Earnings

Release 3Q25

LOG Commercial Properties e Participações S.A. ("Company" or "LOG") ("B3"), one of the largest developers and lessors of class A logistics warehouses in Brazil, announces its results for the third quarter of 2025. All numbers are presented and compared to the same period of the previous year, except when specified, and have been rounded to the nearest thousand. When compared to financial statements, they may present discrepancies due to decimal places

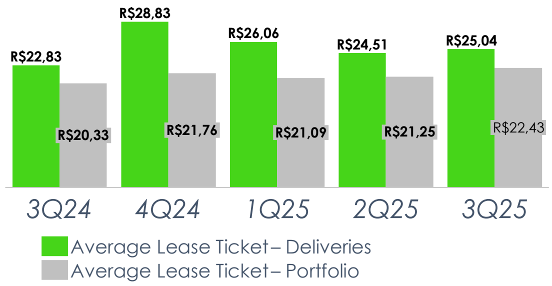
LOGG
B3 LISTED NM

MANAGEMENT COMMENTS

Strong Market and Resilient Demand drive LOG's growth

The performance of the logistics warehouse sector remains extremely positive. In 3Q25, according to market data, Brazil recorded a historic vacancy rate of 7%, a record net absorption of 1 million sqm, leasing activity grew 20% during the quarter, and the average rental price increased by 33% over the past 36 months.

Average Ticket



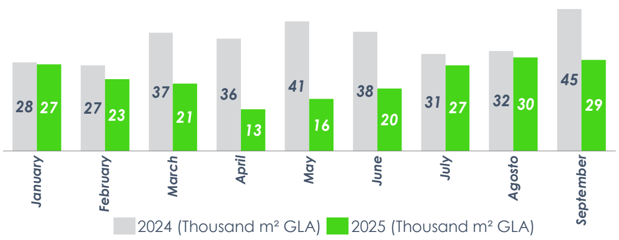
In this context, LOG has consistently reported **strong demand for its warehouses**, reflecting the quality and strategic location of its portfolio. In 3Q25, the company recorded **gross absorption of 201 thousand sqm**, with 73 thousand sqm secured under contracts for assets still in the approval phase. Deliveries for the quarter totaled 45.4 thousand sqm, with 96% pre-leased, a YoC of 12.5%, and an average lease rate of R$ 25.04/sqm. **Stabilized vacancy stood at 0.81%**, and the portfolio's **average lease rate reached R$ 22.43/sqm**, a **10.3%** increase compared to 3Q24.

In this context, LOG remains **well-positioned to capture the rental value appreciation cycle**, combining **resilient demand, low vacancy, and a high-quality portfolio**, factors that are expected to continue driving growth in the coming quarters and supporting new phases of expansion.

Discipline in Capital Allocation and Asset Recycling Support the Pace of Expansion

LOG continues to execute its **growth plan supported by asset recycling and efficient capital allocation**. In October, **the sale of LOG Natal, LOG Jundiaí, and LOG Ribeirão Preto developments was announced for R$ 364 million**, covering a total GLA of 110,671 sqm.

GLA Production – Thousand sqm



With a conservative investment approach, the company has balanced new construction outlays with the pace of asset recycling. Combining the sales completed in 3Q25 with the newly announced transaction, **LOG reached R$ 790 million in asset recycling in 2025**, enabling the funding of expansion with its own resources, without additional leverage.

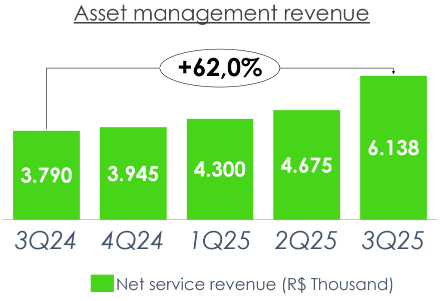
The company resumed its production pace in the second half of the year, supported by the liquidity generated from completed sales. **In 3Q25, 86 thousand sqm were produced**, totaling 207 thousand sqm year-to-date. As a result, **the number of ongoing projects increased from 8 to 16** between 2Q25 and 3Q25, representing a **2,3x growth in GLA under construction**.

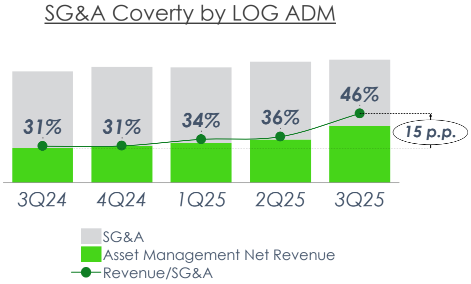
This acceleration keeps LOG on track with the execution schedule of the LOG 2 Million program, and reinforces the continuity of a solid, disciplined, and sustainable growth cycle.

Asset management and service expansion: More value and efficiency in LOG's Ecosystem

LOG continues to advance its strategy of increasing revenues through its full-service platform inherent to the ecosystem and value chain of logistics warehouses. LOG ADM, the unit responsible for managing logistics assets, reached 2.6 million sqm of GLA under management, representing a 50.4% increase compared to the same quarter of the previous year.

From this total, 464 thousand sqm corresponds to the management of third-party assets, not developed by LOG. This growth reinforces the market's recognition of LOG ADM's know-how, quality, efficiency, and service customization, while also highlighting the company's potential to grow service revenues in the open market, generating shareholder value through asset-light revenues that expand monetization avenues beyond the traditional leasing model.



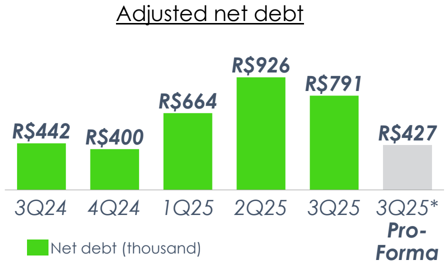


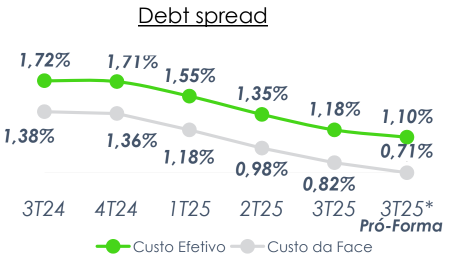
In 3Q25, net revenue from asset management reached R$ 6.1 million, a 62% increase year over year, with a margin of 70.4%, covering 46% of the company's SG&A expenses. As the LOG 2 million program consolidates and the commercial efforts in the open market mature, the expectation is that this operation will fully cover these costs and become an important driver of long-term sustainable growth and value creation.

Reduction and Restructuring of Debt Strengthen the Capital Structure's Solidity

True to its philosophy of responsible growth, LOG has been managing its liabilities conservatively, focusing on the homogenization of maturities, the reduction of financial costs, and the mitigation of refinancing risks.

In the **3Q25 pro forma**, considering the transaction announced in October, LOG's **net debt totaled R$ 427 million, 54% lower than 2Q25 and 3% below 3Q24**. The **Net Debt/LTM EBITDA ratio fell to 0.7x**, demonstrating the balance sheet's solidity and efficiency.





In October, as part of its strategy to optimize costs and extend maturities, LOG made an **early amortization of R$ 300 million** from its 21st debenture issuance. The transaction **reduced the debt spread from CDI + 1.72% to CDI + 1.10%**, further strengthening the capital structure and generating recurring financial savings.

The company continues to actively pursue its debt reprofiling program, taking advantage of favorable windows in the capital market to repay short-term and higher-cost debts, while maintaining a lean and predictable balance sheet. This approach reaffirms the company's commitment to financial discipline and sustainable growth, principles that will continue to guide its management in the next cycles.

FINANCIAL HIGHLIGHTS

In 3Q25, the Company reported net lease revenue of R$ 66.7 million, representing an 18.0% increase compared to the same period of the previous year.

Lease EBITDA totaled R$ 57.1 million in 3Q25, with a margin of 85.6%, representing a 15.4% increase compared to the same period of the previous year.

Development EBITDA totaled R$ 135.7 million in 3Q25, representing a 52.6% increase compared to the same period of the previous year.

EBITDA in 3Q25 was R$ 192.8 million, representing a 41.6% increase. In 9M25, it totaled R$ 453.9 million, up 29.3% compared to 9M24.

Net income in 3Q25 was R$ 111.3 million, a 14.7% increase compared to 3Q24. In 9M25, it totaled R$ 284.8 million, up 16.6% compared to 9M24.

Earnings per Share in 3Q25 were R$ 1.28, a 15.7% increase compared to 3Q24. In 9M25, EPS totaled R$ 3.27, up 23.6% versus 9M24.

The adjusted net debt to EBITDA ratio stood at 1.3x; considering the announced asset sales, this ratio would be 0.7x, reflecting the Company's financial discipline.

The average lease ticket in 3Q25 was R$ 22.43, an increase of 10.3% compared to R$ 20.33 in 3Q24.

IN THOUSAND BRL	3Q25	3Q24	VAR. %	9M 2025	9M 2024	VAR. %
Net Revenue	**66.743**	**56.583**	**18,0%**	**183.538**	**163.825**	**12,0%**
Cost of services	(1.817)	(1.254)	44,9%	(4.527)	(4.001)	13,1%
Gross Profit	**64.926**	**55.329**	**17,3%**	**179.011**	**159.824**	**12,0%**
Gross Margin	***97,3%***	***97,8%***	***-0,5 p.p.***	***97,5%***	***97,6%***	***0,0 p.p.***
Operating Expenses	(90.997)	(34.791)	161,6%	(123.333)	(113.020)	9,1%
Development of Assets	218.504	113.396	92,7%	393.327	297.413	32,2%
Equity interest	(1.233)	630	-295,7%	(190)	2.724	-107,0%
EBITDA	**192.844**	**136.155**	**41,6%**	**453.942**	**351.008**	**29,3%**
EBITDA Margin	***288,9%***	***240,6%***	***48,3 p.p.***	***247,3%***	***214,3%***	***33,1 p.p.***
Financial Result	(56.522)	(25.468)	121,9%	(125.087)	(67.046)	86,6%
Taxes	(23.302)	(11.985)	94,4%	(38.916)	(35.605)	9,3%
Net profit	**111.376**	**97.111**	**14,7%**	**284.809**	**244.289**	**16,6%**
Net Margin	***166,9%***	***171,6%***	***-4,8 p.p.***	***155,2%***	***149,1%***	***6,1 p.p.***
Earnings Per Share	**1,28**	**1,11**	**15,7%**	**3,27**	**2,65**	**23,6%**
Adj. Net Debt/EBITDA	**1,3x**	**1,1x**	**0,3x**	**1,3x**	**1,1x**	**0,3x**
Capex	**197.355**	**220.351**	**-10,4%**	**529.453**	**598.433**	**-11,5%**
GLA delivered %Log (sqm)	**954.476**	**1.007.364**	**-5,3%**	**954.476**	**1.007.364**	**-5,3%**
Average ticket (BRL/month)	**22,43**	**20,33**	**10,3%**	**21,59**	**20,16**	**7,1%**
Stabilized vacancy (%)	**0,81%**	**0,44%**	**84,1%**	**0,81%**	**0,44%**	**84,1%**

OPERATIONAL HIGHLIGHTS

Deliveries:

45.4
SQM OF GLA

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

Pre-leasing:

96%

Demonstrating strong demand and market confidence

Stabilized Vacancy:

0.81%

Significantly lower than the industry average of 7%

Gross Absorption

201.0
SQM OF GLA

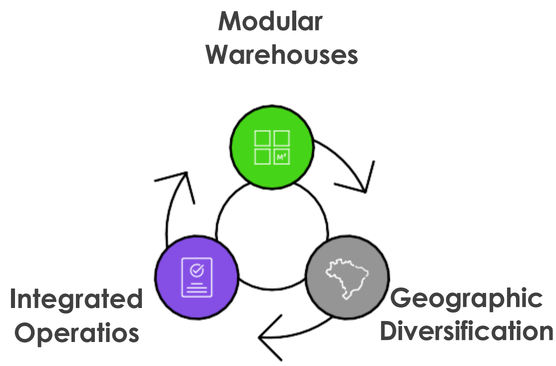
Maintaining a high level of absorption

Financial & Operational Performance

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

Strategic Pillars

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



Modular Warehouses:

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

152 tenants in 200 active contracts

Sector concentration below 32%

Stabilized vacancy rate of 0.81%

Average ticket of R$ 22.43 per sqm of GLA

Price pass-through above inflation for the 13th consecutive quarter with SCR of 1.99%

Geographic Diversification:

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

45.4 sqm of GLA delivered

96% pre-leasing of deliveries

Gross absorption of 201,000 sqm of GLA

Integrated Operatios:

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

Lowest national construction cost

Standardization of prices across the country

Flight to Quality as a growth driver

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

OPERATIONAL PORTFOLIO

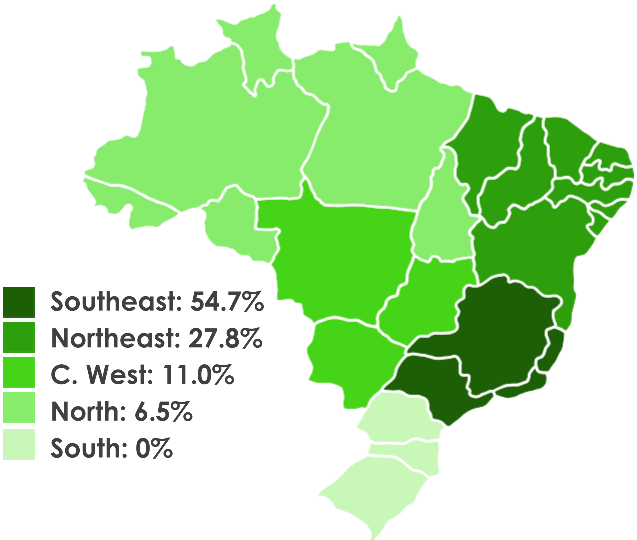
Delivery of LOG Goiânia III, totaling 45.4 thousand sqm of GLA in 3Q25

YTD Deliveries

IN SQM OF GLA	Quarter	% Total
LOG Cuiabá	1Q25	38.643
LOG SJP	1Q25	40.981
LOG São Bernardo C	1Q25	22.456
Total 1T25		**102.081**
LOG João Pessoa	2Q25	41.006
Total 2Q25		**41.006**
LOG Goiânia III	3Q25	45.432
Total 9M25		**188.519**

In the first nine months of 2025, the Company delivered 188.5 sqm of GLA across the states of Goiás, Mato Grosso, Paraíba, Paraná, and São Paulo.

Portfolio Representation Delivered by Region (% LOG)



Portfolio per Class

IN SQM OF GLA (%LOG)	3Q25	2Q25	3Q24
Delivered	954.476	1.060.609	1.007.364
In construction	527.154	229.820	346.893
Landbank	532.471	758.846	550.295
Total	**2.014.100**	**2.049.274**	**1.904.552**

Portfolio (in thousand GLA %LOG)

PERIOD	START	ADDITION	SALES	END	OCCUPANCY	STABILIZED VACANCY	TOTAL VACANCY	BRAZIL VACANCY[1]
3Q24	966	115	74	**1.007**	96,5%	0,44%	3,49%	8,8%
4Q24	1.007	96	150	**952**	96,7%	0,65%	3,30%	9,2%
1Q25	952	74	-	**1.026**	97,3%	1,55%	2,73%	8,1%
2Q25	1.026	35	-	**1.061**	97,4%	0,93%	2,57%	7,4%
3Q25	1.061	37	143	**954**	98,0%	0,81%	1,97%	7,0%

[1] Source: Colliers.

INCOME STATEMENT (IS)

Company Segmentation

Leasing:

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

Development:

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

Managerial Income Statement 3Q25

IN THOUSAND BRL	3Q25			3Q24			3Q25x3Q24
	CONSOLIDATED	LEASE	DEVELOPMENT	CONSOLIDATED	LEASE	DEVELOPMENT	VARIATION
Net revenue	**66.743**	**66.743**	**-**	**56.583**	**56.583**	**-**	**18,0%**
Costs of services	(1.817)	(1.817)	-	(1.254)	(1.254)	-	44,9%
Gross profit	**64.926**	**64.926**	**-**	**55.329**	**55.329**	**-**	**17,3%**
Gross Margin	***97,3%***	***97,3%***	**-**	***97,8%***	***97,8%***	**-**	***-0,5 p.p.***
Operating expenses	**127.508**	**(8.638)**	**136.146**	**78.610**	**(9.086)**	**87.696**	**62,2%**
G&A expenses	*(10.818)*	*(3.872)*	*(6.947)*	*(9.485)*	*(5.679)*	*(3.806)*	*14,1%*
Selling expenses	*(2.997)*	*(2.502)*	*(495)*	*(2.543)*	*(2.187)*	*(356)*	*17,9%*
Other income/expenses	*(75.537)*	*(1.379)*	*(74.158)*	*(21.167)*	*(246)*	*(20.921)*	*256,9%*
Development of Assets	*218.504*	-	*218.504*	*113.396*	-	*113.396*	*92,7%*
D&A	*(1.644)*	*(886)*	*(758)*	*(1.591)*	*(974)*	*(617)*	*3,3%*
Equity interest	***(1.233)***	***(27)***	***(1.206)***	***630***	**-**	***630***	***-295,7%***
EBITDA	**192.844**	**57.147**	**135.697**	**136.155**	**47.217**	**88.938**	**41,6%**
EBITDA margin	***288,9%***	***85,6%***	**-**	***240,6%***	***83,4%***	**-**	***48,3 p.p.***
Financial result	**(56.522)**	**(41.073)**	**(15.449)**	**(25.468)**	**(19.986)**	**(5.482)**	**121,9%**
Fin. Expenses ex. equity swap	*(81.869)*	*(57.194)*	*(24.675)*	*(48.297)*	*(34.884)*	*(13.413)*	*69,5%*
Financial income	*25.347*	*16.121*	*9.226*	*22.829*	*14.897*	*7.932*	*11,0%*
EBT	**134.679**	**15.188**	**119.491**	**109.101**	**26.257**	**82.845**	**23,4%**
Taxes	**(23.302)**	**(3.160)**	**(20.142)**	**(11.985)**	**(2.510)**	**(9.475)**	**94,4%**
Current taxes	*(22.718)*	*(3.392)*	*(19.326)*	*(7.724)*	*(3.363)*	*(4.361)*	*194,1%*
Deferred taxes ex. equity swap	*(584)*	*232*	*(816)*	*(4.261)*	*853*	*(5.114)*	*-86,3%*
Net income ex. equity swap	**111.376**	**12.028**	**99.348**	**97.111**	**23.746**	**73.365**	**14,7%**
Net margin	***166,9%***	***18,0%***	**-**	***171,6%***	***42,0%***	**-**	***-4,8 p.p.***

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

INCOME STATEMENT (IS)

Company Segmentation

Leasing:

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

Development:

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

Managerial Income Statement 9M25

IN THOUSAND BRL	9M 2025			9M 2024			YTD
	CONSOLIDATED	LEASE	DEVELOPMENT	CONSOLIDATED	LEASE	DEVELOPMENT	VARIATION
Net revenue	**183.538**	**183.538**	**-**	**163.825**	**163.825**	**-**	**12,0%**
Costs of services	(4.527)	(4.527)	-	(4.001)	(4.001)	-	13,1%
Gross profit	**179.011**	**179.011**	**-**	**159.824**	**159.824**	**-**	**12,0%**
Gross Margin	***97,5%***	***97,5%***	**-**	***97,6%***	***97,6%***	**-**	**0,0 p.p.**
Operating expenses	**269.990**	**(23.575)**	**293.565**	**179.218**	**(29.585)**	**208.803**	**50,6%**
G&A expenses	*(32.484)*	*(11.611)*	*(20.874)*	*(35.375)*	*(18.213)*	*(17.162)*	*-8,2%*
Selling expenses	*(8.417)*	*(7.404)*	*(1.013)*	*(7.633)*	*(6.941)*	*(692)*	*10,3%*
Other income/expenses	*(77.305)*	*(1.888)*	*(75.417)*	*(71.120)*	*(1.758)*	*(69.362)*	*8,7%*
Development of Assets	*393.327*	*-*	*393.327*	*297.413*	*-*	*297.413*	*32,2%*
D&A	(5.130)	(2.672)	(2.458)	(4.067)	(2.672)	(1.395)	26,1%
Equity interest	***(190)***	***(31)***	***(159)***	***2.724***	***91***	***2.633***	***-107,0%***
EBITDA	**453.942**	**158.077**	**295.865**	**351.008**	**133.003**	**218.005**	**29,3%**
EBITDA margin	***247,3%***	***86,1%***	**-**	***214,3%***	***81,2%***	**-**	***33,1 p.p.***
Financial result	**(125.087)**	**(86.231)**	**(38.856)**	**(65.735)**	**(51.307)**	**(14.428)**	**90,3%**
Fin. Expenses ex. equity swap	*(209.346)*	*(139.309)*	*(70.037)*	*(148.079)*	*(98.823)*	*(49.256)*	*41,4%*
Financial income	*84.259*	*53.077*	*31.182*	*82.344*	*47.516*	*34.828*	*2,3%*
EBT	**323.724**	**69.174**	**254.551**	**276.031**	**79.023**	**197.008**	**17,3%**
Taxes	**(38.916)**	**(10.964)**	**(27.953)**	**(35.605)**	**(10.476)**	**(25.129)**	**9,3%**
Current taxes	*(37.658)*	*(10.261)*	*(27.397)*	*(29.819)*	*(9.502)*	*(20.317)*	*26,3%*
Deferred taxes ex. equity swap	*(1.258)*	*(702)*	*(556)*	*(5.786)*	*(974)*	*(4.812)*	*-78,3%*
Net income ex. equity swap	**284.808**	**58.210**	**226.599**	**245.600**	**68.547**	**177.053**	**16,0%**
Net margin ex. equity swap	***155,2%***	***31,7%***	**-**	***149,9%***	***41,8%***	**-**	**5,3 p.p.**
Fin. Expenses of equity swap	-	-	-	(1.311)	-	(1.311)	-100,0%
Deferred tax ex. equity swap	-	-	-	-	-	-	-
Net income	**284.808**	**58.210**	**226.599**	**244.289**	**68.547**	**175.742**	**16,6%**
Net margin	***155,2%***	***31,7%***	**-**	***149,1%***	***41,8%***	**-**	***6,1 p.p.***

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

REVENUE

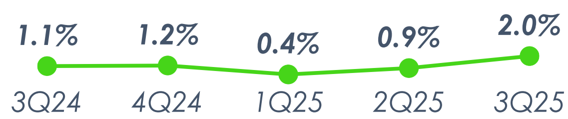
Net Revenue of R$ 66.7 million in the Quarter

IN THOUSAND BRL	3Q25	3Q24	VAR. %	9M 2025	9M 2024	VAR. %
Gross Revenue from leases ex. linearization	60.132	49.428	21,7%	164.705	145.062	13,5%
Revenue linearization	3.796	5.887	-35,5%	13.380	15.636	-14,4%
Gross Revenue from leases	**63.928**	**55.688**	**14,8%**	**178.085**	**161.071**	**10,6%**
Leases Taxes	(3.325)	(2.894)	14,9%	(9.662)	(8.159)	18,4%
Other revenues (Log Adm + Funds assets mgt)	7.020	4.308	63,0%	17.304	12.479	38,7%
Taxes of other revenues	(880)	(519)	69,6%	(2.189)	(1.566)	39,8%
Net Revenue	**66.743**	**56.583**	**18,0%**	**183.538**	**163.825**	**12,0%**

Net revenue totaled R$ 66.7 million in the quarter, representing an 18.0% increase compared to the same period of the previous year. The gross rental revenue includes R$ 1.1 million related to the temporary proportional revenue from the sale of the assets in the Seattle I and II transaction, as described in the market announcement dated July 31, 2025.

Same Client Rent above inflation for the 13th consecutive quarter

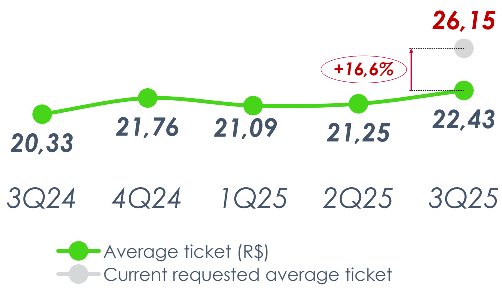
Same Client Rent[1]



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

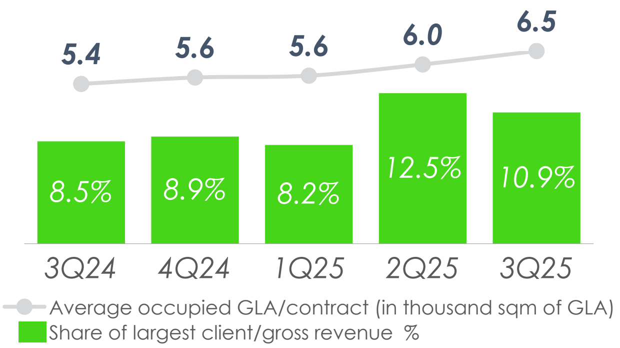
Potential 16.6% upside in ticket price, based on current requested ticket

Average Ticket Evolution

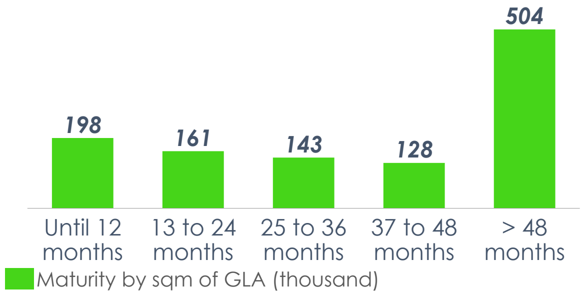


In 2Q25, we announced the first phase of the lease review process, aimed at adjusting rental rates for the group of tenants whose contracts were below market levels.
In 3Q25, LOG completed the equivalent of **33% of the total 232 thousand sqm of GLA** in the first phase of the lease review process. For this group of clients, contracts have already been revised, resulting in a significant **nominal average rent increase of 46%,** with a **24% increase in cash rent, effective from the signing date**. These adjustments are expected to be gradually reflected over the coming periods.

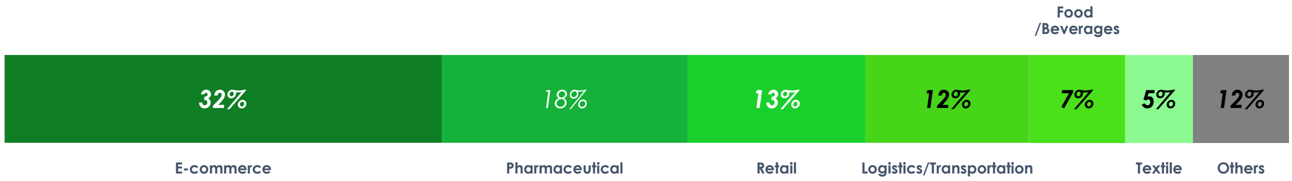
Tenants concentration



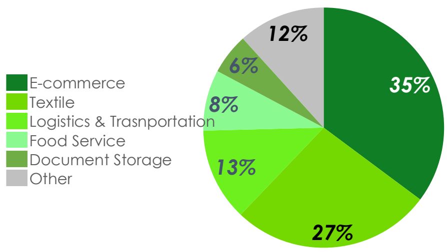
Contract Maturity Schedule



Tenants by Sector - % of GLA in Operation



Gross Absorption by Sector in the Quarter



The strong demand enabled the Company to deliver a gross absorption of 201 thousand sqm of GLA in the quarter.

Increase in Service Profit by 70.5%

IN THOUSAND BRL	3Q25	3Q24	VAR. %	9M 2025	9M 2024	VAR. %
Net Revenue - Services (Log ADM, REITs, Energy, etc.)	**6.140**	**3.789**	**62,0%**	**15.115**	**10.913**	**38,5%**
Services Cost	(1.817)	(1.254)	44,9%	(4.527)	(4.001)	13,1%
Services Gross profit	**4.323**	**2.535**	**70,5%**	**10.588**	**6.912**	**53,2%**
Services Gross Margin	***70,4%***	***66,9%***	***3,5 p.p.***	***70,0%***	***63,3%***	***6,7 p.p.***

In 3Q25, asset management revenue grew significantly and now represents 46% of total SG&A. This is a recurring revenue stream that adds long-term value to the business. By the end of the current growth cycle, with stabilized assets, management revenue is expected to fully cover SG&A expenses, which is a key milestone in improving operational efficiency

OPERATING EXPENSES

IN THOUSAND BRL	3Q25	3Q24	VAR. %	9M 2025	9M 2024	VAR. %
Gross Profit	64.926	55.329	17,3%	179.011	159.824	12,0%
Operating Expenses	**(15.460)**	**(13.624)**	**13,5%**	**(46.112)**	**(41.900)**	**10,1%**
Selling expenses	*(2.531)*	*(1.900)*	*33,2%*	*(6.425)*	*(5.515)*	*16,5%*
Vacancy expenses	*(466)*	*(648)*	*-28,1%*	*(1.992)*	*(2.133)*	*-6,6%*
G&A expenses	*(10.819)*	*(9.485)*	*14,1%*	*(32.565)*	*(30.185)*	*7,9%*
D&A	*(1.644)*	*(1.591)*	*3,3%*	*(5.130)*	*(4.067)*	*26,1%*
Other income/expenses	**(75.537)**	**(21.167)**	**256,9%**	**(77.305)**	**(71.120)**	**8,7%**
Development of assets	**218.504**	**113.396**	**92,7%**	**393.327**	**297.413**	**32,2%**
Equity interest	**(1.233)**	**630**	**-295,7%**	**(190)**	**2.724**	**-107,0%**
EBIT	191.200	134.564	42,1%	448.812	346.935	29,4%

Operating expenses totaled R$15.5 million in 3Q25, a 13.5% increase compared to the same period of the previous year. The variation was mainly due to the recognition of deferred expenses from 2024 and the reclassification of expenses in 3Q24, which generated an extraordinary gain at that time. The asset development line was positively impacted by the accrual of Fair Value from the start of new projects.

EBITDA

IN THOUSAND BRL	3Q25	3Q24	VAR. %	9M 2025	9M 2024	VAR. %
EBIT	191.200	134.564	42,1%	448.812	346.935	29,4%
D&A	**1.644**	**1.591**	**3,3%**	**5.130**	**4.067**	**26,1%**
Lease Activity	*57.147*	*47.217*	*21,0%*	*158.077*	*133.003*	*18,9%*
Development Activity	*135.697*	*88.938*	*52,6%*	*295.865*	*218.005*	*35,7%*
EBITDA	192.844	136.155	41,6%	453.942	351.008	29,3%

FINANCIAL RESULT

IN THOUSAND BRL	3Q25	3Q24	VAR. %	9M 2025	9M 2024	VAR. %
Financial income	**25.347**	**22.829**	**11,0%**	**84.259**	**82.344**	**2,3%**
Financial expenses	**(81.869)**	**(48.297)**	**69,5%**	**(209.346)**	**(149.390)**	**40,1%**
Equity Swap	*-*	*-*	*0,0%*	*-*	*(1.311)*	*-100,0%*
Other financial expenses ex. equity swap	*(81.869)*	*(48.297)*	*69,5%*	*(209.346)*	*(148.079)*	*41,4%*
Financial Result	**(56.522)**	**(25.468)**	**121,9%**	**(125.087)**	**(67.046)**	**86,6%**

In 3Q25, the Financial Result was R$ (56.5) million. The variation is mainly attributed to the increase in the CDI rate during the period, which led to higher interest expenses on borrowings. The average monthly CDI in 3Q25 increased by 33.82% compared to the average monthly CDI in 3Q24.

TAX AND SOCIAL CONTRIBUTION

IN THOUSAND BRL	3Q25	3Q24	VAR. %	9M 2025	9M 2024	VAR. %
Current	**(22.719)**	**(7.724)**	**194,1%**	**(37.659)**	**(29.838)**	**26,2%**
Deferred	**(583)**	**(4.261)**	**-86,3%**	**(1.259)**	**(5.769)**	**-78,2%**
Deferred from Operation	*1.312*	*(4.751)*	*-127,6%*	*7.055*	*4.847*	*45,6%*
Deferred from Development	*(1.895)*	*490*	*-486,7%*	*(8.314)*	*(10.616)*	*-21,7%*
Taxes & Social Contribution	**(23.302)**	**(11.985)**	**94,4%**	**(38.918)**	**(35.607)**	**9,3%**

In 3Q25, taxes totaled R$23.3 million, representing a 94.4% increase compared to 3Q24. The increase was driven by the higher recognition of Fair Value due to the start of new projects, as well as the completion of sales of the LOG Hortolândia, LOG São José dos Pinhais II, and LOG Brasília developments.

NET INCOME

THOUSAND BRL	3Q25	3Q24	VAR. %	9M 2025	9M 2024	VAR. %
Lease Activity	*12.028*	*23.747*	*-49,3%*	*58.210*	*68.547*	*-15,1%*
Development Activity	*99.348*	*73.365*	*35,4%*	*226.597*	*175.741*	*28,9%*
et Income	**111.376**	**97.111**	**14,7%**	**284.807**	**244.288**	**16,6%**

In 3Q25, the Company reported net income of R$111.4 million, up 14.7% from the previous quarter. Net income for 9M25 totaled R$ 284.8 million, representing a 16.6% increase compared to the previous year. This growth was driven by operational efficiency measures and the development of new assets. **The Company has issued Net Income Guidance for 2025 ranging from R$ 350 million to R$ 450 million.**

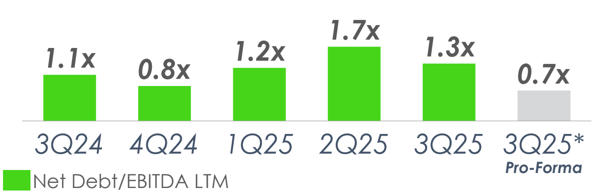
7 INDEBTEDNESS

Adjusted leverage of 1.3x

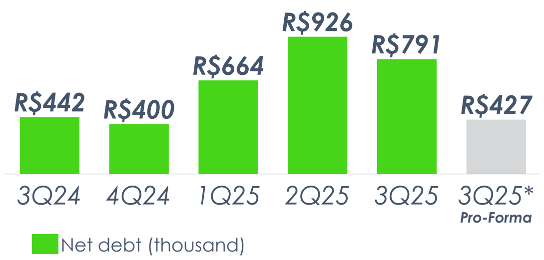
THOUSAND BRL	3Q25	3Q24	VAR. %
Net debt	**1.443.422**	**1.118.708**	**29,0%**
Loans and financing	*2.525.455*	*1.954.048*	*29,2%*
Cash, cash eq. & marketable securities	*1.082.033*	*835.340*	*29,5%*
Equity	**3.851.824**	**3.734.361**	**3,1%**
Net debt / Equity	**37,5%**	**30,0%**	**7,5 p.p.**
Adjusted net debt	**791.486**	**442.110**	**79,0%**
Receivables from asset sales	*651.936*	*676.598*	*-3,6%*
Adjusted net debt / Equity	**20,5%**	**11,8%**	**8,7 p.p.**
Net debt	**1.443.422**	**1.118.708**	**29,0%**
LTM EBITDA	**596.537**	**413.841**	**44,1%**
(=) Net debt / Equity	**2,4x**	**2,7x**	**-0,3 p.p.**
Adjusted net debt	**791.486**	**442.110**	**79,0%**
LTM EBITDA	**596.537**	**413.841**	**44,1%**
Adjusted net debt / LTM EBITDA	**1,3x**	**1,1x**	**0,3 p.p.**

Considering the receivables from the already announced asset sales, which totaled R$ 364 million, **pro-forma adjusted net debt would be R$ 427 million**. Under this criterion, the **leverage ratio would be just 0.7x**.

Adjusted Net Debt / LTM EBITDA

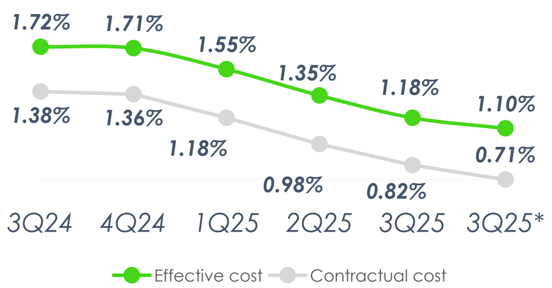


Adjusted Net Debt

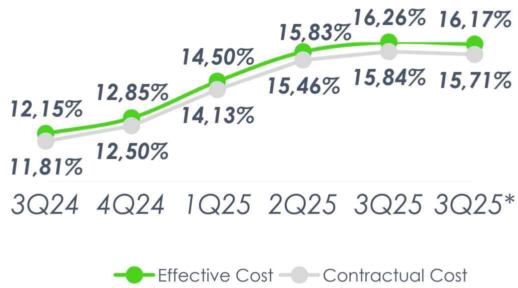


*Adjusted net debt includes receivables from asset sales announced in October 2025 (R$ 364.0 million)/EBITDA LTM

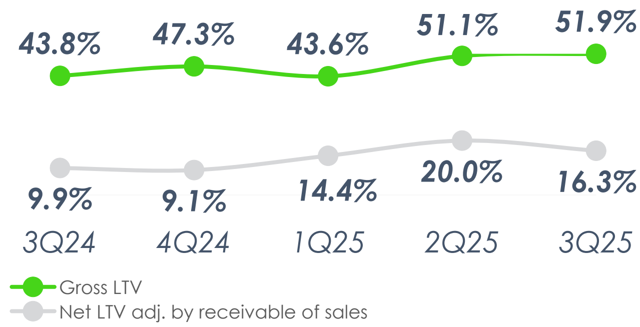
Debt Spread



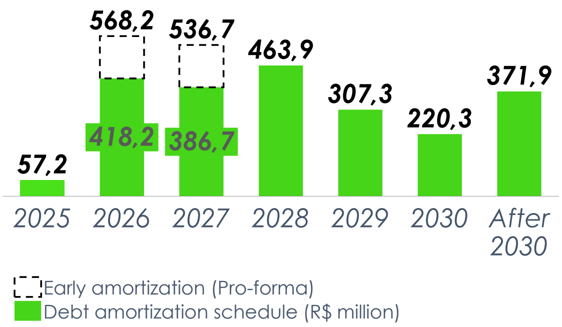
Cost of Debt



Loan To Value - LTV



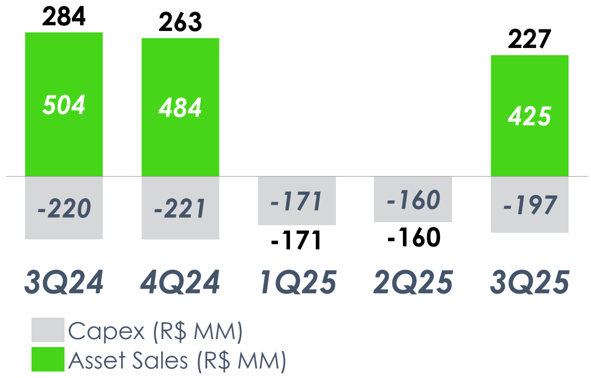
Debt Amortization Schedule



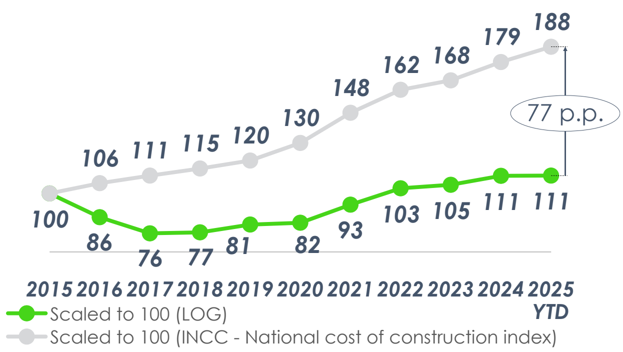
LOG continues to actively execute its debt reprofiling program, focusing on the equalization of amortization schedules, liability extension, and spread reduction. In September, the company completed a R$300 million Real Estate Receivables Certificate (CRI) issuance. In October, it concluded the early settlement of R$300 million from the 21st debenture issuance. **The consolidated effective cost was CDI + 1.18% (CDI + 1.10% pro forma after settlement) and continues to show a significant decrease compared to the previous year, when it stood at CDI + 1.72%**.

CAPEX

Asset Sales and CAPEX



Construction Costs Evolution



Capex totaled R$ 197 million. The pace of investment reflects the advancement of the Company's expansion plan, which will be financed, primarily, through asset recycling. As shown on the right, LOG's construction costs have consistently remained well below the INCC benchmark.

ACCOUNTS RECEIVABLE

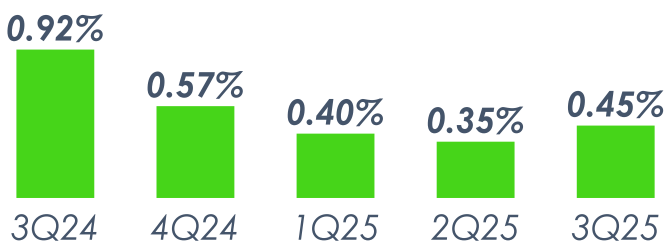
Accumulated net delinquency remains at low levels, at just 0.45%

Accounts Receivable

THOUSAND BRL	3Q25	3Q24	VAR. %
Lease of warehouses	61.508	56.477	8,9%
Asset sales	651.936	676.598	-3,6%
Property management	5.231	1.408	271,5%
Others	7.977	11.665	-31,6%
Accounts Receivable	**726.652**	**746.148**	**-2,6%**

In 3Q25, LOG received a total of R$ 512.1 million in cash from asset sales, including proceeds from previous-period transactions: R$ 40.9 million from Patria Logística FII, R$ 56.6 million from Inter FII, and R$ 159.0 million from BTG Pactual Logística FII — the latter in continuation of the market announcement made on September 29, 2025. From the sales completed in 3Q25, LOG received R$ 156.6 million from Inter Oportunidade Imobiliário FII and R$ 99.0 million from HCO OPPS AERO II FII.

Net Default Rate



ASSET VALUE

Investment Properties (IP)

IP by Category

THOUSAND BRL	3Q25	3Q24	VAR. %
Landbank	151.909	246.757	-38,4%
Projects under development	2.212.473	1.359.087	62,8%
Projects delivered	2.504.388	2.858.095	-12,4%
Cost	*1.654.050*	*1.868.811*	*-11,5%*
Fair value	*850.338*	*989.284*	*-14,0%*
Investment Properties	**4.868.770**	**4.463.939**	**9,1%**

NAV

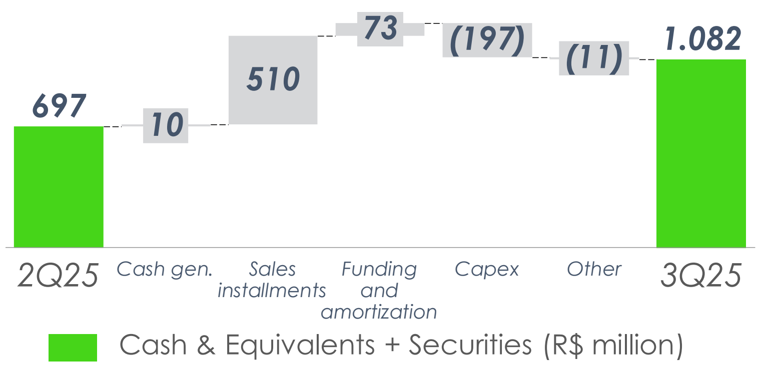
THOUSAND BRL	3Q25
Investment Properties	4.868.808
Investees	71.174
Assets held for sale	-
Market Value of Assets	**4.939.982**
Net debt	(1.443.422)
Swaps + land to be paid	(317.976)
Accounts receivable (sale of assets)	651.936
Cash from Subsidiaries %Log	2.585
NAV	**3.833.105**
ty of ex-Treasury shares (thousand)	86.999
NAV / Share	44,06
Share Price	23,31
Discount for NAV*	**47%**

* Excluding Parque Industrial Betim

The Company's NAV per share has a **47% discount*** compared to the trading value of LOGG3, indicating **strong potential for stock price appreciation** in the coming periods.

CASH FLOW

Managerial Cash Flow Bridge



SHAREHOLDING STRUCTURE

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

QUARTERLY DIVIDEND DISTRIBUTION

This quarter, LOG approved the distribution of R$ 26.4 million in dividends, equivalent to 25% of the adjusted net income for the period. Payment will be made on November 28, 2025.

EXHIBIT: FINANCIAL STATEMENTS

Income Statement

In thousand BRL	3Q25	3Q24	VAR. %
Net revenue	**66.743**	**56.583**	**18,0%**
Costs of services provided	(1.817)	(1.254)	44,9%
Gross profit	**64.926**	**55.329**	**17,3%**
Operating expenses	**127.507**	**78.605**	**62,2%**
Selling expenses	(2.997)	(2.548)	17,6%
General and administrative expenses	(12.463)	(11.076)	12,5%
Other operating expenses	(75.537)	(21.167)	256,9%
Development of assets	218.504	113.396	92,7%
Equity interest	**(1.233)**	**630**	**-295,7%**
EBIT	**191.200**	**134.564**	**42,1%**
Financial Result	**(56.522)**	**(25.468)**	**121,9%**
Financial expenses	(81.869)	(48.297)	69,5%
Financial income	25.347	22.829	11,0%
EBT	**134.678**	**109.096**	**23,4%**
Income tax and social contribution	**(23.302)**	**(11.985)**	**94,4%**
Current	(22.718)	(7.724)	194,1%
Deferred	(584)	(4.261)	-86,3%
Net profit	**111.376**	**97.111**	**14,7%**
Net profit of controlling shareholders	**111.254**	**96.984**	**14,7%**
Net profit of non controlling shareholders	**123**	**127**	**-3,1%**

LOG SUMARÉ

Balance Sheet

ASSETS	3Q25	3Q24	VAR. %
Current assets			
Cash and cash equivalents	592.783	404.091	46,7%
Marketable securities	250.292	200.419	24,9%
Inventory	-	168.351	-100,0%
Accounts receivable	379.001	410.887	-7,8%
Tax to recover	34.663	37.836	-8,4%
Derivative instruments	-	-	0,0%
Other current assets	10.772	7.823	37,7%
Total current assets	**1.267.511**	**1.229.407**	**3,1%**
Non-current assets held for sale	**-**	**-**	**0,0%**
Noncurrent assets			
Marketable securities	238.958	230.830	3,5%
Derivative instruments	74.048	67.963	9,0%
Receivables	347.651	335.262	3,7%
Credits with related companies	-	-	0,0%
Prepaid expenses	15.043	12.792	17,6%
Recoverable taxes	35.112	34.712	1,2%
Deferred Income tax and social contribution	110.292	111.902	-1,4%
Others	18.808	18.377	2,3%
Investment in joint ventures	155.179	155.299	-0,1%
Investment property	4.868.808	4.463.939	9,1%
Property and equipment	15.241	15.654	-2,6%
Intangible assets	13.847	11.304	22,5%
TOTAL NONCURRENT ASSETS	**5.892.987**	**5.458.034**	**8,0%**
TOTAL ASSETS	**7.160.498**	**6.687.441**	**7,1%**

LIABILITIES	3Q25	3Q24	VAR. %
Current liabilities			
Suppliers	51.228	56.464	-9,3%
Loans and debentures	625.445	292.358	113,9%
Derivative instruments	-	-	0,0%
Salaries, charges and benefits	20.695	17.759	16,5%
Taxes and contributions payable	59.785	39.027	53,2%
Land payables	92.225	65.302	41,2%
Swap	70.089	77.443	-9,5%
Advances from customers	1.376	251.354	-99,5%
Dividends payable	-	-	0,0%
Others	37.534	45.641	-17,8%
Total current liabilities	**958.377**	**845.348**	**13,4%**
Noncurrent liabilities			
Lease liability	121.632	174.348	-30,2%
Loans and debentures	1.900.010	1.661.690	14,3%
Derivative instruments	7.625	-	0,0%
Land payables	19.236	12.975	48,3%
Land Swap	136.426	101.220	34,8%
Deferred taxes	154.039	142.246	8,3%
Provision	-	1.021	-100,0%
Others	11.329	14.232	-20,4%
Total noncurrent liabilities	2.350.297	2.107.732	11,5%
Equity			**VAR. %**
Shareholders of the company	3.832.179	3.715.336	3,1%
Noncontrolling interests	19.645	19.025	3,3%
TOTAL EQUITY	**3.851.824**	**3.734.361**	**3,1%**
TOTAL LIABILITIES & EQUITY	**7.160.498**	**6.687.441**	**7,1%**

Cash Flow Statement

IN THOUSAND BRL	3Q25	3Q24	VAR. %
CASH FLOW FROM OPERATING ACTIVITIES			
Profit for the period	111.378	97.111	14,7%
Reconciliation of profit to cash generated by op. activities	(87.897)	(57.609)	52,6%
Decrease (increase) in operating assets	278.696	(2.737)	-10282,5%
Increase (decrease) in operating liabilities	(270.263)	(10.293)	2525,7%
Income tax and social contribution paid	(22.345)	(7.630)	192,9%
Net cash generated/used in operating activities	**9.569**	**18.842**	**-49,2%**
CASH FLOW FROM INVESTMENT ACTIVITIES			
Increase in / acquisition of investments	(12)	(246)	-95,1%
Decrease in marketable securities	201.262	351.801	-42,8%
Increase in marketable securities	(264.386)	(100.028)	164,3%
Dividends received from subsidiaries	350	-	0,0%
Proceeds from sale of subsidiaries/land	510.318	457.669	11,5%
Acquisition of investment properties	(195.632)	(218.270)	-10,4%
Others	(1.711)	(1.835)	-6,8%
Net cash generated/used in investing activities	**250.189**	**489.091**	**-48,8%**
CASH FLOW FROM FINANCING ACTIVITIES			
Proceeds from loans, financing and debentures, net	298.315	14.628	1939,3%
Amortization of loans, financing and debentures	(112.499)	(89.281)	26,0%
Interest paid	(114.723)	(82.976)	38,3%
Lease payments	(262)	(314)	-16,6%
Payment of dividends	(20.653)	-	0,0%
(Payment) receivable from derivative	2.155	(15.660)	-113,8%
Disposal (acquisition) of treasury shares	-	(154.638)	-100,0%
Proceeds from the exercise of stock options	-	-	0,0%
Distributions/Investments from noncontrolling shareholders	(2)	4.218	-100,0%
Net cash generated/used in financing activities	**52.331**	**(324.023)**	**-116,2%**
Increase/Decrease in cash and cash equivalents	**312.089**	**183.910**	**69,7%**
CASH AND CASH EQUIVALENTS			
At the beginning of the period	**280.694**	**220.181**	**27,5%**
At the end of the period	**592.783**	**404.091**	**46,7%**

INVESTOR RELATIONS

Earnings
Release

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CFO & Investor Relations Officer

HENRIQUE SCHUFFNER
Investor Relations Director

IVAN CAMARA
Investor Relations Specialist

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