Earnings
Release
4Q25

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 fourth quarter of 2025. 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

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MANAGEMENT COMMENTS

Operational excellence and high-demand assets drive Log to the best operational result in its history

The logistics warehouse market performed very positively in 2025, driven mainly by strong demand, which led Brazil to record a historic low vacancy rate of just 7.3%. The market also reported a record net absorption of 3.5 million sqm of GLA and a significant increase in the average rental price, with 20% growth over the past 24 months.

In this highly dynamic market, Log continues to consolidate its position as one of the leading logistics platforms in the country, with a modern, well-located, and high-standard portfolio. The company recorded **gross absorption of 545 thousand sqm for the year, including 256 thousand sqm of pre-leased delivered assets**, reaching an average **pre-leasing rate of approximately 90%**, which demonstrates the attractiveness of the developed assets, the quality of services provided, and the company's close relationship with its client base.

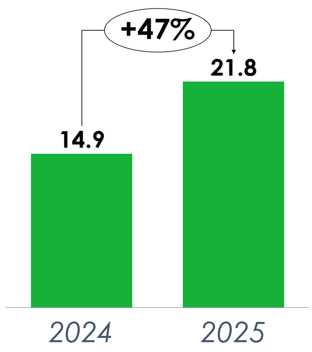
In 4Q25, **Log delivered 98,4 thousand sqm, with a pre-leasing rate of 88% and a Yield on Cost of 14.0%**. Stabilized vacancy remained at a minimum level of **0.81%**. Log completed the renewal of **46% of the 205 thousand sqm of GLA from the first phase of rent reviews**, with a significant nominal rent increase of 43.4%. For the **14th consecutive quarter**, we reported a **Same Client Rent of 2.68% above inflation**.

As a result of operational excellence and execution capability, Log recorded a **record EBITDA of R$ 602 million in 2025**, reinforcing the recurrence and robustness of its cash generation.

With high-quality assets, resilient demand, and a diversified presence in the main logistics hubs of the country, Log remains well positioned to capture rental appreciation and sustain its profitability growth through development activities, consolidating its trajectory of long-term value creation.

Asset Management and Service Expansion: More Value and Efficiency in LOG's Ecosystem

Net Service Revenue (R$ Million)



The year 2025 marked significant progress for Log in its strategy of diversifying and expanding revenues through its complete platform of integrated services within the logistics warehouse ecosystem. **This initiative brings benefits beyond retaining commercial expertise and the client portfolio**; it also reinforces the evolution of the company's business model, **expanding monetization avenues beyond traditional leasing.**

LOG ADM, the unit responsible for managing logistics assets, ended the period with **2.6 million sqm of GLA under management**, a 45% increase compared to the same quarter of the previous year. Of this total, **464 thousand sqm refer to third-party asset management**, not developed by Log, demonstrating the market's recognition of the company's know-how, operational efficiency, and ability to customize the services it offers. The NPS for the services provided reached 79 in Q425, establishing itself in the zone of customer service excellence.

In Q4 2025, net revenue from asset management reached **R$ 6.7 million, marking a 69% year-over-year increase with a 63% margin**. Year-to-date, net revenue from services totaled **R$ 21.8 million, a 47% increase compared to 2024, with a margin of 68%**.

With the progress of the Log 2 Million program and the maturation of commercial initiatives in the open market, **the expectation is that the service platform will consolidate its role as an important asset-light growth driver and a source of long-term value creation for shareholders**.

Log announces creation of a new investment vehicle aimed at acquiring company's assets.

Log announced the signing of a binding agreement for the structuring of an investment vehicle to be established, valued at approximately R$ 1.05 billion, under a firm commitment regime. The transaction, which is still subject to the satisfaction of customary conditions precedent for transactions of this nature, aims to acquire a portfolio of **12 operational assets** of the company and, **once completed, will be the largest ever carried out by the company**.

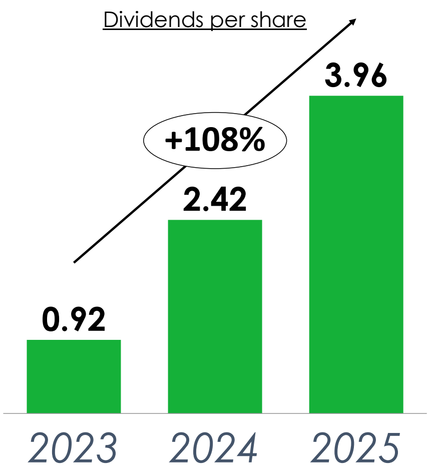
The completion of the transaction, in addition to bringing greater efficiency to the company's capital structure, **will provide in advance the resources necessary for the execution of the investment plan scheduled for 2026**, unlocking the value generation potential associated with new projects under development.

In the context of an environment of greater macroeconomic uncertainty and interest rate dynamics, the company has demonstrated its **ability to generate value for shareholders through asset sales**, which has enabled **better capital allocation between leasing and development activities**.

Within the scope of the transaction, Log will retain the commercial management of the assets, property and condominium administration, which **provides new service revenue streams and the retention of commercial intelligence and the client portfolio**.

For more details about the transaction, it is recommended to read the Material Fact published on 02/11/2026.

Focus on shareholder value creation



Over the past three years, Log has consolidated its strategy of generating value for shareholders by carrying out asset **recycling transactions totaling R$ 4.6 billion**, always transacted at values close to the Net Asset Value ("NAV").

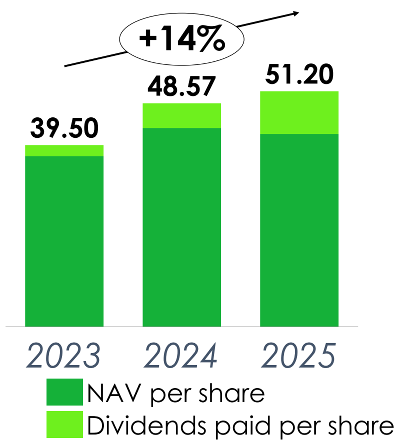
These sales, in addition to financing the growth of the Company's development activities, with the **delivery of 993 thousand sqm of GLA** in the same period, also contributed to cash distributions to shareholders and the strengthening of the balance sheet.

With the cash surplus, in addition to reducing financial leverage, Log **distributed R$ 985 million to its shareholders**, consisting of R$ 658 million in dividends and R$ 327 million in share buybacks, the latter being carried out at a significant discount to NAV, generating great value for its shareholders.

Efficient capital allocation resulted in an **annual growth of 14% in NAV per share**, which reached R$ 51.20 in 2025. Furthermore, **earnings per share for the year were R$ 4.06, an annual growth of 112%**, reflecting the commitment to sustainable growth and shareholder returns.

In January 2026, **Log was included in the IDIV**, the B3 index that comprises companies with the best dividend and interest on equity practices, reflecting Log's commitment to strong cash distribution to its shareholders.

The company has sought greater capital efficiency in its business model, offering shareholders an attractive total return profile by combining strong cash distribution with the expansion of its development and service activities.



FINANCIAL HIGHLIGHTS

In 2025, the Company reported a new record net lease revenue, reaching R$ 248.8 million, representing a 13.2% increase compared to the same period of the previous year.

The EBITDA reported in 2025 was another record for the company during the year, reaching R$ 602.1 million, representing a 22% increase compared to 2024.

Lease EBITDA totaled R$ 213.8 million in 2025, with a margin of 85.9**%,** representing a 19.5% increase compared to the previous year.

Development EBITDA totaled R$ 388.3 million in 2025, representing a 23.4% increase compared to the previous year.

Net income in 2025 was R$ 363.5 million, a 5.6% increase compared to 2024. Earnings per share in 2025 totaled R$ 4.06, up 2.8% compared to 2024.

The ratio of adjusted net debt to EBITDA was 1.6x. Following the completion of the transaction announced in 02/11/2026, the company expects a reduction in its leverage level to below the levels observed during the 2024 and 2025 fiscal years.

In the fourth quarter of 2025, the SCR was 2.7%, showing growth above inflation for the 14th consecutive quarter.

IN THOUSAND BRL	4Q25	4Q24	VAR. %	2025	2024	VAR. %
Net Revenue	**65.222**	**55.916**	**16,6%**	**248.759**	**219.742**	**13,2%**
Cost of services	(2.487)	(1.332)	86,7%	(7.014)	(5.334)	31,5%
Gross Profit	**62.735**	**54.584**	**14,9%**	**241.745**	**214.408**	**12,7%**
Gross Margin	***96,2%***	***97,6%***	***-1,4 p.p.***	***97,2%***	***97,6%***	***-0,4 p.p.***
Operating Expenses	(75.417)	(58.438)	29,1%	(198.751)	(171.447)	15,9%
Development of Assets	151.644	140.588	7,9%	544.972	438.000	24,4%
Equity interest	7.712	4.255	81,2%	7.522	6.979	7,8%
EBITDA	**148.112**	**142.593**	**3,9%**	**602.054**	**493.611**	**22,0%**
EBITDA Margin	***227,1%***	***255,0%***	***-27,9 p.p.***	***242,0%***	***224,6%***	***17,4 p.p.***
Financial Result	(44.704)	(24.057)	85,8%	(169.791)	(91.102)	86,4%
Taxes	(23.292)	(16.854)	38,2%	(62.208)	(52.460)	18,6%
Net profit	**78.678**	**100.078**	**-21,4%**	**363.487**	**344.378**	**5,5%**
Net Margin	***120,6%***	***179,0%***	***-58,3 p.p.***	***146,1%***	***156,7%***	***-10,6 p.p.***
Earnings Per Share	**0,80**	**1,14**	**-29,8%**	**4,06**	**3,95**	**2,8%**
Adj. Net Debt/EBITDA	**1,6x**	**0,8x**	**0,83x**	**1,6x**	**0,8x**	**0,83x**
Capex	**214.520**	**220.900**	**-2,9%**	**743.973**	**819.333**	**-9,2%**
GLA delivered %Log (sqm)	**928.982**	**951.926**	**-2,4%**	**928.982**	**951.926**	**-2,4%**
Average ticket (BRL/month)	**22,76**	**21,76**	**4,6%**	**21,88**	**20,56**	**6,4%**
Stabilized vacancy (%)	**0,81%**	**0,65%**	**24,6%**	**0,81%**	**0,65%**	**24,6%**

OPERATIONAL HIGHLIGHTS

Deliveries:

98.4
SQM OF GLA

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

Pre-leasing:

88%

Demonstrating strong demand and market confidence

Stabilized Vacancy:

0.81%

Significantly lower than the industry average of 7.3%

Gross Absorption

108.4
SQM OF GLA

Maintaining a high level of absorption

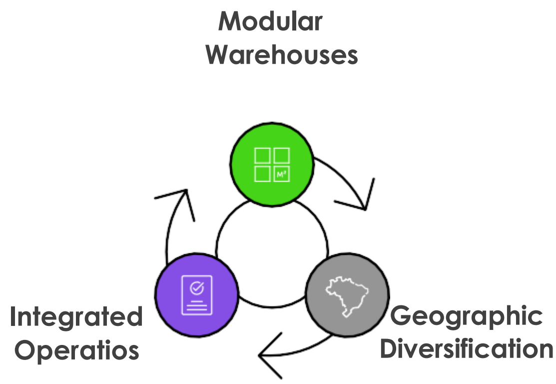
LOG MACEIÓ

Financial & Operational Performance

STRATEGIC PILLARS: THE FOUNDATION FOR THE SUCCESS OF OUR BUSINESS MODEL

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.

145 tenants in 185 active contracts

Sector concentration below 34%

Stabilized vacancy rate of 0.81%

Average ticket of R$ 22.76 per sqm of GLA

Price pass-through above inflation for the 14th consecutive quarter with SCR of 2.68%

Geographic Diversification:

Relevant Competitive Advantage in the Sector, with presence across all strategic markets and consistently demanded by its own client base — providing commercial intelligence to accurately define the location and pricing of new assets.

287 sqm of GLA delivered in 2025

90% pre-leasing of deliveries

Gross absorption of 545 thousand sqm of GLA in 2025

Integrated Operatios:

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]

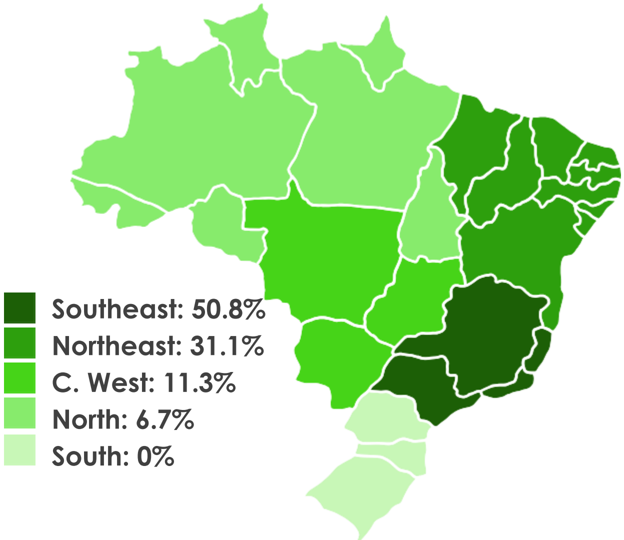
OPERATIONAL PORTFOLIO

Delivery of 98.4 sqm of GLA in 4Q25, with 88% pre-leasing

YTD Deliveries

IN SQM OF GLA	Quarter	% Total
LOG Cuiabá	1Q25	38.643
LOG SJP	1Q25	40.981
LOG São Bernardo G2	1Q25	22.456
LOG João Pessoa	2Q25	41.006
LOG Goiânia III	3Q25	45.432
LOG Fortaleza III G3	4Q25	66.161
LOG Campos II	4Q25	14.012
LOG PIB Belgo	4Q25	18.236
Total 2025		**286.927**

Portfolio Representation Delivered by Region (% LOG)



The Company delivered 287 thousand sqm of GLA in 2025 across the states of Ceará, Goiás, Mato Grosso, Minas Gerais, Paraíba, Paraná, Rio de Janeiro and São Paulo.

Portfolio per Class

IN SQM OF GLA (%Log)	4Q25	3Q25	4Q24
Delivered	928.982	954.476	951.926
In construction	525.237	527.154	199.017
Landbank	559.794	532.471	720.678
Total	**2.014.012**	**2.014.100**	**1.871.621**

Portfolio (in thousand GLA %LOG)

PERIOD	START	ADDITION	SALES	END	OCCUPANCY	STABILIZED VACANCY	TOTAL VACANCY	BRAZIL VACANCY[1]
4Q24	1.007	96	150	**952**	96,7%	0,65%	3,30%	8,2%
1Q25	952	74	-	**1.026**	97,3%	1,55%	2,73%	8,0%
2Q25	1.026	35	-	**1.061**	97,4%	0,93%	2,57%	7,7%
3Q25	1.061	37	143	**954**	98,0%	0,81%	1,97%	7,4%
4Q25	954	85	111	**929**	97,0%	0,81%	3,05%	7,3%

[1] Source: EREA.

INCOME STATEMENT (IS)

Company Segmentation

Leasing:

Leasing of Class A warehouses across Brazil, focusing on major metropolitan regions and efficient asset management through a comprehensive service platform for the logistics warehouse ecosystem.

Development:

Asset sales strategy, where the recycling of existing GLA finances new projects. Constant property evaluations ensure continuous growth in results.

Managerial Income Statement 4Q25

IN THOUSAND BRL	4Q25			4Q24			4Q25x4Q24
	CONSOLIDATED	LEASE	DEVELOPMENT	CONSOLIDATED	LEASE	DEVELOPMENT	VARIATION
Net revenue	**65.222**	**65.222**	**-**	**55.916**	**55.916**	**-**	**16,6%**
Costs of services	(2.487)	(2.487)	-	(1.332)	(1.332)	-	86,7%
Gross profit	**62.735**	**62.735**	**-**	**54.584**	**54.584**	**-**	**14,9%**
Gross Margin	***96,2%***	***96,2%***	**-**	***97,6%***	***97,6%***	**-**	**-1,4 p.p.**
Operating expenses	**76.228**	**(7.970)**	**84.198**	**82.150**	**(9.658)**	**91.808**	**-7,2%**
G&A expenses	*(11.532)*	*(4.176)*	*(7.356)*	*(10.706)*	*(6.437)*	*(4.269)*	*7,7%*
Selling expenses	*(3.240)*	*(2.659)*	*(582)*	*(2.126)*	*(2.034)*	*(92)*	*52,4%*
Other income/expenses	*(59.206)*	*(262)*	*(58.944)*	*(44.002)*	*(139)*	*(43.863)*	*34,6%*
Development of Assets	*151.644*	-	*151.644*	*140.588*	-	*140.588*	*7,9%*
D&A	(1.438)	(874)	(564)	(1.604)	(1.048)	(556)	-10,3%
Equity interest	***7.712***	***87***	***7.625***	***4.255***	***(58)***	***4.313***	***81,2%***
EBITDA	**148.112**	**55.725**	**92.387**	**142.593**	**45.916**	**96.677**	**3,9%**
EBITDA margin	***227,1%***	***85,4%***	**-**	***255,0%***	***82,1%***	**-**	**-27,9 p.p.**
Financial result	**(44.704)**	**(36.140)**	**(8.564)**	**(24.057)**	**(19.023)**	**(5.034)**	**85,8%**
Financial Expenses	*(73.419)*	*(50.693)*	*(22.726)*	*(48.517)*	*(34.297)*	*(14.220)*	*51,3%*
Financial income	*28.715*	*14.553*	*14.162*	*24.460*	*15.274*	*9.186*	*17,4%*
EBT	**101.971**	**18.712**	**83.259**	**116.932**	**25.846**	**91.086**	**-12,8%**
Taxes	**(23.292)**	**(2.786)**	**(20.506)**	**(16.854)**	**(2.094)**	**(14.761)**	**38,2%**
Current taxes	*(7.989)*	*(3.590)*	*(4.399)*	*(11.810)*	*(2.854)*	*(8.957)*	*-32,4%*
Deferred taxes	*(15.303)*	*804*	*(16.107)*	*(5.044)*	*760*	*(5.804)*	*203,4%*
Net income	**78.678**	**15.926**	**62.752**	**100.078**	**23.752**	**76.326**	**-21,4%**
Net margin	***120,6%***	***24,4%***	**-**	***179,0%***	***42,5%***	**-**	**-58,3 p.p.**

[1] The company updated the allocation criterion for Financial Expenses, reallocating to the development segment the portion related to the debt that finances the receivables from asset sales.

INCOME STATEMENT (IS)

Company Segmentation

Leasing:

Leasing of Class A warehouses across Brazil, focusing on major metropolitan regions and efficient asset management through a comprehensive service platform for the logistics warehouse ecosystem.

Development:

Asset sales strategy, where the recycling of existing GLA finances new projects. Constant property evaluations ensure continuous growth in results.

Managerial Income Statement 2025

IN THOUSAND BRL	2025			2024			YTD
	CONSOLIDATED	LEASE	DEVELOPMENT	CONSOLIDATED	LEASE	DEVELOPMENT	VARIATION
Net revenue	**248.759**	**248.760**	**-**	**219.742**	**219.741**	**-**	**13,2%**
Costs of services	(7.014)	(7.014)	-	(5.334)	(5.333)	-	31,5%
Gross profit	**241.745**	**241.746**	**-**	**214.408**	**214.408**	**-**	**12,7%**
Gross Margin	***97,2%***	***97,2%***	**-**	***97,6%***	***97,6%***	**-**	***-0,4 p.p.***
Operating expenses	**346.222**	**(31.545)**	**377.768**	**266.550**	**(39.242)**	**305.792**	**29,9%**
G&A expenses	*(44.016)*	*(15.786)*	*(28.230)*	*(40.893)*	*(24.650)*	*(16.243)*	*7,6%*
Selling expenses	*(11.657)*	*(10.063)*	*(1.594)*	*(9.765)*	*(8.976)*	*(789)*	*19,4%*
Other income/expenses	*(136.508)*	*(2.150)*	*(134.358)*	*(115.122)*	*(1.897)*	*(113.225)*	*18,6%*
Development of Assets	*544.972*	-	*544.972*	*438.001*	-	*438.000*	*24,4%*
D&A	*(6.568)*	*(3.546)*	*(3.022)*	*(5.671)*	*(3.720)*	*(1.951)*	*15,8%*
Equity interest	**7.522**	**56**	**7.466**	**6.979**	**33**	**6.946**	**7,8%**
EBITDA	**602.054**	**213.803**	**388.251**	**493.611**	**178.918**	**314.692**	**22,0%**
EBITDA margin	***242,0%***	***85,9%***	**-**	***224,6%***	***81,4%***	**-**	***17,4 p.p.***
Financial result	**(169.791)**	**(122.372)**	**(47.419)**	**(89.791)**	**(70.330)**	**(19.462)**	**89,1%**
Fin. Expenses ex. equity swap	*(282.765)*	*(190.002)*	*(92.763)*	*(196.596)*	*(133.120)*	*(63.476)*	*43,8%*
Financial income	*112.974*	*67.630*	*45.344*	*106.805*	*62.790*	*44.014*	*5,8%*
EBT	**425.699**	**87.885**	**337.814**	**398.144**	**104.869**	**293.276**	**6,9%**
Taxes	**(62.208)**	**(13.750)**	**(48.459)**	**(52.460)**	**(12.570)**	**(39.891)**	**18,6%**
Current taxes	*(45.647)*	*(13.851)*	*(31.796)*	*(41.648)*	*(12.356)*	*(29.293)*	*9,6%*
Deferred taxes ex. equity swap	*(16.561)*	*102*	*(16.663)*	*(10.812)*	*(214)*	*(10.598)*	*53,2%*
Net income ex. equity swap	**363.487**	**74.135**	**289.351**	**345.687**	**92.299**	**253.388**	**5,1%**
Net margin ex. equity swap	***146,1%***	***29,8%***	**-**	***157,3%***	***42,0%***	**-**	***-11,2 p.p.***
Fin. Expenses of equity swap	-	-	-	(1.311)	-	(1.311)	-100,0%
Deferred tax ex. equity swap	-	-	-	-	-	-	-
Net income	**363.487**	**74.135**	**289.351**	**344.376**	**92.299**	**252.077**	**5,5%**
Net margin	***146,1%***	***29,8%***	**-**	***156,7%***	***42,0%***	**-**	***-10,6 p.p.***

The company updated the allocation criterion for Financial Expenses, reallocating to the development segment the portion related to the debt that finances the receivables from asset sales.

Net Revenue of R$ 65.2 million in the Quarter

IN THOUSAND BRL	4Q25	4Q24	VAR. %	2025	2024	VAR. %
Gross Revenue from leases ex. linearization	59.444	47.135	26,1%	224.149	192.197	16,6%
Revenue linearization	2.214	7.638	-71,0%	15.594	23.274	-33,0%
Gross Revenue from leases	**61.658**	**54.773**	**12,6%**	**239.743**	**215.844**	**11,1%**
Leases Taxes	(3.106)	(2.802)	10,8%	(12.768)	(10.961)	16,5%
Other revenues (Log Adm + Funds assets mgt)	7.596	4.521	68,0%	24.900	17.000	46,5%
Taxes of other revenues	(926)	(576)	60,8%	(3.115)	(2.142)	45,4%
Net Revenue	**65.222**	**55.916**	**16,6%**	**248.760**	**219.741**	**13,2%**

Net revenue totaled R$ 65.2 million in the quarter, representing an 16.6% increase compared to the same period of the previous year.

Same Client Rent above inflation for the 14th consecutive quarter

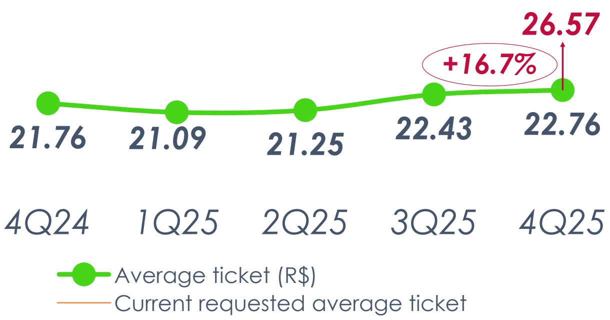
Same Client Rent evolution¹

(Growth in real terms)

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

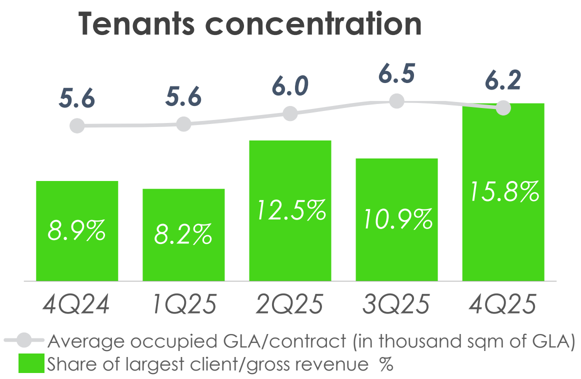
Potential 16.7% upside in ticket price, based on current requested ticket

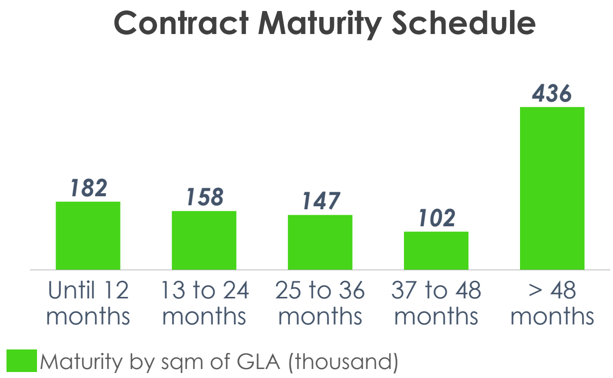
Average Ticket Evolution

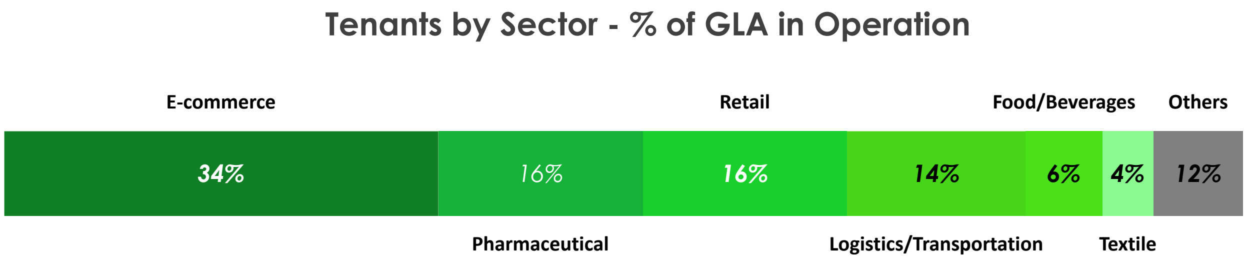


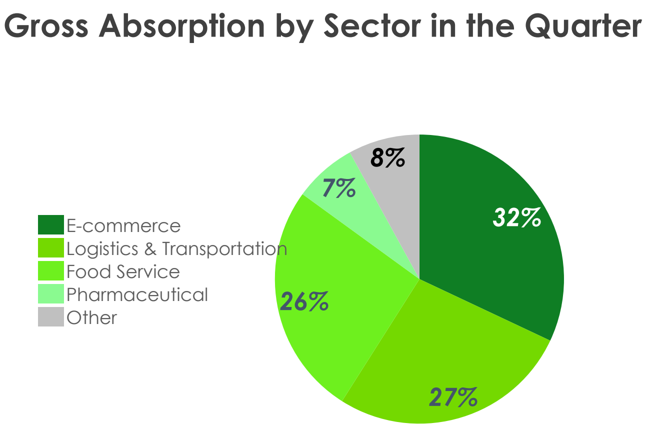
In 2Q25, we announced the first phase of the lease review process, aimed at adjusting rental rates for the group of tenants whose contracts were below market levels.

In between 2Q25 and 4Q25, Log completed the equivalent of **46% of the total 205 thousand sqm of GLA** in the first phase of the lease review process. For this group of clients, contracts have already been revised, resulting in a significant **nominal average rent increase of 43.4%,** with a **25.3% increase in cash rent, effective from the signing date**. These adjustments are expected to be gradually reflected over the coming periods.









The strong demand enabled the Company to deliver a gross absorption of 108.4 thousand sqm of GLA in the quarter.

Increase in Service Profit by 60.1%

IN THOUSAND BRL	4Q25	4Q24	VAR. %	2025	2024	VAR. %
Net Revenue - Services (Log ADM, REITs, Energy, etc.)	**6.670**	**3.945**	**69,1%**	**21.785**	**14.858**	**46,6%**
Services Cost	(2.487)	(1.332)	86,7%	(7.014)	(5.333)	31,5%
Services Gross profit	**4.183**	**2.613**	**60,1%**	**14.771**	**9.525**	**55,1%**
Services Gross Margin	***62,7%***	***66,2%***	***-3,5 p.p.***	***67,8%***	***64,1%***	***3,7 p.p.***

In 4Q25, asset management revenue grew significantly and now represents 47% of total SG&A. This is a recurring revenue stream that adds long-term value to the business. By the end of the current growth cycle, with stabilized assets, management revenue is expected to fully cover SG&A expenses, which is a key milestone in improving operational efficiency

OPERATING EXPENSES

IN THOUSAND BRL	4Q25	4Q24	VAR. %	2025	2024	VAR. %
Gross Profit	62.735	54.584	14,9%	241.745	214.408	12,7%
Operating Expenses	**(16.211)**	**(14.436)**	**12,3%**	**(62.246)**	**(56.326)**	**10,5%**
Selling expenses	*(2.738)*	*(1.846)*	*48,3%*	*(9.215)*	*(7.388)*	*24,7%*
Vacancy expenses	*(519)*	*(298)*	*74,2%*	*(2.513)*	*(2.432)*	*3,3%*
G&A expenses	*(11.516)*	*(10.688)*	*7,7%*	*(43.950)*	*(40.835)*	*7,6%*
D&A	*(1.438)*	*(1.604)*	*-10,3%*	*(6.568)*	*(5.671)*	*15,8%*
Other income/expenses	**(59.206)**	**(44.002)**	**34,6%**	**(136.508)**	**(115.122)**	***18,6%***
Development of assets	**151.644**	**140.588**	**7,9%**	**544.972**	**438.001**	***24,4%***
Equity interest	**7.712**	**4.255**	**81,2%**	**7.522**	**6.979**	**7,8%**
EBIT	146.674	140.989	4,0%	595.486	487.940	22,0%

Operating expenses totaled R$16.2 million in 4Q25, a 12.3% increase compared to the same period of the previous year. The variation of selling expenses is mainly due to an increase in commercial efforts, both internally and by partners. The asset development line was positively impacted by the accrual of Fair Value from the start of new projects.

EBITDA

IN THOUSAND BRL	4Q25	4Q24	VAR. %	2025	2024	VAR. %
EBIT	146.674	140.989	4,0%	595.486	487.940	22,0%
D&A	**1.438**	**1.604**	**-10,3%**	**6.568**	**5.671**	**15,8%**
Lease Activity	*55.725*	*45.916*	*21,4%*	*213.803*	*178.918*	*19,5%*
Development Activity	*92.387*	*96.677*	*-4,4%*	*388.251*	*314.692*	*23,4%*
EBITDA	148.112	142.593	3,9%	602.054	493.610	22,0%

FINANCIAL RESULT

IN THOUSAND BRL	4Q25	4Q24	VAR. %	2025	2024	VAR. %
Financial income	**28.715**	**24.460**	**17,4%**	**112.974**	**106.805**	**5,8%**
Financial expenses	**(73.419)**	**(48.517)**	**51,3%**	**(282.765)**	**(197.907)**	**42,9%**
Equity Swap	*-*	*-*	*0,0%*	*-*	*(1.311)*	*-100,0%*
Other financial expenses ex. equity swap	*(73.419)*	*(48.517)*	*51,3%*	*(282.765)*	*(196.596)*	*43,8%*
Financial Result	**(44.704)**	**(24.057)**	**85,8%**	**(169.791)**	**(91.102)**	**86,4%**

In 4Q25, the Financial Result was R$ (44.7) million. The variation is mainly attributed to the increase in the CDI rate during the period, which led to higher interest expenses on borrowings. The average monthly CDI in 4Q25 increased by 34.36% compared to the average monthly CDI in 4Q24.

TAX AND SOCIAL CONTRIBUTION

IN THOUSAND BRL	4Q25	4Q24	VAR. %	2025	2024	VAR. %
Current	**(7.989)**	**(11.810)**	**-32,4%**	**(45.648)**	**(41.648)**	**9,6%**
Deferred	**(15.303)**	**(5.044)**	**203,4%**	**(16.560)**	**(10.812)**	**53,2%**
Deferred from Operation	*(11.645)*	*(6.937)*	*67,9%*	*(2.824)*	*(2.089)*	*35,2%*
Deferred from Development	*(3.658)*	*1.893*	*-293,2%*	*(13.737)*	*(8.723)*	*57,5%*
Taxes & Social Contribution	**(23.292)**	**(16.854)**	**38,2%**	**(62.208)**	**(52.460)**	**18,6%**

In 4Q25, taxes totaled R$23.3 million, representing a 38.2% increase compared to 4Q24. The difference is mainly due to the higher recognition of fair value in 4Q25 compared to 4Q24, which results in greater tax deferral associated with increased results from new development projects. On the other hand, there was a significant reduction in the payment of current taxes as the result of the tax planning actions carried out by the company.

NET INCOME

IN THOUSAND BRL	4Q25	4Q24	VAR. %	2025	2024	VAR. %
Lease Activity	*15.926*	*23.752*	*-33,0%*	*74.135*	*92.299*	*-19,7%*
Development Activity	*62.752*	*76.326*	*-17,8%*	*289.351*	*252.077*	*14,8%*
Net Income	**78.678**	**100.078**	**-21,4%**	**363.487**	**344.376**	**5,5%**

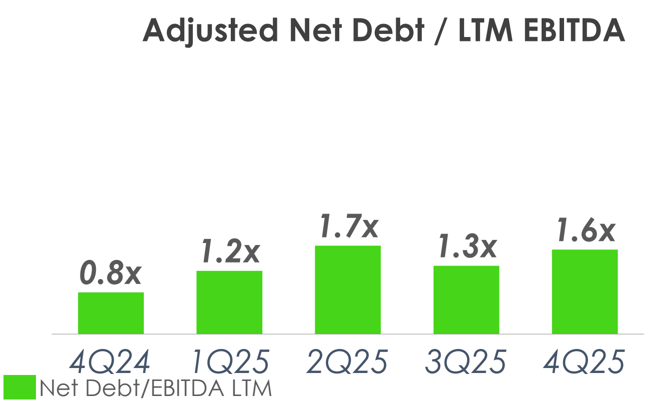
In 4Q25, the Company reported net income of R$78.6 million, 21.4% lower than the same quarter of the previous year. Net Income for 2025 was R$ 363.5 million, representing an increase of 5.5%. This growth was driven by operational numbers and the acceleration of new project launches in 2025, which offset the reduction in financial results. **Net Income ended the year within the guidance established for 2025, ranging from R$ 350 to 450 million**.

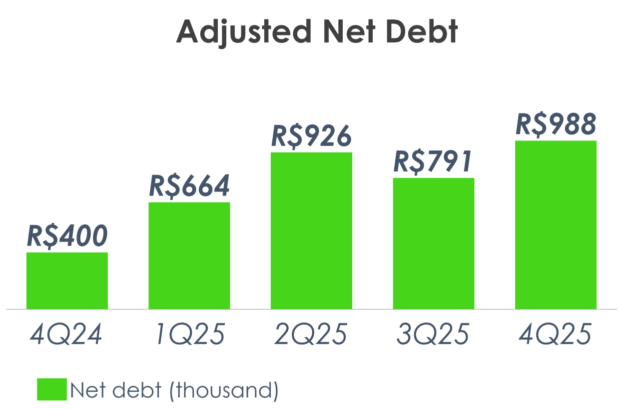
INDEBTEDNESS

Adjusted leverage of 1.6x

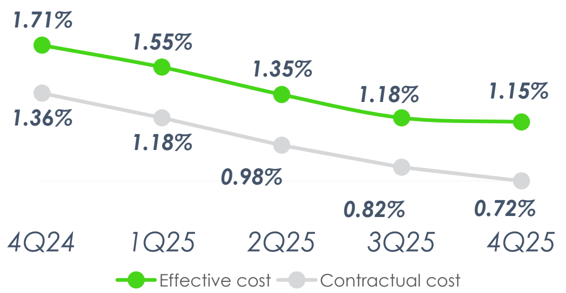
IN THOUSAND BRL	4Q25	4Q24	VAR. %
Net debt	**1.767.853**	**1.304.932**	**35,5%**
Loans and financing	*2.238.757*	*2.066.202*	*8,4%*
Cash, cash eq. & marketable securities	*470.904*	*761.270*	*-38,1%*
Equity	**3.632.716**	**3.605.375**	**0,8%**
Net debt / Equity	**48,7%**	**36,2%**	**12,5 p.p.**
Adjusted net debt	**987.745**	**399.513**	**147,2%**
Receivables from asset sales	*780.108*	*905.419*	*-13,8%*
Adjusted net debt / Equity	**27,2%**	**11,1%**	**16,1 p.p.**
Net debt	**1.767.853**	**1.304.932**	**35,5%**
LTM EBITDA	**602.054**	**493.610**	**22,0%**
(=) Net debt / Equity	**2,9x**	**2,6x**	**0,3 p.p.**
Adjusted net debt	**987.745**	**399.513**	**147,2%**
LTM EBITDA	**602.054**	**493.610**	**22,0%**
Adjusted net debt / LTM EBITDA	**1,6x**	**0,8x**	**0,8 p.p.**

In 4Q25, adjusted net debt corresponded to 1.6x LTM EBITDA. With the additional cash inflow expected after the completion of the sale announced in 02/11/2026, the company expects a substantial reduction in leverage, reaching levels lower than those reported in 2024 and 2025.



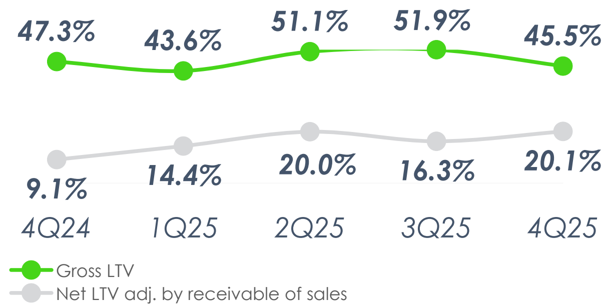


Debt Spread

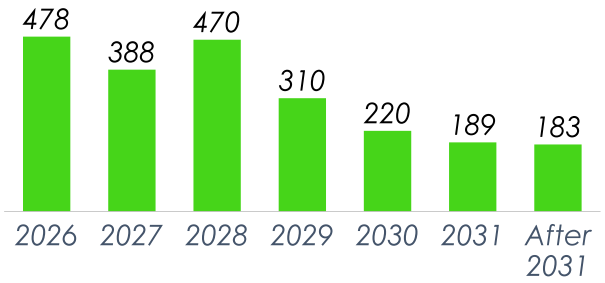


Cost of Debt

Loan To Value - LTV



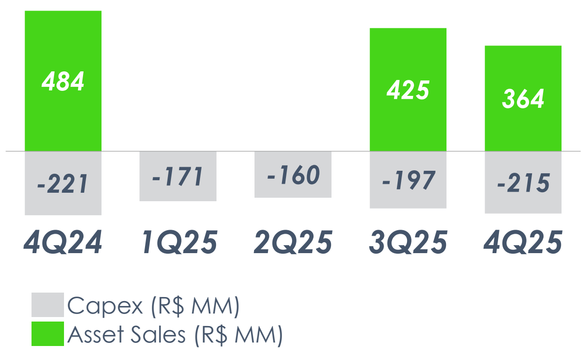
Debt Amortization Schedule



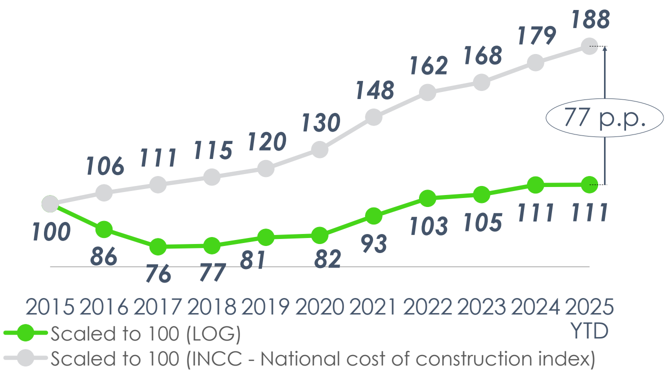
Log continues to actively execute its debt reprofiling program, focusing on the equalization of amortization schedules, liability extension, and spread reduction. In October, Log completed the early settlement of R$ 300 million from the 21st debenture issuance, reducing both the volume and average cost of debt. **The consolidated effective cost was CDI+1.15%, continuing to show a significant reduction compared to the previous year, which was CDI+1.71%.**

7 INVESTMENTS

Asset Sales and CAPEX



Construction Costs Evolution



Capex totaled R$ 215 million. The pace of investment reflects the advancement of the Company's expansion plan, which will be financed, primarily, through asset recycling. As shown on the right, LOG's construction costs have consistently remained well below the INCC benchmark.

ACCOUNTS RECEIVABLE

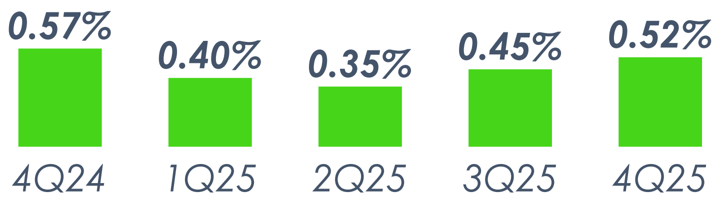
Accumulated net delinquency remains at low levels, at just 0.52%

Accounts Receivable

IN THOUSAND BRL	4Q25	4Q24	VAR. %
Lease of warehouses	66.951	68.646	-2,5%
Asset sales	780.108	905.419	-13,8%
Property management	7.163	2.269	215,7%
Others	6.115	13.501	-54,7%
Accounts Receivable	**860.337**	**989.835**	**-13,1%**

In 4Q25, Log received a total of R$ 253.7 million in cash related to asset sales, of which R$ 28.8 million referred to sales from previous periods (Inter Logístico FII) and R$ 224.2 million referred to sales carried out in 4Q25 (BTG Pactual Logística FII).

Net Default Rate



ASSET VALUE

Investment Properties (IP)

IP by Category

IN THOUSAND BRL	4Q25	4Q24	VAR. %
Landbank	172.114	129.042	33,4%
Projects under dev elopment	1.951.932	1.137.045	71,7%
Projects deliv ered	2.794.259	3.105.927	-10,0%
Cost	*1.747.118*	*1.948.405*	*-10,3%*
Fair value	*1.047.141*	*1.157.522*	*-9,5%*
Investment Properties	**4.918.305**	**4.372.014**	**12,5%**

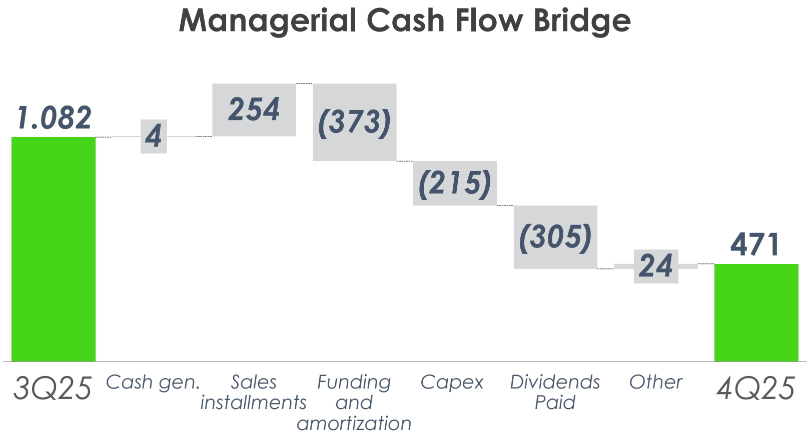
NAV

IN THOUSAND BRL	4Q25
Investment Properties	4.918.305
Investees	73.917
Assets held for sale	-
Market Value of Assets	**4.992.222**
Net debt	(1.767.854)
Swaps + land to be paid	(339.561)
Accounts receivable (sale of assets)	780.108
Cash from Subsidiaries %Log	267
NAV	**3.665.182**
Qty of ex-Treasury shares (thousand)	87.412
NAV / Share	41,93
Share Price	28,25
Discount for NAV*	**33%**

* Excluding Parque Industrial Betim

The Company's NAV per share has a **33% discount*** compared to the trading value of LOGG3, indicating **strong potential for stock price appreciation** in the coming periods.

CASH FLOW



SHAREHOLDING STRUCTURE

In October 2024, Log announced a new Share Buyback Program for treasury holding, cancellation and/or disposal, as well as for use in its Stock Option Plans. **The program has a maximum duration of 18 months and allows for the repurchase of up to 4,800,000 shares. Under the current program, 1,233,100 shares have been repurchased, approximately 25.7% of the total authorized**.

QUARTERLY DIVIDEND DISTRIBUTION

This quarter, Log approved and distributed a total of R$ 305.0 million in dividends, divided into two payments: the first, of R$ 26.4 million, on November 28, and the second, of R$ 278.6 million, on December 29. The total dividend distribution in 2025 reached R$ 346.1 million, equivalent to 97.6% of the annual Net Income.

7 EXHIBIT: FINANCIAL STATEMENTS

Income Statement

In thousand BRL	4Q25	4Q24	VAR. %	2025	2024	VAR. %
Net revenue	**65.222**	**55.916**	**16,6%**	**248.759**	**219.742**	**13,2%**
Costs of services provided	(2.487)	(1.332)	86,7%	(7.014)	(5.334)	31,5%
Gross profit	**62.735**	**54.584**	**14,9%**	**241.745**	**214.408**	**12,7%**
Operating expenses	**76.227**	**82.150**	**-7,2%**	**353.740**	**273.532**	**29,3%**
Selling expenses	(3.257)	(2.144)	51,9%	(9.215)	(7.388)	24,7%
General and administrative expenses	(12.954)	(12.292)	5,4%	(50.518)	(46.506)	8,6%
Other operating expenses	(59.206)	(44.002)	34,6%	(139.021)	(117.554)	18,3%
Development of assets	151.644	140.588	7,9%	544.972	438.001	24,4%
Equity interest	**7.712**	**4.255**	**81,2%**	**7.522**	**6.979**	**7,8%**
EBIT	**146.674**	**140.989**	**4,0%**	**595.485**	**487.940**	**22,0%**
Financial Result	**(44.704)**	**(24.057)**	**85,8%**	**(169.791)**	**(91.102)**	**86,4%**
Financial expenses	(73.419)	(48.517)	51,3%	(282.765)	(197.907)	42,9%
Financial income	28.715	24.460	17,4%	112.974	106.805	5,8%
EBT	**101.970**	**116.932**	**-12,8%**	**425.694**	**396.838**	**7,3%**
Income tax and social contribution	**(23.292)**	**(16.854)**	**38,2%**	**(62.208)**	**(52.460)**	**18,6%**
Current	(7.989)	(11.810)	-32,4%	(45.648)	(41.648)	9,6%
Deferred	(15.303)	(5.044)	203,4%	(16.560)	(10.812)	53,2%
Net profit	**78.678**	**100.078**	**-21,4%**	**363.486**	**344.378**	**5,5%**
Net profit of controlling shareholders	**70.079**	**99.377**	**-29,5%**	**354.605**	**343.389**	**3,3%**
Net profit of non controlling shareholders	**8.600**	**703**	**1123,3%**	**8.881**	**989**	**798,0%**

Balance Sheet

ASSETS	4Q25	4Q24	VAR. %
Current assets			
Cash and cash equivalents	19.468	226.237	-91,4%
Marketable securities	208.182	297.358	-30,0%
Inventory	-	197.363	-100,0%
Accounts receivable	581.756	449.769	29,3%
Tax to recover	32.750	37.410	-12,5%
Derivative instruments	-	-	0,0%
Other current assets	6.630	10.522	-37,0%
Total current assets	**848.786**	**1.218.659**	**-30,4%**
Non-current assets held for sale	**-**	**-**	**0,0%**
Noncurrent assets			
Marketable securities	243.254	237.675	2,3%
Derivative instruments	73.367	53.358	37,5%
Receivables	265.597	527.864	-49,7%
Credits with related companies	-	-	0,0%
Prepaid expenses	12.326	11.295	9,1%
Recoverable taxes	37.826	35.250	7,3%
Deferred Income tax and social contribution	95.510	114.024	-16,2%
Others	18.594	18.379	1,2%
Investment in joint ventures	158.321	158.571	-0,2%
Investment property	4.918.305	4.372.014	12,5%
Property and equipment	3.944	15.354	-74,3%
Intangible assets	13.855	11.758	17,8%
TOTAL NONCURRENT ASSETS	**5.840.899**	**5.555.542**	**5,1%**
TOTAL ASSETS	**6.689.685**	**6.774.201**	**-1,2%**

LIABILITIES	4Q25	4Q24	VAR. %
Current liabilities			
Suppliers	54.123	70.243	-22,9%
Loans and debentures	478.364	243.042	96,8%
Derivative instruments	-	-	0,0%
Salaries, charges and benefits	19.616	17.325	13,2%
Taxes and contributions payable	37.970	50.119	-24,2%
Land payables	102.639	84.035	22,1%
Swap	67.856	65.471	3,6%
Advances from customers	2.049	251.463	-99,2%
Dividends payable	-	-	0,0%
Others	58.002	55.967	3,6%
Total current liabilities	**820.619**	**837.665**	**-2,0%**
Noncurrent liabilities			
Lease liability	134.900	186.228	-27,6%
Loans and debentures	1.760.393	1.823.160	-3,4%
Derivative instruments	6.727	18.480	-63,6%
Land payables	41.944	3.380	1140,9%
Land Swap	127.122	129.429	-1,8%
Deferred taxes	158.006	155.969	1,3%
Provision	-	-	0,0%
Others	7.258	14.515	-50,0%
Total noncurrent liabilities	2.236.350	2.331.161	-4,1%
Equity			**VAR. %**
Shareholders of the company	3.606.441	3.586.009	0,6%
Noncontrolling interests	26.275	19.366	35,7%
TOTAL EQUITY	**3.632.716**	**3.605.375**	**0,8%**
TOTAL LIABILITIES & EQUITY	**6.689.685**	**6.774.201**	**-1,2%**

Cash Flow Statement

IN THOUSAND BRL	4Q25	4Q24	VAR. %	2025	2024	VAR. %
CASH FLOW FROM OPERATING ACTIVITIES						
Profit for the period	78.679	100.079	-21,4%	363.486	344.378	5,5%
Reconciliation of profit to cash generated by op. activities	(42.024)	(56.349)	-25,4%	(220.558)	(203.967)	8,1%
Decrease (increase) in operating assets	27.577	8.444	226,6%	262.440	3.041	8530,1%
Increase (decrease) in operating liabilities	(61.823)	(25.379)	143,6%	(378.419)	(41.542)	810,9%
Income tax and social contribution paid	1.332	(13.134)	-110,1%	(41.982)	(33.500)	25,3%
Net cash generated/used in operating activities	**3.741**	**13.661**	**-72,6%**	**(15.033)**	**68.410**	**-122,0%**
CASH FLOW FROM INVESTMENT ACTIVITIES						
Increase in / acquisition of investments	(62)	(17)	264,7%	(110)	(624)	-82,4%
Decrease in marketable securities	439.180	122.572	258,3%	951.771	1.104.126	-13,8%
Increase in marketable securities	(386.721)	(214.810)	80,0%	(815.799)	(1.232.879)	-33,8%
Dividends received from subsidiaries	4.632	1.000	363,2%	7.882	3.250	142,5%
Proceeds from sale of subsidiaries/land	253.777	269.124	-5,7%	941.497	1.262.675	-25,4%
Acquisition of investment properties	(212.658)	(219.244)	-3,0%	(736.288)	(811.769)	-9,3%
Others	(1.800)	(1.639)	9,8%	(7.575)	(6.940)	9,1%
Net cash generated/used in investing activities	**96.348**	**(43.014)**	**-324,0%**	**341.378**	**317.839**	**7,4%**
CASH FLOW FROM FINANCING ACTIVITIES						
Proceeds from loans, financing and debentures, net	-	292.416	-100,0%	590.544	564.203	4,7%
Amortization of loans, financing and debentures	(302.360)	(197.019)	53,5%	(467.401)	(385.617)	21,2%
Interest paid	(68.548)	(11.958)	473,2%	(295.409)	(192.049)	53,8%
Lease payments	(1.086)	(1.442)	-24,7%	(1.773)	(2.259)	-21,5%
Payment of dividends	(304.992)	(150.000)	103,3%	(346.144)	(220.000)	57,3%
				(43)	-	0,0%
(Payment) receivable from derivative	(2.268)	-	0,0%	(18.192)	(19.989)	-9,0%
Disposal (acquisition) of treasury shares	-	(86.807)	-100,0%	(587)	(314.945)	-99,8%
Proceeds from the exercise of stock options	5.891	6.305	-6,6%	5.891	6.305	-6,6%
Distributions/Investments from noncontrolling shareholders	-	4	-100,0%	-	7.824	-100,0%
Net cash generated/used in financing activities	**(673.406)**	**(148.501)**	**353,5%**	**(533.114)**	**(556.527)**	**-4,2%**
Increase/Decrease in cash and cash equivalents	**(573.317)**	**(177.854)**	**222,4%**	**(206.769)**	**(170.278)**	**21,4%**
CASH AND CASH EQUIVALENTS						
At the beginning of the period	**592.785**	**404.091**	**46,7%**	**226.237**	**396.515**	**-42,9%**
At the end of the period	**19.468**	**226.237**	**-91,4%**	**19.468**	**226.237**	**-91,4%**

Increase/Decrease in cash and cash equivalents	**(573.317)**	**(177.854)**	**222,4%**	**(206.769)**	**(170.278)**	**21,4%**
CASH AND CASH EQUIVALENTS						
At the beginning of the period	**592.785**	**404.091**	**46,7%**	**226.237**	**396.515**	**-42,9%**
At the end of the period	**19.468**	**226.237**	**-91,4%**	**19.468**	**226.237**	**-91,4%**

DIVERSITY AND EQUITY

Log reaffirms its commitment to diversity and inclusion, which are essential pillars of its beliefs and corporate culture. The company is dedicated to its commitment to becoming increasingly inclusive, diverse, and equitable, enhancing its culture, engagement, and strengthening its values and culture of respect, support, and collaboration. At the end of the period, the company had 777 direct employees working on construction sites and in offices. The number of women in leadership positions at Log increased by 35% between 2024 and 2025, rising from 31 to 42, bringing female representation to 37%.

In compliance with recent changes in corporate legislation, according to Law No. 15,177/25, we present detailed information regarding female representation by position, as well as the respective proportion of remuneration.

Women employed by hierarchical level	At 12/31/2025			At 12/31/2024		
	Qty	%	Remuneration ratio	Qty	%	Remuneration ratio
Leadership	42	37%	0,45	31	33%	0,46
Non-Leadership	149	23%	1,58	133	17%	1,93

INVESTOR RELATIONS

Earnings
Release

RAFAEL SALIBA
CFO & Investor Relations Officer

HENRIQUE SCHUFFNER
Investor Relations Director

IVAN CAMARA
Investor Relations Specialist

Av. Professor Mário Werneck, 621
10º andar, Estoril, Belo Horizonte - MG
ZIP Code 30455-610

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