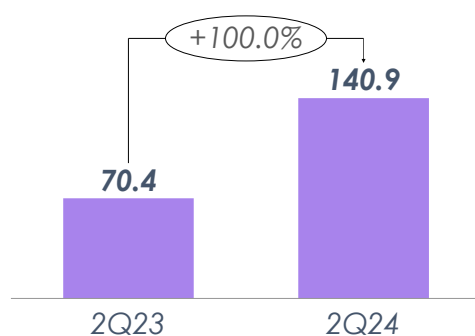
<i>in thousand BRL</i>	2Q24	2Q23	Var. %	6M 2024	6M 2023	Var. %
Gross Profit	52,105	56,561	-7.9%	104,493	122,685	-14.8%
Operating Expenses	(62,587)	(103,160)	-39.3%	(78,221)	(118,581)	-34.0%
Selling expenses	(1,862)	(2,258)	-17.5%	(3,603)	(3,943)	-8.6%
Vacancy expenses	(692)	(564)	22.7%	(1,486)	(1,312)	13.3%
G&A expenses	(9,752)	(10,039)	-2.9%	(20,700)	(19,613)	5.5%
Other income/expenses	(48,949)	(89,378)	-45.2%	(49,956)	(91,888)	-45.6%
D&A	(1,332)	(921)	44.6%	(2,476)	(1,825)	35.7%
Development of assets	149,736	115,443	29.7%	184,017	116,192	58.4%
Equity interest	271	659	-58.9%	2,094	2,565	-18.4%
EBIT	139,525	69,504	100.7%	212,389	122,862	72.9%

In Q2 2024, Operating Expenses amounted to R\$ 62.6 million, **showing a 39.3% improvement** due to the lower impact of tax differences and the recognition of asset sales compared to the previous year. Additionally, **LOG achieved a reduction in administrative and commercial expenses.**

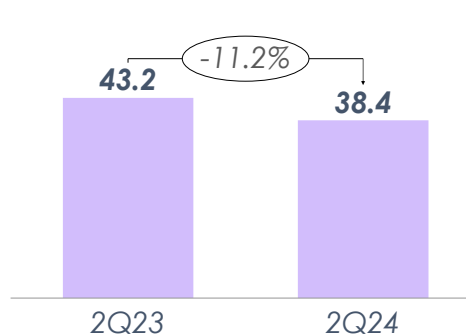
● EBITDA

<i>in thousand BRL</i>	2Q24	2Q23	Var. %	6M 2024	6M 2023	Var. %
EBIT	139,525	69,504	100.7%	212,389	122,862	72.9%
D&A	1,332	921	44.6%	2,476	1,825	35.7%
EBITDA	140,857	70,425	100.0%	214,865	124,687	72.3%
Lease Activity	38,385	43,239	-11.2%	77,224	96,144	-19.7%
Development Activity	102,472	27,186	276.9%	137,641	28,543	382.2%

EBITDA (In million BRL)



EBITDA from leases (In million BRL)



● FINANCIAL RESULT

<i>in thousand BRL</i>	2Q24	2Q23	Var. %	6M 2024	6M 2023	Var. %
Financial Result	(32,455)	(7,803)	315.9%	(41,578)	(33,904)	22.6%
<i>Financial income</i>	29,016	15,350	89.0%	59,515	35,705	66.7%
<i>Financial expenses</i>	(61,471)	(23,153)	165.5%	(101,093)	(69,609)	45.2%
Equity Swap	(2,184)	21,047	-110.4%	(1,311)	22,385	-105.9%
Other financial expenses ex. equity swap	(59,287)	(44,200)	34.1%	(99,782)	(91,994)	8.5%
Total	(32,455)	(7,803)	315.9%	(41,578)	(33,904)	22.6%

In Q2 2024, the Financial Result was R\$ (32.4) million. The increase in the Financial Result is primarily due to the mark-to-market adjustment of the Equity Swap, **partially offset by a reduction in interest expenses due to the decrease in the cost of debt and an increase in income from financial investments.**

● TAX AND SOCIAL CONTRIBUTION

<i>in thousand BRL</i>	2Q24	2Q23	Var. %	6M 2024	6M 2023	Var. %
Taxes & Social Contribution	(15,184)	(17,702)	-14.2%	(23,622)	(15,871)	48.8%
<i>Current</i>	(17,304)	(20,798)	-16.8%	(22,114)	(29,159)	-24.2%
<i>Deferred</i>	2,120	3,096	-31.5%	(1,508)	13,288	-111.3%
Deferred from Operation	11,064	11,046	0.2%	9,598	22,443	-57.2%
Deferred Equity Swap	-	(7,156)	-100.0%	-	(7,611)	-100.0%
Deferred from Development of Assets	(8,944)	(794)	1026.4%	(11,106)	(1,544)	619.3%

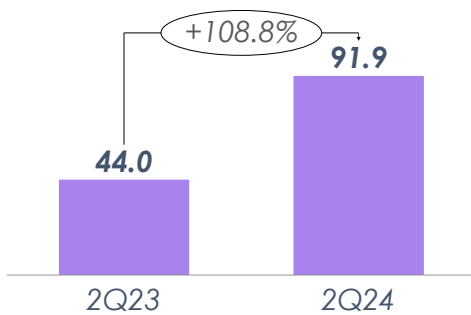
Deferred Taxes **decreased by 31.5%** in Q2 2024 compared to the same quarter of the previous year. The main impacts on Deferred Taxes are primarily due to the **write-off from the disposal of investment properties and the fair value gains of new assets.**

NET INCOME

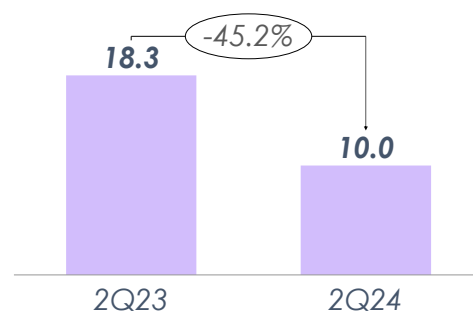
108.8% Increase in Net Profit Elevates the Company to a New Performance Level

<i>in thousand BRL</i>	2Q24	2Q23	Var. %	6M 2024	6M 2023	Var. %
Net Income	91,886	43,999	108.8%	147,189	73,087	101.4%
Lease Activity	10,021	18,276	-45.2%	19,854	49,440	-59.8%
Development Activity	81,865	25,723	218.3%	127,335	23,647	438.5%

Net Income (In million BRL)



Net Income from leases (In million BRL)



Net Profit was R\$ 91.9 million in Q2 2024, an increase of 108.8%. This growth was driven by the Company's operational measures and asset development initiatives. Between 2024 and 2028, LOG projects to deliver 2.5 million square meters of GLA, with an **expected gross profit from the development of new assets between R\$ 1.8 billion and R\$ 2 billion**, marking a new period of value creation for the Company.

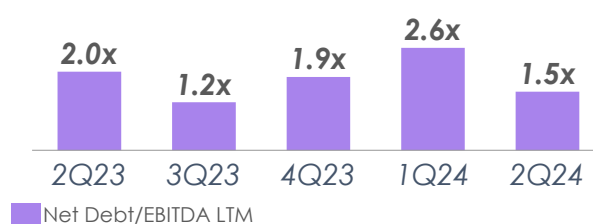


INDEBTEDNESS

24.2% Decrease in Adjusted Net Debt YoY and Adjusted Leverage of 1.5x

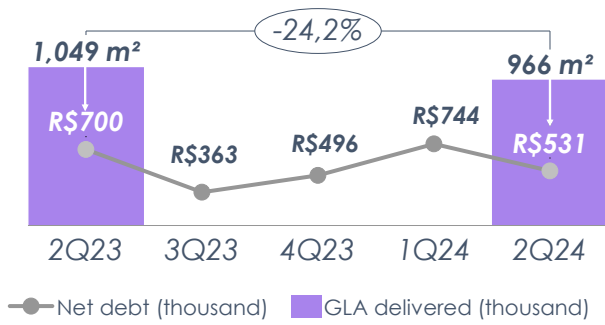
<i>in thousand BRL</i>	2Q24	2Q23	Var. %
Net debt	1,163,722	1,170,870	-0.6%
Loans and financing	2,053,337	2,052,871	0.0%
Cash, cash eq. & marketable securities	889,615	882,001	0.9%
Equity	3,786,682	3,645,893	3.9%
Net debt / Equity	30.7%	32.1%	-1.4 p.p.
Adjusted net debt	531,188	700,370	-24.2%
Receivables from asset sales	632,534	470,500	34.4%
Adjusted net debt / Equity	14.0%	19.2%	-5.2 p.p.
Net debt	1,163,722	1,170,870	-0.6%
LTM EBITDA	355,259	349,877	1.5%
(=) Net debt / Equity	3.28x	3.35x	-0.1 p.p.
Adjusted net debt	531,188	700,370	-24.2%
LTM EBITDA	355,259	349,877	1.5%
Adjusted net debt / LTM EBITDA	1.50x	2.00x	-0.5 p.p.

Adj. Net Debt / LTM EBITDA

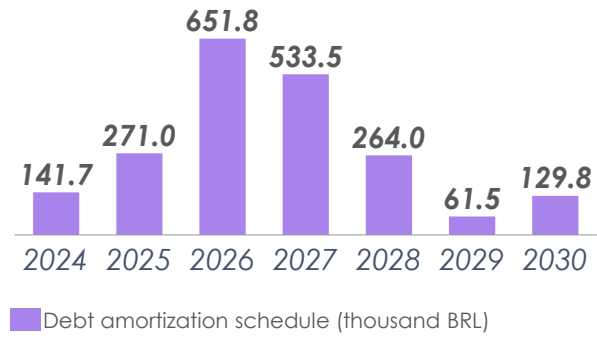


Considering the adjusted net debt by the sale of receivables, **LOG's leverage decreased from 2.6x in the previous quarter to 1.49x** at the end of Q2 2024. This improvement results from effective capital management and strategic asset monetization, which contributed to a stronger balance sheet and an improved credit profile for LOG.

Adjusted Net Debt

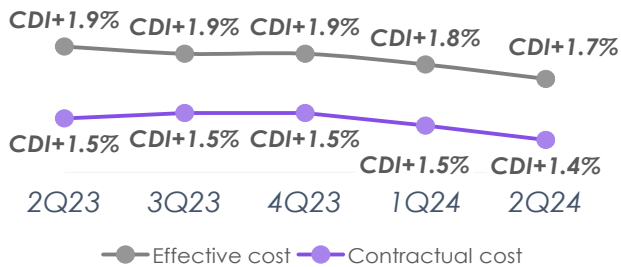


Debt Amortization Schedule

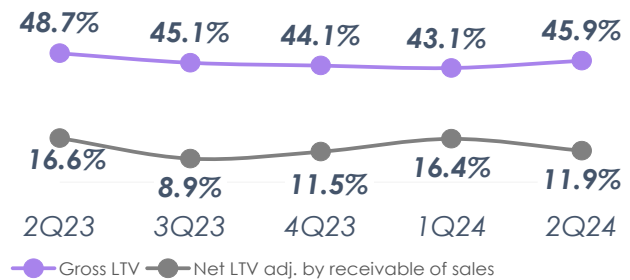


Adjusted net debt, accounting for receivables from asset sales, was **R\$ 531.2 million** in Q2 2024, showing a **24.2% improvement**.

Cost of Debt



Loan To Value



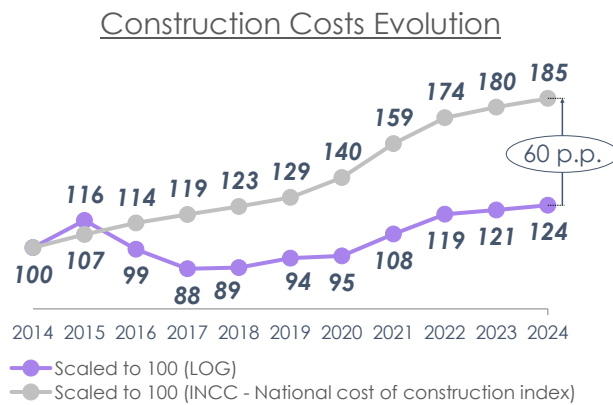
The Company's **effective debt cost** was **CDI+1.7%**, a decrease of 0.1 percentage point compared to the previous quarter. This reflects the **Company's excellent credit risk profile with the leading rating agencies and financial institutions in the country**.

● CAPEX

● Lowest national construction cost

In Q2 2024, Capex was R\$ 220.0 million, an increase of 61.4% compared to Q2 2023. The Company expects total Capex from the year 2024 to range between **R\$ 800.0 million and R\$ 900.0 million**.

The graph below illustrates the evolution of LOG's construction costs for the past 10 years, which are **significantly lower than the INCC**.



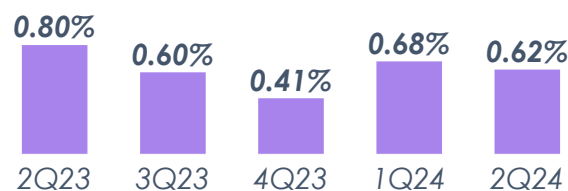
● ACCOUNTS RECEIVABLE

● Low accumulated net default rate of only 0.62%

Accounts Receivable

in thousand BRL	2Q24	2Q23	Var. %
Lease of warehouses	48,683	50,235	-3.1%
Asset sales	632,534	470,500	34.4%
Property management	1,345	738	82.2%
Others	11,024	14,512	-24.0%
Total	693,586	535,985	29.4%

Net Default Rate



ASSET VALUE

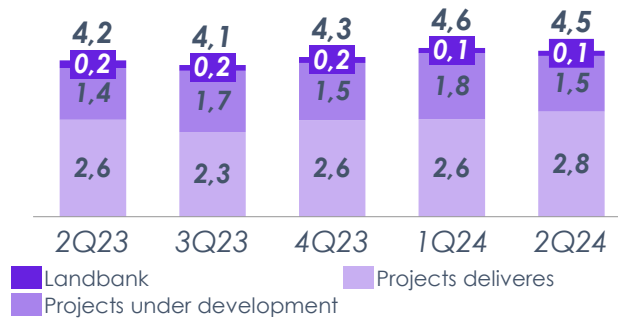
Investment Properties (IP)

IP by Category

in thousand BRL	2Q24	2Q23	Var. %
Landbank	135,028	205,674	-34.3%
Projects under development	1,502,463	1,393,916	7.8%
Projects delivered	2,836,238	2,616,565	8.4%
Cost	1,838,008	1,631,244	12.7%
Fair value	998,230	985,321	1.3%
Total	4,473,729	4,216,155	6.1%

The variation in Investment Properties is due to the asset sales carried out in 2023. **The asset recycling will finance the upcoming projects to be delivered as part of the Company's expansion plans.**

IP by Category
(in thousand BRL)



NAV

NAV	2Q24
Investment Properties	4,473,728
Investees	71,234
Assets held for sale	-
Market Value of Assets	4,544,962
Net debt	(1,163,722)
Swaps + land to be paid	(194,922)
Accounts receivable (sale of assets)	632,534
Cash from Subsidiaries %Log	8
NAV	3,818,860
Qty of ex-Treasury shares (thousand)	92,646
NAV / Share	41.22
Share Price	23.35
Discount for NAV*	42%

* Considering accounting information from 06/30/2024, and share buybacks and cancellation until 07/31/2024 and excluding Parque Industrial Betim.

The Company's NAV per share has a **42% discount** compared to the trading value of LOGG3, **indicating a strong potential for stock price appreciation** in the coming periods.

SHAREHOLDING STRUCTURE

In July 2024, the Company concluded the Share Buyback Program announced in February 2023, completing the purchase of 3,484,300 shares. Additionally, LOG canceled 5,000,000 shares, and its share capital is now represented by 97,159,154 common, nominative, book-entry shares with no par value.

LOG announced a new Share Buyback Program for treasury retention, cancellation, and/or sale, as well as for use in the Stock Option Grant Plans. The plan has a maximum term of 18 months, with a repurchase limit of 5,500,000 shares.

● EXHIBIT: FINANCIAL STATEMENTS

● Income Statement

<i>In thousand BRL</i>	2Q24	2Q23	Var. %
Net revenue	53,401	57,424	-7.0%
Costs of services provided	(1,296)	(863)	50.1%
Gross profit	52,105	56,561	-7.9%
Operating expenses	87,149	12,284	609.5%
Selling expenses	(2,566)	(2,834)	-9.5%
General and administrative expenses	(11,072)	(10,947)	1.1%
Other operating expenses	(48,949)	(89,378)	-45.2%
Development of assets	149,736	115,443	29.7%
Equity interest	271	659	-58.9%
EBIT	139,525	69,504	100.7%
Financial Result	(32,455)	(7,803)	315.9%
Financial expenses	(61,471)	(23,153)	165.5%
Financial income	29,016	15,350	89.0%
EBT	107,070	61,701	73.5%
Income tax and social contribution	(15,184)	(17,702)	-14.2%
Current	(17,304)	(20,798)	-16.8%
Deferred	2,120	3,096	-31.5%
Net profit	91,886	43,999	108.8%
Net profit of controlling shareholders	91,873	42,749	114.9%
Net profit of non controlling shareholders	13	1,250	-99.0%



Balance Sheet

In thousand BRL

ASSETS	2Q24	2Q23	Var. %	LIABILITIES	2Q24	2Q23	Var. %
Current assets				Current liabilities			
Cash and cash equivalents	220,181	464,267	-52.6%	Suppliers	58,232	33,556	73.5%
Marketable securities	433,545	184,197	135.4%	Loans and debentures	277,793	262,088	6.0%
Accounts receivable	399,026	118,601	236.4%	Derivative instruments	-	-	0.0%
Tax to recover	42,142	39,695	6.2%	Salaries, charges and benefits	15,713	13,187	19.2%
Derivative instruments	-	9,999	-100.0%	Taxes and contributions payable	41,658	28,950	43.9%
Other current assets	6,246	5,085	22.8%	Land payables	48,077	3,000	1502.6%
Total current assets	1,101,140	821,844	34.0%	Swap	83,543	49,427	69.0%
				Advances from customers	1,459	16,913	-91.4%
Non-current assets held for sale	-	165,000	-100.0%	Dividends payable	-	-	0.0%
				Others	50,554	10,895	364.0%
				Total current liabilities	577,029	418,016	38.0%
Noncurrent assets				Noncurrent liabilities			
Marketable securities	235,889	233,537	1.0%	Lease liability	171,450	106,218	61.4%
Derivative instruments	56,094	62,672	-10.5%	Loans and debentures	1,775,544	1,790,783	-0.9%
Receivables	294,560	417,384	-29.4%	Derivative instruments	-	341	-100.0%
Credits with related companies	-	-	0.0%	Land payables	16,626	10,000	66.3%
Prepaid expenses	11,744	5,913	98.6%	Land Swap	46,676	99,113	-52.9%
Recoverable taxes	34,643	42,133	-17.8%	Deferred taxes	137,797	139,110	-0.9%
Deferred Income tax and social contribution	113,558	69,623	63.1%	Provision	-	2,889	-100.0%
Others	23,359	17,126	36.4%	Others	14,049	16,350	-14.1%
Investment in joint ventures	154,423	153,148	0.8%	Total noncurrent liabilities	2,162,142	2,164,804	-0.1%
Investment property	4,473,728	4,216,155	6.1%	Equity			
Property and equipment	16,066	17,015	-5.6%	Shareholders of the company	3,775,981	3,644,113	3.6%
Intangible assets	10,649	7,163	48.7%	Noncontrolling interests	10,701	1,780	501.2%
TOTAL NONCURRENT ASSETS	5,424,713	5,241,869	3.5%	TOTAL EQUITY	3,786,682	3,645,893	3.9%
TOTAL ASSETS	6,525,853	6,228,713	4.8%	TOTAL LIABILITIES & EQUITY	6,525,853	6,228,713	4.8%

Cash Flow Statement

In thousand BRL	2Q24	2Q23	Var. %
CASH FLOW FROM OPERATING ACTIVITIES			
Profit for the period	91,888	43,999	108.8%
Reconciliation of profit to cash generated by op. activities	(83,134)	(15,720)	428.8%
Decrease (increase) in operating assets	5,671	21,832	-74.0%
Increase (decrease) in operating liabilities	1,638	(44,240)	-103.7%
Income tax and social contribution paid	(8,364)	(22,935)	-63.5%
Net cash generated/used in operating activities	7,699	(17,064)	-145.1%
CASH FLOW FROM INVESTMENT ACTIVITIES			
Increase in / acquisition of investments	(63)	(1,165)	-94.6%
Decrease in marketable securities	218,801	181,796	20.4%
Increase in marketable securities	(464,287)	(321,502)	44.4%
Dividends received from subsidiaries	750	-	0.0%
Proceeds from sale of subsidiaries/land	493,200	366,679	34.5%
Acquisition of investment properties	(218,267)	(133,241)	63.8%
Others	(1,644)	(1,863)	-11.8%
Net cash generated/used in investing activities	28,490	90,704	-68.6%
CASH FLOW FROM FINANCING ACTIVITIES			
Proceeds from loans, financing and debentures, net	58,576	242,011	-75.8%
Amortization of loans, financing and debentures	(3,473)	(6,369)	-45.5%
Interest paid	(8,776)	(4,120)	113.0%
Lease payments	(325)	(171)	90.1%
Payment of dividends	-	-	0.0%
(Payment) receivable from derivative	15,365	-	0.0%
Disposal (acquisition) of treasury shares	(71,400)	(1,854)	3751.1%
Proceeds from the exercise of stock options	-	-	0.0%
Distributions/Investments from noncontrolling shareholders	-	(1,541)	-100.0%
Net cash generated/used in financing activities	(10,033)	227,956	-104.4%
Increase/Decrease in cash and cash equivalents	26,156	301,596	-91.3%

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