

# 4Q 2021



Earnings  
Release

log

**Belo Horizonte,  
February 8, 2022**

Log Commercial Properties e Participações S.A. (“Log” or “Company”) (“B3:LOGG3”), one of the largest developers and leasing companies of class A logistics warehouses in Brazil, announces its results for the fourth quarter of 2021 (“4Q21”). The following financial information, unless otherwise stated, is presented in thousands of reais (R\$ thousand) and has been prepared and presented in accordance with the accounting practices adopted in Brazil and the International Financial Reporting Standards (IFRS), issued by the International Accounting Standards Board (IASB).

**Conference Call**

Wednesday, February 9, 2022

10:00 am (Brasilia) / 9:00 am (New York)

Simultaneous translation

**Replay | Portuguese or English**

ri.logcp.com.br

[Click here](#) and access the conference call.

**HIGHLIGHTS**

**R\$383.2mi** ↗ 168,8% YoY

Net Income 2021  
R\$88.0mi 4Q21

**R\$414.5mi** ↗ 64,8% YoY

EBITDA 2021  
R\$98.3mi 4Q21

**R\$291.3mi** ↗ 92,5% YoY

Value Creation 2021  
R\$72.8mi 4Q21

**R\$896.6mi** ↗ 20,4% YoY

Cash Dec/21

**786,525m<sup>2</sup>** ↗ 76,5% YoY

Total Gross Absorption  
2021

**3.11%** → Stable

Stabilized Vacancy  
Dec/21

**0.59%** → Stable

Accumulated Net  
Default

LAST 12 MONTHS

**R\$3.8bi** ↗ 26,0% YoY

Investment Properties  
Dec/21



**Scan the QR Code  
to access our  
Results Center.**

**4Q21**

2021

## Record performance in all operational indicators and the best year in our history

*Movimento*  
o mundo ao  
seu redor.

### 7 High volume of deliveries

**We had a record year in deliveries.** We delivered 6 projects in 5 cities, totaling 231.1 thousand m<sup>2</sup> in GLA (75%Log). By the end of 2022, we will deliver another 414.4 thousand m<sup>2</sup> in GLA (83%Log), in 6 different cities. In the same way, we hit a **record in construction activity in 2021 with 349.2 thousand m<sup>2</sup> in GLA, maintaining the quality in the delivery of assets with considerable yields.**

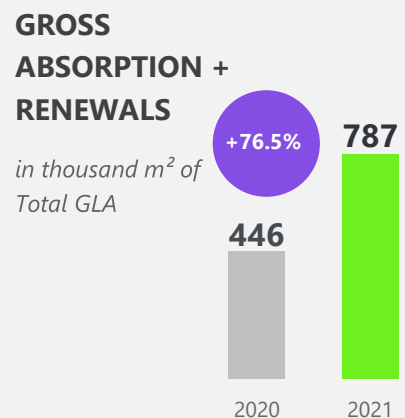
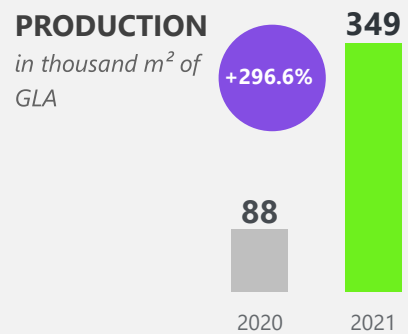
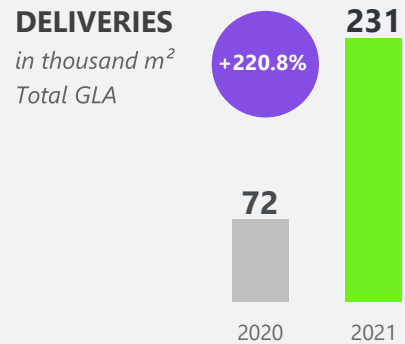
### 7 Growth to new heights and with high-end customers

**Gross absorption was also a record: we reached 786.5 thousand m<sup>2</sup> of GLA in 2021**, 86% of which outside the RJ/SP axis. Result of strong customer demand for spaces strategically located close to major consumption centers in the country. **The reported stabilized vacancy is only 3.11%.** The great demand for quality assets such as those from LOG, mainly by the e-commerce sector, allows us to have **83% pre-lease on assets that will be delivered in 2022.**

**Approximately 63% of our portfolio is made up of customers directly or indirectly linked to e-commerce**, which already represents 11.3%\* of total retail sales in the Country. Demonstrating the positive dynamics of the sector for Class A assets, our rental contracts showed a growth of 63% above inflation, when compared 4Q21 versus 4Q20.

**In 2021 we signed five new BTS contracts with relevant e-commerce players**, both national and international, totaling 313.6 thousand m<sup>2</sup> of GLA in 3 states, consolidating us as strategic partners for the expansion of their business. Demonstrating the positive dynamics of the sector for Class A assets, our rental contracts showed a growth of 63% above inflation, when compared 4Q21 versus 4Q20.

As e-commerce consolidates in the country, with sales share above double digits and, despite the high volatility of the macroeconomic scenario, reflected in the constant pressure of the interest rate, we believe that the demand for our assets will continue to grow.



\*Associação Brasileira de Comércio Eletrônico (Abcomm)

## 7 Balance sheet remains well positioned

**Reinforcing our strategy and ability to generate value in the development of greenfield assets, in 2021, we generated R\$ 291.3 MM** (R\$72.8 MM in 4Q21). This cycle reflects our business model as an asset developer, with relevant and recurring impacts on our results with the advancement of the Todos por 1.5 (All for 1.5) plan

We present the **best year in terms of recycling with margins above 40%**. The asset BTS Extrema, totaling 76.9 thousand m<sup>2</sup> of GLA, was sold for R\$272.7 MM. The sale demonstrates the Company's ability to generate value from its assets and maintains the objective of pursuing the strategy of recycling its portfolio.

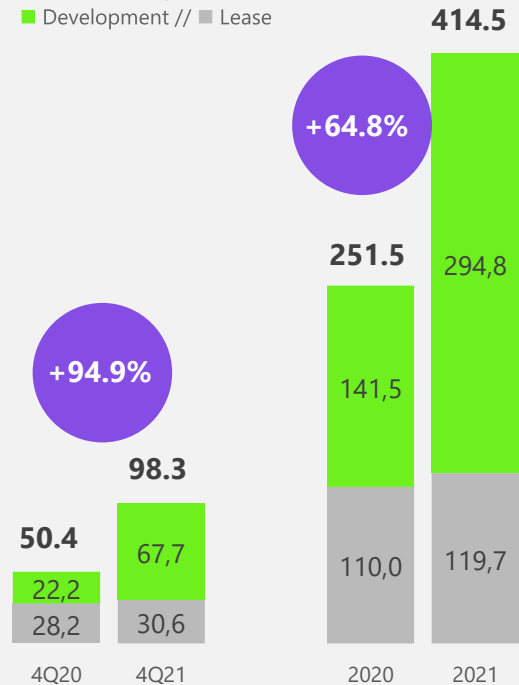
In order to increasingly balance our capital structure, **in 2021 we raised funds totaling R\$ 700 MM**. The operations were carried out at competitive rates and without encumbering collateral assets, reflecting the solidity of our financial indicators, which are recognized by the main capital market institutions and by the **Standard and Poor's rating agency, which gave us an AA grade (high credit quality)**.

We had a record year in results. **EBITDA in 2021 was R\$ 414.5 MM**, which in the accumulated for the year represents an increase of 65% compared to 2020. We reached **a net income of R\$ 383.2 MM in 2021**, 169% higher than in the same period last year.

In accordance with the Company's Dividend Policy, the Board of Directors declared the payment of dividends in the amount of R\$0.8666 per share to be made on February 21, 2022.

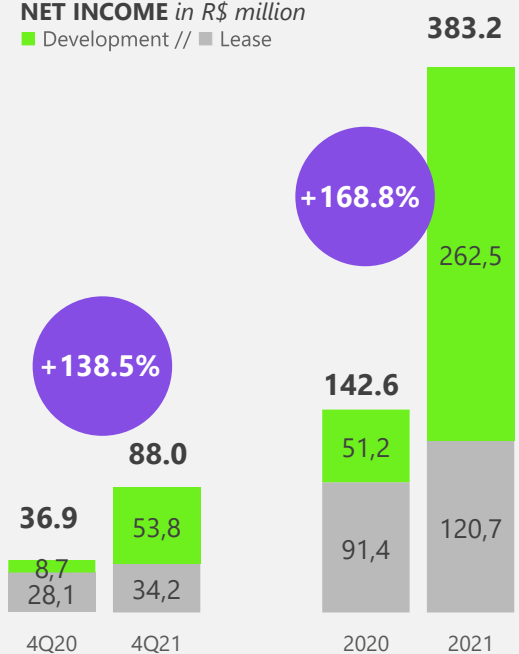
**EBITDA in R\$ million**

■ Development // ■ Lease



**NET INCOME in R\$ million**

■ Development // ■ Lease



# Business Performance

## 1.1 DEMAND

Our unique business model, combined with customers' need for quality infrastructure, continues to support our belief that demand will not slow down.

We have the scale to deliver high added value projects, whether it is a BTS (built-to-suit) or modular warehouses supporting operations of the most varied segments.

Our portfolio is made up of assets with Class A standard characteristics, located in 39 cities, 18 states and the Federal District, in all regions of Brazil. Our assertive geographic diversification strategy is proven by the **high occupancy of projects: 96.9%**.

**During 2021, we approved 549.8 thousand m<sup>2</sup> of projects, with an average approval period of 8 months.** Almost 90% of the land needed to complete our "Todos por 1.5" expansion plan has already been acquired, totaling 1,339.0 thousand m<sup>2</sup> of GLA.



North  
7 **62.465m<sup>2</sup>** GLA  
LOG 2, 7%

South  
7 **167.985m<sup>2</sup>** GLA  
LOG 7.3%

Midwest  
7 **223.959m<sup>2</sup>** GLA  
LOG 9.7%

Northeast  
7 **589.565m<sup>2</sup>** GLA  
LOG 25.7%

Southeast  
7 **1.253.732m<sup>2</sup>** GLA  
LOG 54.6%

**TODOS 1.5**  
**LOG POR** 2020  
2024  
1,5 MILHÃO DE ABL ENTREGUE

89% of the landbank acquired

519.0 thousand m<sup>2</sup> of GLA  
10 land plots, 10 cities

# KEY DEMAND DRIVERS

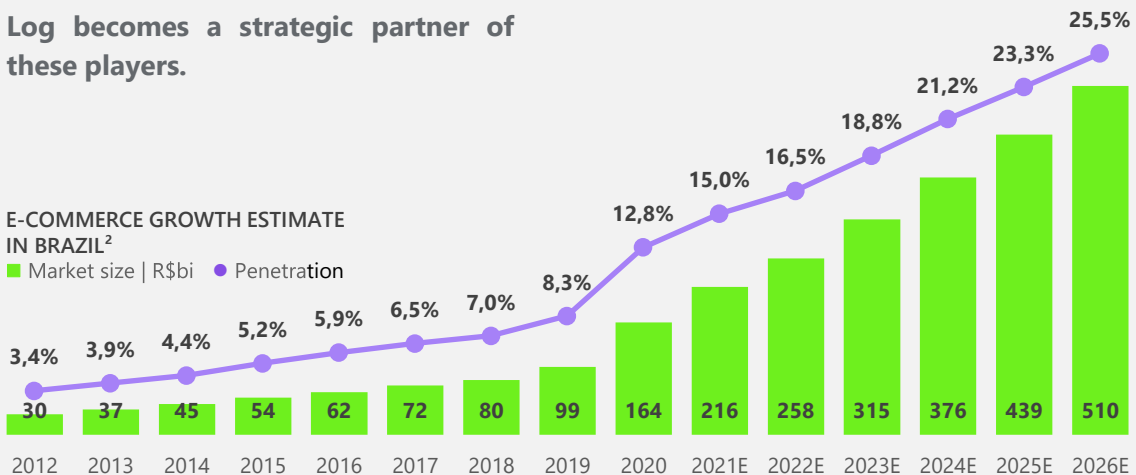
## Flight to Quality

The movement known as Flight to Quality is the increase in demand for more modern warehouses, an important driver for growth. It is estimated that the logistics warehouse market in Brazil has approximately 172 million m<sup>2</sup>. **There is a huge potential market for Log** since the supply of high-end

logistics parks represents only about 15% of the total market offer. Tenants have been looking for infrastructure more suited to their needs and Log has become the specialized solution for Class A warehouses and the **largest player with national presence**.

## E-commerce in Brazil

**E-commerce sales had an expressive result in 2021: the increase was 35.36% compared to 2020<sup>1</sup>.** E-commerce will continue to grow significantly, considering the beginning of an ecosystem that is developing faster and faster in Brazil. **The expectation is that the share of e-Commerce in the retail trade will exceed 25% in 2026E<sup>2</sup>.** As e-commerce penetration increases, it creates an **ecosystem of companies offering specialized services that support the online sales environment**. The presence of several local and international companies in scale makes the market attractive for the growth of services connected to e-commerce and **Log becomes a strategic partner of these players.**



<sup>1</sup>MCC-ENET Index | <sup>2</sup>Morgan Stanley Research | LatAm Retail & eCommerce | Cross-Sector—The Rise of the e-Commerce Ecosystem & Playbook for the Digital Age: 2022 Outlook Edition – Positioning for Disruption



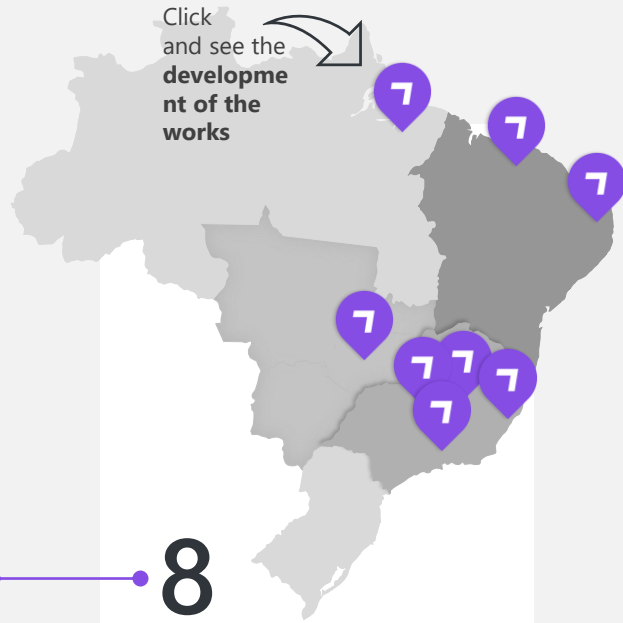
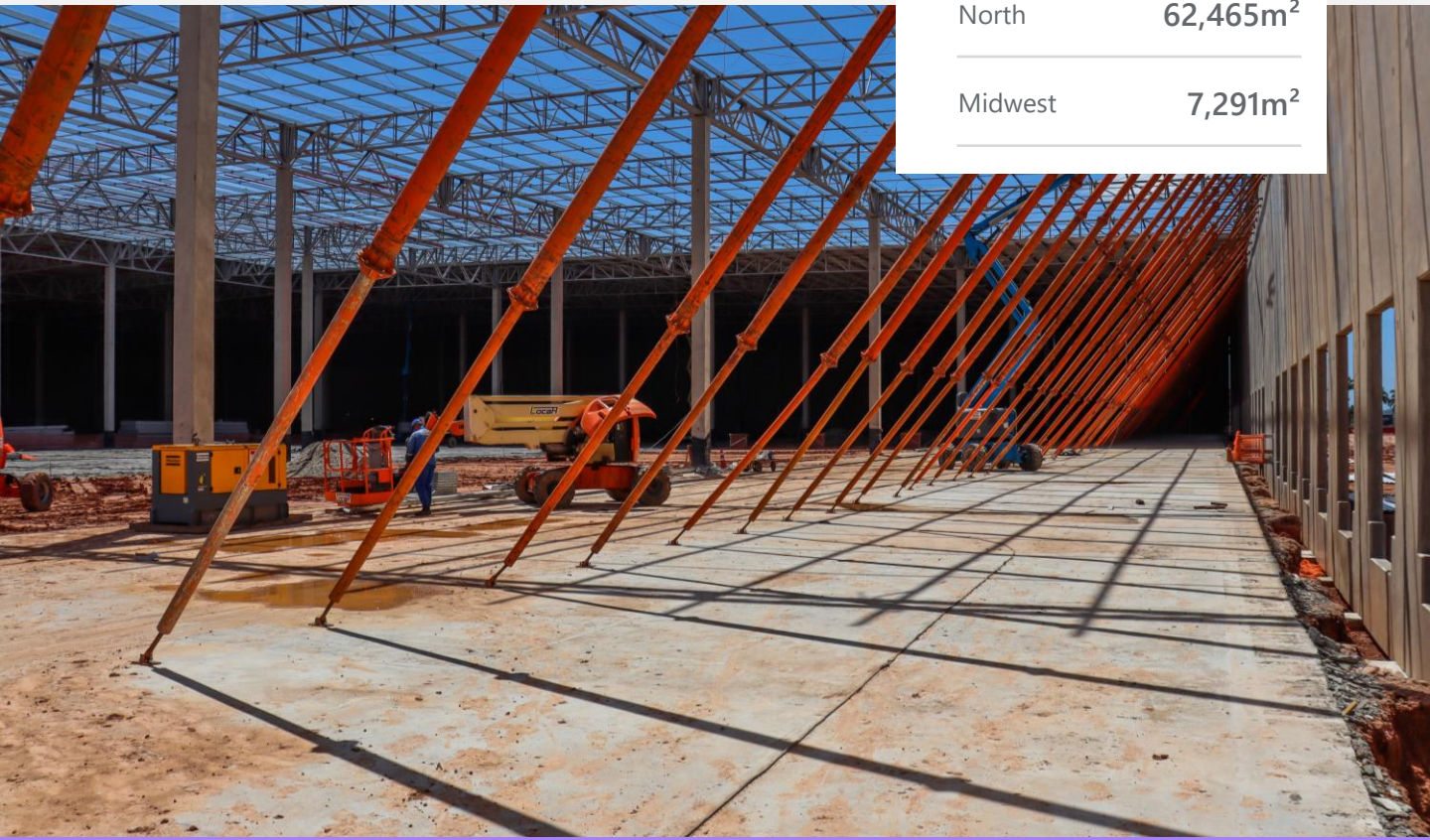


## 1.2 ASSET DEVELOPMENT

We develop smart infrastructure solutions, proven by quality and efficiency in delivery. In 2021, we produced 349.2 thousand m<sup>2</sup> of GLA with considerable YoC. We managed more than 10 projects simultaneously, involving 1,500 employees.

<i>In m<sup>2</sup></i>	Dec/20	Sept/21	Dec/21
Delivered	891,683	931,025	990,786
Under construction	166,940	436,127	377,157
Under development	812,594	914,682	929,763
<b>Log Portfolio %</b>	<b>1,871,217</b>	<b>2,281,834</b>	<b>2,297,706</b>

Log Recife PE



Click and see the development of the works

## 8 PROJECTS IN PROGRESS

Southeast	209,543m <sup>2</sup>
Northeast	97,858m <sup>2</sup>
North	62,465m <sup>2</sup>
Midwest	7,291m <sup>2</sup>

# ONE STOP SHOP

## 1.3 LEASES

Log is the only greenfield logistics asset development company present in all regions of the country, which makes it a **one stop shop solution for clients looking to expand operations geographically.**

**63%**  
of the portfolio is composed of clients directly or indirectly linked to the growth of e-commerce.

**67%**

of the signed contracts were carried out by the Log team 12M21

**64%**

of the the new leases were made to LOG clients 12M21

**95%**

of the total contracts to be renewed were renewed 12M21

**3.11%**

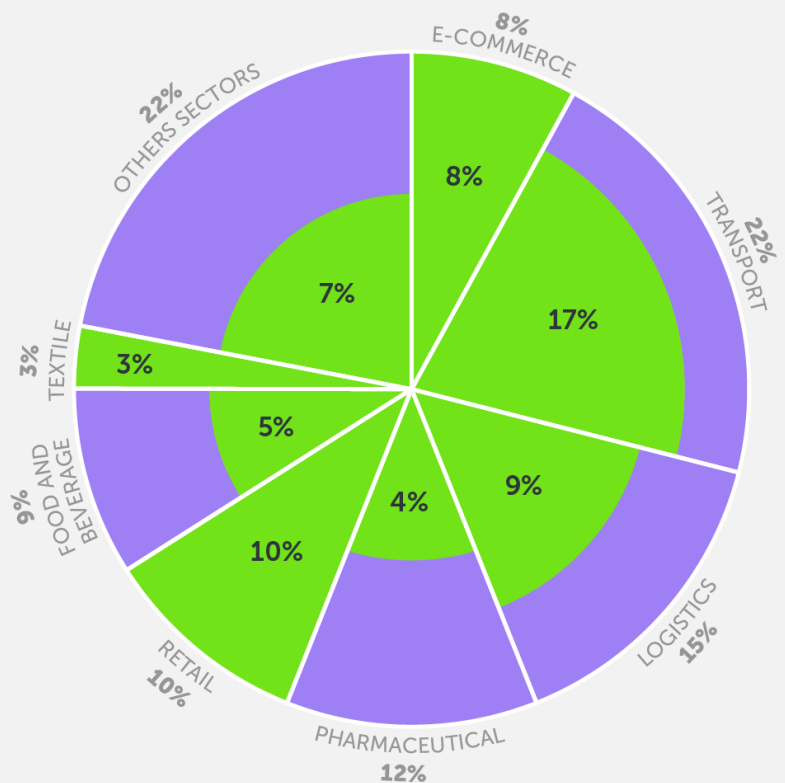
of stabilized vacancy in Dec/21

**258**

active contracts Dec/21

CLIENTS BY SEGMENT

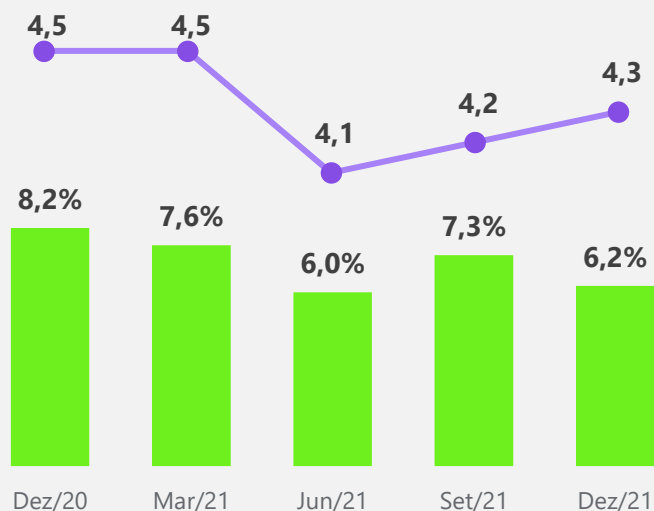
■ E-commerce participation





## CLIENTS CONCENTRATION

- Share of the largest clients/gross revenue %
- Average occupied GLA/contract (in thousand m<sup>2</sup> GLA)



We maintained our low portfolio risk, resulting in an average GLA per contract of 4.3 thousand m<sup>2</sup>. The largest client represents **6.2% of gross revenue and 7.3% of GLA**.

## CONTACT EXPIRATION

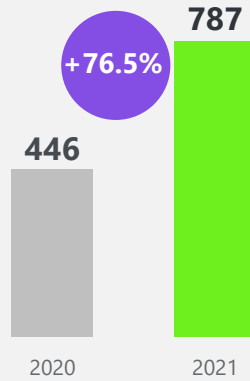
### SCHEDULE

	PER REVENUE	PER GLA
Up to 12 months	15%	18%
13 to 24 months	21%	20%
25 to 36 months	14%	12%
37 to 48 months	13%	14%
Over 48 months	37%	36%

At the end of 4Q21, the average term of current contracts is **98 months**.

**GROSS ABSORPTION + RENEWALS**

*in thousand m<sup>2</sup> of Total GLA  
Last 12 months*



**WAREHOUSE VACANCY % Log**

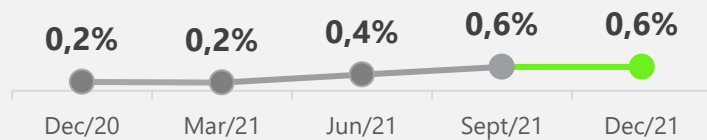
	Dec/20	Sept/21	Dec/21
Stabilized	3.0%	2.7%	3.1%
Warehouse Vacancy	3.1%	4.4%	5.5%
<b>Brazil<sup>1</sup></b>	<b>14%</b>	<b>10%</b>	<b>11%</b>

In the last 12 months, we reached record numbers of gross absorption and percentage of pre-leased.

<sup>1</sup>Source: Colliers

**ACCUMULATED NET DEFAULT**

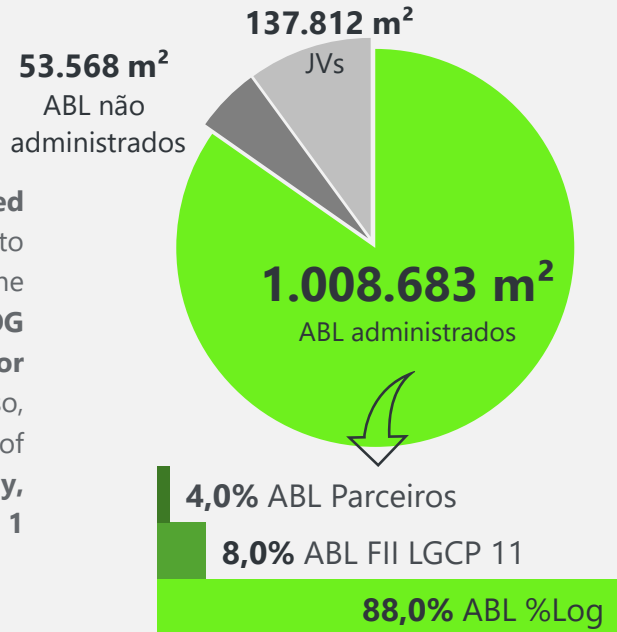
*Last 12 months*



# LOG ADM

## 1.4 ASSET MANAGEMENT

Formed by our **internal team**, focused on offering efficient solutions to clients, our structure for the administration of condominiums, **LOG ADM**, acts as an important link for client loyalty and retention, being also, according to its evolution, a source of revenue for the Company. **Currently, LOG ADM manages more than 1 million m<sup>2</sup> of GLA.**



logadm

77%

of the managed GLA are supplied with renewable energy source

NPS

classification Quality Zone

1 million<sub>m<sup>2</sup></sub>

of managed GLA

26%↓

reduction in energy cost with free market contracts

406

own and third-party employees

Log Juiz de Fora MG





Log Goiânia | GO

## 1.5 CAPITAL STRUCTURE

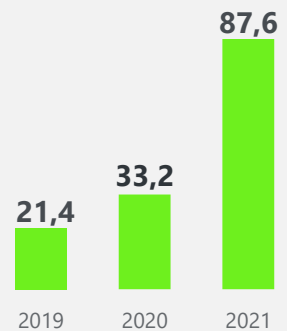
In 2021, assets of R\$308 MM were sold, a record and with margins above 40%. This strategy is already seen as recurring and is strongly associated with the balance of our capital structure, which also provides for debt funding. During 2021, R\$700MM was raised in two issues, providing greater efficiency in our indebtedness management, with better rates, better terms and unencumbrance of assets. This better credit moment for the Company has been recognized by the market, as shown by our AA rating by S&P (high credit quality).

Throughout our trajectory, our capital allocation priorities have been:

- ✓ Invest in opportunities for organic growth in our business;
- ✓ Optimize our capital structure, always keeping leverage at market benchmarks.

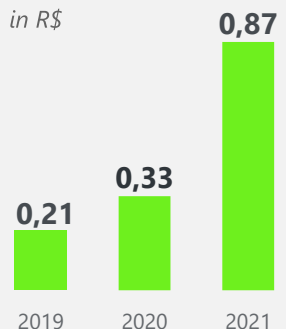
## DIVIDENDS

in R\$ MM



## DIVIDENDS PER SHARE

in R\$



## 1.6 REAL ESTATE CONSULTING | FII LGCP11

# R\$279mi

Equity

# 9,987

Shareholders

# 0.67%

Yield *DECEMBER/21*

# 80.6thousand

m<sup>2</sup> GLA

# 0.4%

Default

# 8.0%

*ANNUALIZED* Yield

# 2.73mi

Shares

# 0.5%

Vacancy

# R\$0.59

Income per share  
*DECEMBER/21*

# 5

Projects in 5 states

# 56

Clients

# 14

Areas of expertise

# FII LGCP11

Asset / Location	Class	% Active	Acquisition	m <sup>2</sup> GLA	Conclusion	Clients	% Revenue
<b>Viana</b> <i>Viana, ES</i>	<b>A</b>	35.0%	12/19/2019	60987	Sept/14	9	28.6%
<b>Contagem I</b> <i>Contagem, MG</i>	<b>A</b>	30.0%	12/19/2019	58417	Feb/11	9	25.9%
<b>Goiânia</b> <i>Goiânia, GO</i>	<b>A</b>	30.0%	12/19/2019	78,214	Dec/19	26	24.2%
<b>Rio Campo Grande</b> <i>Rio de Janeiro, RJ</i>	<b>A</b>	22.1%	12/01/2020	53184	Mar/20	7	14.2%
<b>Gaioli</b> <i>Guarulhos, SP</i>	<b>A</b>	19.8%	12/01/2020	32,988	Mar/12	5	7.1%



# 2 Financial Performance

## 2.1 NET REVENUE

Net revenue grew compared to the same period of the previous year, due to: i) new project deliveries, ii) new leases and iii) **contractual adjustments, our rental contracts showed a growth of 0.63% above inflation, when compared 4Q21 versus 4Q20, which reflected the positive dynamics of the growth sector (SCR indicator - Same Client Rent)**. It should be mentioned that in the period 4Q21 versus 4Q20, assets were sold and if this had not occurred the increase in gross revenue would have been 12.1%.

## 2.2 DEPRECIATION AND COST

The effects of any changes in the valuation of properties are reflected in the account "change in fair value of investment properties", in compliance with the accounting pronouncements in force. For tax purposes, the calculation of depreciation follows the guidelines established by the Federal Revenue Service. In the Statement of Profit or Loss, the existing depreciation refers to the Company's physical/administrative structure, such as furniture, equipment and others.

NET REVENUE <i>in R\$ thousand</i>	4Q21	4Q20	Chg. %	12M21	12M20	Chg. %
Leases	38,980	37,428	4.1%	152,655	144,870	5.4%
(-) Taxes	(2,309)	(2,076)	11.2%	(8,559)	(7,081)	20.9%
Others revenues	2,154	1,140	88.9%	5,901	4,271	38.2%
(-) Taxes	(172)	(139)	23.7%	(630)	(523)	20.5%
<b>Total</b>	<b>38,653</b>	<b>36,353</b>	<b>6.3%</b>	<b>149,367</b>	<b>141,537</b>	<b>5.5%</b>

GROSS REVENUE <i>in R\$ thousand</i>	4Q21	4Q20	Chg. %	12M21	12M20	Chg. %
Revenue from leases	37,634	35,245	6.8%	148,430	138,155	7.4%
Straight-lining revenue	1,346	2,183	-38.3%	4,225	6,715	-37.1%
<b>Total</b>	<b>38,980</b>	<b>37,428</b>	<b>4.1%</b>	<b>152,655</b>	<b>144,870</b>	<b>5.4%</b>

## 2.3 COST OF SERVICES

<i>in R\$ thousand</i>	4Q21	4Q20	Chg. %	12M21	12M20	Chg. %
Net Revenue	1,160	1,000	16.0%	4,449	3,748	18.7%
Cost of Services	(621)	(454)	36.8%	(2,166)	(1,699)	27.5%
<b>Total</b>	<b>539</b>	<b>546</b>	<b>-1.3%</b>	<b>2,283</b>	<b>2,049</b>	<b>11.4%</b>
<b>LOG ADM Margin</b>	<b>46.5%</b>	<b>54.6%</b>	<b>-8.2 p.p.</b>	<b>51.3%</b>	<b>54.7%</b>	<b>-3.4 p.p.</b>

The costs represent the administration carried out directly by LOG ADM, which seeks to guarantee a quality management of the projects, aiming at cost reduction opportunities in the management of utilities and facilities.

## 2.4 OPERATING EXPENSES / INCOME

<i>in R\$ thousand</i>	4Q21	4Q20	Chg. %	12M21	12M20	Chg. %
Selling expenses	(2,074)	(1,835)	13.0%	(8,934)	(6,655)	34.2%
Vacancy expenses	(492)	(793)	-38.0%	(1,899)	(3,641)	-47.8%
General and administrative expenses	(6,040)	(6,081)	-0.7%	(25,039)	(21,796)	14.9%
Other income/expenses, net	(2,140)	(2,654)	-19.4%	8,266	(7,399)	211.7%
<b>Total</b>	<b>(10,145)</b>	<b>(11,447)</b>	<b>-11.4%</b>	<b>(16,860)</b>	<b>(28,128)</b>	<b>-40.1%</b>

The increase in selling expenses for the year mainly refers to the increase in commissions, in view of the higher volume of contracts closed. The annual increase in other net income mainly refers to the impacts of divestments made by the Company: BTS Extrema, Plaza Mirante Sul and Strip Mall Cabral.

## 2.5 SHARE OF PROFIT (LOSS) OF SUBSIDIARIES AND JOINT VENTURES

<i>in R\$ thousand</i>	4Q21	4Q20	Chg. %	12M21	12M20	Chg. %
Cabral	(82)	(744)	-89.0%	(3,661)	(106)	3,353.8%
Parque Torino	668	(3,157)	121.2%	4,525	(2,209)	304.8%
Betim Allotment	(4,446)	693	-741.6%	185	901	-79.5%
SPE SJC	1,810	537	237.1%	1,786	542	229.5%
<b>Total</b>	<b>(2,050)</b>	<b>(2,671)</b>	<b>-23.2%</b>	<b>2,835</b>	<b>(872)</b>	<b>424.7%</b>

In Betim (PIB) subdivision, the negative variation is due to the change in the accounting methodology for the sale of land. The annual variation observed in Parque Torino refers to new project deliveries, in addition to the development of leases, reducing the vacancy rate. We sold the asset Strip Mall Cabral in line with the strategy of divesting non-core assets.



## 2.6 FINANCE INCOME (COSTS)

<i>in R\$ thousand</i>	4Q21	4Q20	Chg. %	12M21	12M20	Chg. %
Finance costs	(22,561)	(5,777)	290.5%	(47,870)	(30,385)	57.5%
Finance income	24,654	4,969	396.2%	54,478	15,329	255.4%
<b>Total</b>	<b>2,093</b>	<b>(808)</b>	<b>359.0%</b>	<b>6,608</b>	<b>(15,056)</b>	<b>143.9%</b>

Finance costs increased due to the higher balance of the Company's gross debt, in addition to the increase in CDI for the period. Finance income increased due to the greater appreciation of financial investments.

## 2.7 INCOME TAX AND SOCIAL CONTRIBUTION

<i>in R\$ thousand</i>	4Q21	4Q20	Chg. %	12M21	12M20	Chg. %
Current	(5,923)	(3,407)	73.8%	(20,183)	(11,493)	75.6%
Deferred	(6,229)	(9,139)	-31.8%	(16,890)	(81,628)	-79.3%
<b>Total</b>	<b>(12,152)</b>	<b>(12,546)</b>	<b>-3.1%</b>	<b>(37,073)</b>	<b>(93,121)</b>	<b>-60.2%</b>

Year-to-date, the variation in current taxes is due to the sale of the asset BTS Extrema.

### 2.7.1 DEFERRED TAXES

<i>in R\$ thousand</i>	4Q21	4Q20	Chg. %	12M21	12M20	Chg. %
Deferred from Operation	1,269	(12,532)	110.1%	6,952	(7,422)	193.7%
Deferred from Operating Profit (Loss) From the Development of New Assets	(7,498)	3,393	-321.0%	(23,842)	(74,206)	-67.9%
<b>Total</b>	<b>(6,229)</b>	<b>(9,139)</b>	<b>-31.8%</b>	<b>(16,890)</b>	<b>(81,628)</b>	<b>-79.3%</b>

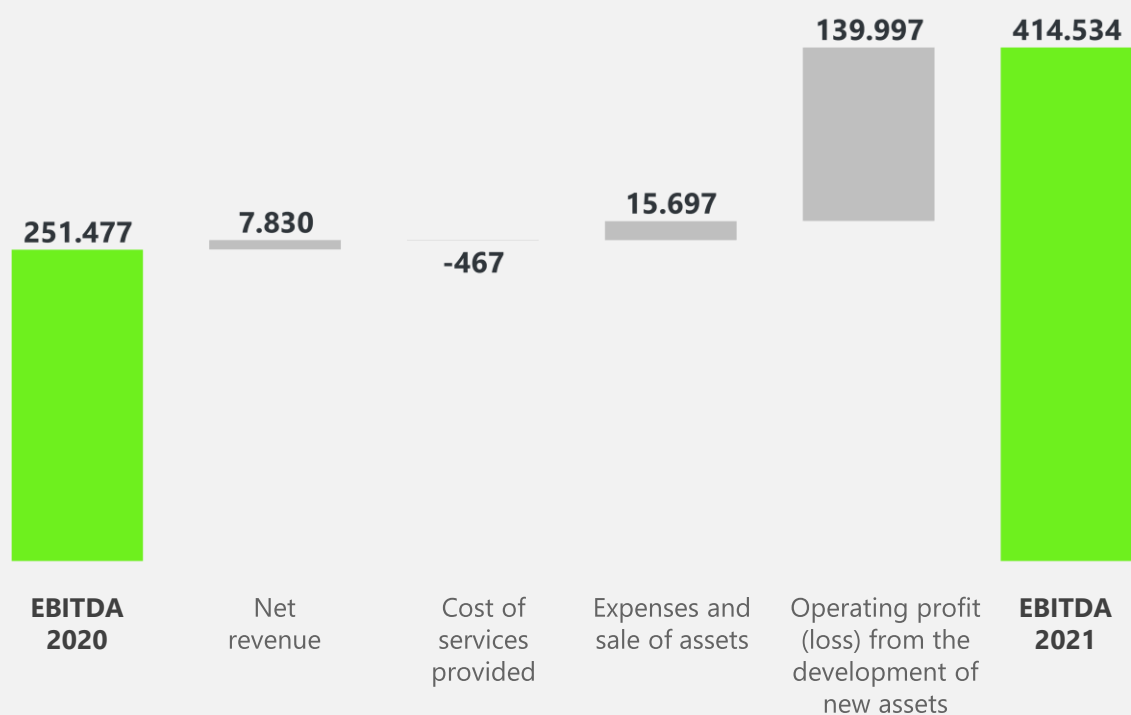
The table above shows the breakdown of deferred income tax and social contribution, segregated between the impact arising from the operation and the Operating Profit (Loss) from the Development of New Assets.

Log Rio Campo Grande RJ



## 2.8 EBITDA and EBITDA FOR LEASING ACTIVITIES *IN R\$ THOUSAND*

	4Q21	4Q20	Chg. %	12M21	12M20	Chg. %
<b>(=) Net Income/Loss</b>	<b>87,994</b>	<b>36,887</b>	<b>138.6%</b>	<b>383,236</b>	<b>142,572</b>	<b>168.8%</b>
(+) Income Tax and Social Contribution	12,151	12,546	-3.1%	37,073	93,121	-60.2%
(+) Finance Income (Costs)	(2,093)	808	-359.0%	(6,608)	15,056	-143.9%
(+) Depreciation	222	187	18.7%	832	728	14.3%
<b>EBITDA</b>	<b>98,274</b>	<b>50,428</b>	<b>94.9%</b>	<b>414,533</b>	<b>251,477</b>	<b>64.8%</b>
<b>EBITDA Margin</b>	<b>254.2%</b>	<b>138.7%</b>	<b>115.5 p.p.</b>	<b>277.5%</b>	<b>177.7%</b>	<b>99.9 p.p.</b>
Operating Profit (Loss) from the Development of New Assets	(72,815)	(23,719)	207.0%	(291,271)	(146,618)	98.7%
Sale BTS Extrema	(677)	-	-	4,128	-	-
Others	5,835	1,497	289.8%	(7,692)	5,133	-249.9%
<b>EBITDA for Leasing Activities</b>	<b>30,616</b>	<b>28,206</b>	<b>8.5%</b>	<b>119,697</b>	<b>109,992</b>	<b>8.8%</b>
<b>EBITDA Margin for Leasing Activities</b>	<b>79.2%</b>	<b>77.6%</b>	<b>1.6 p.p.</b>	<b>80.1%</b>	<b>77.7%</b>	<b>2.4 p.p.</b>



**2.9 FFO (FUNDS FROM OPERATIONS)**

IN R\$ THOUSAND

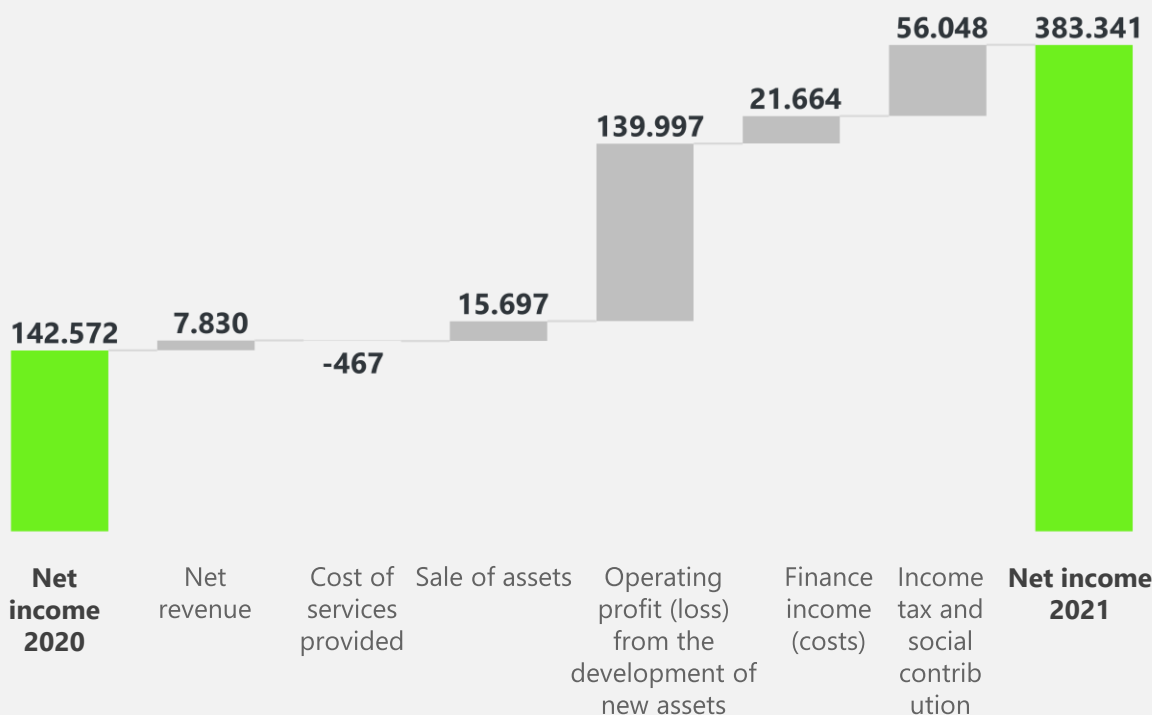
	4Q21	4Q20	Chg. %	12M21	12M20	Chg. %
<b>(=) Net Income/Loss</b>	<b>87,994</b>	<b>36,887</b>	<b>138.6%</b>	<b>383,236</b>	<b>142,572</b>	<b>168.8%</b>
(+) Depreciation	222	187	18.7%	832	728	14.3%
<b>FFO</b>	<b>88,216</b>	<b>37,074</b>	<b>137.9%</b>	<b>384,068</b>	<b>143,300</b>	<b>168.0%</b>
<b>FFO Margin</b>	<b>228.2%</b>	<b>102.0%</b>	<b>126.2 p.p.</b>	<b>257.1%</b>	<b>101.2%</b>	<b>155.9 p.p.</b>
Operating Profit (Loss) from the Development of New Assets	(72,815)	(23,719)	207.0%	(291,271)	(146,618)	98.7%
Deferred Income Tax and Social Contribution from the Operating Profit (Loss) from the Development of New Assets	7,312	(3,393)	315.5%	22,347	74,206	-69.9%
Sale BTS Extrema	(677)	-	-	4,128	-	-
Income Tax and Social Contribution Sale BTS Extrema	116	-	-	4,593	-	-
Deferred Income Tax on the Sale of Investment Properties and Investments	-	17,716	-100.0%	-	17,717	-100.0%
Deferred Income Tax from Financial Operations	6,090	-	-	6,090	-	-
Others	6,135	654	838.1%	(8,363)	3,528	-337.0%
<b>FFO for Leasing Activities</b>	<b>34,376</b>	<b>28,332</b>	<b>21.3%</b>	<b>121,591</b>	<b>92,133</b>	<b>32.0%</b>
<b>FFO Margin for Leasing Activities</b>	<b>88.9%</b>	<b>77.9%</b>	<b>11.0 p.p.</b>	<b>81.4%</b>	<b>65.1%</b>	<b>16.3 p.p.</b>



## 2.10 NET INCOME

IN R\$ THOUSAND

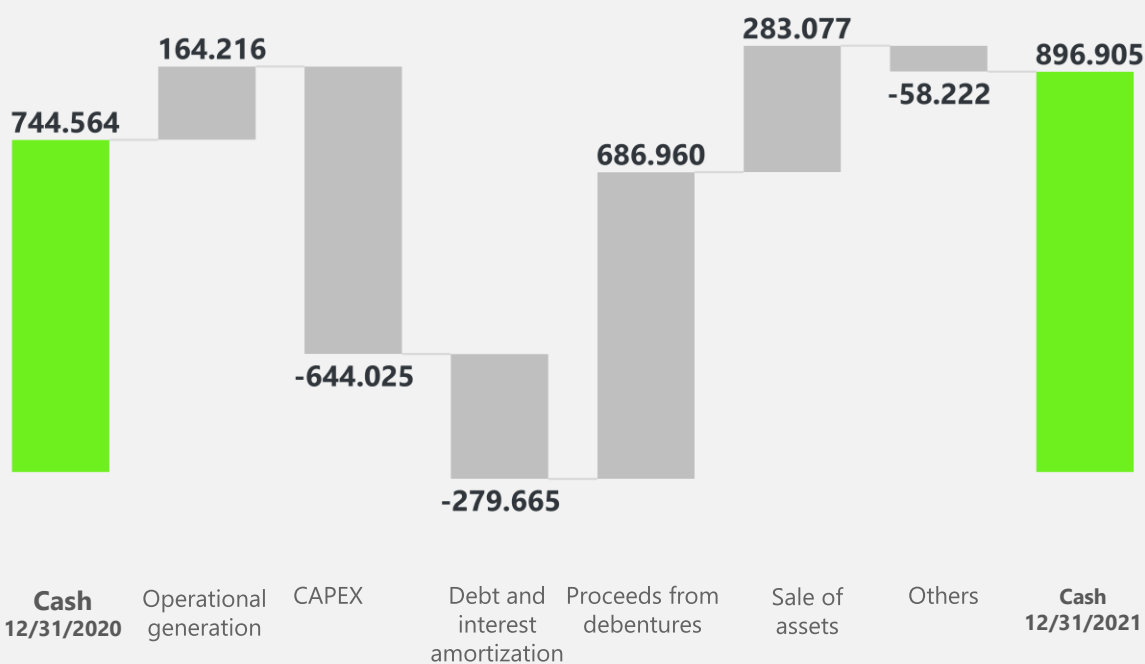
	4Q21	4Q20	Chg. %	12M21	12M20	Chg. %
<b>Net Income/Loss</b>	<b>87,994</b>	<b>36,887</b>	<b>138.6%</b>	<b>383,236</b>	<b>142,572</b>	<b>168.8%</b>
<b>Net Margin</b>	<b>227.7%</b>	<b>101.5%</b>	<b>126.2 p.p.</b>	<b>256.6%</b>	<b>100.7%</b>	<b>155.8 p.p.</b>
Operating Profit (Loss) from the Development of New Assets	(72,815)	(23,719)	207.0%	(291,271)	(146,618)	98.7%
Deferred Income Tax and Social Contribution from the Operating Profit (Loss) from the Development of New Assets	7,312	(3,393)	315.5%	22,347	74,206	-69.9%
Sale BTS Extrema	(677)	-	-	4,128	-	-
Income Tax and Social Contribution Sale BTS Extrema	116	-	-	4,593	-	-
Deferred Income Tax on the Sale of Investment Properties and Investments	-	17,716	-100.0%	-	17,717	-100.0%
Deferred Income Tax from Financial Operations	6,090	-	-	6,090	-	-
Others	6,135	654	838.1%	(8,363)	3,528	-337.0%
<b>Net Income for</b>	<b>34,155</b>	<b>28,145</b>	<b>21.4%</b>	<b>120,760</b>	<b>91,405</b>	<b>32.1%</b>
<b>Leasing Activities</b>						
<b>Net Margin for Leasing Activities</b>	<b>88.4%</b>	<b>77.4%</b>	<b>10.9 p.p.</b>	<b>80.8%</b>	<b>64.6%</b>	<b>16.3 p.p.</b>



## 2.11 CASH, CASH EQUIVALENTS AND MARKETABLE SECURITIES

IN R\$ THOUSAND

	12/31/2021	12/31/2020	Chg. %
Cash and cash equivalents	207,564	453,855	-54.3%
Marketable securities - Current	485,911	287,718	68.9%
Marketable securities - Non-Current	203,130	2,991	6,691.4%
<b>Total</b>	<b>896,605</b>	<b>744,564</b>	<b>20.4%</b>



Log Gravataí RS







Log Fortaleza II CE

## 2.12 TRADE RECEIVABLES *IN R\$ THOUSAND*

	12/31/2021	12/31/2020	Chg. %
Warehouse and retail leases	34,206	37,617	-9.1%
Sale of assets/companies	26,353	22,945	14.9%
Condominium administration	457	220	107.7%
Others	23,501	16,023	46.7%
<b>Total</b>	<b>84,517</b>	<b>76,805</b>	<b>10.0%</b>

## 2.13 INVESTMENT PROPERTIES – *IN R\$ THOUSAND*

	12/31/2021	12/31/2020	Chg. %
Land	466,660	280,766	66.2%
Ongoing projects	880,883	541,380	62.7%
100% completed projects	2,425,163	2,172,324	11.6%
<b>Total</b>	<b>3,772,706</b>	<b>2,994,470</b>	<b>26.0%</b>

## 2.14 INDEBTEDNESS: LOANS, FINANCING AND DEBENTURES *IN R\$ THOUSAND*

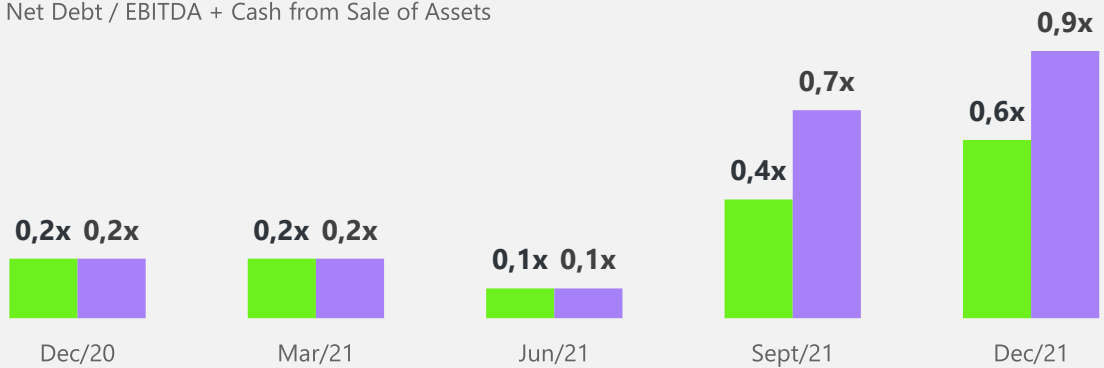
	MATURITY	COST*	12/31/2021	12/31/2020
Construction financing	Dec/13 to Oct/24	CDI + 1.92%	17,247	22,659
Construction financing	Dec/13 to Sept/28	108.95% CDI	19,978	25,628
8th issuance of Debentures	Nov/17 to Aug/21	119% CDI + 0.29% p.a.	-	12,566
10th issuance of Debentures	Dec/20 to Sept/23	CDI + 1.77%	-	61,315
11th issuance of Debentures	Dec/18 to Dec/21	CDI + 2.23%	-	14,608
12th issuance of Debentures	Jan/18 to Dec/27	CDI + 2.42%	60,106	70,036
13th issuance of Debentures	Jun/21	108% CDI + 0.87% p.a.	-	81,088
14th issuance of Debentures	Nov/17 to Nov/23	117% CDI + 0.26% p.a.	121,363	150,381
15th issuance of Debentures	Jan/19 to Dec/28	CDI + 1.71%	49,118	56,043
16th issuance of Debentures	Mar/20 to Mar/25	108% CDI + 0.34% p.a.	64,989	82,260
17th issuance of Debentures	Sept/19 to Sept/24	116.5% CDI + 0.18% p.a.	235,266	231,365
18th issuance of Debentures	Mar/24 to Mar/26	CDI + 2.21%	256,485	-
19th issuance of Debentures	Sept/21 to Sept/28	CDI + 1.23%	459,132	-
(-) Debt issuance cost			(15,979)	(7,286)
<b>Total</b>			<b>1,267,705</b>	<b>800,663</b>

\*Effective cost: considers the cost of the contractual debt + other funding costs (fees, legal advisors, fiduciary and/or securitization agent - in the case of debentures, notary public etc.) and debt maintenance.



**NET DEBT/EBITDA AND EBITDA + CASH FROM SALE OF ASSETS LAST 12 MONTHS**

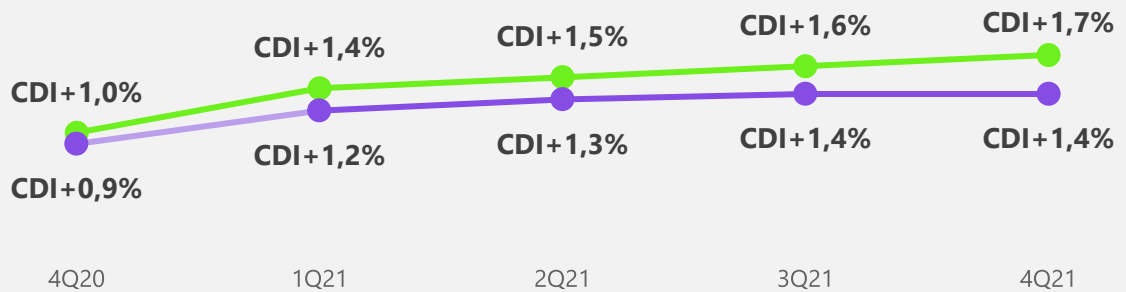
- Net Debt / EBITDA
- Net Debt / EBITDA + Cash from Sale of Assets



Net Debt / EBITDA for Leasing Activity Dec/21 3.1x

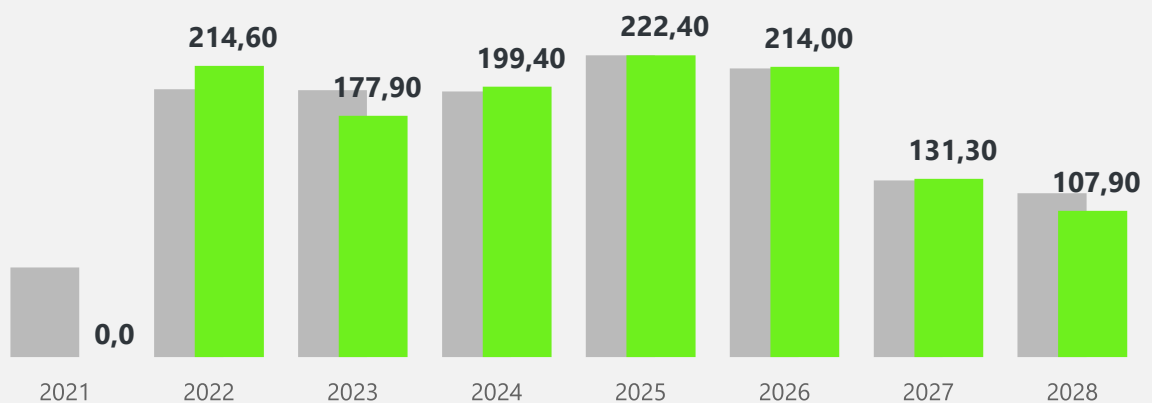
**COST OF DEBT**

- Face cost
- Effective cost



**DEBT AMORTIZATION SCHEDULE**

IN R\$ MILLION ● 09/30/2021 ● 12/31/2021



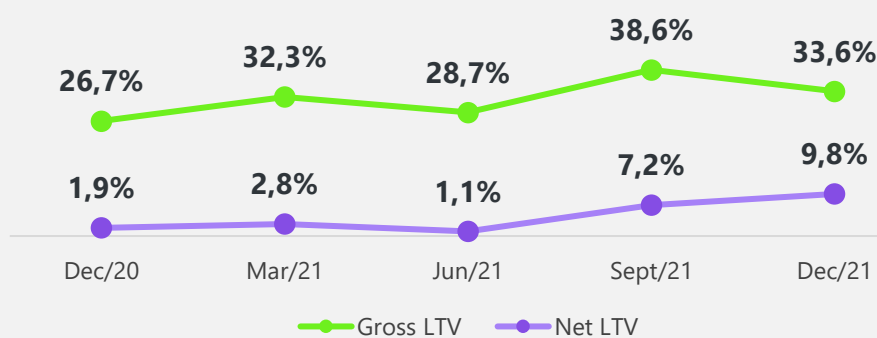


Log Aracaju SE

## 2.15 DEBT INDICATORS *IN R\$ THOUSAND*

	12/31/2021	12/31/2020	Chg. %
(+) Loans and financing and debentures	1,267,705	800,663	58.3%
(-) Cash and cash equivalents	896,605	744,564	20.4%
(=) Net debt	371,100	56,099	561.5%
(=) Equity	3,340,742	3,079,961	8.5%
<b>(=) Net debt / Equity</b>	<b>11.1%</b>	<b>1.8%</b>	<b>9.3 p.p.</b>

## 2.16 LOAN TO VALUE



# 3 Capital Market

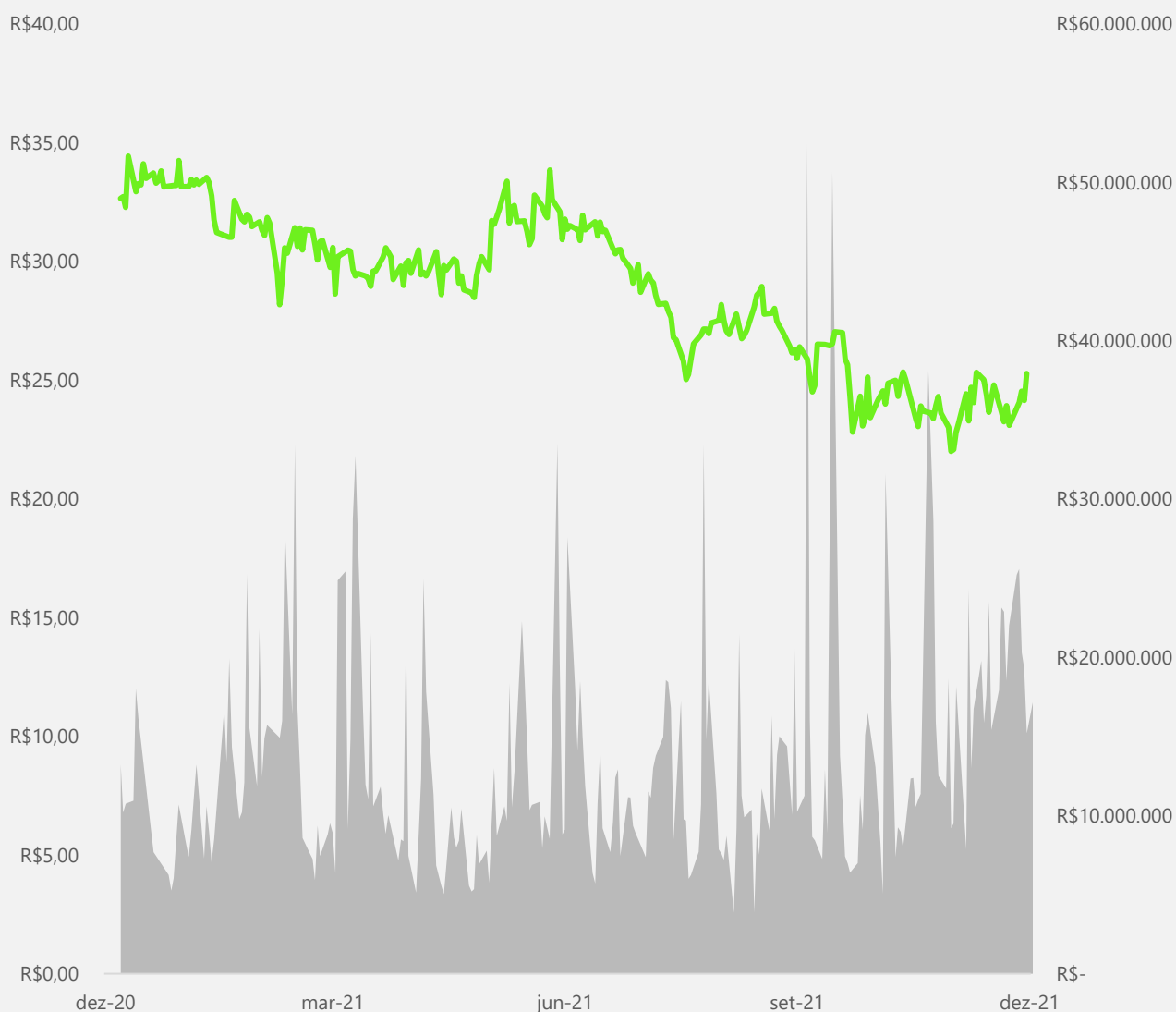
**R\$2.6 bi**    **R\$18 MM**

*Market Cap*

*ADTV 30 Base Date: 12/31/2021*

**DAILY TRADING VOLUME LAST 12 MONTHS** LOGG3 Share price R\$

■ Volume Traded ● Share Price



# 4 ESG: Sustainability Report

In July 2021, we launched our Sustainability Report, base year 2020, following the GRI Standards – the main international reference for this type of report. The report presents in detail our positioning and commitment to advancing in processes and actions that are increasingly aligned with current and future sustainability assumptions.

[↗ CLICK HERE TO SEE THE REPORT](#)

## 4.1 GLOBAL COMPACT | 2030 CHALLENGE

We also formalized our participation in the **UN Global Compact's Brazil Network**, the world's largest network of companies in favor of sustainability, as well as to the **HUB ODS MG**, the 1st Global Compact regional hub in the world. In addition, in September, we joined the **2030 Challenge Network**, a partner of the Global Compact formed by companies from Minas Gerais willing to generate positive impacts on the **Sustainable Development Goals and the UN's 2030 Agenda**.

Based on our business model and strategic materiality, we defined the **priority SDGs for Log's operations**, which are the focus of our greatest contribution to achieving the global sustainable development goals.



TODOS POR 1.5 plan and the possibility of increasing the Brazilian logistics infrastructure and support for the expansion of consumer markets for industry and services.



Socio-economic development of the areas of influence of our projects, through the expansion of the Log Social Program to develop actions aimed at education, with neighboring communities and employees of the projects.



Improvement of the cities where we operate by contributing to urban and road quality in the regions neighboring our projects.



Reduction of environmental impacts through the purchase of energy on the free market (renewable energy) and the possibility of installing self-generating energy systems in new projects (solar plates).

## 4.2 QUARTER CASE

From November 24 to December 16, Log carried out the Log Social Mobile Units project. The purpose of the initiative, in **partnership with SESC/MG**, was to provide eye consultations and distribute corrective lenses, which can help in the daily activities of adults and in the intellectual development of children.

Aimed at employees of companies operating at the LOG Contagem I and at residents of neighboring communities, **the Company provided around 600 consultations and donated prescription glasses to patients** who are in a situation of social vulnerability and who, after consultation, were prescribed corrective lenses.

Vision is one of the most important senses in the human body and is responsible for 85% of the information processed in the brain. Worldwide, according to WHO data, 285 million people are visually impaired. In Brazil, according to the IBGE, 35 million people have some degree of visual difficulty.

*Log Social - Log Contagem I MG*



We understand that our territorial scope and diversity of demands create opportunities for us to actually make a difference in these regions.

**This initiative reinforces our focus on increasing social investments** and further increasing our ability to promote development close to the locations where we operate.

[Click here to see other cases](#)





## 7 ESG: an agenda that came to stay

In 2021, we **strengthened our ESG agenda** and we put into practice several projects with Log Social, through education and health, with more than **3,450 hours of courses taught and more than 570 eye consultations provided**, including the donation of corrective lenses. We participate in projects such as “Solidarity Christmas”, **sponsoring educational talks for more than 850 young people and teenagers** with the theme Purpose in Choices. In addition, we **donated more than 120 toys to children in a public school** in the city of one of our developments. Log Social projects are permanent and still have a lot to grow.

In governance, we have made great progress, **reaching 82% of the good practices listed in the CVM (Securities and Exchange Commission of Brazil) Governance Report**, thus being above the average of companies in the same segment.

In the environmental area, seeking to address climate issues that must be addressed urgently, **our emissions inventory is in progress**, which will be presented in our next Sustainability Report.

We have a lot to do in 2022 and Log will keep moving to grow more and more sustainably.



# 5 Financial Statements

## 5.1 STATEMENT OF PROFIT OR LOSS FOR THE YEAR *IN R\$ THOUSAND*

	4Q21	4Q20	Chg. %	2021	2020	Chg. %
<b>Net revenue</b>	38,653	36,353	<b>6.3%</b>	<b>149,367</b>	<b>141,537</b>	<b>5.5%</b>
<b>Cost of services</b>	(621)	(454)	-36.8%	(2,166)	(1,699)	-27.5%
<b>Gross profit</b>	<b>38,032</b>	<b>35,899</b>	<b>5.9%</b>	<b>147,201</b>	<b>139,838</b>	<b>5.3%</b>
<b>Operating income (expenses)</b>	<b>60,019</b>	<b>14,342</b>	<b>318.5%</b>	<b>266,500</b>	<b>110,911</b>	<b>140.3%</b>
Selling expenses	(2,566)	(2,628)	2.4%	(10,833)	(10,296)	-5.2%
General and administrative expenses	(6,040)	(6,081)	0.7%	(25,039)	(21,796)	-14.9%
Other operating income (expenses), net	(2,140)	(2,654)	19.4%	8,266	(7,399)	211.7%
Changes in operating profit (loss) from the development of new assets	72,815	28,375	156.6%	291,271	151,274	92.5%
Share of profit (loss) of subsidiaries and joint ventures	(2,050)	(2,670)	23.2%	2,835	(872)	425.1%
<b>Operating profit before finance income (costs)</b>	<b>98,051</b>	<b>50,241</b>	<b>95.2%</b>	<b>413,701</b>	<b>250,749</b>	<b>65.0%</b>
<b>Finance income (costs)</b>	<b>2,093</b>	<b>(808)</b>	<b>359.0%</b>	<b>6,608</b>	<b>(15,056)</b>	<b>143.9%</b>
Finance charges	(22,561)	(5,777)	-290.5%	(47,870)	(30,385)	-57.5%
Finance income	24,654	4,969	396.2%	54,478	15,329	255.4%
<b>Profit (loss) before income tax and social contribution</b>	<b>100,144</b>	<b>49,433</b>	<b>102.6%</b>	<b>420,309</b>	<b>235,693</b>	<b>78.3%</b>
<b>Income tax and social contribution</b>	<b>(12,152)</b>	<b>(12,546)</b>	<b>3.1%</b>	<b>(37,073)</b>	<b>(93,121)</b>	<b>60.2%</b>
Current	(5,923)	(3,407)	-73.8%	(20,183)	(11,493)	-75.6%
Deferred	(6,229)	(9,139)	31.8%	(16,890)	(81,628)	79.3%
<b>Profit (loss) for the year</b>	<b>87,992</b>	<b>36,887</b>	<b>138.5%</b>	<b>383,236</b>	<b>142,572</b>	<b>168.8%</b>
<b>Profit (loss) attributable to</b>						
Shareholders of the company	<b>87,592</b>	<b>35,018</b>	<b>150.1%</b>	<b>368,955</b>	<b>139,959</b>	<b>163.6%</b>
Non-controlling interests	<b>400</b>	<b>1,869</b>	<b>-78.6%</b>	<b>14,281</b>	<b>2,613</b>	<b>446.5%</b>



5.2 BALANCE SHEET *IN R\$ THOUSAND*

ASSETS	12/31/2021	12/31/2020	Chg. %	LIABILITIES & EQUITY	12/31/2021	12/31/2020	Chg. %
<b>Current assets</b>	<b>775,097</b>	<b>783,354</b>	<b>-1.1%</b>	<b>Current liabilities</b>	<b>511,425</b>	<b>330,525</b>	<b>54.7%</b>
Cash and cash equivalents	207,564	453,855	-54.3%	Accounts payable	44,604	15,269	192.1%
Marketable securities	485,911	287,718	68.9%	Loans and debentures	214,610	203,229	5.6%
Accounts receivable	61,190	32,486	88.4%	Salaries, payroll taxes and benefits	9,138	5,572	64.0%
Recoverable taxes	14,252	6,309	125.9%	Taxes and contributions	15,457	8,541	81.0%
Prepaid expenses	4,029	1,556	158.9%	Accounts payable for land acquisition	46,383	16,630	178.9%
Other assets	2,151	1,430	50.4%	Advances from clients - Swap	70,290	45,688	53.8%
				Dividends payable	87,627	33,240	163.6%
				Others	23,316	2,356	889.6%
<b>Non-current assets</b>	<b>4,384,806</b>	<b>3,428,829</b>	<b>27.88%</b>	<b>Non-current liabilities</b>	<b>1,307,736</b>	<b>801,697</b>	<b>63.12%</b>
Marketable securities	203,130	2,991	6,691.4%	Lease liability	4,244	4,182	1.5%
Derivative financial instruments	-	3,243	-100.0%	Loans and debentures	1,053,095	597,434	76.3%
Accounts receivable	23,327	44,319	-47.4%	Financial instruments	3,620	-	-
Prepaid expenses	12,088	4,691	157.7%	Accounts payable for land acquisition	3,034	45,725	-93.4%
Recoverable taxes	36,909	22,827	61.7%	Advances from clients - Swap	160,300	84,848	88.9%
Deferred income tax and social contribution	7,428	16,537	-55.1%	Deferred taxes	77,828	63,254	23.0%
Others	7,764	5,942	30.7%	Others	5,615	6,254	-10.2%
Investment in joint ventures	313,663	326,336	-3.9%				
Investment properties	3,772,706	2,994,470	26.0%	<b>Equity</b>	<b>3,340,742</b>	<b>3,079,961</b>	<b>8.47%</b>
Fixed assets	4,927	4,981	-1.1%	Equity attributable to the shareholders of the company	3,311,569	3,060,121	8.2%
Intangible assets	2,864	2,492	14.9%	Non-controlling interests	29,173	19,840	47.0%
<b>TOTAL ASSETS</b>	<b>5,159,903</b>	<b>4,212,183</b>	<b>22.50%</b>	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>5,159,903</b>	<b>4,212,183</b>	<b>22.50%</b>

**5.3 CONSOLIDATED STATEMENT OF CASH FLOWS** *IN R\$ THOUSAND*

	4Q21	4Q20	Chg. %
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Profit for the year	383,236	142,572	168.8%
Adjustments to reconcile profit for the year to net cash generated by operating activities	(270,058)	(18,686)	-1.345,2%
Decrease (increase) in operating assets	(32,291)	(5,858)	-451.2%
Increase (decrease) in operating liabilities	61,654	26,148	135.8%
Income tax and social contribution paid	(17,677)	(10,700)	-65.2%
<b>Net cash generated by operating activities</b>	<b>124,864</b>	<b>133,476</b>	<b>-6.5%</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Increase in / acquisition of investments	(5.259)	(11.685)	55,0%
Decrease in marketable securities	940.729	333.904	181,7%
Increase in marketable securities	(1.299.951)	(317.294)	-309,7%
Proceeds from sale of subsidiaries/land	283.077	90.739	212,0%
Acquisition of investment properties	(637.669)	(147.271)	-333,0%
Dividends received from investees	12.203	-	-
Others	(855)	(942)	9,2%
<b>Net cash used in (generated by) investing activities</b>	<b>(707.725)</b>	<b>(52.549)</b>	<b>-1.246,8%</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Loans, financing and debentures, net	686,960	-	-
Amortization of loans, financing and debentures	(241,892)	(87,643)	-176.0%
Interest paid	(37,773)	(39,883)	5.3%
Leases paid	(498)	(465)	-7.1%
Dividends paid	(33,240)	(21,423)	-55.2%
Share issuance costs	-	(77)	100.0%
Sale (acquisition) of treasury shares	(27,891)	15,574	-279.1%
Proceeds from the exercise of stock option	3	98	-96.9%
(Distributions to) contributions by noncontrolling shareholders	(9,099)	(641)	-1,319.5%
<b>Net cash used in financing activities</b>	<b>336,570</b>	<b>(134,460)</b>	<b>350.3%</b>
<b>INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>			
	<b>(246,291)</b>	<b>(53,533)</b>	<b>-360.1%</b>
<b>CASH AND CASH EQUIVALENTS</b>			
			<b>-</b>
At the beginning of the year	453,855	507,388	-10.6%
At the end of the year	207,564	453,855	-54.3%

# Glossary

**GLA (Total):** gross leasable area, corresponds to the sum of the areas available for lease.

**GLA % Log:** GLA referring to Log's participation in the projects.

**Approved GLA:** total areas with approved project and all other licenses, including areas already delivered.

**GLA Delivered** areas delivered for lease.

**GLA FII:** GLA sold to FII LGCP11.

**GLA Partners:** GLA corresponding to the percentage that Log's partners have in the projects (excluding the GLA from FII LGCP11).

**Gross Absorption:** refers to the occupation that occurred within the analyzed period. Includes areas subject to new lease contracts and contract renewals (referring to current year maturities).

**Net Absorption:** actual increase or decrease in occupied space between periods. Sum of areas subject to new lease contracts, contract renewals (referring to current year maturities) and returns in the period.

**Contract Backlog:** remaining amount receivable by the contract term.

**EBITDA (Earnings Before Interest, Taxes, Depreciation and Amortization):** net income plus expenses with income tax and social contribution, finance income (loss) and depreciation.

**EBITDA for Leasing Activities:** considers, through EBITDA, additions or reductions for items that we understand are not part of the result of our leasing activities, such as sales of assets, or that do not affect our cash generation, such as the fair value of investment property and the fair value of investment property in joint ventures.

**ESG:** "Environmental, Social and Corporate Governance". Refers to the three central factors in measuring the sustainability and social impact of an investment in a company or business.

**FFO (Funds From Operations):** net income before depreciation.

**FFO for Leasing Activities:** considers, through FFO, additions or reductions to eliminate the effects of gains or losses on the disposal of assets, such as, for example, events with gains on the sale of properties and fair value adjustments and other "non-cash" effects.

**FII:** Real Estate Investment Fund.

**FII LGCP11:** the LOGCP Inter fund (LGCP11) is a real estate fund that focuses on profiting from real estate leaseings for the logistics and industry sector. Established in August 2019, the fund is managed by Banco Inter.

**Greenfield:** development of new projects for logistics warehouses since the beginning of the work.

**Net Default in 12 months:** calculated by the remaining % of the balance of maturities accumulated in the last 12 months subtracted from the amount of revenue in the same period.

**Joint Ventures - JVs:** joint business, in which two or more parties have joint control.

**Loan to Value:** index (%) resulting from dividing gross or net debt by the fair value of investment properties.

**EBITDA Margin:** EBITDA divided by net operating revenue.

**EBITDA Margin for Leasing Activities:** EBITDA for Leasing Activities divided by net operating revenue.

**FFO Margin:** FFO divided by net operating revenue.

**FFO Margin for Leasing Activities:** FFO for Leasing Activities divided by net operating revenue.

**Potential Portfolio % Log:** total GLA held by the Company, in its different stages of development, that is, it includes the GLA of projects approved, under approval and delivered.

**Same Client Rent (SCR):** rent from the same client.

**Vacancy:** GLA available for lease.

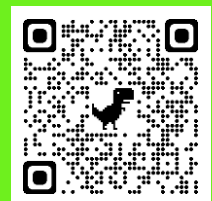
**Vacancy of the Stabilized Portfolio:** GLA available for lease from the portfolio of properties that reach 90% occupancy or one year or more of operation, whichever comes first.

**Yield on Cost (YoC):** annualized potential revenue from assets (assuming 100% occupancy) divided by the CAPEX of the respective projects.

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Warehouses  
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98

warehouses  
delivered

+1mi

m<sup>2</sup> of GLA  
delivered

+1.5mi

m<sup>2</sup> of GLA  
until 2024

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