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LOG Commercial Properties e Participações S.A.

Interim Financial Statements

June 30, 2026

Contents

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A free translation from Portuguese into English of Independent Auditor's Review Report on parent company quarterly information prepared in Brazilian currency in accordance with Accounting Pronouncement CPC 21 (R1) applicable to the preparation of Quarterly Information Form (ITR) and on consolidated quarterly information prepared in Brazilian currency in accordance with Accounting Pronouncement CPC 21 (R1) and IAS 34 applicable to the preparation of Quarterly Information Form (ITR), and presented consistently with the rules issued by the Brazilian Securities and Exchange Commission (CVM).

Independent auditor's review report on quarterly information

To the
Shareholders, Executive Board and Board of Directors of
LOG Commercial Properties e Participações S.A.
Belo Horizonte - MG

Introduction

We have reviewed the accompanying parent company and consolidated interim financial information, contained in the Quarterly Information Form (ITR) of LOG Commercial Properties e Participações S.A. for the quarter ended June 30, 2026, which comprises the statement of financial position as of June 30, 2026 and the related statements of profit or loss and of comprehensive income for the three and six-month periods then ended and of changes in equity and of cash flows for the six-month period then ended, including the explanatory notes.

The executive board is responsible for the preparation of the parent company interim financial information in accordance with Accounting Pronouncement CPC 21 (R1) – Interim Financial Reporting and consolidated interim financial information in accordance with Accounting Pronouncement CPC 21 (R1) – Interim Financial Reporting and IAS 34 – Interim Financial Reporting, issued by the International Accounting Standards Board (IASB), as well as for the fair presentation of this information in conformity with the rules issued by the Brazilian Securities and Exchange Commission (CVM) applicable to the preparation of the Quarterly Information Form (ITR). Our responsibility is to express a conclusion on this interim financial information based on our review.

Scope of Review

We conducted our review in accordance with Brazilian and international standards on review engagements (NBC TR 2410 and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, respectively). A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with auditing standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion on the parent company interim financial information

Based on our review, nothing has come to our attention that causes us to believe that the accompanying parent company interim financial information included in the quarterly information referred to above is not prepared, in all material respects, in accordance with CPC 21 (R1) applicable to the preparation of the Quarterly Information Form (ITR), and presented consistently with the rules issued by the Brazilian Securities and Exchange Commission (CVM).

Conclusion on the consolidated interim financial information

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial information included in the quarterly information referred to above is not prepared, in all material respects, in accordance with CPC 21 (R1) and IAS 34 applicable to the preparation of the Quarterly Information Form (ITR), and presented consistently with the rules issued by the Brazilian Securities and Exchange Commission (CVM).

Other Matters

Statement of Value Added

The abovementioned quarterly information includes the parent company and consolidated Statement of Value Added (SVA) for the six-month period ended June 30, 2026, prepared under the Company's management's responsibility and presented as supplementary information under IAS 34. These statements have been subject to review procedures performed together with the review of the quarterly information with the objective of concluding whether they are reconciled to the interim financial information and the accounting records, as applicable, and whether their format and content are in accordance with the criteria set forth by Accounting Pronouncement CPC 09 Statement of Value Added. Based on our review, nothing has come to our attention that causes us to believe that they were not prepared, in all material respects, in accordance with the criteria set forth by this standard and consistently with the overall parent company and consolidated interim financial information.

Belo Horizonte (MG), August 08, 2026.

ERNST & YOUNG
Auditores Independentes S.S. Ltda.
CRC-SP015199/O

Bruno Costa Oliveira
Contador CRC-BA031359/O

LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.

STATEMENTS OF FINANCIAL POSITION AS AT JUNE 30, 2026 AND DECEMBER 31, 2025
(In thousands of Brazilian reais - R$)

	Notes	Consolidated		Parent Company	
		6/30/26	12/31/25	6/30/26	12/31/25
Assets					
Current assets					
Cash and cash equivalents	4	**429,571**	19,468	**348,368**	4,343
Marketable securities	4	**722,461**	208,182	**693,283**	157,441
Receivables	5	**349,537**	581,756	**110,818**	106,140
Recoverable taxes		**30,568**	32,750	**24,838**	27,630
Prepaid expenses		**2,881**	2,517	**1,379**	1,196
Other assets		**4,294**	4,113	**3,632**	3,367
		1,539,312	848,786	**1,182,318**	300,117
Investment property - Noncurrent assets held for sale	7 (c)	**26,113**	-	**26,113**	-
Total current assets		**1,565,425**	848,786	**1,208,431**	300,117
Noncurrent assets					
Marketable securities	4	**129,459**	243,254	**125,461**	242,364
Derivative financial instruments	20 (a)	**98,499**	73,367	**98,499**	73,367
Receivables	5	**61,425**	265,597	**16,869**	124,374
Prepaid expenses		**15,039**	12,326	**1,385**	2,004
Recoverable taxes		**25,787**	37,826	**15,278**	27,418
Deferred income tax and social contribution	12 (b)	**121,248**	95,510	**121,248**	95,510
Other assets		**18,471**	18,594	**18,169**	19,456
Total long-term realisable		**469,928**	746,474	**396,909**	584,493
Investments in subsidiaries and joint ventures	6	**159,552**	158,321	**3,997,839**	4,302,111
Investment property	7 (a)	**4,587,369**	4,918,305	**801,631**	1,145,442
Property and equipment	8	**9,832**	3,944	**9,804**	3,910
Intangible assets		**14,863**	13,855	**14,863**	13,855
Total noncurrent assets		**5,241,544**	5,840,899	**5,221,046**	6,049,811
Total assets		**6,806,969**	6,689,685	**6,429,477**	6,349,928
Liabilities and equity					
Current liabilities					
Suppliers		**71,494**	54,123	**16,909**	37,335
Loans, financing and debentures	9	**550,269**	478,364	**540,372**	468,562
Land payables	10	**100,372**	102,639	**24,354**	17,035
Advances from customers		**1,721**	2,049	**1,437**	759
Labor and social liabilities		**21,769**	19,616	**15,058**	15,417
Tax liabilities		**62,560**	37,970	**34,547**	22,908
Barters	11	**113,888**	67,856	**-**	6,127
Deferred taxes	12 (b)	**17,350**	3,488	**1,153**	-
Lease liability	14	**315**	-	**319**	-
Dividend payable	15 (e)	**250,000**	-	**250,000**	-
Intercompany payables	19	**-**	-	**368,600**	381,700
Other liabilities		**45,922**	54,514	**18,139**	548
Total current liabilities		**1,235,660**	820,619	**1,270,888**	950,391
Noncurrent liabilities					
Loans, financing and debentures	9	**1,580,047**	1,760,393	**1,514,978**	1,691,315
Derivative financial instruments	20 (a)	**11,222**	6,727	**11,222**	6,727
Barters	11	**92,906**	127,122	**73,830**	59,733
Deferred taxes	12 (b)	**118,099**	158,006	**-**	-
Land payables	10	**56,215**	41,944	**25,899**	32,032
Provisions for labor, tax and civil risks	13	**2,159**	1,851	**496**	258
Lease liability	14	**142,466**	134,900	**5,035**	-
Other liabilities		**22,331**	5,407	**7,556**	3,031
Total noncurrent liabilities		**2,025,445**	2,236,350	**1,639,016**	1,793,096
Total liabilities		**3,261,105**	3,056,969	**2,909,904**	2,743,487
Equity					
Paid-in capital		**2,735,382**	2,735,382	**2,735,382**	2,735,382
Treasury shares		**(9,172)**	(9,492)	**(9,172)**	(9,492)
Capital reserves		**24,079**	21,978	**24,079**	21,978
Earnings reserve		**703,888**	858,573	**703,888**	858,573
Retained earnings		**65,396**	-	**65,396**	-
Equity attributable to Company shareholders		**3,519,573**	3,606,441	**3,519,573**	3,606,441
Noncontrolling interests	15 (g)	**26,291**	26,275	**-**	-
Total equity		**3,545,864**	3,632,716	**3,519,573**	3,606,441
Total liabilities and equity		**6,806,969**	6,689,685	**6,429,477**	6,349,928

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

LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.

STATEMENTS OF PROFIT OR LOSS FOR THE THREE AND SIX MONTHS PERIODS ENDED JUNE 30, 2026 AND 2025
(In thousands of Brazilian reais - R$, except earnings per share)

	Notes	Consolidated				Parent Company			
		2026		2025		2026		2025	
		2nd quarter	1st half	2nd quarter	1st half	2nd quarter	1st half	2nd quarter	1st half
Net revenue from lease and services provided	16	**65,955**	**132,031**	61,466	116,793	**25,398**	**52,428**	20,242	39,173
Costs of services provided - condominium management	17	**(2,531)**	**(4,978)**	(1,406)	(2,710)	**(2,531)**	**(4,978)**	(1,406)	(2,710)
Gross profit		**63,424**	**127,053**	60,060	114,083	**22,867**	**47,450**	18,836	36,463
Operating income (expenses)									
Selling expenses	17	**(3,425)**	**(6,721)**	(3,053)	(5,454)	**(2,407)**	**(4,619)**	(2,007)	(3,536)
General and administrative expenses	17	**(9,897)**	**(19,473)**	(9,919)	(19,955)	**(6,669)**	**(14,715)**	(8,181)	(16,512)
Management compensation	17	**(2,655)**	**(5,186)**	(2,666)	(5,164)	**(2,655)**	**(5,186)**	(2,666)	(5,164)
Changes in the fair value of investment property	7	**187,833**	**322,672**	94,326	174,823	**(45,789)**	**(2,056)**	-	-
Other operating income (expenses), net	17	**(157,423)**	**(159,377)**	(465)	(1,768)	**(133,146)**	**(134,303)**	(99)	(72)
Results from equity interest in investees	6	**521**	**3,076**	299	1,043	**238,599**	**359,306**	123,259	233,278
Income before financial income and taxes		**78,378**	**262,044**	138,582	257,608	**70,800**	**245,877**	129,142	244,457
Financial income (expenses)									
Financial expenses	18	**(106,946)**	**(182,889)**	(70,185)	(127,477)	**(83,442)**	**(140,189)**	(60,434)	(107,626)
Financial income	18	**70,400**	**106,424**	27,666	58,912	**44,199**	**61,302**	18,250	36,440
Income before taxes		**41,832**	**185,579**	96,063	189,043	**31,557**	**166,990**	86,958	173,271
Income tax and social contribution									
Current		**(15,441)**	**(31,097)**	(5,107)	(14,940)	**-**	**-**	-	-
Deferred	12	**32,325**	**38,263**	(3,892)	(674)	**27,137**	**25,739**	-	-
	12	**16,884**	**7,166**	(8,999)	(15,614)	**27,137**	**25,739**	-	-
Net income for the period		**58,716**	**192,745**	87,064	173,429	**58,694**	**192,729**	86,958	173,271
Net income attributable to:									
Shareholders of the Company		**58,694**	**192,729**	86,958	173,271				
Noncontrolling interests	15 (g)	**22**	**16**	106	158				
		58,716	**192,745**	87,064	173,429				
Earnings per share (In Reais - R$):									
Basic	15 (h)	**0.67143**	**2.20473**	0.99953	1.99141	**0.67143**	**2.20473**	0.99953	1.99141
Diluted	15 (h)	**0.66686**	**2.18985**	0.99642	1.98626	**0.66686**	**2.18985**	0.99642	1.98626

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

LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.

STATEMENTS OF COMPREHENSIVE INCOME FOR THE THREE AND SIX MONTHS PERIODS ENDED JUNE 30, 2026 AND 2025
(In thousands of Brazilian reais - R$)

	Consolidated				Parent Company			
	2026		2025		2026		2025	
	2nd quarter	1st half	2nd quarter	1st half	2nd quarter	1st half	2nd quarter	1st half
Net income for the period	**58,716**	**192,745**	87,064	173,429	**58,694**	**192,729**	86,958	173,271
Other components of comprehensive income	-	-	-	-	-	-	-	-
Total comprehensive income for the period	**58,716**	**192,745**	87,064	173,429	**58,694**	**192,729**	86,958	173,271
Comprehensive income attributable to:								
Shareholders of the Company	**58,694**	**192,729**	86,958	173,271				
Noncontrolling interests	**22**	**16**	106	158				
	58,716	**192,745**	87,064	173,429				

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

LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.

STATEMENTS OF CHANGES IN EQUITY FOR THE SIX-MONTHS PERIODS ENDED JUNE 30, 2026 AND 2025
(In thousands of Brazilian reais - R$)

	Paid-in capital			Capital reserves	Earnings reserves					
	Subscript	Share issuance costs	Treasury shares	Incentive plans	Legal	Earnings retention	Retained earnings	Equity attributable to Company shareholders (Parent Company)	Noncontrolling interests	Total (Consolidated)
BALANCE AT DECEMBER 31, 2024	**2,753,976**	**(18,594)**	**(17,756)**	**17,240**	**98,713**	**752,430**	-	**3,586,009**	**19,366**	**3,605,375**
Treasury shares:										
Purchased	-	-	(587)	-	-	-	-	(587)	-	(587)
Stock options	-	-	-	2,026	-	-	-	2,026	-	2,026
Net income for the period	-	-	-	-	-	-	173,271	173,271	158	173,429
Interim dividends distributed	-	-	-	-	-	-	(20,499)	(20,499)	-	(20,499)
BALANCE AT JUNE 30, 2025	**2,753,976**	**(18,594)**	**(18,343)**	**19,266**	**98,713**	**752,430**	**152,772**	**3,740,220**	**19,524**	**3,759,744**
BALANCE AT DECEMBER 31, 2025	**2,753,976**	**(18,594)**	**(9,492)**	**21,978**	**116,443**	**742,130**	-	**3,606,441**	**26,275**	**3,632,716**
Treasury shares:										
Disposed to beneficiaries of stock option plan	-	-	320	-	-	(185)	-	**135**	**-**	135
Stock options and restricted shares	-	-	-	2,101	-	-	-	**2,101**	**-**	2,101
Net income for the period	-	-	-	-	-	-	192,729	**192,729**	**16**	192,745
Interim dividends distributed	-	-	-	-	-	(154,500)	(127,333)	**(281,833)**	**-**	(281,833)
BALANCE AT JUNE 30, 2026	**2,753,976**	**(18,594)**	**(9,172)**	**24,079**	**116,443**	**587,445**	**65,396**	**3,519,573**	**26,291**	**3,545,864**

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

LOG COMMERCIAL PROPERTIES E PARTICIPAÇÕES S.A.

STATEMENTS OF CASH FLOWS FOR THE QUARTERS ENDED JUNE 30, 2026 AND 2025 - INDIRECT METHOD
(In thousands of Brazilian reais - R$)

	Notes	Consolidated		Parent Company	
		1st half of		1st half of	
		2026	2025	2026	2025
Cash flows from operating activities					
Net income for the period		**192,745**	173,429	**192,729**	173,271
Adjustments to reconcile net income to net cash generated by (used in) operating activities:					
Depreciation and amortization	17	**2,780**	3,486	**1,333**	1,796
Results from equity participation	6	**(3,076)**	(1,043)	**(359,306)**	(233,278)
Amortization of prepaid expenses		**1,093**	582	**384**	153
Allowance for expected credit loss	5	**187**	394	**87**	183
Provisions for labor, tax and civil risks		**579**	231	**333**	24
Financial result		**105,164**	86,567	**87,748**	82,019
Result from sale of a subsidiary / assets		**145,156**	-	**122,794**	-
Deferred taxes		**(38,622)**	(449)	**(19,328)**	(1,799)
Changes in the fair value of investment property	7	**(322,822)**	(182,431)	**2,056**	-
Incentive plans	17	**2,101**	2,026	**2,101**	2,026
		85,285	82,792	**30,931**	24,395
(Increase) decrease in operating assets:					
Trade accounts receivable		**(39,990)**	(26,514)	**(7,903)**	7,818
Recoverable taxes		**14,221**	699	**14,932**	943
Prepaid expenses		**(23,699)**	(3,550)	**(14,006)**	(1,173)
Other assets		**(58)**	(14,468)	**1,023**	(7,613)
Increase (decrease) in operating liabilities:					
Suppliers		**(11,270)**	(22,704)	**(40,977)**	(1,119)
Labor and social liabilities		**2,153**	(7)	**(359)**	(615)
Tax liabilities		**8,081**	4,092	**(15,822)**	1,314
Intercompany payables		**-**	-	**(13,100)**	(300,651)
Other liabilities		**(45,838)**	(27,621)	**7,536**	1,041
Amounts paid for civil, labor and tax risks	13	**(271)**	(93)	**(95)**	(16)
Income tax and social contribution paid		**(22,176)**	(20,969)	**(216)**	-
Cash provided by (used in) operating activities		**(33,562)**	(28,343)	**(38,056)**	(275,676)
Cash flows from investing activities					
Increase in marketable securities		**(1,093,831)**	(164,692)	**(889,147)**	(64,956)
Decrease in marketable securities		**717,692**	311,329	**491,681**	145,849
Increase in / acquisition of investments		**(205)**	(36)	**319,910**	(164,779)
Dividends received from subsidiaries	6 (c)	**2,050**	2,900	**(41,319)**	304,796
Aquisition of investment properties		**(336,934)**	(327,998)	**(8,301)**	(10,619)
Receipt for the sale of subsidiaries / assets		**1,486,931**	177,402	**822,030**	20,888
Other		**(4,261)**	(4,064)	**(2,821)**	(2,382)
Net cash provided by (used in) investing activities		**771,442**	(5,159)	**692,033**	228,797
Cash flows from financing activities					
Proceeds from loans, financing and debentures, net		**98,000**	292,229	**98,000**	292,229
Amortization of loans, financing and debentures	9 (a)	**(229,502)**	(52,542)	**(224,783)**	(52,542)
Interest paid		**(140,260)**	(112,138)	**(127,154)**	(105,177)
Lease payments	14	**(61)**	(425)	**(61)**	(425)
Dividend payment		**(31,833)**	(20,499)	**(31,833)**	(20,499)
Disposal (acquisition) of treasury shares		**135**	(587)	**135**	(587)
(Payment) receipt on derivative financial instrument		**(24,256)**	(18,079)	**(24,256)**	(18,079)
Net cash provided by (used in) financing activities		**(327,777)**	87,959	**(309,952)**	94,920
Increase (decrease) in cash and cash equivalents		**410,103**	54,457	**344,025**	48,041
Cash and cash equivalents					
At the beginning of the period		**19,468**	226,237	**4,343**	224,507
At the end of the period		**429,571**	280,694	**348,368**	272,548
Increase (decrease) in cash and cash equivalents		**410,103**	54,457	**344,025**	48,041

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

(In thousands of Brazilian reais - R$)

	Notes	Consolidated 1st half of 2026	Consolidated 1st half of 2025	Parent Company 1st half of 2026	Parent Company 1st half of 2025
Revenue:					
Revenues from lease and services provided		**141,641**	124,440	**58,744**	43,319
Other revenue		**(125,464)**	926	**(109,528)**	288
Changes in the fair value of investment property	7	**322,821**	182,431	**(2,056)**	-
Revenue from construction of own assets		**346,142**	333,869	**10,774**	15,486
Allowance for expected credit loss	5	**(187)**	(394)	**(87)**	(183)
		684,953	641,272	**(42,153)**	58,910
Inputs purchased from third-parties (includes the taxes ICMS, IPI, PIS AND COFINS)					
Supplies, power, outside services and other items		**(277,608)**	(248,596)	**(21,173)**	(27,070)
Gross value added		**407,345**	392,676	**(63,256)**	31,840
Depreciation	17	**(2,780)**	(3,486)	**(1,333)**	(1,796)
Net value added generated by the Company		**404,565**	389,190	**(64,589)**	30,044
Value added received in transfer					
Results from equity interest in investees	6	**3,076**	1,043	**359,306**	233,278
Financial income		**108,688**	60,614	**63,484**	38,120
		111,764	61,657	**422,790**	271,398
Total value added for distribution		**516,329**	450,847	**358,201**	301,442
Value added distributed					
Personnel:		**49,001**	49,793	**27,167**	23,779
Salaries and wages		**37,282**	38,006	**21,352**	18,168
Benefits		**9,808**	9,947	**4,799**	4,836
Severance pay fund (FGTS)		**1,911**	1,840	**1,016**	775
Taxes and fares:		**53,344**	43,351	**14,612**	9,418
Federal		**49,620**	39,980	**13,124**	9,246
Estaduais		**48**	1	**1**	-
Municipal		**3,676**	3,370	**1,487**	172
Lenders and lessors:		**221,239**	184,274	**123,693**	94,974
Interest		**196,486**	145,349	**121,157**	93,084
Rentals / Leases		**24,588**	38,765	**2,474**	1,832
Other		**165**	160	**62**	58
Shareholders:		**192,745**	173,429	**192,729**	173,271
Dividends		**127,333**	20,499	**127,333**	20,499
Retained earnings		**65,396**	152,772	**65,396**	152,772
Noncontrolling interests	15 (g)	**16**	158	**-**	-
Value added distributed		**516,329**	450,847	**358,201**	301,442

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

1. General information

LOG Commercial Properties e Participações S.A. ("Company") is a publicly traded corporation listed in B3 S.A (B3), with its head office at 621 Professor Mário Werneck Ave., 10th floor, Belo Horizonte city, Minas Gerais, by CNPJ (taxpayer identification number) 09.041.168/0001-10. The Company was incorporated on June 10, 2008 and is engaged in the following activities: (i) management of own and third party assets; (ii) rendering engineering and construction services for residential and/or commercial properties; (iii) development, construction, rent and related services, including real estate consulting, on own or third-party residential and/or commercial buildings, mainly warehouses; (iv) intermediation in the supply of goods and services in the commercial real estate segment; and (v) holding interests in other entities, either as partner or shareholder.

Projects are developed by LOG Commercial Properties e Participações S.A., its subsidiaries and joint ventures ("Group"), which are primarily engaged in the construction, rent (operating leases) and sale of industrial warehouses, to a lesser extent: development of industrial lots and management services for its own and third-party condominiums. Delivered and managed projects are located in the States of Minas Gerais, São Paulo, Espírito Santo, Rio de Janeiro, Goiás, Ceará, Pará, Bahia, Alagoas, Rio Grande do Norte, Mato Grosso, Mato Grosso do Sul, Pernambuco e Paraíba, Paraná, Rio Grande do Sul, Santa Catarina, Sergipe and Distrito Federal.

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

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

2.1 Presentation of interim financial statements

The Company's interim financial statements comprise:

- The Consolidated interim financial statements prepared in accordance with CPC 21 (R1) - Demonstração Intermediária (Interim Financial Reporting) and IAS 34 Interim Financial Reporting issued by the International Accounting Standards Board (IASB), identified as Consolidated; and

- The Parent Company interim financial statements prepared in accordance with CPC 21 (R1) - Demonstração Intermediária (Interim Financial Reporting), identified as Parent Company.

The Parent Company interim financial statements are not considered in conformity with International Financial Reporting Standards (IFRS) because borrowing costs on investees' qualifying assets are capitalized.

Other information in relation to basis of preparation and basis of presentation, did not significantly change in relation to the information disclosed in Note 2 to the financial statements for the year ended December 31, 2025.

2.2 Material accounting policies

The accounting policies applied in this quarterly information are the same as those applied in the Group's financial statements for the year ended December 31, 2025.

3. New standards and interpretations issued but not yet effective

3.1 Adoption of new standards

There are no new standards or interpretations, valid for the annual periods beginning on or after January 1st, 2026, which had material effects on the Group's interim financial statements. The Group decided not to adopt anticipatedly any other standard, interpretation or amendment that have been issued, but are not yet in force.

3.2 New standards issued and not yet adopted

The other standards and interpretations issued, and which have not yet come into force are the same as those mentioned in the Group's financial statements for the year ended December 31, 2025.

4. Cash and cash equivalents and marketable securities

Breakdown is as follows:

	Consolidated		Parent Company	
	6/30/26	12/31/25	6/30/26	12/31/25
Cash and cash equivalents:				
Cash	**3,023**	3,024	**3,024**	3,024
Bank accounts	**247,176**	3,026	**245,569**	1,319
Short-term investments:				
Bank certificates of deposit (CDB)	**18,562**	-	**-**	-
Securities with repurchase agreement backed by debentures	**160,810**	13,418	**99,775**	-
Total cash and cash equivalents	**429,571**	19,468	**348,368**	4,343

	Consolidated		Parent Company	
	6/30/26	12/31/25	6/30/26	12/31/25
Marketable securities:				
Restricted investment funds [1]	**574,933**	413,364	**541,758**	361,733
Unrestricted investment funds	**276,987**	38,072	**276,986**	38,072
Total marketable securities	**851,920**	451,436	**818,744**	399,805
Current	**722,461**	208,182	**693,283**	157,441
Noncurrent	**129,459**	243,254	**125,461**	242,364
	851,920	451,436	**818,744**	399,805

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

Short-term investments and marketable securities yielded interest equivalent to 91.46% of DI rate in Consolidated and 90.56% DI rate in Parent Company in the six-month period ended June 30, 2026 (94.57% of DI rate in Consolidated and 93.37% of DI rate in Parent Company for the same period of 2025).

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

	Consolidated		Parent Company	
	6/30/26	12/31/25	6/30/26	12/31/25
Investment funds	**124,257**	48,711	**114,899**	28,460
Private bonds	**50,971**	35,107	**47,787**	18,316
Bank certificates of deposit (CDB)	**10**	2,398	**1**	1,754
Debentures	**10,861**	1,888	**9,833**	186
Securities with repurchase agreement	**1,503**	180	**195**	18
Public securities:				
National Treasury Notes - B (NTN-B)	**254,441**	243,254	**250,447**	242,364
Financial Treasury Bills (LFT)	**124,181**	74,304	**117,471**	69,893
National Treasury Bills (LTN)	**6,041**	7,522	**784**	742
Others	**2,668**	-	**341**	-
Total	**574,933**	413,364	**541,758**	361,733

The Company assessed the credit risk of the counterparty of its financial investments as described in Note 20 (b).

Other information on cash and market table securities did not significantly change in relation to the information disclosed in Note 4 to the financial statements for the year ended December 31, 2025.

5. Trade receivables

Trade receivables, net of adjustment to present value, are broken down as follows:

	Consolidated		Parent Company	
	6/30/26	12/31/25	6/30/26	12/31/25
Sale of equity interest / assets	**347,867**	780,108	**87,364**	184,927
Rentals	**56,153**	66,951	**13,741**	16,578
Condominium administration	**9,844**	7,163	**19,386**	13,681
Others [1]	**6,626**	6,114	**10,435**	19,400
	420,490	860,336	**130,926**	234,586
Allowance for expected credit loss	**(9,528)**	(12,983)	**(3,239)**	(4,072)
Total	**410,962**	847,353	**127,687**	230,514
Current	**349,537**	581,756	**110,818**	106,140
Noncurrent	**61,425**	265,597	**16,869**	124,374
	410,962	847,353	**127,687**	230,514

(*) Others refer substantially to condominium reimbursements and accounts receivable from partners in projects.

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

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

	Consolidated		Parent Company	
	6/30/26	12/31/25	6/30/26	12/31/25
Seattle III [1]	**-**	228,373	**-**	-
Seattle IV [1]	**237,017**	232,415	**-**	-
Seattle V [1]	**15,541**	149,872	**11,284**	108,823
Baltimore [1]	**68,287**	65,952	**68,287**	65,952
Senior [1]	**19,229**	93,344	**-**	-
SPE LOG SJC Sony (Note 19 [5])	**7,793**	10,152	**7,793**	10,152
	347,867	780,108	**87,364**	184,927
Current	**311,556**	545,164	**76,080**	68,277
Noncurrent	**36,311**	234,944	**11,284**	116,650
	347,867	780,108	**87,364**	184,927

(*) Updated by IPCA.

In Mai 2026, the Company anticipated receivables related to Seattle III, Seattle V and Senior, previously recorded in "Receivables" for R$487.7 million, generating a discount on receivables anticipation of R$59 million (note 18).

The table below shows the aging list of trade receivables:

	Consolidated		Parent Company	
	6/30/26	12/31/25	6/30/26	12/31/25
In due:				
Up to 12 months	**335,810**	573,703	**100,740**	97,912
After 12 months	**61,425**	265,597	**16,869**	124,374
	397,235	839,300	**117,609**	222,286
Past due:				
Up to 30 days	**4,794**	2,141	**4,539**	2,457
31 to 90 days	**5,278**	3,772	**2,892**	2,689
More than 90 days	**13,183**	15,123	**5,886**	7,154
	23,255	21,036	**13,317**	12,300
Total	**420,490**	860,336	**130,926**	234,586

Changes in the allowance for expected credit loss for the six-month period ended June 30, 2026, and 2025 are as follows, carried out on the balances of trade receivable from rentals:

	Consolidated		Parent Company	
	1st half of		1st half of	
	2026	2025	2026	2025
Opening balance	**(12,983)**	(12,202)	**(4,072)**	(3,598)
Additions	**(187)**	(394)	**(87)**	(183)
Write off/reversal	**3,642**	-	**920**	-
Closing balance	**(9,528)**	(12,596)	**(3,239)**	(3,781)

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

	Consolidated		Parent Company	
	6/30/26	12/31/25	6/30/26	12/31/25
12 months	**171,827**	206,134	**52,648**	59,354
13 to 24 months	**157,219**	170,978	**40,254**	42,080
25 to 36 months	**136,162**	141,366	**31,137**	28,455
37 to 48 months	**102,234**	112,375	**25,050**	18,662
49 to 60 months	**63,810**	69,704	**15,995**	15,438
After 60 months	**97,011**	130,686	**8,156**	5,001
Total	**728,263**	831,243	**173,241**	168,990

Other information on cash did not significantly change in relation to the information disclosed in Note 4 to the financial statements for the year ended December 31, 2025.

6. Investment in subsidiaries and joint ventures

a) Main information on each investment is summarized below:

	Equity interest		Information on investees Equity [2]		Investment	
	6/30/26	12/31/25	6/30/26	12/31/25	6/30/26	12/31/25
Joint ventures:						
Loteamento Betim	50,00%	50,00%	**151,041**	148,431	**75,521**	74,216
LOG SJC Sony	64,97%	64,97%	**113,774**	113,770	**73,919**	73,916
Others			**1,550**	(199)	**258**	259
Capitalized interest [1]			**-**	-	**9,854**	9,930
Total joint ventures - Consolidated			**266,365**	262,002	**159,552**	158,321
Subsidiaries:						
LOG I	100,00%	100,00%	**27,110**	143,109	**27,110**	143,109
LOG II	100,00%	100,00%	**13,782**	61,448	**13,782**	61,448
LOG Jundiaí	100,00%	100,00%	**6,298**	36,772	**6,298**	36,772
LOG Goiânia	100,00%	100,00%	**19**	41,298	**19**	41,298
LOG Hortolândia	100,00%	100,00%	**5,162**	98,180	**5,162**	98,180
LOG SJP	100,00%	100,00%	**2,703**	2,548	**2,703**	2,548
LOG Juiz de Fora	0,00%	100,00%	**81,803**	141,017	**-**	141,017
LOG Feira de Santana	100,00%	100,00%	**18,367**	42,298	**18,367**	42,298
LOG Fortaleza	100,00%	100,00%	**165,087**	166,124	**165,087**	166,124
LOG Via Expressa	100,00%	100,00%	**69,208**	72,650	**69,208**	72,650
LOG Viana I	100,00%	100,00%	**23,893**	65,390	**23,893**	65,390
LOG Londrina	100,00%	100,00%	**309**	24,273	**309**	24,273
LOG Itatiaia	100,00%	100,00%	**68,966**	68,780	**68,966**	68,780
LOG Aracajú	100,00%	100,00%	**2,699**	11,740	**2,699**	11,740
LOG Extrema	100,00%	100,00%	**1,200**	1,412	**1,200**	1,412
LOG Uberaba	0,00%	100,00%	**31,105**	55,131	**-**	55,131
LOG Itaitinga I	100,00%	100,00%	**3,195**	43,156	**3,195**	43,156
LOG Recife	100,00%	100,00%	**3,125**	57,939	**3,125**	57,939
LOG Itapeva	100,00%	100,00%	**124,691**	123,175	**124,691**	123,175
LOG PIB Meli	100,00%	100,00%	**309**	652	**309**	652
LOG Salvador	100,00%	100,00%	**214,360**	225,827	**214,360**	225,827
LOG Maceió I	0,00%	100,00%	**93,629**	124,765	**-**	124,765
LOG Sumaré	100,00%	100,00%	**(18)**	22	**(18)**	22
LOG SJRP	100,00%	100,00%	**92,412**	58,638	**92,412**	58,638
LOG Macaé	100,00%	100,00%	**14,909**	14,824	**14,909**	14,824
LOG Viana II	100,00%	100,00%	**79,660**	77,962	**79,660**	77,962
LOG Contagem IV	100,00%	100,00%	**140,881**	142,182	**140,881**	142,182
LOG Campo Grande	100,00%	100,00%	**211,119**	188,575	**211,119**	188,575
LOG Cuiabá I	0,00%	100,00%	**77,864**	98,566	**-**	98,566
LOG Joinville	100,00%	100,00%	**61,438**	53,083	**61,438**	53,083
LOG Itaitinga II	100,00%	100,00%	**346,976**	324,209	**346,976**	324,209
LOG Goiânia III	100,00%	100,00%	**171,929**	149,737	**171,929**	149,737
LOG Betim III	100,00%	100,00%	**3**	(3)	**3**	(3)
LOG Gravataí II	100,00%	100,00%	**118,325**	75,806	**118,325**	75,806
LOG São Bernardo do Campo	100,00%	100,00%	**5,180**	1,664	**5,180**	1,664
LOG Contagem V	100,00%	100,00%	**83,741**	81,219	**83,741**	81,219
LOG São José dos Pinhais II	100,00%	100,00%	**38,813**	91,140	**38,813**	91,140
LOG Recife II	100,00%	100,00%	**255,116**	253,061	**255,116**	253,061
LOG João Pessoa	100,00%	100,00%	**163,082**	143,836	**163,082**	143,836
LOG Salvador II	100,00%	100,00%	**192,268**	141,897	**192,268**	141,897
LOG Cariacica	100,00%	100,00%	**221,801**	164,174	**221,801**	164,174
LOG Lemp II	100,00%	100,00%	**2,835**	178	**2,835**	178
LOG Florianópolis	100,00%	100,00%	**59,610**	44,918	**59,610**	44,918
LOG Goiania IV	100,00%	100,00%	**90,149**	73,576	**90,149**	73,576
LOG Jaboatão	100,00%	100,00%	**92,921**	69,547	**92,921**	69,547
LOG Cuiaba II	100,00%	100,00%	**68,890**	52,340	**68,890**	52,340
LOG Maceio II	100,00%	100,00%	**49,463**	272	**49,463**	272
LOG Campo Grande II	100,00%	100,00%	**62,645**	569	**62,645**	569
LOG Aracaju II	100,00%	100,00%	**31,787**	30,003	**31,787**	30,003
LOG São Luis	100,00%	0,00%	**53,970**	-	**53,970**	-
LOG Gravataí III	100,00%	0,00%	**124,364**	-	**124,364**	-
LOG Teresina II	100,00%	0,00%	**42,401**	-	**42,401**	-
LOG Belém II	100,00%	0,00%	**4**	-	**4**	-
LOG Brasília II	100,00%	0,00%	**5,004**	-	**5,004**	-
LDI	100,00%	100,00%	**1,602**	1,530	**1,602**	1,530
LE Empreendimentos	88,61%	88,61%	**230,814**	228,621	**204,524**	202,581
Total subsidiaries			**4,148,978**	4,169,830	**3,838,287**	4,143,790
Total Parent Company			**4,415,343**	4,431,832	**3,997,839**	4,302,111

[1] Amount related to the capitalized financial charges on loans, financing, and debentures taken by the Company for the acquisition/development of its investees' investment properties and industrial subdivision (Note 2.2 (e) to the financial statements for the year ended December 31, 2025).

[2] The equity and net income of the investments were adjusted according to the fair value of their respective investment properties to uniform accounting policies with the Company.

	Equity interest		Information on investees Net income (loss) for the				Results from equity participation for the [2]			
			2nd quarter		1st half		2nd quarter		1st half	
	30/06/26	31/12/25	2026	2025	2026	2025	2026	2025	2026	2025
Loteamento Betim	50,00%	50,00%	**1,252**	701	**6,307**	2,153	**626**	351	**3,153**	1,076
LOG SJC Sony	64,97%	64,97%	**-**	(27)	**-**	(51)	**-**	(18)	**-**	(33)
Others			**(168)**	(83)	**-**	118	**(28)**	(34)	**-**	-
Capitalized interest (a)			**-**	-	**-**	-	**(77)**	-	**(77)**	-
			1,084	591	**6,307**	2,220	**521**	299	**3,076**	1,043
LOG I	100,00%	100,00%	**(902)**	1,940	**1,335**	4,230	**(902)**	1,940	**1,335**	4,230
LOG II	100,00%	100,00%	**(579)**	930	**331**	1,870	**(579)**	930	**331**	1,870
LOG Jundiaí	100,00%	100,00%	**(1,087)**	1,426	**214**	2,679	**(1,087)**	1,426	**214**	2,679
LOG Goiânia	100,00%	100,00%	**8**	872	**(8)**	1,641	**8**	872	**(8)**	1,641
LOG Hortolândia	100,00%	100,00%	**202**	(5,342)	**(1,476)**	(3,828)	**202**	(5,342)	**(1,476)**	(3,828)
LOG SJP	100,00%	100,00%	**(1)**	28	**47**	64	**(1)**	28	**47**	64
LOG Juiz de Fora	0,00%	100,00%	**5,516**	2,277	**7,926**	4,507	**5,516**	2,277	**7,926**	4,507
LOG Feira de Santana	100,00%	100,00%	**(1,117)**	660	**(339)**	1,306	**(1,117)**	660	**(339)**	1,306
LOG Fortaleza	100,00%	100,00%	**2,506**	2,344	**5,640**	4,640	**2,506**	2,344	**5,640**	4,640
LOG Via Expressa	100,00%	100,00%	**941**	380	**552**	638	**941**	380	**552**	638
LOG Viana I	100,00%	100,00%	**(1,832)**	1,625	**(1,068)**	3,526	**(1,832)**	1,625	**(1,068)**	3,526
LOG Londrina	100,00%	100,00%	**(479)**	(447)	**(464)**	(756)	**(479)**	(447)	**(464)**	(756)
LOG Itatiaia	100,00%	100,00%	**625**	960	**1,637**	1,933	**625**	960	**1,637**	1,933
LOG Aracajú	100,00%	100,00%	**(14)**	(417)	**26**	(501)	**(14)**	(417)	**26**	(501)
LOG Extrema	100,00%	97,48%	**1**	(13)	**2**	58	**1**	(13)	**2**	57
LOG Uberaba	0,00%	100,00%	**2,278**	774	**3,161**	1,558	**2,278**	774	**3,161**	1,558
LOG Itaitinga I	100,00%	100,00%	**(72)**	(751)	**(19)**	(1,223)	**(72)**	(751)	**(19)**	(1,223)
LOG Recife	100,00%	100,00%	**182**	(1,381)	**186**	(1,478)	**182**	(1,381)	**186**	(1,478)
LOG Itapeva	100,00%	100,00%	**2,304**	1,711	**3,664**	3,047	**2,304**	1,711	**3,664**	3,047
LOG PIB Meli	100,00%	100,00%	**(72)**	7	**(100)**	432	**(72)**	7	**(100)**	432
LOG Salvador	100,00%	100,00%	**1,870**	2,157	**790**	2,696	**1,870**	2,157	**790**	2,696
LOG Maceió I	0,00%	100,00%	**1,287**	1,594	**3,491**	3,110	**1,287**	1,594	**3,491**	3,110
LOG Sumaré	100,00%	100,00%	**(22)**	2	**(40)**	3	**(22)**	2	**(40)**	3
LOG SJRP	100,00%	100,00%	**(3)**	(26)	**(22)**	(51)	**(3)**	(26)	**(22)**	(51)
LOG Macaé	100,00%	100,00%	**(22)**	(27)	**(38)**	(51)	**(22)**	(27)	**(38)**	(51)
LOG RP	0,00%	0,00%	**-**	(111)	**-**	(59)	**-**	(111)	**-**	(59)
LOG Viana II	100,00%	100,00%	**813**	148	**1,519**	885	**813**	148	**1,519**	885
LOG Natal	0,00%	0,00%	**-**	1,689	**-**	3,290	**-**	1,689	**-**	3,290
LOG Contagem IV	100,00%	100,00%	**2,211**	2,064	**4,389**	4,277	**2,211**	2,064	**4,389**	4,277
LOG Campo Grande	100,00%	100,00%	**3,478**	1,893	**7,555**	4,198	**3,478**	1,893	**7,555**	4,198
LOG Brasília	0,00%	0,00%	**-**	2,680	**-**	5,560	**-**	2,680	**-**	5,560
LOG Cuiabá I	0,00%	100,00%	**(398)**	2,267	**1,337**	4,693	**(398)**	2,267	**1,337**	4,693
LOG Joinville	100,00%	100,00%	**1,005**	230	**1,908**	365	**1,005**	230	**1,908**	365
LOG Itaitinga II	100,00%	100,00%	**4,006**	2,736	**9,936**	5,389	**4,006**	2,736	**9,936**	5,389
LOG Goiânia III	100,00%	100,00%	**3,671**	1,078	**6,901**	962	**3,671**	1,078	**6,901**	962
LOG Betim III	100,00%	100,00%	**-**	-	**(16)**	1	**-**	-	**(16)**	1
LOG Gravataí II	100,00%	100,00%	**2,991**	239	**5,144**	292	**2,991**	239	**5,144**	292
LOG São Bernardo do Campo	100,00%	100,00%	**(1,441)**	652	**(1,851)**	2,595	**(1,441)**	652	**(1,851)**	2,595
LOG Contagem V	100,00%	100,00%	**73**	-	**92**	(2)	**73**	-	**92**	(2)
LOG São José dos Pinhais II	100,00%	100,00%	**850**	(2,206)	**3,019**	423	**850**	(2,206)	**3,019**	423
LOG Recife II	100,00%	100,00%	**3,462**	4,670	**7,058**	10,320	**3,462**	4,670	**7,058**	10,320
LOG João Pessoa	100,00%	100,00%	**1,628**	2,339	**3,107**	3,330	**1,628**	2,339	**3,107**	3,330
LOG Salvador II	100,00%	100,00%	**3,821**	(61)	**6,755**	77,224	**3,821**	(61)	**6,755**	77,224
LOG Cariacica	100,00%	100,00%	**4,144**	489	**7,844**	576	**4,144**	489	**7,844**	576
LOG Lemp II	100,00%	100,00%	**(24)**	-	**(40)**	-	**(24)**	-	**(40)**	-
LOG Florianópolis	100,00%	100,00%	**304**	42,546	**390**	42,546	**304**	42,546	**390**	42,546
LOG Goiania IV	100,00%	100,00%	**688**	60,296	**1,202**	60,296	**688**	60,296	**1,202**	60,296
LOG Jaboatão	100,00%	100,00%	**1,023**	-	**1,936**	-	**1,023**	-	**1,936**	-
LOG Cuiaba II	100,00%	100,00%	**961**	-	**1,070**	-	**961**	-	**1,070**	-
LOG Maceio II	100,00%	100,00%	**702**	-	**47,174**	-	**702**	-	**47,174**	-
LOG Campo Grande II	100,00%	100,00%	**85**	-	**41,221**	-	**85**	-	**41,221**	-
LOG Aracaju II	100,00%	100,00%	**27**	-	**(24)**	-	**27**	-	**(24)**	-
LOG São Luis	100,00%	0,00%	**52,083**	-	**52,083**	-	**52,083**	-	**52,083**	-
LOG Gravataí III	100,00%	0,00%	**118,383**	-	**118,383**	-	**118,383**	-	**118,383**	-
LOG Teresina II	100,00%	0,00%	**42,335**	-	**42,335**	-	**42,335**	-	**42,335**	-
LOG Belém II	100,00%	0,00%	**(54)**	-	**(54)**	-	**(54)**	-	**(54)**	-
LDI	100,00%	100,00%	**35**	28	**72**	71	**35**	28	**72**	71
LE Empreendimentos	88,61%	86,03%	**197**	745	**157**	1,121	**175**	641	**139**	964
Capitalized interest [1]			**-**	-	**-**	-	**(20,477)**	(12,630)	**(39,782)**	(26,010)
Total subsidiaries			**258,577**	135,694	**396,030**	258,403	**238,078**	122,960	**356,230**	232,235
Total Parent Company			**259,661**	136,285	**402,337**	260,623	**238,599**	123,259	**359,306**	233,278

[1] Amount related to the capitalized financial charges on loans, financing, and debentures taken by the Company for the acquisition/development of its investees' investment properties and industrial subdivision (Note 2.2 (e) to the financial statements for the year ended December 31, 2025).
[2] The equity and net income of the investments were adjusted according to the fair value of their respective investment properties to uniform accounting policies with the Company.

b) Joint ventures:

Summarized financial information of the joint ventures is as follows:

	Loteamento Betim		LOG SJC Sony	
	6/30/26	12/31/25	6/30/26	12/31/25
Cash and cash equivalents and marketable securities	**320**	513	**3**	-
Trade receivables	**7,894**	8,594	**-**	-
Inventories	**45,119**	42,850	**-**	-
Other current assets	**6**	4	**5**	5
Total current	**53,339**	51,961	**8**	5
Trade receivables	**12,880**	10,155	**-**	-
Inventories	**93,076**	94,773	**-**	-
Investment property	**-**	-	**118,200**	118,200
Other noncurrent assets	**56**	28	**-**	5
Total noncurrent assets	**106,012**	104,956	**118,200**	118,205
Total assets	**159,351**	156,917	**118,208**	118,210
Current liabilities	**7,606**	7,989	**-**	5
Noncurrent liabilities	**704**	497	**4,434**	4,435
Equity	**151,041**	148,431	**113,774**	113,770
Liabilities and equity	**159,351**	156,917	**118,208**	118,210

	Loteamento Betim		LOG SJC Sony	
	1st half of		1st half of	
	2026	2025	2026	2025
Operating revenue	**9,205**	4,980	**-**	-
Cost of products and services	**(2,242)**	(2,462)	**-**	-
Other operating expenses	**(432)**	(266)	**-**	(52)
Financial income (expenses)	**119**	111	**-**	1
Income tax and social contribution	**(343)**	(210)	**-**	-
Net income (loss) for the period	**6,307**	2,153	**-**	(51)

c) Changes in the balance of investments in subsidiaries and joint ventures in the six-month period ended June 30, 2026, and 2025 are as follows:

	Startup date	Opening balances	Capital contributions (reversals)	Results from equity interest in investees	Dividends received	Other [2]	Closing balances
Six month period ended June 30, 2026:							
Joint ventures:							
Loteamento Betim	3/18	74,216	202	3,153	(2,050)	-	75,521
LOG SJC Sony	-	73,916	3	-	-	-	73,919
Others	-	259	-	-	-	-	259
Capitalized interest [1]		9,930	-	(77)	-	-	9,853
Total joint ventures - Consolidated		**158,321**	**205**	**3,076**	**(2,050)**	**-**	**159,552**
Subsidiaries:							
LOG I	2/09	143,109	26	1,335	(117,360)	-	27,110
LOG II	3/11	61,448	3	331	(48,000)	-	13,782
LOG Jundiaí	4/11	36,772	(29,798)	214	(890)	-	6,298
LOG Goiânia	4/12	41,298	(40,600)	(8)	(671)	-	19
LOG Hortolândia	9/12	96,376	(49,738)	(1,476)	(40,000)	-	5,162
LOG SJP	4/13	2,548	108	47	-	-	2,703
LOG Juiz de Fora	6/13	141,017	(3,464)	7,926	-	(145,479)	-
LOG Feira de Santana	6/13	42,298	75	(338)	(23,668)	-	18,367
LOG Fortaleza	8/13	166,124	63	5,640	(6,742)	-	165,085
LOG Via Expressa	11/13	72,650	40	552	(4,035)	-	69,207
LOG Viana I	4/14	65,390	(17,938)	(1,068)	(22,490)	-	23,894
LOG Londrina	6/14	24,273	(131,611)	(464)	108,111	-	309
LOG Itatiaia	7/14	68,780	312	1,637	(1,763)	-	68,966
LOG Aracajú	10/18	11,740	(48,860)	26	39,792	-	2,698
LOG Extrema	10/19	1,412	-	2	(215)	-	1,199
LOG Uberaba	9/20	55,131	(1,346)	3,161	-	(56,946)	-
LOG Itaitinga I	9/21	43,156	(232,153)	(13)	192,211	-	3,201
LOG Recife	8/22	57,939	(55,000)	186	-	-	3,125
LOG Itapeva	6/23	123,175	190	3,664	(2,338)	-	124,691
LOG PIB Meli	6/23	652	(4,686)	(100)	4,443	-	309
LOG Salvador	-	225,827	5,543	790	(17,800)	-	214,360
LOG Maceió I	-	124,765	(4,598)	3,491	-	(123,658)	-
LOG Itaitinga II	-	324,209	12,832	9,935	-	-	346,976
LOG Campo Grande	2/24	188,575	14,989	7,554	-	-	211,118
LOG Sumaré	6/24	22	-	(40)	-	-	(18)
LOG SJRP	9/24	58,638	33,796	(22)	-	-	92,412
LOG Macaé	3/25	14,824	123	(38)	-	-	14,909
LOG Viana II	8/25	77,962	178	1,519	-	-	79,659
LOG Contagem IV	-	142,182	635	4,389	(6,325)	-	140,881
LOG Cuiabá I	12/24	98,566	(1,217)	1,337	-	(98,686)	-
LOG Joinville	-	53,083	6,448	1,907	-	-	61,438
LOG Goiânia III	3/25	149,737	15,292	6,901	-	-	171,930
LOG Betim III	2/25	(3)	22	(16)	-	-	3
LOG Gravataí II	6/25	75,806	37,375	5,143	-	-	118,324
LOG São Bernardo do campo	-	1,664	5,367	(1,851)	-	-	5,180
LOG Contagem V	-	81,219	2,431	91	-	-	83,741
LOG São José dos Pinhais II	-	91,140	(53,861)	3,019	(1,485)	-	38,813
LOG Recife II	-	253,061	2,402	7,058	(7,406)	-	255,115
LOG João Pessoa	-	143,836	16,140	3,107	-	-	163,083
LOG Salvador II	-	141,897	43,616	6,755	-	-	192,268
LOG Cariacica	-	164,174	49,783	7,844	-	-	221,801
LOG Florianópolis	-	44,918	14,301	390	-	-	59,609
LOG Goiania IV	-	73,576	15,372	1,201	-	-	90,149
LOG Lemp II	-	178	2,698	(40)	-	-	2,836
LOG Jaboatão	-	69,547	21,438	1,937	-	-	92,922
LOG Cuiaba II	3/24	52,340	15,479	1,071	-	-	68,890
LOG Maceio II	-	272	2,016	47,174	-	-	49,462
LOG Campo Grande II	-	569	20,855	41,221	-	-	62,645
LOG Aracaju II	-	30,003	1,810	(24)	-	-	31,789
LOG São Luis	3/25	-	1,888	52,083	-	-	53,971
LOG Gravataí III	-	-	5,981	118,383	-	-	124,364
LOG Teresina II	-	-	66	42,335	-	-	42,401
LOG Belém II	-	-	59	(56)	-	-	3
LOG Brasília II	3/26	-	5,003	-	-	-	5,003
LDI	-	1,530	-	71	-	-	1,601
LE Empreendimentos	-	204,385	-	139	-	-	204,524
Capitalized interest [1]		-	-	(39,782)	-	39,782	-
Total subsidiaries		**4,143,790**	**(320,115)**	**356,230**	**43,369**	**(384,987)**	**3,838,287**
Total Parent Company		**4,302,111**	**(319,910)**	**359,306**	**41,319**	**(384,987)**	**3,997,839**
Quarter ended march 31, 2025:							
Total Consolidated		158,571	36	1,043	(2,900)	-	156,750
Total Parent Company		4,138,125	164,779	233,278	(304,796)	37,259	4,268,645

[1]Amount related to the capitalized financial charges on loans, financing, and debentures taken by the Company for the acquisition/development of its investees' investment properties and industrial subdivision (Note 2.2 (e) to the financial statements for the year ended December 31, 2025).

[2] Refers to sale of stake in SPEs in the context of the asset sale transaction, detailed in Note 7(b).

Other information on Interests in subsidiaries and joint ventures did not significantly change from the information disclosed in Note 5 to the financial statements for the year ended December 31, 2025.

7. Investment property

a) Balances and transactions

Investment property refers to industrial warehouses that are held to produce rental income or for capital appreciation (including assets under construction for this purpose), whose balances and respective transactions as of June 30, 2026, and 2025 are shown as follows:

	Consolidated		Parent Company	
	1st half of		1st half of	
	2026	2025	2025	2025
Opening balance	**4,918,305**	4,372,014	**1,145,442**	1,020,308
Additions	**393,471**	346,642	**78,607**	69,784
Right-of-use of land [1]	**(1,441)**	(5,031)	**-**	-
Capitalized interest (Note 9 (d))	**42,531**	26,579	**2,748**	569
Sale of assets (nota 7 (b))	**(1,062,206)**	-	**(337,125)**	-
Transfer to inventories	**-**	(33,133)	**-**	-
Trasfer to noncurrent assets available for sale [3]	**(28,169)**	(264,346)	**(28,169)**	-
Transfer of investment properties to SPE	**-**	-	**(59,872)**	(29,075)
Changes in fair value [2]	**324,878**	195,228	**-**	-
Closing balance	**4,587,369**	4,637,953	**801,631**	1,061,586

[1] Right-of-use of land, which will be amortized using the straight-line basis and remeasured at each reporting date.
[2] Refers to fair value valuation of asset Log Teresina, Log Maceió II, Log Campo Grande II, LOG São Luís and LOG Gravataí III as per viability approved by the Company's Board of Directors to implement the project and start construction.
[3] Refers to LOG Gaiolli asset, which value will be recovered through sale transaction.

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

	Consolidated		Parent Company	
	1st half of		1st half of	
	2026	2025	2026	2025
Changes in fair value of investment property	**324,878**	195,228	**-**	-
Changes in fair value of non-current assets held for sale in profit or loss	**(2,056)**	(12,797)	**(2,056)**	-
Deferred PIS/COFINS	**(150)**	(7,608)	**-**	-
Changes in fair value in profit or loss	**322,672**	174,823	**(2,056)**	-

Fair value of the investment properties has been determined on June 30, 2026, as follows:

- Completed projects: the discounted cash flow assumptions described in the financial statements of December 31, 2025, were maintained, except for cases that suffer significant changes, for which new valuations were performed.
- Projects with viability approved by the Board of Directors: the discounted cash flow assumptions described in the financial statements of December 31, 2025, were maintained, increased by the construction cost incurred in the six-month period ended June 30, 2026, except for cases that suffer significant changes, for which new valuations were performed.
- Land purchased: the amounts were assessed, and the fair values determined in the financial statements of December 31, 2025, were maintained, increased by the construction costs incurred in the six-month period ended June 30, 2026.
- Acquisition of new plot land: stated at the acquisition cost increased by the construction costs incurred in the six-month period ended June 30, 2026, when applicable.

b) Sale of assets

In the period ended on June 30, 2026, assets were sold, as shown below:

	Effect on results											
	Log Papa	Log Sumaré	Log Belém	Log Contagem II	Log Contagem I	Log Feira de Santana	Log Viana I	Log Juiz de Fora	Log Uberaba	Log Maceió I	Log Cuiabá I	Total
Sales revenue and other related revenue	44,766	97,076	157,360	64,100	146,070	43,200	48,200	143,500	55,800	121,824	98,175	1,020,071
Investment property write-off	(51,108)	(112,097)	(178,334)	(64,041)	(145,707)	(43,396)	(48,658)	(145,485)	(56,946)	(123,566)	(99,129)	(1,068,468)
PIS and COFINS	(4,141)	(8,980)	(14,556)	(2,340)	(5,332)	(1,577)	(1,759)	-	-	-	-	(38,683)
Others costs [1]	(3,073)	(6,966)	(11,996)	(3,959)	(9,245)	(2,814)	(3,008)	(9,180)	(3,837)	(8,729)	(8,429)	(71,237)
Other operating income (expenses), net	(13,557)	(30,967)	(47,527)	(6,239)	(14,214)	(4,587)	(5,226)	(11,165)	(4,983)	(10,471)	(9,382)	(158,317)
Income tax and social contribution	10,221	21,416	11,920	(787)	(1,609)	(832)	(2,239)	(7,950)	(1,477)	(3,393)	672	25,943
PIS and COFINS (Fair value)	-	-	-	1,789	4,305	923	887	2,256	1,011	1,175	815	13,161
Gain on sale of assets	(3,335)	(9,550)	(35,606)	(5,237)	(11,518)	(4,496)	(6,578)	(16,860)	(5,448)	(12,689)	(7,896)	(119,213)

[1] Substantially lower linear revenue, commission expense, and ITBI.

c) Noncurrent assets held for sale

Changes in investment property, classified as noncurrent assets held for sale, are as follows:

	Consolidado		Individual	
	1st half of		1st half of	
	2026	2025	2026	2025
Opening balance	**-**	-	**-**	-
Transfer of investment property [1]	**28,169**	264,346	**28,169**	-
Changes in fair value	**(2,056)**	(12,797)	**(2,056)**	-
Closing balance	**26,113**	251,549	**26,113**	-

[1] Refers to LOG Gaiolli asset, which value will be recovered through sale transaction.

As of June 30, 2026, from the total amount of investment property, R$371,616 has been pledged as collateral for loans, financing and debentures of the Company and its subsidiaries (R$421,655 as of December 31, 2025).

Other information on investment property did not significantly change from the information disclosed in Note 7 to the financial statements for the year ended December 31, 2025

8. Property and equipment

Changes in property and equipment for the six-month period ended June 30, 2026, and 2025 are as follows:

Consolidated	Opening balance	Addition	Write-off	Closing balance
Six month period ended June 30, 2026:				
Cost:				
Right-of-use [1]	-	5,415	-	**5,415**
Other [2]	7,175	1,035	(2)	**8,208**
Total cost	7,175	6,450	(2)	**13,623**
Accumulated depreciation:				
Right-of-use [1]	-	293	-	**293**
Other[2]	3,231	269	(2)	**3,498**
Total accumulated depreciation	3,231	562	(2)	**3,791**
Total property and equipment, net	3,944	5,888	-	**9,832**
Six month period ended June 30, 2025:				
Total property and equipment, net	15,354	282	-	15,636

[1] Company's office rental agreements.
[2] Primarily improvements in third party properties.

Parent Company	Opening balance	Addition	Write-off	Closing balance
Six month period ended June 30, 2026:				
Cost:				
Right-of-use [1]	-	5,415	-	**5,415**
Other [2]	6,910	1,038	(2)	**7,946**
Total cost	6,910	6,453	(2)	**13,361**
Accumulated depreciation:				
Right-of-use [1]	-	293	-	**293**
Other [2]	3,000	266	(2)	**3,264**
Total accumulated depreciation	3,000	559	(2)	**3,557**
Total property and equipment, net	3,910	5,894	-	**9,804**
Six month period ended June 30, 2025:				
Total property and equipment, net	15,305	289	-	15,594

[1] Company's office rental agreements.
[2] Primarily improvements in third party properties.

9. Loans, financing and debentures

a) Position

Loans, financing and debentures as of June 30, 2026, and December 31, 2025, are as follows:

Type	6/30/26			12/31/25
	Current	Noncurrent	Total	Total
Debenture - 19th issue (CRI) [1]	**153,588**	**272,343**	**425,931**	406,176
Debenture - 20th issue - 1st series (CRI)	**45,359**	**-**	**45,359**	90,971
Debenture - 20th issue - 2nd series (CRI) [1]	**73,276**	**128,110**	**201,386**	193,840
Debenture - 21st issue	**57,232**	**50,000**	**107,232**	103,574
Debenture - 22nd issue (CRI)	**83,729**	**83,333**	**167,062**	250,774
Debenture - 23rd issue	**55,333**	**50,000**	**105,333**	105,814
Debenture - 24th issue - 1st series (CRI) [1]	**4,987**	**185,316**	**190,303**	193,834
Debenture - 24th issue - 2nd series (CRI)	**1,751**	**59,550**	**61,301**	61,423
Debenture - 24th issue - 3rd series (CRI) [1]	**784**	**50,443**	**51,227**	50,678
Debenture - 25th issue - 1st series (CRI)	**2,474**	**86,912**	**89,386**	89,560
Debenture - 25th issue - 2nd series (CRI)	**1,832**	**63,088**	**64,920**	65,050
Debenture - 25th issue - 3rd series (CRI) [1]	**4,324**	**150,946**	**155,270**	159,164
Debenture - 26th issue - 1st series (CRI)	**5,634**	**200,000**	**205,634**	207,370
Debenture - 26th issue - 2nd series (CRI)	**2,890**	**100,000**	**102,890**	103,781
(-) Funding cost	**(7,881)**	**(14,823)**	**(22,704)**	(27,295)
Total debentures and CRI	**485,312**	**1,465,218**	**1,950,530**	2,054,714
Commercial notes	**55,147**	**50,000**	**105,147**	105,565
(-) Funding cost	**(87)**	**(240)**	**(327)**	(402)
Total financing	**55,060**	**49,760**	**104,820**	105,163
Total Parent Company	**540,372**	**1,514,978**	**2,055,350**	2,159,877
Subsidiaries:				
Construction financing	**10,280**	**66,383**	**76,663**	80,785
(-) Funding cost	**(383)**	**(1,314)**	**(1,697)**	(1,905)
Total financing - Subsidiaries	**9,897**	**65,069**	**74,966**	78,880
Total Consolidated	**550,269**	**1,580,047**	**2,130,316**	2,238,757

[1] Measured at fair value through profit or loss, according to hedge accounting methodology, refer to Note 20 (a).

The main features of the Company´s loans, financing and debentures are as follows:

Type	Qty	Funding date	Repayment of principal	Interest payment	Maturity of principal	Contractual rate (p.a.)	Effective rate (p.a.)
Debenture - 19th issue (CRI)	450,000	9/21	Annual	Semiannual	9/25 to 9/28	IPCA + 5.52%	IPCA + 6.07%
Debenture - 20th issue - 1st series (CRI)	130,350	4/22	Annual	Semiannual	3/25 to 3/27	DI + 1.10%	DI + 1.61%
Debenture - 20th issue - 2nd series (CRI)	169,650	4/22	Annual	Semiannual	3/27 to 3/29	IPCA + 6.30%	IPCA + 6.87%
Debenture - 21st issue	400,000	7/22	Annual	Semiannual	7/26 to 7/27	DI + 1.65%	DI + 1.79%
Debenture - 22nd issue (CRI)	250,000	6/23	Annual	Quarterly	6/26 to 6/28	DI + 1.70%	DI + 2.55%
Debenture - 23rd issue	100,000	3/24	Annual	Semiannual	8/26 and 8/30	DI + 0.95%	DI + 1.12%
Debenture - 24th issue - 1st series (CRI)	191,297	10/24	Bullet payment	Semiannual	10/29	13.02%	13.78%
Debenture - 24th issue - 2nd series (CRI)	59,550	10/24	Bullet payment	Semiannual	10/29	DI + 0.30%	DI + 0.81%
Debenture - 24th issue - 3rd series (CRI)	49,153	10/24	Annual	Semiannual	10/30 and 10/31	IPCA + 7.15%	IPCA + 7.67%
Debenture - 25th issue - 1st series (CRI)	JUN	4/25	Bullet payment	Semiannual	4/30	99% DI	99% DI + 0.52%
Debenture - 25th issue - 2nd series (CRI)	63,088	4/25	Annual	Semiannual	4/31 to 4/32	101% DI	101% DI + 0.40%
Debenture - 25th issue - 3rd series (CRI)	150,000	4/25	Annual	Semiannual	4/31 to 4/32	14.47%	15.16%
Debenture - 26th issue - 1st series (CRI)	200,000	9/25	Bullet payment	Semiannual	10/28	98% DI	98% DI + 0.59%
Debenture - 26th issue - 2nd series (CRI)	100,000	9/25	Annual	Semiannual	10/31 to 10/32	100.5% DI	100.5% DI + 0.28%
Commercial notes	100,000	3/24	Annual	Semiannual	8/26 and 8/30	DI + 0.95%	DI + 1.11%
Construction financing	-	6/24	Monthly	Monthly	10/25 to 4/34	Savings deposits + 3.93%	Savings deposits + 4.61%

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

Changes in loans, financing and debentures were as follows:

	Consolidated		Parent Company	
	1st half of		1st half of	
	2026	2025	2026	2025
Opening balance	**2,238,757**	2,066,202	**2,159,877**	1,990,691
Funding	**98,000**	300,000	**98,000**	300,000
Interest expense	**151,065**	144,275	**146,414**	139,754
Fair value adjustment	**(2,079)**	25,340	**(2,079)**	25,340
Funding cost	-	(7,771)	-	(7,771)
Amortization of funding costs	**4,874**	4,155	**4,666**	3,955
Repayment of principal	**(229,502)**	(52,542)	**(224,783)**	(52,542)
Payment of interest	**(130,799)**	(108,725)	**(126,745)**	(104,859)
Closing balance	**2,130,316**	2,370,934	**2,055,350**	2,294,568

b) Guarantees

The types of guarantees for loans, financing and debentures as of June 30, 2026, are as follows:

	Consolidated				
	Construction financing	Debentures	CRI	Commercial notes	Total
Collateral / receivables	76,663	105,333	167,062	105,147	454,205
No guaranties	-	107,232	1,593,607	-	1,700,839
Total [1]	**76,663**	**212,565**	**1,760,669**	**105,147**	**2,155,044**

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

c) Aging

Aging of loans, financing and debentures by maturity are as follows:

After the reporting period	Consolidated		Parent Company	
	6/30/26	12/31/25	6/30/26	12/31/25
12 months	**558,620**	487,540	**548,340**	477,334
13 to 24 months	**359,143**	395,465	**349,428**	385,841
25 to 36 months	**394,073**	475,691	**384,358**	466,067
37 to 48 months	**341,493**	313,390	**331,778**	303,766
After 48 months	**501,715**	596,273	**464,477**	554,566
Total	**2,155,044**	2,268,359	**2,078,381**	2,187,574

d) Allocation of financial charges

Financial charges are capitalized as follows:

	Consolidated			
	2026		2025	
	2nd quarter	1st half	2nd quarter	1st half
Financial charges on:				
Loans, financing and debentures	**(80,445)**	**(155,939)**	(79,614)	(148,430)
Derivative financial instruments (Note 19 (a))	**3,354**	**(1,545)**	(634)	416
Total financial charges	**(77,091)**	**(157,484)**	(80,248)	(148,014)
Interest capitalized on:				
Inventorie	**-**	**-**	4,967	11,249
Investment property	**20,479**	**42,531**	13,143	26,579
Financial charges allocated to profit or loss (Note 17)	**(56,612)**	**(114,953)**	(62,138)	(110,186)

	Parent Company			
	2026		2025	
	2nd quarter	1st half	2nd quarter	1st half
Financial charges on:				
Loans, financing and debentures	**(78,037)**	**(151,080)**	(77,206)	(143,709)
Derivative financial instruments (Note 19 (a))	**3,355**	**(1,545)**	(634)	416
Total financial charges	**(74,682)**	**(152,625)**	(77,840)	(143,293)
Interest capitalized on:				
Investment property (Note 6)	**-**	**2,748**	513	569
Investment (Note 5)	**20,477**	**39,782**	17,597	37,259
Financial charges allocated to profit or loss (Note 17)	**(54,205)**	**(110,095)**	(59,730)	(105,465)

For the six-month period ended June 30, 2026, total capitalized borrowing costs on loans, financing and debentures represented an average rate of 16.00% p.a. in Consolidated (15.33% p.a. for the same period of 2025).

e) Contractual obligations

The 19th, 20th, 21st, 22nd 23rd, 24th, 25th and 26th public issues of debentures and commercial notes provide for compliance with certain financial ratios covenants, determined and reviewed quarterly and annually by the fiduciary agent, as follows:

Description	Required level	Fiscal year
Gross debt / Investment property	Up to 60%	2021 onwards
Net debt / Investment property (*)	Up to 45%	2025 onwards

(*) Applicable only for the 25th and 26th debenture.

Gross debt is: (+) loans, financing and debentures current and noncurrent.

Net debt is: gross debt; (-) cash and cash equivalents and short and long-term marketable securities.

Investment property is: (+) investment property; (+) noncurrent assets held for sale; (+) lands and real state for sale current and noncurrent.

On June 30, 2026, the Company was in compliance with the restrictive clauses of its loan, financing and debenture agreements.

Other information on Loans, financing and debentures is not significantly different from the information disclosed in Note 9 to the financial statements for the year ended December 31, 2025.

10.Land payables

	Consolidated		Parent Company	
	6/30/26	12/31/25	6/30/26	12/31/25
IPCA	**149,322**	117,799	**54,173**	53,725
DI / Selic	**18,273**	23,837	**-**	-
Non-interest bearing	**-**	11,000	**-**	-
Present value discount	**(11,008)**	(8,053)	**(3,920)**	(4,658)
Total	**156,587**	144,583	**50,253**	49,067
Current	**100,372**	102,639	**24,354**	17,035
Noncurrent	**56,215**	41,944	**25,899**	32,032
Total	**156,587**	144,583	**50,253**	49,067

Aging of 'Land payables' is as follows:

After the reporting period	Consolidated		Parent Company	
	6/30/26	12/31/25	6/30/26	12/31/25
12 months	**100,372**	102,639	**24,354**	17,035
13 to 24 months	**52,716**	32,154	**25,899**	22,242
3 years	**3,499**	9,790	**-**	9,790
Total	**156,587**	144,583	**50,253**	49,067

11. Barters

This balance refers to commitments arising from barter transactions for the acquisition of land in exchange of industrial warehouses. The balances were recorded at fair value at the transactions' dates, measured based on the market price of the land obtained which was supported by internal technical reports. The commitments will be discharged by handing over the completed industrial warehouses and the segregation between current and non-current is made considering the forecast of completion of the construction of the related warehouses.

Barters' maturity is broken down as follows:

After the reporting period	Consolidated		Parent Company	
	6/30/26	12/31/25	6/30/26	12/31/25
12 months	**113,888**	67,856	**-**	6,127
13 to 24 months	**61,706**	95,922	**42,630**	28,533
25 to 36 months	**31,200**	31,200	**31,200**	31,200
Total	**206,794**	194,978	**73,830**	65,860
Current	**113,888**	67,856	**-**	6,127
Noncurrent	**92,906**	127,122	**73,830**	59,733
	206,794	194,978	**73,830**	65,860

12.Income tax and social contribution

a) The income tax (IRPJ) and social contribution tax (CSLL) income (expenses) at the statutory tax rate are reconciled as follows:

	Consolidated			
	2026		2025	
	2nd quarter	1st half	2nd quarter	1st half
Income (loss) before income tax and social contribution	**41,832**	**185,579**	96,063	189,043
Statutory rate - income tax and social contribution	**34%**	**34%**	34%	34%
Nominal expense	**(14,223)**	**(63,097)**	(32,661)	(64,275)
Effect of IRPJ and CSLL on permanent differences:				
Results from equity participation grossed of written-off capitalized interest	**177**	**1,046**	556	809
Unrecognized tax credit	**(52,736)**	**(57,538)**	(13,076)	(26,789)
Depreciation of investment property	**(406)**	**(815)**	(398)	(795)
Tax basis difference for companies taxes based on deemed income	**83,568**	**122,392**	38,465	73,986
Others	**504**	**5,178**	(1,885)	1,450
IRPJ and CSLL credit (debit) in profit or loss	**16,884**	**7,166**	(8,999)	(15,614)

	Parent Company			
	2026		2025	
	2nd quarter	1st half	2nd quarter	1st half
Income before income tax and social contribution	**31,557**	**166,990**	86,958	173,271
Statutory rate - income tax and social contribution	**34%**	**34%**	34%	34%
Nominal expense	**(10,729)**	**(56,777)**	(29,566)	(58,912)
Effect of IRPJ and CSLL on permanent differences:				
Results from equity participation grossed of written-off capitalized interest	**88,112**	**135,717**	46,202	88,158
Tax credit not constituted	**(52,736)**	**(57,538)**	(13,076)	(26,789)
Others	**2,490**	**4,337**	(3,560)	(2,457)
IRPJ and CSLL credit (debit) in profit or loss	**27,137**	**25,739**	-	-

On June 30, 2026, the Company did not recognize deferred taxes on tax losses carryforwards of subsidiaries in the amount of R$191,971 (R$134,433 as of December 31, 2025).

b) Deferred tax balances

Breakdown of deferred tax assets (liabilities) disclosed in the statements of financial position is as follows:

	Consolidated		Parent Company	
	6/30/26	12/31/25	6/30/26	12/31/25
Noncurrent assets:				
Income tax and social contribution	**121,248**	95,510	**121,248**	95,510
Liabilities:				
Income tax and social contribution	**(59,131)**	(71,656)	**(800)**	-
PIS/COFINS	**(76,318)**	(89,838)	**(353)**	-
	(135,449)	(161,494)	**(1,153)**	-
Current	**(17,350)**	(3,488)	**(1,153)**	-
Noncurrent	**(118,099)**	(158,006)	**-**	-
Total	**(135,449)**	(161,494)	**(1,153)**	-

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

	Consolidated		Parent Company	
	6/30/26	12/31/25	6/30/26	12/31/25
Tax effect on:				
Deferred assets:				
Tax loss carryforwards	**198,066**	198,513	**196,489**	196,489
Capitalized interests written-off [1]	**46,173**	64,692	**46,173**	64,692
Temporary differences	**(23,527)**	(25,010)	**(29,416)**	(29,416)
	220,712	238,195	**213,246**	231,765
Reclassified deferred liabilities	**(99,464)**	(142,685)	**(91,998)**	(136,255)
Deferred tax assets	**121,248**	95,510	**121,248**	95,510
Deferred liabilities:				
Fair value appreciation on investment property	**(147,933)**	(192,064)	**(91,998)**	(136,255)
Rental receivables and others	**(2,433)**	(3,067)	**(800)**	-
Sale of assets	**(8,229)**	(19,210)	**-**	-
	(158,595)	(214,341)	**(92,798)**	(136,255)
Reclassified deferred liabilities	**99,464**	142,685	**91,998**	136,255
Deferred tax liabilities	**(59,131)**	(71,656)	**(800)**	-

(*) According to Note 2.2 (e) to the financial statements for the year ended December 31, 2025, since financing activities are centrally managed by the Company, interest incurred by the Company on the financing of its investees' qualifying assets are capitalized and presented in the investment line item (Parent Company financial statements). Since investment properties are measured at fair value, the related costs are allocated to profit or loss by deducting such costs from equity participation calculation (Parent Company financial statements). In this process, deferred tax assets are recognized since these amounts will be tax deductible upon disposal of the respective investments.

Reclassified deferred tax balances are to offset amounts for presentation purposes. They are related to taxes on income collected by the same tax authority and were individually made by each taxable entity, have the same nature, and will be realized simultaneously.

As of June 30, 2026, the balance of deferred PIS/COFINS liabilities refers to the tax effect on: (i) fair value appreciation on investment property; and (ii) rental receivable for the remaining balance.

Changes in deferred income tax (IRPJ) and social contribution (CSLL) assets and liabilities for the six-month period ended June 30, 2026, and 2025 are as follows:

	Consolidated				Parent Company			
	1st half of				1st half of			
	2026			2025	2026			2025
	Assets	Liabilities	Net	Net	Assets	Liabilities	Net	Net
Opening balance	**238,195**	**(214,340)**	**23,855**	39,057	**231,765**	**(136,255)**	**95,510**	114,024
Effect on deferred IRPJ and CSLL from:								
Spin-off in subsidiary	**-**	**-**	**-**	-	**-**	**(801)**	**(801)**	-
Net income for the period	**(17,483)**	**55,746**	**38,263**	(674)	**(18,519)**	**44,258**	**25,739**	-
Closing balance	**220,712**	**(158,594)**	**62,118**	38,383	**213,246**	**(92,798)**	**120,448**	114,024

13. Provisions for labor, tax and civil risks

Changes for the six-month period ended June 30, 2026, and 2025 are as follows:

	Consolidated		Parent Company	
	1st half of		1st half of	
	2026	2025	2026	2025
Opening balance	**1,851**	1,118	**258**	322
Additions and inflation adjustments	**632**	358	**333**	24
Payments	**(271)**	(93)	**(95)**	(16)
Reversals	**(53)**	(127)	**-**	-
Closing balance	**2,159**	1,256	**496**	330

The lawsuits assessed as possible losses by the legal counsel amounted to R$14,059 in Consolidated and R$7,881 in Parent Company as of June 30, 2026 (R$13,617 in Consolidated and R$7,377 in Parent Company as of December 31, 2025).

Other information on the provision for labor, tax and civil risks is not significantly different from the information disclosed in Note 13 to the financial statements for the year ended December 31, 2025.

14. Lease

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

As a lessee, the Group identified leases contracts, referring to the rental of its offices and land for, LE Empreendimentos (phases 1, 3 and 4) and LOG Goiânia III.

Changes in lease liability for the nine-month period ended June 30, 2026, and 2025 are as follows:

	Consolidated		Parent Company	
	1st half of		1st half of	
	2026	2025	2026	2025
Opening balance	**134,900**	187,040	**-**	9,271
Additions [1]	**5,415**	-	**5,415**	-
Remeasurement	**-**	(2,133)	**-**	1,213
Interest expenses	**5,000**	5,514	**409**	318
Repayment of principal	**(61)**	(425)	**(61)**	(425)
Payment of interest	**(2,473)**	(2,514)	**(409)**	(318)
Closing balance	**142,781**	187,482	**5,354**	10,059
Current	**315**	483	**319**	899
Noncurrent	**142,466**	186,999	**5,035**	9,160
	142,781	187,482	**5,354**	10,059

[1] Right of use of the Company's office.

The undiscounted contractual cash flows (gross lease liabilities) represent annual cash-outs, ending December 2073 and are as follows:

Lease liability	Up to 1 year	From 1 to 2 years	From 2 to 3 years	After 3 years	Total
Consolidated	7,764	11,527	12,232	576,049	607,572
Parent Company	1,106	1,106	1,106	6,358	9,675

Leases representing exemptions in recognition

The Group applies recognition exemptions for short-term leases and leases for which the underlying assets are of low value. These leases essentially include short-term property and vehicle rentals. For these leases, lease expenses are recognized on a straight-line basis, when incurred.

In six-month period ended June 30, 2026, these leases represent R$323 in Consolidated and Parent Company (R$119 in Consolidated and in Parent Company for the same period of 2025).

15.Equity

a) Shares and capital

	Consolidated and Parent Company	
	6/30/26	12/31/25
Subscribed capital	**2,753,976**	2,753,976
Number of common shares, without par value (thousand)	**87,859**	87,859

The Company's authorized capital as of June 30, 2026, and December 31, 2025, is R$3,700,000 (three billion and seven hundred million reais), represented exclusively by common shares and each share entitles its holder to one vote in shareholders´ meeting.

b) Treasury shares

In the six-month period ended June 30, 2026, 16 thousand shares were transferred to beneficiaries of the Company's stock option plan, as shown below:

Type	Number (thousand)				Cost in reais (per share) of the acquired shares			Market value [1]
	Opening balance	Acquired	Transferred	Closing balance	Weighted average	Maximum	Minimum	
1st half of 2026								
Common shares	**434**	**-**	**(16)**	**418**	**-**	**-**	**-**	**11,600**
1st half of 2025								
Common shares	828	32	-	860	18,72	18,25	19,07	18,017

[1] Market value of shares remaining in treasury as at June 30, 2026, and 2025.

c) Capital reserve

"Capital reserves" balances are derived from share issuance cost related to share public offers (IPOs) and long-term incentive plans, in the form of stock options and restricted shares, granted to employees and management of the Company, according to item (e) bellow. In accordance with art. 200 of the Brazilian Corporation Law and considering the Company's Bylaws, it may use the capital reserves to absorb losses, redemption, redemption or purchase of shares and incorporation into the capital stock.

d) Earnings reserves

Legal reserve

The constitution of the legal reserve is mandatory, up to the limits established by law, and its purpose is to ensure the integrity of the share capital, conditional on its use to absorb losses or increase the share capital.

As at December 31, 2025, the Company recognized earnings reserve in the amount of R$17,730 (R$17,169 as at December 31, 2024).

Earnings retention reserve

The earnings retention reserve refers to profits not distributed to shareholders, primarily to meet the Company's resource needs for investment purposes as per the capital budget.

As at December 31, 2025, the Company recognized earnings retention reserve in the amount of R$66,574 (R$244,664 as at December 31, 2024).

e) Mandatory minimum dividend payable to shareholders

On June 1, 2026, pursuant to Article 37 of the Company's Bylaws, the Board of Directors approved the distribution of interim dividends totaling R$250,000, comprising R$154,500 from the accumulated earnings reserve from prior fiscal years and R$95,500 in interim dividends from first quarter 2026´s net income; which will be allocated to mandatory dividends. Payment was made on July 1, 2026.

On May 04, 2026, as per article 37 of the Company’s bylaws, the Board of Directors approved the distribution of interim dividends, in the amount of R$31,833, equivalent to 25% of first quarter 2026´s net income, which will be allocated to mandatory dividends. Payment was made on May 30, 2025

On April 29, 2025, as per article 37 of the Company’s bylaws, the Board of Directors approved the distribution of interim dividends, in the amount of R$20,499, equivalent to 25% of first quarter 2025´s net income, to be allocated to mandatory dividends. The payment has been made on May 30, 2025

f) Long-term incentive programs

On April 17, 2025, the Ordinary and Extraordinary General Meeting approved the creation of the new Company's Stock Option Plan, shares and incentives linked to the company shares with a maximum limit of 2.3% of the shares of the Company's subscribed and paid-in share capital, the equivalent of 2,000,000 (two million) shares.

Stock option plan

On May 26, 2025, the Company´s Board of Directors approved the issuance of program 14 of the new stock option plan, granting to directors and managers up to 542 thousand options with vesting period of 5 years, with exercise deadline date in December 2032. The stock option fair value is R$7.15 each with total cost of remuneration of R$3,488, which will be recognized in the statement of profit or loss over the vesting period.

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

Program	Plan	Approval	Maximum quantity (thousand)	% of total approved in the plan	Vesting	Strike price	Adjusted strike price	Participants	Initial exercise deadline	Exercise deadline [1]
7	I	9/19	226,251	7,32%	Up to 5 year	R$ 23,42	R$ 7,87	Officers and managers	12/19	12/26
8	I	6/20	653,216	21,12%	Up to 5 and 10 year	R$ 21,62	R$ 6,28	Officers and managers	12/20	12/27 and 12/32
10	I	12/21	338,074	10,93%	Up to 5 year	R$ 24,17	R$ 8,78	Officers and managers	12/21	12/28
11	I	7/22	401,761	12,99%	Up to 5 year	R$ 18,99	R$ 11,26	Officers and managers	12/22	12/29
12	I	9/23	527,430	17,06%	Up to 5 year	R$ 16,85	R$ 10,09	Officers and managers	12/23	12/30
13	I	9/24	554,703	17,94%	Up to 5 year	R$ 21,02	R$ 14,88	Officers and managers	12/24	12/31
14	II	5/25	541,852	27,09%	Up to 5 year	R$ 18,62	R$ 14,66	Officers and managers	12/25	12/32

[1] After the last vesting of each plan, the beneficiary has three additional exercise years. Program 5 had a 3-year extension to the exercise deadline date as approved by the Board of Directors.

The tables below show the changes in stock option plan program for the six-month period ended June 30, 2026, and 2025 and supplemental information thereon:

Program	Number of participants	Changes 1st half of 2026 (thousand options)				
		Opening balance	Granted	Expired / forfeited	Exercised	Closing balance
7	1	2	-	-	-	**2**
8	1	282	-	-	-	**282**
10	2	5	-	-	-	**5**
11	10	205	-	-	(9)	**196**
12	15	334	-	(10)	(2)	**322**
13	21	416	-	(18)	(3)	**395**
14	14	488	-	(14)	(2)	**472**
		1,732	-	(42)	(16)	**1,674**
Weighted average price of exercised options		17,64	19,12	18,20	-	**17,60**
1st half of 2025 (thousand options)		1,754	542	(131)	-	2,165
Weighted average price of exercised options		17,21	18,62	17,97	-	17,52

Program	Number of vested shares (thou.)	Compensation cost for the period	Unrecognized compensation cost	Remaining compensation cost period (in years)
7	2	-	-	-
8	84	178	1,052	3,6
10	5	-	-	-
11	80	211	212	0,5
12	96	303	803	1,5
13	80	488	1,908	2,5
14	47	452	2,145	3,6
1st half of 2026	**394**	**1,632**	**6,120**	**2,9**
1st half of 2025	743	1,907	10,102	3,5

As of June 30, 2026, had all options currently granted been exercised, the Company would have issued 1,674 thousand shares, which would represent a 1.87% dilution in relation to the Company´s total of 87,859 thousand shares (1.93% on December 31, 2025).

Under Article 171, Par. 3, of the Brazilian Corporate Law, the Company's shareholders do not have preemptive rights on the exercise of stock options.

Restricted shares

On May 26, 2025, the Company´s Board of Directors approved the issuance of program I for the grating of shares and incentives trailers to shares, linked to the new stock option plan and incentives linked to shares, with a restricted shares limit of 123,651 (one hundred and twenty-three thousand, six hundred fifty-one) shares.

Key features of the stock option plan programs are as follows:

Program	Plan	Approval	Maximum quantity (thousand)	% of total approved in the plan	Maturity	Share price upon approval	Participants
1	II	5/26/25	123,651	6,18%	4/30/28	R$ 21,05	Officers, managers and key employees

Changes in the Company's stock options plan per program for the semester ended June 30, 2026, and supplemental information is as follows:

Program	Number of participants	Changes 1st half of 2026 (thousand shares)		
		Opening balance	Expired / forfeited	Closing balance
1	14	124	(9)	**115**
		124	(9)	**115**

Program	Cost of shares in the period	Unrecognized cost of shares	Remaining shares cost period (in years)
1	469	1,460	1,9
1st half of 2026	**469**	**1,460**	**2,4**
1st half of 2025	119	2,223	2,9

As of June 30, 2026, if all shares were issued, the Company would deliver 124 thousand shares to the beneficiaries, which would represent a 0.14% dilution in relation to total Company shares of 87,859 thousand.

g) <u>Noncontrolling interests</u>

	Consolidated	
	1st half of	
	2026	2025
Opening balance	**26,275**	19,366
Interests in net income for the year	**16**	158
Closing balance	**26,291**	19,524

h) Earnings per share

Net income and the weighted average number of common shares used to calculate basic and diluted earnings per share are as follows:

	Consolidated and Parent Company			
	2026		2025	
	2nd quarter	1st half	2nd quarter	1st half
Basic earnings per share:				
Net income for the period	**58,694**	**192,729**	86,958	173,271
Weighted average number of outstanding common (thousand)	**87,417**	**87,416**	86,999	87,009
Basic earnings per share - in R$	**0,67143**	**2,20473**	0,99953	1,99141
Diluted earnings per share:				
Net income for the period	**58,694**	**192,729**	86,958	173,271
Weighted average number of outstanding common (thousand)	**87,417**	**87,416**	86,999	87,009
Dilutive effect of stock options (thousand)	**598**	**594**	271	226
Total shares after dilutive effect (thousand)	**88,015**	**88,010**	87,270	87,235
Diluted earnings per share - in R$	**0,66686**	**2,18985**	0,99642	1,98626

16. Net revenue

	Consolidated			
	2026		2025	
	2nd quarter	1st half	2nd quarter	1st half
Rental revenue	**62,167**	**123,463**	60,099	114,156
Revenue from condominium management services	**7,796**	**16,482**	4,649	8,829
Revenue from other services	**852**	**1,696**	702	1,455
Taxes on revenue	**(4,860)**	**(9,610)**	(3,984)	(7,647)
Net revenue	**65,955**	**132,031**	61,466	116,793

	Parent Company			
	2026		2025	
	2nd quarter	1st half	2nd quarter	1st half
Rental revenue	**20,010**	**40,566**	16,868	33,035
Revenue from condominium management services	**7,796**	**16,482**	4,649	8,829
Revenue from other services	**852**	**1,696**	702	1,455
Taxes on revenue	**(3,260)**	**(6,316)**	(1,977)	(4,146)
Net revenue	**25,398**	**52,428**	20,242	39,173

As at June 30, 2026, the Company has one client whose net revenue individually represented 17.72% of the total, amounting in R$11,865 (no client whose net revenue individually represented 10% or more of the total net revenue for the same period of 2025).

17.Costs and expenses by nature

	Consolidated			
	2026		2025	
	2nd quarter	1st half	2nd quarter	1st half
Costs of services provided - condominium management	**(2,531)**	**(4,978)**	(1,406)	(2,710)
Operating income (expenses):				
Salaries, charges and benefits	**(6,516)**	**(11,927)**	(4,803)	(10,167)
Outside services	**(2,270)**	**(4,611)**	(2,810)	(5,127)
General expenses	**(1,035)**	**(2,749)**	(1,336)	(2,534)
Management compensation	**(2,655)**	**(5,186)**	(2,666)	(5,164)
Vacancy expenses	**(577)**	**(1,211)**	(754)	(1,526)
Incentive plans	**(1,084)**	**(2,101)**	(1,185)	(2,026)
Advertising	**(453)**	**(815)**	(339)	(543)
Depreciation and amortization	**(1,387)**	**(2,780)**	(1,745)	(3,486)
Other operating expenses, net:				
Sale of assets (*)	**(158,317)**	**(158,317)**	-	-
Others	**894**	**(1,060)**	(465)	(1,768)
	(173,400)	**(190,757)**	(16,103)	(32,341)
Classified as:				
Selling expenses	**(3,425)**	**(6,721)**	(3,053)	(5,454)
General and administrative expenses	**(9,897)**	**(19,473)**	(9,919)	(19,955)
Management compensation	**(2,655)**	**(5,186)**	(2,666)	(5,164)
Other operating expenses, net	**(157,423)**	**(159,377)**	(465)	(1,768)
	(173,400)	**(190,757)**	(16,103)	(32,341)

	Parent Company			
	2026		2025	
	2nd quarter	1st half	2nd quarter	1st half
Costs of services provided - condominium management	**(2,531)**	**(4,978)**	(1,406)	(2,710)
Operating expenses:				
Salaries, charges and benefits	**(6,479)**	**(11,849)**	(4,764)	(10,080)
Outside services	**(1,136)**	**(2,276)**	(1,560)	(2,852)
General expenses	**776**	**(876)**	(1,389)	(2,548)
Management compensation	**(2,655)**	**(5,186)**	(2,666)	(5,164)
Vacancy expenses	**(42)**	**(107)**	(78)	(250)
Incentive plans	**(1,084)**	**(2,101)**	(1,185)	(2,026)
Advertising	**(447)**	**(792)**	(309)	(496)
Depreciation and amortization	**(664)**	**(1,333)**	(903)	(1,796)
Other operating expenses, net:				
Sale of assets	**(134,406)**	**(134,406)**	-	-
Others	**1,260**	**103**	(99)	(72)
	(144,877)	**(158,823)**	(12,953)	(25,284)
Classified as:				
Selling expenses	**(2,407)**	**(4,619)**	(2,007)	(3,536)
General and administrative expenses	**(6,669)**	**(14,715)**	(8,181)	(16,512)
Management compensation	**(2,655)**	**(5,186)**	(2,666)	(5,164)
Other operating expenses, net	**(133,146)**	**(134,303)**	(99)	(72)
	(144,877)	**(158,823)**	(12,953)	(25,284)

18. Financial expenses and income

	Consolidated			
	2026		2025	
	2nd quarter	1st half	2nd quarter	1st half
Financial expenses				
Interest on loans, financing and debentures (Note 9 (d))	**(56,612)**	**(114,953)**	(62,138)	(110,186)
Mark-to-market derivative financial instruments (includes hedge effect)	**3**	**5**	(4)	(4)
Discount with advance of receivables	**(46,277)**	**(59,405)**	(4,765)	(10,371)
Other financial expenses [1]	**(4,060)**	**(8,536)**	(3,278)	(6,916)
	(106,946)	**(182,889)**	(70,185)	(127,477)
Financial income				
Income from short-term investments	**18,861**	**33,947**	19,969	40,285
Present value discount [2]	**22,406**	**38,984**	6,761	15,622
Interest on intercompany loans	**126**	**272**	254	528
Other financial income [3]	**29,007**	**33,221**	682	2,477
	70,400	**106,424**	27,666	58,912
Financial result	**(36,546)**	**(76,465)**	(42,519)	(68,565)

[1] Includes interest expense on lease liabilities.
[2] Includes adjustment to present value write of R$27,993 due to the anticipation of receivables as mentioned in note 5.
[3] Includes tax effect on financial income. Additionally, includes a revenue provision regarding the IPCA index-based adjustment of an installment of the Seattle V sales project, which took place in 2025, that was previously as receivable and was discounted.

	Parent Company			
	2026		2025	
	2nd quarter	1st half	2nd quarter	1st half
Financial expenses				
Interest on loans, financing and debentures (Note 8 (d))	**(54,205)**	**(110,095)**	(59,730)	(105,465)
Mark-to-market derivative financial instruments	**-**	**3**	(4)	(4)
Discount with advance of receivables	**(28,182)**	**(28,182)**	(231)	(1,312)
Other financial expenses [1]	**(1,055)**	**(1,915)**	(469)	(845)
	(83,442)	**(140,189)**	(60,434)	(107,626)
Financial income				
Income from financial investments	**16,218**	**28,512**	17,142	33,396
Present value discount [2]	**14,329**	**16,302**	781	1,449
Interest on intercompany loans	**126**	**272**	439	875
Other financial income [3]	**13,526**	**16,216**	(112)	720
	44,199	**61,302**	18,250	36,440
Financial (expenses) income	**(39,243)**	**(78,887)**	(42,184)	(71,186)

[1] Includes interest expense on lease liabilities.
[2] Includes adjustment to present value write of R$27,993 due to the anticipation of receivables as mentioned in note 5.
[3] Includes tax effect on financial income. Additionally, includes a revenue provision regarding the IPCA index-based adjustment of an installment of the Seattle V sales project, which took place in 2025, that was previously as receivable and was discounted.

19.Related parties

Related-party balances and transactions are as follows:

		Consolidated				Parent Company			
		Asset		Liability		Asset		Liability	
		6/30/26	12/31/25	6/30/26	12/31/25	6/30/26	12/31/25	6/30/26	12/31/25
Short-term investments and marketable securities									
Other related parties:									
Banco Inter S.A. (Inter)	[1]	665,354	225,584	-	-	644,997	225,152	-	-
Banco Bradesco S.A.	[2]	1,219	8,226	-	-	-	-	-	-
Rental receivables									
Other related parties:									
Patrus Transportes Urgentes Ltda.	[4]	1,348	502	-	-	-	24	-	-
Trade receivable from sale of equity interests									
Other related parties:									
MRV MRL Camp Nou Incorporações e Participações Ltda.	[5]	7,793	10,152	-	-	7,793	10,152	-	-
Supplier									
Other related parties:									
Conedi Participações Ltda. e MA Cabaleiro Participações Ltda.	[6]	-	-	-	99	-	-	-	99
Intercompany payables									
Investiees:									
SPEs	[9]	-	-	-	-	-	-	368,600	381,700
Loans, financing and debentures									
Other related parties:									
Banco Inter S.A. (Inter)	[10]	-	-	105,148	105,565	-	-	105,148	105,565
Lease liability									
Other related parties:									
MRV Engenharia e Participações S.A. (MRV)	[11]	-	-	5,354	-	-	-	5,354	-

		Consolidated							
		Income				Expense			
		2nd quarter		1st half		2nd quarter		1st half	
		2026	2025	2026	2025	2026	2025	2026	2025
Rental revenue									
Rental receivables									
Other related parties:									
Patrus Transportes Urgentes Ltda.	[4]	665	5,746	2,054	9,188	-	-	-	-
Financial income									
Short-term investments and marketable securities									
Other related parties:									
Banco Inter S.A. (Inter)	[1]	7,787	7,390	14,861	15,358	-	-	-	-
Banco Bradesco S.A.	[2]	25	1,080	67	3,470	-	-	-	-
Trade receivable from sale of equity interests									
Other related parties:									
MRV MRL Camp Nou Incorporações e Participações Ltda.	[5]	118	21	549	408	-	-	-	-
General and administrative expenses									
Other related parties:									
Conedi Participações Ltda. e MA Cabaleiro Participações Ltda.	[6]	-	-	-	-	702	308	702	600
MRV Engenharia e Participações S.A. (MRV)	[7]	-	-	-	-	1,359	1,368	2,720	2,618
MRV Engenharia e Participações S.A. (MRV)	[11]	-	-	-	-	147	-	293	-
Other operating expenses, net									
Other related parties:									
Banco Inter S.A. (Inter)	[8]	16	32	42	64	-	-	-	-
Despesas financeiras	0	-	-	-	-	-	-	-	-
Outras partes relacionadas:	0	-	-	-	-	-	-	-	-
Banco Inter S.A. (Inter)	[10]	-	-	-	-	3,612	-	7,345	-
MRV Engenharia e Participações S.A. (MRV)	[11]	-	-	-	-	203	-	409	-

		Parent Company							
		Income				Expense			
		2nd quarter		1st half		2nd quarter		1st half	
		2026	2025	2026	2025	2026	2025	2026	2025
Rental revenue									
Rental receivables									
Other related parties:									
Patrus Transportes Urgentes Ltda.	**[4]**	63	91	186	177	-	-	-	-
Financial income									
Short-term investments and marketable securities									
Other related parties:									
Banco Inter S.A. (Inter)	**[1]**	7,078	7,245	13,736	14,797	-	-	-	-
Banco Bradesco S.A.	**[2]**	-	1,016	-	3,329	-	-	-	-
Intercompany loans									
Investiees:									
LE Empreendimentos e Participações S.A.	**[3]**	-	185	-	348	-	-	-	-
Trade receivable from sale of equity interests									
Other related parties:									
MRV MRL Camp Nou Incorporações e Participações Ltda.	**[5]**	118	21	549	408	-	-	-	-
General and administrative expenses									
Other related parties:									
Conedi Participações Ltda. e MA Cabaleiro Participações Ltda.	**[6]**	-	-	-	-	702	308	702	600
MRV Engenharia e Participações S.A. (MRV)	**[7]**	-	-	-	-	1,359	1,368	2,720	2,618
MRV Engenharia e Participações S.A. (MRV)	**[11]**	-	-	-	-	147	-	293	-
Other operating expenses, net									
Other related parties:									
Banco Inter S.A. (Inter)	**[8]**	16	32	42	64	3,612	-	7,345	-
MRV Engenharia e Participações S.A. (MRV)	**[11]**	-	-	-	-	203	-	409	-

[1] Refers to transactions with Banco Inter S.A. and/or subsidiaries ("Inter"), which is controlled by controlling shareholder of the Company. In the six-month period ended June 30, 2026, short-term investments yielded 96.14% of DI rate in Consolidated and Parent Company (95.8% for the same period of 2025).

[2] Refers to transactions with Banco Bradesco, controlling shareholder of Banco Bradesco Investimentos (BBI), which in turn is the controlling shareholder of 2bCapital, current manager of the Fundo de Investimento em Participações Multisetorial Plus, a shareholder of the Company. In the six-month period ended June 30, 2026, short-term investments yielded 50.19% of DI rate in Consolidated and Parent Company (97.2% for the same period of 2025).

[3] Refers to loan granted by the Company, in May 2025, to its subsidiary LE Empreendimentos e Participações S.A, subject to interest by DI + 3.00% p.a. This balance was paid in full in September 2025.

[4] Refers to warehouse's lease agreement entered by the Company and subsidiaries with Patrus Transportes Urgentes Ltda., controlled by a member of key management personnel and minority shareholder of the Company.

[5] In July 2018, the Company sold equity interest in the subsidiary MRV LOG MDI SJC I Incorporações SPE Ltda. ("LOG SJC Sony") to MRV MRL CAMP NOU Incorporações e Participações Ltda, a company controlled by MRV Engenharia e Participações S.A for the total amount of R$35,000. The contract determines payments in two steps as detailed below:

I. R$10,800 referring to 10.81% of the equity interest, to be paid in 24 monthly installments of R$450 each, updated by INCC index, the first being paid after the approval of the land subdivision project by the Muncipal Administration, an event that took place in July 2018; and

II. R$25,523 (R$24,200 plus update by IPCA index) referring to 24.22% of the equity interest, which will be paid in 48 monthly installments of R$532 each, the first being paid after approval of a change in the zoning area from industrial to residential by the Municipal Administration, an event that took place in the fourth quarter of 2019. In April 2026, an amendment was signed rescheduling the payment for three installments of R$1,687 from July to September 2026.

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

[6] Refers to lease agreement of part of ninth and tenth floor of the office building where the head office is located, owned by the companies Conedi Participações Ltda. ("Conedi") and MA Cabaleiro Participações Ltda. ("MA Cabaleiro"). Conedi is one of the Company's shareholders and MA Cabaleiro is owned by Marcos Alberto Cabaleiro Fernandez, a noncontrolling shareholder. The contract was valid until February 28, 2035, and was adjusted annually according to the IPCA index. This contract ended on December 29, 2025.

[7] Amounts related to expenses incurred on the provision of administrative services. The agreement establishes a monthly payment of R$457 on June 30, 2026 (R$361 on December 31, 2025). This amount is updated every nine months according to the volume of service provided by MRV and, annually, by the IPCA. On December 09, 2019, the contract was renegotiated making the term indefinite, in the absence of opposition between the parties.

[8] It refers to "preference premium" paid to the Company by 25% on the credit revenue obtained by the bank referring to invoices from the Company´s suppliers discounted by them. In these operations, the original conditions and economic substance carried out with the respective suppliers are maintained. As of June 30, 2026, the consolidated balance held on these transactions amounts to R$568 (R$1,006 on December 31, 2025).

[9] Amounts received from the SPEs, arising from the sale of their assets, as mentioned in note 7. These balances were eliminated in the consolidation process and will be offset upon distribution of the respective profits or capital reduction of these companies.

[10] Refers to Commercial Notes contracted by the Company in March 2024, with repayment of principal of R$50,000 in August 2026 and R$50,000 in August 2030, and a contractual rate of DI + 0.95% p.a.

[11] Refers to a lease agreement for the ninth and tenth floor of the office building where the head office is located. The contract is valid until February 28, 2035, and is subject to annual adjustment based on the DI rate.

Compensation of key management personnel

Pursuant to CPC 05 and IAS 24, which addresses related party disclosures, and according to the Company's understanding, key management personnel consist of members of the Board of Directors and officers elected by the Board of Directors in conformity with the Company's bylaws, and their roles and responsibilities comprise decision-making powers and control of the Company's activities.

	Consolidated and Parent Company			
	2026		2025	
	2nd quarter	1st half	2nd quarter	1st half
Short-term benefits granted to management:				
Management compensation	**2,654**	5,186	2,666	5,164
Profit sharing	**1,021**	2,042	979	1,958
Non-monetary benefits	**1**	66	99	204
Long-term benefits to management:				
Retirement private plan	**50**	96	46	92
Share-based compensation:				
Stock option plan and restricted shares	**765**	1,467	827	1,435
	4,491	8,857	4,617	8,853

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

20. Financial instruments

a) Category of financial instruments and fair value

Consolidated	Note	6/30/26		12/31/25	
		Book value	Fair value	Book value	Fair value
Financial assets:					
Amortized cost		**661,161**	**661,161**	**853,403**	**853,403**
Cash and bank accounts		250,199	250,199	6,050	6,050
Trade receivables	5	410,962	410,962	847,353	847,353
Fair value through prof it or loss (mandatorily measured) [1]		**1,129,791**	**1,129,791**	**538,221**	**538,221**
Restricted investment funds	4	574,933	574,933	413,364	413,364
Unrestricted investment funds		276,987	276,987	38,072	38,072
Bank certificates of deposit (CDB)	4	18,562	18,562	-	-
Securities with repurchase agreement backed by debentures	4	160,810	160,810	13,418	13,418
Derivative financial instruments	20 (a)	98,499	98,499	73,367	73,367
Financial liabilities:					
Amortized cost		**1,545,314**	**1,545,314**	**1,628,592**	**1,537,093**
Loans, financing and debentures		1,106,199	1,106,199	1,235,065	1,143,566
Land payables	10	156,587	156,587	144,583	144,583
Trade payables (suppliers)		71,494	71,494	54,123	54,123
Lease	14	142,781	142,781	134,900	134,900
Other liabilites		68,253	68,253	59,921	59,921
Fair value through prof it or loss (Hedge accounting) [1]		**-**	**-**	**-**	**1,003,692**
Loans, financing and debentures	20 (a)	1,024,117	1,024,117	1,003,692	1,003,692
Fair value through prof it or loss (mandatorily measured) [1]		**11,222**	**11,222**	**6,727**	**6,727**
Derivative financial instruments	20 (a)	11,222	11,222	6,727	6,727

[1] Financial assets and liabilities recognized at fair value with level 2 measurement, using the discounted cash flows valuation technique.

Fair value of loans, financing, and debentures was estimated by the Company's management based on the future value of the loans at maturity with the contracted rate, discounted to present value at the market rate as of June 30, 2026, and December 31, 2025.

Management believes that the carrying value of other financial instruments, which are recognized in the financial statements at their carrying amounts, do not present significant variations from their respective fair values.

Financial instruments are represented by the balances of cash, banks, short-term investments, marketable securities, trade receivables, intercompany loans, trade payables, loans, financing, debentures, and derivatives. All financial instruments held by the Group were recorded as of June 30, 2026.

The Company entered derivative financial instruments to hedge its exposure to fixed rates and stock price fluctuation. The sole purpose of these transactions is to hedge the risk of fluctuation by swapping them. Main conditions and effects are described below:

As of June 30, 2026, and December 31, 2025, the swap contracts position is as follows:

Type of transaction	Contract date	Asset / Liability	Maturity	Notional amount	Long position	Short position	Effect on result		6/30/26
							Gain (loss) on transaction	Mark-to-market	Derivative fair value
Swap [1]	9/21	IPCA + 5.52% / DI + 1.23%	9/28	450.000	446.773	352.454	(13.074)	(20.842)	73.477
Swap [2]	4/22	IPCA + 6.30% / DI + 1.47%	3/29	169.650	212.066	177.074	(12.874)	(10.894)	24.098
Swap [3]	10/24	13.02% / DI + 0.35%	10/29	191.297	196.094	196.719	(4.387)	(5.982)	(6.607)
Swap [4]	10/24	IPCA + 7.15% / DI + 0.55%	10/31	49.153	54.308	55.722	(1.474)	(3.201)	(4.615)
Swap [5]	4/25	Pré-fixado 14,4664% /100%	4/32	150.000	154.158	154.180	(699)	946	924
							(32.508)	**(39.973)**	**87.277**

[1] Derivative fair value includes net payment effect of R$107,393.
[2] Derivative fair value includes net payment effect of R$47,866.
[3] Derivative fair value includes net payment effect of R$3,762.
[4] Derivative fair value includes net payment effect of R$60.
[5] Derivative fair value includes net payment effect of R$677.

Consolidated and Parent Company	
Current assets	98.499
Noncurrent liabilities	11.222

Type of transaction	Contract date	Asset / Liability	Maturity	Notional amount	Long position	Short position	Effect on result		12/31/25
							Gain (loss) on transaction	Mark-to-market	Derivative fair value
Swap [1]	9/21	IPCA + 5.52% / DI + 1.23%	9/28	450,000	432,500	353,449	(13,649)	(26,324)	52,727
Swap [2]	4/22	IPCA + 6.30% / DI + 1.47%	3/29	169,650	205,383	177,579	(12,895)	(11,677)	16,126
Swap [3]	10/24	13.02% / DI + 0.35%	10/29	191,297	196,285	197,112	(2,611)	(2,641)	(3,469)
Swap [4]	10/24	IPCA + 7.15% / DI + 0.55%	10/31	49,153	52,516	53,842	(1,338)	(1,932)	(3,258)
Swap [5]	1/23	LOGG3 / DI + 1.84%	5/24 to 8/24	150,000	154,324	154,485	(470)	4,675	4,514
							(30,963)	**(37,899)**	**66,640**

[1] Derivative fair value includes net payment effect of R$92,700.
[2] Derivative fair value includes net payment effect of R$40,699.
[3] Derivative fair value includes net payment effect of R$1,784
[4] Derivative fair value includes net payment effect of R$12.
[5] Derivative fair value includes net payment effect of R$309.

Consolidated and Parent Company	
Noncurrent assets	73,367
Noncurrent liabilities	6,727

Effect on results - Consolidated			
	Gain (loss) on transaction	Mark-to-market	Total
2nd quarter of 2026			
Effect in profit or loss			
Swaps with fair value hedge	3,354	(7,711)	(4,357)
Swaps with no hedge	-	-	-
Gross effect in profit or loss	3,354	(7,711)	(4,357)
Reducing effect of hedges	-	7,714	7,714
Net effect in profit or loss	3,354	3	3,357
1st half of 2026			
Effect in profit or loss			
Swaps with fair value hedge	(1,545)	(2,074)	(3,619)
Swaps with no hedge	-	-	-
Gross effect in profit or loss	(1,545)	(2,074)	(3,619)
Reducing effect of hedges	-	2,079	2,079
Net effect in profit or loss	(1,545)	5	(1,540)

Effect on results - Consolidated			
	Gain (loss) on transaction	Mark-to-market	Total
2nd quarter of 2026			
Effect in profit or loss			
Swaps with fair value hedge	(634)	16,894	16,260
Swaps with no hedge	-	-	-
Gross effect in profit or loss	(634)	16,894	16,260
Reducing effect of hedges	-	(16,898)	(16,898)
Net effect in profit or loss	(634)	(4)	(638)
1st half of 2026			
Effect in profit or loss			
Swaps with fair value hedge	416	25,336	25,752
Swaps with no hedge	-	-	-
Gross effect in profit or loss	416	25,336	25,752
Reducing effect of hedges	-	(25,340)	(25,340)
Net effect in profit or loss	416	(4)	412

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

Hedge accounting

The Group formally designated derivative financial instruments (swap types) as hedging instruments and financings as hedged items, establishing a relationship of economic protection between them, according to the hedge accounting methodology. These designations were classified as fair value hedges, as they reduce the market risk arising from the fair value fluctuations of the respective financing. Thus, both the derivative and financings are measured at fair value through profit and loss, with the expectation that changes in fair values will compensate each other. The critical terms of the instruments are as follows:

Fair value hedge	Hiring	Matu-rity	Notional value	Rates	Fair value	Effects on results	Fair value	Effects on results
					30/06/26	1st half of 2026	31/12/25	1st half of 2025
CRI - 19th debentures issue	9/21	9/28	450,000	IPCA + 5.52%	(425,931)	(5,482)	(406,176)	(2,587)
CRI - 20th debentures issue - 2nd series	4/22	3/29	169,650	IPCA + 6.30%	(201,386)	(783)	(193,840)	(1,078)
CRI - 24th debentures issue - 1st series	10/24	10/29	191,297	13.02%	(190,303)	3,341	(193,834)	(14,677)
CRI - 24th debentures issue - 3rd series	10/24	10/31	49,153	IPCA + 7.15%	(51,227)	1,274	(50,678)	(716)
CRI - 25th debentures issue - 3rd series	4/25	4/32	150,000	14.47%	(155,270)	3,729	(159,164)	(6,282)
Loans, financing and debentures (Hedged item)			1,010,100		(1,024,117)	2,079	(1,003,692)	(25,340)
				Long position				
Swap	9/21	9/28	450,000	IPCA + 5.52%	425,931	5,482	406,176	2,587
Swap	4/22	3/29	169,650	IPCA + 6.30%	201,172	783	193,706	1,078
Swap	10/24	10/31	191,297	13.02%	190,112	(3,341)	193,643	14,677
Swap	10/24	10/31	49,153	IPCA + 7.15%	51,107	(1,269)	50,583	712
Swap	4/25	4/32	150,000	14.47%	155,104	(3,729)	158,999	6,282
Derivative financial instrument (Hedge instrument)			1,010,100		1,023,426	(2,074)	1,003,107	25,336
				Short position				
				DI + 1.23%	(352,454)	-	(353,449)	-
				DI + 1.47%	(177,074)	-	(177,580)	-
				DI + 0.35%	(196,719)	-	(197,112)	-
				DI + 0.55%	(55,722)	-	(53,841)	-
				DI + 0.12%	(154,180)	-	(154,485)	-
					(936,149)	-	(936,467)	-
				Swap net position	87,277	(2,074)	66,640	25,336
				Total net position	(936,840)	5	(937,052)	(4)

b) <u>Risk management</u>

Capital risk

As of June 30, 2026, and December 31, 2025, the indebtedness was as follows:

	Consolidated		Parent Company	
	6/30/26	12/31/25	6/30/26	12/31/25
Loans, financing and debentures	**2,130,316**	2,238,757	**2,055,350**	2,159,877
Cash and cash equivalents and marketable securities	**(1,281,491)**	(470,904)	**(1,167,112)**	(404,148)
Net debt	**848,825**	1,767,853	**888,238**	1,755,729
Equity	**3,545,864**	3,632,716	**3,519,573**	3,606,441
Net debt-to-equity ratio	**23,9%**	48,7%	**25,2%**	48,7%

The Group is not subject to any external debt requirements, except for the contractual obligations described in Note 9 (e) and in the financial statements for the year ended December 31, 2025.

Market risk

The following analysis was carried out for June 30, 2026, according with that described in Note 19, letter (b), to the financial statements for the year ended December 31, 2025:

Index	Financial asset	Financial liability	Net exposed financial asset (liability)	Annual rate effective for 2026	Annual rate estimated for 2026 (*)		Rates changes for each scenario	Total estimated financial impact
Probable scenario:								
DI/Selic	770,810	(1,966,933)	(1,196,123)	14,73%	14,08%	[1]	-0,65%	7,775
IPCA	1,155,407	(827,866)	327,541	4,14%	4,73%	[2]	0,59%	1,932
Savings	-	(76,663)	(76,663)	6,88%	8,17%	[2]	1,29%	(989)
								8,718
Scenario I:								
DI/Selic	770,810	(1,966,933)	(1,196,123)	14,73%	17,60%		2,87%	(34,329)
IPCA	1,155,407	(827,866)	327,541	4,14%	3,55%		-0,59%	(1,932)
Savings	-	(76,663)	(76,663)	6,88%	10,22%		3,34%	(2,561)
								(38,822)
Scenario II:								
DI/Selic	770,810	(1,966,933)	(1,196,123)	14,73%	21,12%		6,39%	(76,432)
IPCA	1,155,407	(827,866)	327,541	4,14%	2,37%		-1,77%	(5,797)
Savings	-	(76,663)	(76,663)	6,88%	12,26%		5,38%	(4,124)
								(86,353)

[1] Data obtained from B3 website.
[2] Data obtained from Banco Central website.
(*) Effective change for the first six months plus a projection for the next six months of 2026.

Liquidity risk

The Executive Board of Finance is responsible for the management of the liquidity risk and periodically reviews the cash flow projections, using stress scenarios and assesses the possible funding requirements, maintaining a balanced debt profile, in line with the equity structure and the indebtedness to be maintained by the Group.

The cash flows of the financial liabilities based on the nearest date on which the Group should settle the related obligations was based on the projections for each index on June 30, 2026, by maturity, are as follows:

	Up to 1 year	From 1 to 2 years	From 2 to 3 years	Over 3 years	Total
Consolidated:					
Floating rates liabilities	798,836	560,218	538,646	648,303	2,546,003
Fixed rates liabilities	52,318	56,820	56,417	981,533	1,147,088
Non-interest bearing liabilities	117,416	22,338	-	-	139,754
Total	968,570	639,376	595,063	1,629,836	3,832,845
Parent Company:					
Floating rates liabilities	700,812	534,457	522,223	585,236	2,342,728
Fixed rates liabilities	45,660	46,399	45,291	411,842	549,191
Non-interest bearing liabilities	403,650	7,556	-	-	411,206
Total	1,150,122	588,412	567,514	997,078	3,303,125

Credit risk

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

i) Accounts receivable from customers: to mitigate this risk, the Group adopts the policy of dealing only with counterparties that have credit capacity and obtain sufficient guarantees. The company records allowance for expected credit loss as mentioned in Note 2.2 (i) to the financial statements for the year ended December 31, 2025.

ii) Financial investments: to mitigate default risk, the Group maintains its investments in financial institutions with a rating above 'A'.

Other information on ‘Financial instruments and risk management’ is not significantly different from the information disclosed in Note 19 to the financial statements for the year ended December 31, 2025.

21. Guarantees

Except for the guarantees described in Notes 7 and 9, the Group does not collateralize any of its assets and is not the guarantor of any other types of third-party transactions.

22.Noncash transactions

During the six-month period ended June 30, 2026, and 2025, the Company and its subsidiaries conducted the following financing and investment transactions that did not involve cash, and, therefore, are not reflected in the statement of cash flows:

	Consolidated		Parent Company	
	1st half		1st half	
	2026	2025	2026	2025
Interest capitalization	**42,531**	37,828	**42,530**	37,828
Right-of-use (remeasurement of CPC 06 (R2)) (note 13)	-	(2,133)	-	1,213
Right-of-use (additions) (note 13)	**5,415**	-	**5,415**	-
Property (decrease) increase for investment (exchanges and accounts payable for land)	**56,537**	18,644	**70,306**	59,165

23. Insurance

The Company has an insurance policy that considers primarily risk concentration and their materiality, taking into consideration the nature of its business, and advice of the insurance brokers. As of June 30, 2026, insurance coverage is as follows:

Items	Type of coverage	Insured amount
Engineering risk insurance	Insures, during the project construction period, any compensation for damages caused to the construction, such as fire, lightning, theft, and other specific coverage of facilities and assemblies on the insured site.	1,249,363
Civil liability (officers)	Insures the coverage of moral damage suffered by the company officers (D&O).	50,000
Civil liability (events)	Insures the coverage of moral damage suffered by the company events participants.	1,000
Group life and personal injury insurance	Insures payment of compensation related to involuntary personal injuries to employees, contractors, interns, and officers.	29,570
Corporate insurance	Insures payment of compensation to the Company for covered events occurring in leased commercial properties, events such as electric damages, fire, lightning, windstorm, etc.	120,000
Legal guarantee insurance	Insures to the policyholder the payment of any disputed amount in full related to any lawsuit filed with any court or threatened. The contracted guarantee replaces escrow deposits.	4,062
Barter insurance	Guarantees the fulfillment of the obligation, by the Company, whether financial (payment of due installments) or delivery of GLA after the completion of the agreed work, to the exchanger.	142,699
Free energy market guarantee insurance	Guarantees to the energy supplier payments agreed in contracts annually.	1,976

24.Subsequent event

Asset sales

On July 17, 2026, the Company entered into a Private Instrument of Commitment for the Purchase and Sale of Real Estate with INTER LOGÍSTICO Fundo de Investimento Imobiliário Responsabilidade Limitada, providing for the sale of a 20% interest in “Parque Logístico Gaiolli” asset by R$28.5 million; payment was received on July 27, 2026.

Potential asset sale

On August 5, 2026, the Company submitted the potential sale of the LOG Recife II asset to TRX Real Estate FII to CADE for review and approval. The total transaction value is R$210 million, with payment structured in three installments: (i) 62% at the transaction closing; (ii) 19% by December 30, 2026, adjusted by IPCA index; and (iii) 19% at the 14th month following the transaction closing, adjusted by IPCA index.

Dividends

On August 06, 2026, as per article 37 of the Company’s bylaws, the Board of Directors approved the distribution of interim dividends, in the amount of R$13,939, equivalent to 25% of second quarter 2026´s net income, to be allocated to mandatory dividends. The payment will be made on October 01, 2026.

25.Approval of the interim financial statements

These interim financial statements were reviewed by the Fiscal Board and authorized for the issuance by the Board of Directors on August 06, 2026.