



1Q16 Results

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A LOG COMMERCIAL PROPERTIES ANNOUNCES THE 1Q16

Belo Horizonte, May 10, 2016: LOG Commercial Properties e Participações S.A. (“LOG” or “Company”) announces today the results for the first quarter of 2016 (1Q16). The financial information is presented in thousands of Reais (R\$ thousand), except where otherwise indicated, and is based on the consolidated financial statements, prepared in accordance with International Financial Reporting Standards (IFRS), approved by the Brazilian Securities Committee (“CVM”) and the Federal Accounting Council (CFC) and all pronouncements issued by CPC.

HIGHLIGHTS

- »» Growth of 47.6% in the Adjusted FFO in the 1Q16 in relation to 1Q15, reaching R\$ 10.3 million and growth of 11.8 p.p in the Adjusted FFO Margin, as well as in relation to the 1Q15, reaching 42.9% in the 1Q16.
- »» Growth of Net Operating Revenue of 7.0% in the 1Q16 in relation to 1Q15.
- »» Growth of Adjusted EBITDA of 9.1% in relation to 1Q15, totaling R\$ 19.7 million in 1Q16, with Adjusted EBITDA Margin of 82.1% in the 1Q16, showing a growth of 1.5 p.p in relation to the same period of last year.



MANAGEMENT COMMENTS

We are glad to present our operating and financial results to the market at the end of the first three months of 2016. The economic environment remains challenging, yet LOG continues delivering consistent results, with growth of 7% in net operating revenue from leases, 1.5p.p growth the Adjusted EBITDA margin and 11.8 pp growth FFO adjusted margin, compared to the same period last year. These data reflect the strength and quality of our assets and the financial discipline adopted by the Company.

The strategy of the Company is still to operate in a diversified manner, keeping presence in established markets (Rio-São Paulo) as well as developing markets (South, Northeast, Midwest and other Southeastern states), where there is low competition. This strategy has proven to be right for periods of lower economic activity and also periods of higher growth, which is supported by a vacancy rate below average of the market for warehouses type A and a low delinquency rate.

However, we remain cautious in our new investments aiming at maintaining the sustainable growth of the Company and a balanced capital structure. We are building our portfolio at a pace consistent with the absorption of areas in our markets.

In addition, we can also improve our financial capacity and our capital structure with the entry of additional resources via capital, better positioning ourselves to pave the way for the growth that will come in the upcoming years.

We reinforce the commitment to remain generating value to the business, sustainable growth and deliver profits to our shareholders.



OPERATING AND FINANCIAL HIGHLIGHTS

Operating Highlights (in GLA sq.m., in %LOG)	31/Mar/15 Accum.	31/Mar/15 Accum.	31/Mar/16 x 31/Mar/15
Portfolio	1,276,099	1,267,738	0.7%
Warehouses	1,220,346	1,202,133	1.5%
Retail *	55,754	51,136	9.0%
Office	-	14,469	-100.0%
Approved GLA	1,018,084	941,916	8.1%
Warehouses	997,318	925,767	7.7%
Retail *	20,766	16,148	28.6%
Office	-	-	0.0%
Built GLA	670,181	655,423	2.3%
Warehouses	654,366	640,232	2.2%
Retail *	15,814	15,191	4.1%
Office	-	-	0.0%
Delivered GLA	621,968	593,898	4.7%
Warehouses	606,777	578,707	4.9%
Retail *	15,191	15,191	0.0%
Office	-	-	0.0%

Financial Highlights (in R\$ thousand)	1Q16	4Q15	1Q15	4Q16 x 1Q15	31/Mar/15 Accum.	31/Mar/16 Accum.	12M14 Accum.	31/Mar/16 x 31/Mar/15
Net Operating Revenues	24,064	24,169	22,487	-0.4%	7.0%	24,064	22,487	7.0%
EBITDA	20,429	9,823	(6,031)	108.0%	438.7%	20,429	-	-438.7%
EBITDA Margin (%)	84.9%	40.6%	-26.8%	44.3 p.p.	111.7 p.p.	84.9%	-26.8%	111.7 p.p.
Adjusted EBITDA **	19,745	20,207	18,105	-2.3%	9.1%	19,745	18,105	9.1%
Adjusted EBITDA Margin (%)	82.1%	83.6%	80.5%	-1.6 p.p.	1.5 p.p.	82.1%	80.5%	1.5 p.p.
FFO	10,329	13,807	(15,827)	-25.2%	165.3%	10,329	-	-165.3%
FFO Margin (%)	42.9%	57.1%	-70.4%	-14.2 p.p.	113.3 p.p.	42.9%	-70.4%	113.3 p.p.
Adjusted FFO **	10,329	6,501	6,996	58.9%	47.6%	10,329	6,996	47.6%
Adjusted FFO Margin (%)	42.9%	26.9%	31.1%	16.0 p.p.	11.8 p.p.	42.9%	31.1%	11.8 p.p.

* Retail: Shopping Centers and Strip Malls.

** Adjusted EBITDA and FFO does not consider non recurrent events as Shopping Contagem stake sale, part of land sale, SPE sale and gain/loss with investment properties Fair Value.

*** The operating highlights considers LOG's JV's.



OPERATING PERFORMANCE

LOG Portfolio

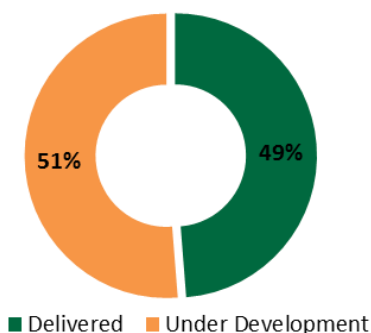
The portfolio of LOG as of March 31, 2016 totaled 1.3 million sq.m of GLA, with projects distributed in 25 cities and 9 states nationwide.

The portfolio above does not include Parque Industrial Betim – (“PIB”), the only lotting project under construction by LOG. This project is being built in an area of 6 million sq.m being 2,8 million sq.m of vendible area, approximately. This is the only LOG project whose units are intended for sale, although LOG has already started studies aiming the implementation of its own logistics condominiums to benefit from PIB’s prime location. The potential condominium projects are not included in the Portfolio above.

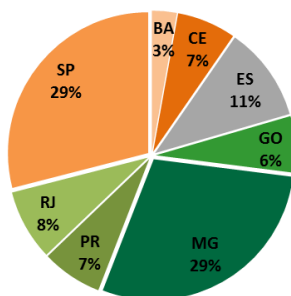
Performance in generating assets

As of March 31, 2016 we had 622 thousand sq.m of GLA in operation distributed in 17 cities and 8 states. The Company has an approved portfolio in other regions, allowing the expansion of its operations according to demand.

Development of assets (in %GLA)



Below the portfolio composition of LOG in operation by each Brazilian state in GLA. Geographic diversification allows us to operate in consolidated areas such as São Paulo and Rio de Janeiro, as well as in low competition areas like the Northeast, Midwest and the South of Brazil.



On March 31, 2016 the Company had built 670 thousand sq.m of GLA, an increase of 2.3%, in relation to the same period of previous year



FINANCIAL PERFORMANCE

Operating Revenue

Net Operating Revenue (in R\$ thousand)	1Q16	4Q15	1Q15	1Q16 x 4Q15	1Q16 x 1Q15
Net Operating Revenue	24,064	24,169	22,487	-0.4%	7.0%
Revenue from Leases	25,799	25,784	23,961	0.1%	7.7%
(-) Taxes	(1,735)	(1,615)	(1,474)	7.4%	17.7%

Net operating revenue in 1Q16 totaled R\$ 24.1 million, corresponding to an increase of 7% compared to 1Q15, due to the increase in the total area leased even with the adverse environment in which the Brazilian economy is in, demonstrating the quality of the portfolio of the Company. In relation to the 4Q15 the Net Operating Revenue decreased only 0,4%, a performance we believe to be normal, considering the regular movements of tenants and our tax structure.

The table below presents the total revenues from leases per segment.

Revenue from leases (in R\$ thousand)	1Q16	4Q15	1Q15	1Q16 x 4Q15	1Q16 x 1Q15
Revenue from leases	25,799	25,784	23,961	0.1%	7.7%
Revenue from leases - Warehouses	25,266	25,248	23,550	0.1%	7.3%
Revenue from leases - Retail	533	536	411	-0.5%	29.7%



* Lease revenue growth as a result from the evolution of total leased areas and lease prices from delivered areas as of 03/31/16.



Depreciation and Cost

Attending the current accounting pronouncements, regarding the allocation of investment properties fair value, the depreciation cost of investment properties which were reflected in the income statement, no longer exist, being the adjustment made solely and exclusively through the assets fair value variation. The effects of any properties appreciation or depreciation will be reflected in the account investment properties fair value variation. However, for tax purposes, the calculation of depreciation was unchanged. Therefore, for the purpose of tax calculation remains calculating of depreciation in accordance with "Receita Federal".

Operating Expenses

Operating Expenses (in R\$ thousand)	1Q16	4Q15	1Q15	1Q16 x 4Q15	1Q16 x 1Q15
Operating Expenses	(4,711)	(4,501)	(5,246)	4.7%	-10.2%
Administrative expenses	(2,564)	(2,634)	(2,382)	-2.7%	7.6%
Selling expenses	(2,340)	(2,219)	(2,697)	5.5%	-13.2%
Other expenses/revenues	193	352	(167)	-45.2%	-215.6%

Maintaining a strict control of expenses resulted in gains in operational leverage, with total operating expenses representing 19.6% of Operating Revenue Net lease in the first quarter of 2016, a decrease of 3.8 p.p in relation to the same period of last year. Compared to the 4Q15, an increase of 4.7% in operating expenses is due to seasonal spending in the 1Q16, as well as non-recurring expenses related to negotiations with tenants.

Equity in Subsidiaries

Equity in Subsidiaries (in R\$ thousand)	1Q16	4Q15	1Q15	1Q16 x 4Q15	1Q16 x 1Q15
Equity in subsidiaries	392	(979)	888	140.0%	-55.9%

The increase in equity in assets in the 1Q16, compared to 4Q15 is substantially an effect of the evaluation of assets occurred in 2015 (reduction of R\$ 1.5 million with the Fair Value Valuation). The reduction in relation to the 1Q15 is explained by the accounting recognition from the sale of Shopping Contagem, occurred in June 2013, through the PoC method (Percentage of Completion). Revenue from the sale of shares of Shopping Contagem has been fully recognized in 2015.

LOG has in its Portfolio, three subsidiaries consolidated in accordance with CPC 19 (R2). They are the "Cabral Investimentos SPE" which includes, among other projects, the Shopping Contagem, "Betim I Incorporações SPE" with the Parque Industrial Betim ("PIB") and "Parque Torino Imóveis S.A" with the Parque Torino project. Shopping Contagem was delivered in the fourth quarter of 2013 and Parque Torino in the second quarter of 2015. Parque Industrial Betim is still in pre-operating phase.



Financial Results

Financial Results (in R\$ thousand)	1Q16	4Q15	1Q15	1Q16 x 4Q15	1Q16 x 1Q15
Financial Results	(8,642)	(14,730)	(11,892)	-41.3%	-27.3%
Financial expenses	(11,705)	(18,174)	(15,064)	-35.6%	-22.3%
Financial revenues	3,063	3,444	3,172	-11.1%	-3.4%

LOG financial expenses are in line with the strategy adopted by the Company. We use third parties capital to build our projects, and with their delivery, the loan charges incurred no longer are capitalized (Investment Properties) and start to incur in financial expenses, impacting our financial results. In the 4Q15, we recognized an extraordinary expense of R\$ 3.8 million, related to the early payment of the 5th issuance of debentures.

Net Income/Loss

Net Income/Loss (in R\$ thousand)	1Q16	4Q15	1Q15	1Q16 x 4Q15	1Q16 x 1Q15
Net Income/Loss	10,329	13,807	(15,827)	-25.2%	165.3%
Net Margin	43%	57%	-70%	-14.2 p.p.	113.3 p.p.

The change in the Net Income in 1Q16 compared to 1Q15 was mainly impacted by non-recurrent events in 1Q15. Excluding non-recurrent results and the impacts of Fair Value adjustment, we have an increase in adjusted net income in the 1Q16 of 47.6% and 58.9% compared to the 1Q15 and 4Q15, respectively, as a result of reduction in operating expenses and increase in leases.

Below we present the net income periods adjusted, eliminating non-recurring transactions.

Net Income Adjusted (in R\$ thousand)	1Q16	4Q15	1Q15	1Q16 x 4Q15	1Q16 x 1Q15
Net Income	10,329	13,807	(15,827)	-25.2%	165.3%
(-) Non-recurrent Operation *	-	4	(24)	-100.0%	-100.0%
(-) Fair Value**	-	(7,310)	22,847	100.0%	-100.0%
Net Income Adjusted	10,329	6,501	6,996	58.9%	47.6%

* Non-recurring operation from Shopping Contagem stake sale and part of land sale.

** Fair Value results into the holding Company and its subsidiaries, with taxes.



Adjusted EBITDA and Adjusted EBITDA Margin

EBITDA and Adjusted EBITDA (in R\$ thousand)	1Q16	4Q15	1Q15	1Q16 x 4Q15	1Q16 x 1Q15
(=) Net Income	10,329	13,807	(15,827)	-25.2%	165.3%
(+) Income taxes and contrib.	1,458	(18,714)	(2,096)	107.8%	169.6%
(+) Financial results	8,642	14,730	11,892	-41.3%	-27.3%
(+) Depreciation	-	-	-	0.0%	0.0%
EBITDA	20,429	9,823	(6,031)	108.0%	438.7%
EBITDA Margin	84.9%	40.6%	-26.8%	44.3 p.p.	111.7 p.p.
(-) Non-recurrent Operation *	-	4	(24)	-100.0%	100.0%
(-) Investment Property Fair Value	(684)	8,866	(474)	-107.7%	44.3%
(-) Investment Property Fair Value on Subsidiaries	-	1,514	-	-100.0%	0.0%
(-) MRV LOG SP I Incorporações SPE Ltda. Sale	-	-	24,634	0.0%	-100.0%
Adjusted EBITDA	19,745	20,207	18,105	-2.3%	9.1%
Adjusted EBITDA Margin	82.1%	83.6%	80.5%	-1.6 p.p.	1.5 p.p.

* Non-recurring operation from Shopping Contagem stake sale and part of land sale.

The EBITDA growth (in accordance with ICVM527/12) in the 1Q16 compared to 1Q15 by the sale of SPE occurred in the first quarter of 2015. In relation to the 4Q15 the growth is explained by the evaluation of assets of the Company that generated a loss due to devaluation of some Brazilian regions as a result of the tighter macroeconomic scenario.

The Adjusted EBITDA does not consider non-recurring transactions and gain/loss in changes of fair value to measure the results of leasing activities. The increase in Adjusted EBITDA in the 1Q16 in relation to 1Q15 is a result of our intensive efforts in leasing areas and to control expenses allowing a better operational leverage of our business. The decrease in Adjusted EBITDA compared to 4Q15 is the effect of seasonality in the expenses of the first quarter, as well as the effects of operating revenue already mentioned previously.



Adjusted FFO and Adjusted FFO Margin

FFO and Adjusted FFO (in R\$ thousand)	1Q16	4Q15	1Q15	1Q16 x 4Q15	1Q16 x 1Q15
(=) Net Income	10,329	13,807	(15,827)	-25.2%	165.3%
(+) Depreciation	-	-	-	0.0%	0.0%
FFO	10,329	13,807	(15,827)	-25.2%	165.3%
FFO Margin	42.9%	57.1%	-70.4%	-14.2 p.p.	113.3 p.p.
(-) Non-recurrent Operation *	-	4	(24)	-100.0%	100.0%
(-) Investment Property Fair Value	(684)	8,866	(474)	-107.7%	44.3%
(-) Income tax and social contribution of Fair Value	684	(17,690)	474	103.9%	44.3%
(-) Investment Property Fair Value on Subsidiaries	-	1,514	-	-100.0%	0.0%
(-) MRV LOG SP I Incorporações SPE Ltda. Sale	-	-	24,634	0.0%	-100.0%
(-) Income tax and social contribution of the sale	-	-	(1,787)	0.0%	-100.0%
Adjusted FFO	10,329	6,501	6,996	58.9%	47.6%
Adjusted FFO Margin	42.9%	26.9%	31.1%	16.0 p.p.	11.8 p.p.

* Non-recurring operation from Shopping Contagem stake sale and part of land sale.

In the 1Q16 FFO totaled R\$10,3 million, resulting in a growth of 165.3% in relation to the same period of last year and a reduction of 25.2% compared to 4Q15 and these variations are explained by non-recurrent events and the sale of SPE MRV LOG SP I Incorporações SPE Ltda in the 1Q15 and evaluation of the assets of the Company in the 4Q15. The growth of Adjusted FFO in the 1Q16 compared to 1Q15 was of 47.6% and compared to the 4Q15 was 58.9%, these growths are the result of intensive efforts in leasing areas and control of expenses allowing a better operating leverage of our business.

Cash and Cash equivalents

Cash and cash equivalents (in R\$ thousand)	31/Mar/2016	31/Dec/2015	31/Mar/16 x 31/Dec/15
Cash and cash equivalents	25,545	17,258	48.0%

The growth of cash and cash equivalents refers to the funding that occurred during the first quarter of 2016. In the 4Q15 the Company made an early payment total outstanding balance of the 5th issuance of debenture.

Accounts receivable

Accounts receivable (in R\$ thousand)	31/Mar/2016	31/Dec/2015	31/Mar/16 x 31/Dec/15
Accounts receivable	36,859	33,760	9.2%
Warehouse and Retail leases	27,770	24,684	12.5%
Subsidiary Sale	6,493	5,062	28.3%
Other	2,596	4,014	-35.3%



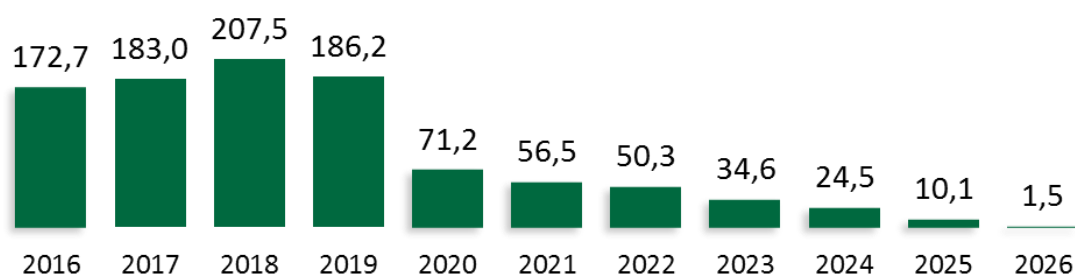
The increase in the balance of accounts receivable from leasing warehouses and Strip Mall on March 31, 2016 compared to December 31, 2016 is directly related to the growth of our portfolio of tenants. The increase in subsidiary sale balance relates to the updating of the IPCA adjustment of the outstanding balance.

Debt and Net Debt

Loans, financing and debentures (in R\$ thousand)	Maturity	Effective costs*	31-Dec-15	30-Sep-15	31-Dec-15 x 30-Sep-15
Loans and financing			998,163	964,958	3.4%
Working Capital	Sep/13 to Sep/17	CDI+183% to 4.44%	65,306	65,584	-0.4%
Working Capital	sep/16	CDI+147%	29,808	-	0.0%
Construction financing	Dec/13 to Oct/24	CDI+192%	42,225	42,835	-1.4%
Construction financing	Dec/13 to Aug/26	TR +9.37%- 1162%	408,865	415,000	-1.5%
3 rd issuance of Debentures	Jun/14 to Jun/20	CDI+2.27%	97,567	94,066	3.7%
4 th issuance of Debentures	Aug/16 to Feb/19	CDI+2.3%	101,323	105,209	-3.7%
6 th issuance of Debentures	Dec/15 to Dec/19	CDI+2.38%	99,277	95,690	3.7%
7 th issuance of Debentures	Jan/17 to Oct/18	118% CDI+0.29%	105,142	101,246	3.8%
8 th issuance of Debentures	Nov/17 to Dec/19	119% CDI+0.57%	62,641	60,301	3.9%
(-) Debt issuance costs			(13,991)	(14,973)	-6.6%

* Effective costs: considers the contractual costs + other issuance and debt maintenance costs.

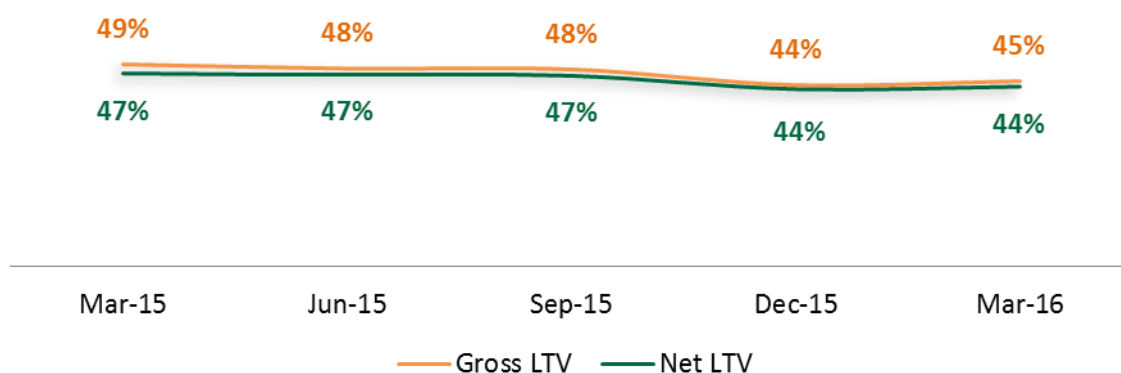
Debt Maturity schedule on 31/03/16 (R\$ million)



Net Debt (in R\$ thousand)	31/Mar/2016	31/Dec/2015	31/Dec/16 x 31/Dec/15
(+) Loans and financing	998,163	964,958	3.4%
(-) Cash and cash equivalents	25,545	17,258	48.0%
(=) Net Debt	972,618	947,700	2.6%
(=) Shareholder's Equity	1,506,286	1,495,873	0.7%
(=) Net Debt/Equity	0.65	0.63	1.9%



Loan to Value



* LTV Gross: Gross Debt/Investment Properties Fair Value
LTV Net: Net Debt/Investment Properties Fair Value

General Considerations of Financial Performance

Due to our rental growth during 2015 and the first quarter of 2016, the Company expects an increase in its operating cash flow during 2016. In addition to this, a more conservative strategy in relation to new investments in building will reduce our CAPEX, protecting most of the operational flow to reduce our debts.

Keeping the strategy adopted in previous years, there may be some disinvestments of assets, in case the Company deems to be good business, aiming at continuous improvement of the capital structure and allowing investment in new opportunities.



INCOME STATEMENT

Consolidated Income Statement (in R\$ thousand) (CPC 19, IFRS 11)

INCOME STATEMENT	1Q16	4Q15	1Q15	Chg. % 1Q16 x 4Q15	Chg. % 1Q16 x 1Q15
NET OPERATING REVENUES	24,064	24,169	22,487	-0.4%	7.0%
GROSS PROFIT	24,064	24,169	22,487	-0.4%	7.0%
OPERATING EXPENSES					
Selling expenses	(2,340)	(2,219)	(2,697)	5.5%	-13.2%
General & Administrative expenses	(2,564)	(2,634)	(2,382)	-2.7%	7.6%
Other operatin expenses, net	193	352	(167)	-45.2%	-215.6%
Investment Property Fair Value Variation	684	(8,866)	(24,160)	-107.7%	-102.8%
Equity in subsidiaries and JV's	392	(979)	888	-140.0%	-55.9%
OPERATING INCOME BEFORE FINACIAL RESULTS	20,429	9,823	(6,031)	108.0%	-438.7%
FINANCIAL RESULTS					
Financial expenses	(11,705)	(18,174)	(15,064)	-35.6%	-22.3%
Financial income	3,063	3,444	3,172	-11.1%	-3.4%
INCOME/ LOSS BEFORE INCOME TAX AND SOCIAL CONTRIBUTION	11,787	(4,907)	(17,923)	-340.2%	-165.8%
INCOME TAX AND SOCIAL CONTRIBUTION					
Current	(1,381)	(1,368)	(1,512)	1.0%	-8.7%
Deferred	(77)	20,082	3,608	-100.4%	-102.1%
NET INCOME/LOSS	10,329	13,807	(15,827)	-25.2%	-165.3%
PROFIT/LOSS ATRIBUTABLE TO					
Shareholder's of the company	10,326	13,819	(15,828)	-25.3%	-165.2%
Non-controlling interests	3	(12)	1	-125.0%	200.0%

Adjusted Financial Information	1Q16	4Q15	1Q15	Chg. % 1Q16 x 4Q15	Chg. % 1Q16 x 1Q15
Net Income Adjusted	10,329	6,501	6,996	58.9%	47.6%
Adjusted EBITDA	19,745	20,207	18,105	-2.3%	11.6%
Adjusted EBITDA Margin	82.1%	83.6%	80.5%	1.6 p.p.	-3.1 p.p.
Adjusted FFO	10,329	6,501	6,996	58.9%	47.6%
Adjusted FFO Margin	42.9%	26.9%	31.1%	-16.0 p.p.	4.2 p.p.



Consolidated Balance Sheet (in R\$ thousand) (CPC 19, IFRS 11)

ASSETS	31-Mar-16	31-Dec-15	Chg. % Mar-16 x Dec-15	LIABILITIES & SHAREHOLDER'S EQUITY	31-Mar-16	31-Dec-15	Chg. % Mar-16 x Dec-15
CURRENT ASSETS				CURRENT LIABILITIES			
Cash and cash equivalents	25,545	17,258	48.0%	Accounts Payable	4,072	6,601	-38.3%
Accounts receivable	21,748	19,119	13.8%	Loans and financing	216,241	150,579	43.6%
Recoverable taxes	8,571	8,532	0.5%	Salaries, payroll taxes and benefits	2,954	2,401	23.0%
Deferred selling expenses	5,161	4,330	19.2%	Taxes and contributions	2,263	2,559	-11.6%
Other assets	-	186	-100.0%	Advances from customers - Swap	3,468	3,518	-1.4%
Total current assets	61,025	49,425	23.5%	Payable Dividends	1,634	1,634	0.0%
NON-CURRENT ASSETS				Other liabilities	1,766	1,687	4.7%
Trade accounts receivable	15,111	14,641	3.2%	Total current liabilities	232,398	168,979	37.5%
Deferred selling expenses	6,468	7,862	-17.7%	Non-current liabilities			
Recoverable taxes	41,887	38,403	9.1%	Loans and financing	781,922	814,379	-4.0%
Deferred taxes	51,448	51,052	0.8%	Advances from Customers - Swap	42,372	42,406	-0.1%
Other assets	607	608	-0.2%	Deferred taxes	52,441	51,125	2.6%
Investment in subsidiaries and jointly controlled	238,596	237,314	0.5%	Others	2,702	2,756	-2.0%
Investment property	2,201,198	2,174,413	1.2%	Total Non-current liabilities	879,437	910,666	-3.4%
Property and equipment	1,781	1,800	-1.1%	Total Liabilities	1,111,835	1,079,645	3.0%
Total non-current assets	2,557,096	2,526,093	1.2%	SHAREHOLDER'S EQUITY			
				Equity attributable to the shareholder's of the company	1,506,175	1,495,765	0.7%
				Non-controlling interest	111	108	2.8%
				Total Shareholder's Equity	1,506,286	1,495,873	0.7%
TOTAL ASSETS	2,618,121	2,575,518	1.7%	TOTAL LIABILITIES & SHAREHOLDER'S EQUITY	2,618,121	2,575,518	1.7%



Consolidated Cash Flow Statement (in R\$ thousand) (CPC 19, IFRS 11)

CASH FLOW STATEMENT	1Q16	1Q15	Chg. % 1Q16 x 1Q15
CASH FLOWS FROM OPERATING ACTIVITIES			
Net income	10,329	(15,827)	-165.3%
Adjustments to reconcile profit to net cash used in operating activities	12,705	34,485	-63.2%
Decrease (increase) in operating assets	(3,488)	(4,334)	-19.5%
Increase (decrease) in operating liabilities	1,649	1,566	5.3%
Income tax and social contribution paid	(1,540)	(1,350)	14.1%
Land sale receiving	803	3,000	-73.2%
Net cash used in operating activities	20,458	17,540	16.6%
CASH FLOWS FROM INVESTING ACTIVITIES			
Decrease (Increase) of investments	(252)	(1,091)	-76.9%
Acquisition of investment property	(11,598)	(12,742)	-9.0%
Other	(48)	(722)	-93.4%
Net cash used in investing activities	(11,898)	(14,555)	-18.3%
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from loans and debentures, net	29,937	3,501	755.1%
Payment of loans	(11,605)	(9,830)	18.1%
Derivative financial instrument redemption	186	(650)	-128.6%
Interest paid	(18,791)	(26,849)	-30.0%
Payment of obligations with related companies	(12,333)	-	0.0%
Increase in obligations with related companies	12,333	-	0.0%
Contributions from noncontrolling shareholders	-	(87)	-100.0%
Net cash provided by financing activities	(273)	(33,915)	-99.2%
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS, NET	8,287	(30,930)	-126.8%
CASH AND CASH EQUIVALENTS			
Cash and cash equivalents at beginning of year	17,258	77,334	-77.7%
Cash and cash equivalents at end of year	25,545	46,404	-45.0%



GLOSSARY

GLA (Gross Leasable Area): corresponds to the areas available for lease.

Delivered GLA: corresponds to the delivered areas for lease.

Built GLA: corresponds to the built areas obtained by measuring physical financial schedule, including areas delivered, more works in progress in LOG percentage.

FFO (Funds From Operations): equal to net income before depreciation and other "non-cash" effects.

Adjusted FFO: FFO adjusted by effects of non-recurring transactions of assets alienation and gain/loss in changes of fair value.

EBITDA (Earnings Before Interests, Taxes, Depreciation and Amortization): net profit before financial result, income tax and social contribution, depreciation expenses.

Adjusted EBITDA: EBITDA adjusted by effects of non-recurring transactions and gain/loss in changes of fair value.

EBITDA Margin: margin calculated by dividing the EBITDA by net operating revenue.

FFO Margin: margin calculated by dividing the result by the FFO by Net Operating Revenues.

Portfolio LOG: contemplates the GLA of the delivered , under construction and potencial GLA in development.

Loan to Value: percentage rate resulting from the division of Debt by Investment Properties Fair Value.



DISCLAIMER

The statements contained in this document relating to the prospects of the business, estimates for operating and financial results, and those related to growth prospects of LOG are merely projections and, as such, are based exclusively on the expectations of management to the future of the business.

These statements depend, substantially, of approvals and licenses required, market conditions, the performance of the Brazilian economy, industry and international markets and, therefore, subject to change without notice.

This performance report includes non-accounting data such as operating and financial projections based on management's expectations. Non-accounting data such as values and units of Portfolio GLA Approved, GLA Built, GLA Delivered and projections were not subject to review by the Company's independent auditors.

The EBITDA in accordance with ICVM572/12 mentioned in this report represents net income before financial result, income tax and social contribution, depreciation expenses. FFO mentioned in this report represents net income before depreciation only. The FFO and EBITDA are not measures of financial performance in accordance with accounting practices adopted in Brazil and IFRS, and should not be considered in isolation or as an alternative to net income as a measure of operating performance or an alternative to cash flows from operations, or as measure of liquidity. Because they are not considered for the calculation, the financial result, income tax and social contribution, depreciation expense and amortization, EBITDA and FFO serve as indicators of overall economic performance of the LOG, which are not affected by changes in tax burden from income tax and social contribution or levels of depreciation and amortization. EBITDA and FFO, however, have limitations that impair its use as a measure of profitability of LOG, since it does not consider certain LOG business, which could affect, significantly, the profits of LOG, such as financial results, taxes, depreciation and amortization, capital expenditures and other related charges.

RELATIONSHIP WITH INDEPENDENT AUDITORS

Pursuant to CVM Instruction 381/03, we inform that the Company's independent auditors - Ernst & Young Auditores Independentes S/S ("Ernst & Young") - did not provide any services during the year of 2016 other than those relating to external audit. The Company's policy for hiring independent auditors ensures that there is no conflict of interest, loss of autonomy or objectiveness.