EARNINGS release 2Q26

Log Commercial Properties e Participações S.A. (the "Company" or "Log") (B3: LOGG3), one of the largest developers and lessors of Class A logistics warehouses in Brazil, announces its results for the second quarter of 2026. All figures are presented and compared to the same period of the previous year, unless otherwise specified, and have been rounded to the nearest thousand. When compared to the financial statements, they may present slight discrepancies due to rounding.

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Management Comments

Shareholder value creation

(i) Capital reallocation

Log continues to execute its capital management strategy to create value for shareholders. In this context, the Company recently announced the sale of the LOG Recife II asset for R$ 210 million, a transaction completed at a 41% gross margin and in line with NAV. Year-to-date, upon closing of the transaction, the **Company will have completed approximately R$ 1.3 billion in asset sales, corresponding to the recycling of 388.2 thousand sqm of GLA**, with an average gross margin of 33.7%, consistently in line with NAV.

During 2026, the **Company generated R$ 1.49 billion in cash and marketable securities from asset sales and from the accelerated monetization of R$ 432 million from the outstanding receivables balance related to prior asset sales**. This strong cash generation not only funded the Capex planned for 2026, but also enabled the **distribution of R$ 295.8 million in dividends to shareholders.** As of June 30, the company's LTM Dividend Yield stood at 25%.

Log remains committed to capital efficiency in order to enhance value creation for shareholders, recalibrating its strategies for growth in book value per share and cash distributions to shareholders. By optimizing both equity value appreciation and dividend distributions, the Company seeks to **maximize total shareholder return**, regardless of the economic cycle.

(ii) Financial Efficiency

Log has continued to advance its strategy of securing construction financing through regional development credit facilities. This initiative broadens the Company's funding alternatives, strengthens its capital structure, and supports new investments, with the prospect of reducing the company’s average cost of debt through financing rates significantly below prevailing market levels.

Over the next five years, Log estimates a funding potential of approximately R$ 1 billion, linked to the development of 17 projects, totaling 915 thousand sqm of GLA. Of this amount, 8 projects have already received preliminary approval, securing project eligibility and the indicative allocation of funding resources.

More than an additional source of funding to support the execution of the Log 2 Million Program, this financing modality represents an important value creation lever. As it is progressively implemented, this initiative will structurally reduce the cost of capital of the developments, increasing the company's flexibility to decide whether to recycle or retain assets, while consistently prioritizing the alternative that offers the highest risk-adjusted return.

This initiative reinforces one of Log's key competitive advantages: its ability to access long-term financing sources under differentiated conditions, preserving liquidity, reducing its average cost of capital, and expanding its investment capacity without compromising the Company's financial strength.

Operational excellence that supports growth

The Company continues to benefit from the strong fundamentals of the Brazilian logistics market. The structural expansion of e-commerce, the increasing sophistication of supply chains, the scarcity of Class A assets, and rental rate appreciation continue to support consistent demand for high-quality logistics facilities, expanding value creation opportunities through capital recycling.

The results for the first half of 2026 highlight Log's ability to translate its investment strategy into consistent operational performance. High execution efficiency, combined with the quality of its portfolio, continues to be one of the Company's key competitive advantages.

In 2Q26, Log **delivered 82 thousand sqm of GLA**, bringing total deliveries in the first half of the year to 147 thousand sqm of GLA across four developments. All projects were completed with 100% pre-leasing, reflecting the strong demand for the Company's assets and the effectiveness of its market selection strategy.

On the leasing front, **gross absorption reached 108 thousand sqm in 2Q26 and 294 thousand sqm in the first half of the year**, 24.5% above the level recorded in the same period of 2025. **Average rent reached R$ 25.03/sqm, up 17.8% over the last 12 months**. Same Client Rent (SCR) increased by 1.8% above inflation, highlighting LOG's pricing power. **Vacancy remained at 1.02%,** one of the lowest levels in the sector, supported by a broad and diversified tenant base and **net default rates below 0.5%**.

The services platform continued to expand strongly. By the end of the first half of the year, Log **managed approximately 3.0 million sqm of GLA**, representing year-over-year growth of 24.3%. **Net service revenue increased by 76%, reaching a record R$ 15.8 million**, driven by the diversification of service offerings and the expansion of GLA under management.

The consistency of these results reaffirms LOG's ability to execute its strategy with a high level of operational and commercial efficiency. The combination of disciplined execution, portfolio quality, and strong demand for the company's assets strengthens its competitive position and provides a solid foundation to support the next growth cycle.

Growth with Scale and Discipline: Executing the Log 2 Million Plan

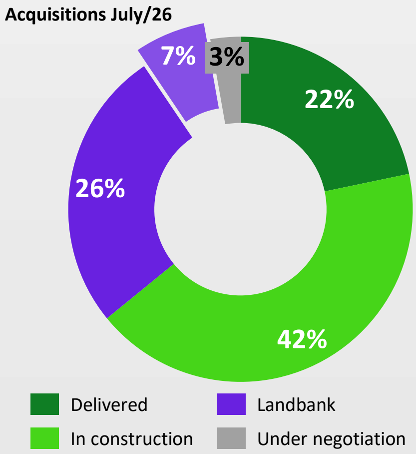
Log continues to make consistent progress in the execution of the Log 2 Million Program, expanding its development pipeline and reinforcing its ability to capture the growing demand for high-quality logistics assets.

In 2Q26, the Company commenced the construction of 148 thousand sqm of GLA, increasing its **total development pipeline to 848 thousand sqm across 17 active construction sites**, the largest simultaneous development volume in LOG's history.

The expansion strategy remains focused on geographic diversification and the careful selection of markets with strong demand potential. Currently, **the developments are spread across 13 states**, with 294 thousand sqm of GLA in the Northeast, 203 thousand sqm in the Southeast, 197 thousand sqm in the South, and 154 thousand sqm in the Midwest, all located in strategic areas within the country's main metropolitan regions.

The **Log 2 Million Program also remains firmly on schedule**. By the end of the quarter, the Company had delivered 434 thousand sqm of GLA, while the remaining pipeline is either under construction, on land already secured, or in the final stages of land acquisition, ensuring a high degree of growth visibility.

Progress: Log 2 Million



Maintaining the largest volume of simultaneous developments in its history underscores LOG's execution capabilities and the strength of its development platform, which is able to respond swiftly to the structural demand for Class A logistics facilities. **Log closed the first half of the year with the largest expansion cycle in its history**, reinforcing confidence in its ability to capture structural demand and continue generating sustainable long-term value for its shareholders.

Financial Highlights

In the quarter, the Company reported a net revenue of R$ 66 million, representing a 7.3% increase compared to the same period of the previous year. Considering the first half of 2026, net revenue totaled R$ 132 million, a 13.05% increase compared to 1H25.

EBITDA for the second quarter was R$ 79.8 million, down 43.2% compared to 2Q25, as a result of a one-off effect due to the asset sale to ILCP11. On the other hand, it reached R$ 264.8 million in the first six months of 2026, a 1.4% growth compared to the same period of 2025.

Leasing EBITDA totaled R$ 56.6 million in the quarter, with an 85.8% margin, up 6.2% compared to the same period of the previous year. In 1H26, leasing EBITDA totaled R$ 112.8 million, a 11.7% increase compared to 1H25.

Development EBITDA totaled R$ 23.2 million in 2Q26, down 73.35% compared to the same period in 2025. In the first half of the year, it reached R$ 152.1 million, a 5.1% decrease. This reduction is the result of a one-off effect due to the asset sale to ILCP11.

In 2Q26, Log reported a net income of R$ 58.7 million. Earnings per share totaled R$ 0.67. In 1H26, the company reported R$ 192.7 million, an increase of 11.1%. Earnings per share totaled R$ 2.20, a 10.7% growth compared to the first half of the prior year. Excluding the one-off effect from the transaction, 2Q26 net income would have totaled R$ 178.2 million, while Earnings per Share would have reached R$ 2.06, representing increases of 104.7% and 103.9%, respectively.

The adjusted net debt to EBITDA ratio stood at 0.8x, the lowest level since 2024, reflecting the company's financial discipline.

In the second quarter of 2026, the SCR was 1.80%, showing growth above inflation for the 16th consecutive quarter.

IN THOUSAND BRL	2Q26	2Q25	VAR. %	6M 2026	6M 2025	VAR. %
Net Revenue	**65.955**	**61.466**	**7,3%**	**132.031**	**116.793**	**13,0%**
Cost of services	(2.531)	(1.406)	80,0%	(4.978)	(2.710)	83,7%
Gross Profit	**63.424**	**60.060**	**5,6%**	**127.053**	**114.083**	**11,4%**
Gross Margin	***96,2%***	***97,7%***	***-1,6 p.p.***	***96,2%***	***97,7%***	***-1,4 p.p.***
Operating Expenses	(15.977)	(15.638)	2,2%	(31.380)	(30.573)	2,6%
Depreciation and amortization	(1.388)	(1.745)	-20,5%	(2.780)	(3.486)	-20,3%
Other income/expenses	(157.423)	(465)	33754,4%	(159.377)	(1.768)	8914,5%
Development of Assets	187.833	94.326	99,1%	322.672	174.823	84,6%
Equity interest	521	299	74,2%	3.076	1.043	194,9%
EBITDA	**79.766**	**140.327**	**-43,2%**	**264.824**	**261.094**	**1,4%**
EBITDA Margin	***120,9%***	***228,3%***	***-107,4 p.p.***	***200,6%***	***223,6%***	***-23,0 p.p.***
Financial Result	(36.546)	(42.519)	-14,0%	(76.465)	(68.565)	11,5%
Taxes	16.884	(8.999)	-287,6%	7.166	(15.614)	-145,9%
Net profit	**58.716**	**87.064**	**-32,6%**	**192.745**	**173.429**	**11,1%**
Net Margin	***89,0%***	***141,6%***	***-52,6 p.p.***	***146,0%***	***148,5%***	***-2,5 p.p.***
Earnings Per Share	**0,67**	**1,00**	**-32,8%**	**2,20**	**1,99**	**10,7%**
Adj. Net Debt/EBITDA	**0,8x**	**1,7x**	**-0,89x**	**0,8x**	**1,7x**	**-0,89x**
Capex	**167.990**	**160.289**	**4,8%**	**341.400**	**332.098**	**2,8%**
GLA delivered %Log (sqm)	**722.888**	**1.060.609**	**-31,8%**	**722.888**	**1.060.609**	**-31,8%**
Average ticket (BRL/month)	**25,03**	**21,25**	**17,8%**	**24,44**	**21,17**	**15,4%**
Stabilized vacancy (%)	**1,02%**	**0,93%**	**9,7%**	**1,02%**	**0,93%**	**9,7%**

Operational Highlights

Deliveries:

81.5 **th. sqm of GLA**

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

Pre-leased:

100%

Leased, demonstrating strong demand and market confidence

Stabilized vacancy:

1.02%

Significantly lower than the industry average of 5.7%

Gross absorption:

108.1 **th. sqm of GLA**

Maintaining a high level of absorption.

Same Client Rent:

1.80%

Above inflation for the 16th consecutive quarter

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

Integrated Operations

Geographic Diversification

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.

69 tenants in 101 active contracts

Highly diversified across sectors

Stabilized vacancy rate of 1.02%

Average ticket of R$ 25.03 per sqm of GLA

Price pass-through above inflation for the 16th consecutive quarter with SCR of 1.80%

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.

81.5 thousand sqm of GLA delivered in the quarter

New additions 100% leased

Gross absorption of 108.1 thousand sqm of GLA in 2Q26

Integrated Operations

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

Nationwide price standardization

Flight to Quality as a growth driver

Click here to understand about LOG's Business Cycle

Operational Portfolio

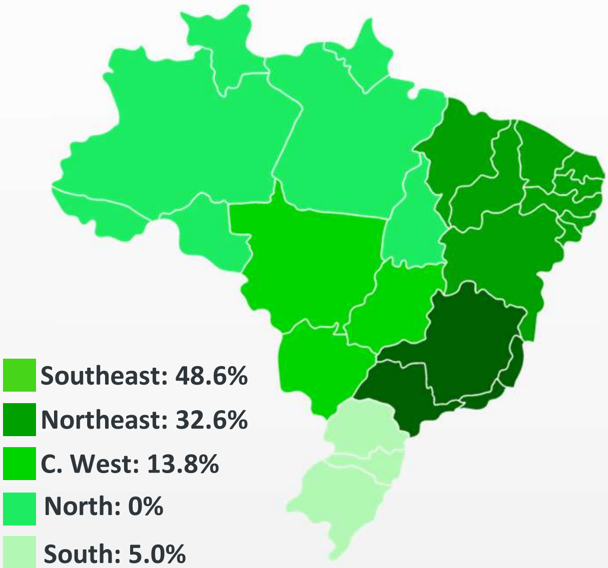
Delivery of 81.5 thousand sqm in 2Q26, with 100% pre-leased.

Deliveries 2026

IN SQM OF GLA	Quarter	% Total
LOG Campo Grande - G2	1Q26	27.388
LOG Cariacica - G1	1Q26	38.114
1Q26 Total		**65.502**
LOG Gravataí II	2Q26	45.265
LOG São José do Rio Preto	2Q26	36.256
2Q26 Total		**81.521**
2026 YTD Total		**147.023**

The company delivered 147 thousand sqm of GLA in 1H26, across the states of Espírito Santo, Mato Grosso do Sul, Rio Grande do Sul and São Paulo.

Portfolio Representation Delivered by Region (% Log)



Portfolio per Class

IN SQM OF GLA (%Log)	2Q26	1Q26	2Q25
Delivered	722.888	983.812	1.060.609
In construction	732.014	659.060	229.820
Landbank	458.969	581.070	758.846
Total	**1.913.872**	**2.223.942**	**2.049.274**

Portfolio (in Thousand GLA %LOG)

Period	Start	Deliveries	Sales	End	Occupancy	Stabilized Vacancy	Total Vacancy	Brazil Vacancy[1]
2Q25	1.026	35	-	**1.061**	97,4%	0,93%	2,57%	7,7%
3Q25	1.061	37	143	**954**	98,0%	0,81%	1,97%	7,4%
4Q25	954	85	111	**929**	97,0%	0,88%	3,05%	7,2%
1Q26	929	55	-	**984**	97,8%	1,38%	2,19%	6,5%
2Q26	984	73	334	**723**	99,0%	1,02%	1,02%	5,7%

Income Statement (IS)

Company Segmentation

Lease:

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 2Q26[1]

IN THOUSAND BRL	2Q26			2Q25			2Q26x2Q25
	CONSOLIDATED	LEASE	DEVELOPMENT	CONSOLIDATED	LEASE	DEVELOPMENT	CONSOLIDATED VARIATION
Net revenue	**65.955**	**65.955**	**-**	**61.466**	**61.466**	**-**	**7,3%**
Costs of services	(2.531)	(2.531)	-	(1.406)	(1.406)	-	80,0%
Gross profit	**63.424**	**63.424**	**-**	**60.060**	**60.060**	**-**	**5,6%**
Gross Margin	***96,2%***	***96,2%***	-	***97,7%***	***97,7%***	-	***-1,6 p.p.***
Op. and development expenses	**14.433**	**(7.594)**	**22.026**	**78.224**	**(7.654)**	**85.877**	**-81,5%**
G&A expenses	*(11.176)*	*(3.763)*	*(7.413)*	*(10.873)*	*(3.881)*	*(6.992)*	*2,8%*
Selling expenses	*(3.414)*	*(2.789)*	*(625)*	*(3.019)*	*(2.631)*	*(388)*	*13,1%*
Other income/expenses	*(157.423)*	*(275)*	*(157.148)*	*(465)*	*(250)*	*(215)*	*33754,4%*
Development of Assets	*187.833*	-	*187.833*	*94.326*	-	*94.326*	*99,1%*
D&A	*(1.388)*	*(768)*	*(620)*	*(1.745)*	*(892)*	*(853)*	*-20,5%*
Equity interest	***521***	***(34)***	***555***	***299***	***(34)***	***333***	***74,2%***
EBITDA	**79.766**	**56.564**	**23.202**	**140.327**	**53.264**	**87.063**	**-43,2%**
EBITDA margin	***120,9%***	***85,8%***	-	***228,3%***	***86,7%***	-	***-107,4 p.p.***
Financial result	**(36.546)**	**(33.668)**	**(2.878)**	**(42.519)**	**(28.225)**	**(14.294)**	**-14,0%**
Financial Expenses	*(106.946)*	*(45.412)*	*(61.534)*	*(70.185)*	*(46.337)*	*(23.848)*	*52,4%*
Financial income	*70.400*	*11.744*	*58.656*	*27.666*	*18.112*	*9.554*	*154,5%*
EBT	**41.831**	**22.128**	**19.703**	**96.064**	**24.147**	**71.917**	**-56,5%**
Taxes	**16.884**	**(3.114)**	**19.998**	**(8.999)**	**(4.432)**	**(4.567)**	**-287,6%**
Current taxes	*(15.441)*	*(3.457)*	*(11.984)*	*(5.107)*	*(3.963)*	*(1.144)*	*202,3%*
Deferred taxes	*32.325*	*343*	*31.982*	*(3.892)*	*(468)*	*(3.424)*	*-930,5%*
Net income	**58.716**	**19.014**	**39.702**	**87.064**	**19.715**	**67.349**	**-32,6%**
Net margin	***89,0%***	***28,8%***	-	***141,6%***	***32,1%***	-	***-52,6 p.p.***

Income Statement (IS)

Company Segmentation

Lease:

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 6M26[1]

IN THOUSAND BRL	6M 2026			6M 2025			YTD
	CONSOLIDATED	LEASE	DEVELOPMENT	CONSOLIDATED	LEASE	DEVELOPMENT	CONSOLIDATED VARIATION
Net revenue	**132.031**	**132.031**	**-**	**116.793**	**116.793**	**-**	**13,0%**
Costs of services	(4.978)	(4.978)	-	(2.710)	(2.710)	-	83,7%
Gross profit	**127.053**	**127.053**	**-**	**114.083**	**114.083**	**-**	**11,4%**
Gross Margin	***96,2%***	***96,2%***	***-***	***97,7%***	***97,7%***	***-***	***-1,4 p.p.***
Op. and development expenses	**131.914**	**(15.828)**	**147.742**	**142.483**	**(14.937)**	**157.420**	**-7,4%**
G&A expenses	*(21.902)*	*(7.349)*	*(14.553)*	*(21.666)*	*(7.739)*	*(13.927)*	*1,1%*
Selling expenses	*(6.699)*	*(5.741)*	*(958)*	*(5.420)*	*(4.903)*	*(517)*	*23,6%*
Other income/expenses	*(159.377)*	*(1.203)*	*(158.174)*	*(1.768)*	*(509)*	*(1.259)*	*8914,5%*
Development of Assets	*322.672*	*-*	*322.672*	*174.823*	*-*	*174.823*	*84,6%*
D&A	(2.780)	(1.536)	(1.244)	(3.486)	(1.786)	(1.700)	-20,3%
Equity interest	***3.076***	***(7)***	***3.083***	***1.043***	***(4)***	***1.047***	***194,9%***
EBITDA	**264.824**	**112.754**	**152.070**	**261.094**	**100.928**	**160.165**	**1,4%**
EBITDA margin	***200,6%***	***85,4%***	***-***	***223,6%***	***86,4%***	***-***	***-23,0 p.p.***
Financial result	**(76.465)**	**(68.394)**	**(8.071)**	**(68.565)**	**(45.159)**	**(23.406)**	**11,5%**
Financial Expenses	*(182.889)*	*(90.778)*	*(92.111)*	*(127.477)*	*(82.115)*	*(45.362)*	*43,5%*
Financial income	*106.424*	*22.384*	*84.040*	*58.912*	*36.956*	*21.956*	*80,6%*
EBT	**185.578**	**42.824**	**142.755**	**189.044**	**53.984**	**135.060**	**-1,8%**
Taxes	**7.166**	**(6.550)**	**13.716**	**(15.614)**	**(7.804)**	**(7.810)**	**-145,9%**
Current taxes	*(31.097)*	*(7.283)*	*(23.814)*	*(14.940)*	*(6.869)*	*(8.071)*	*108,1%*
Deferred taxes	*38.263*	*733*	*37.530*	*(674)*	*(934)*	*260*	*-5777,0%*
Net income	**192.745**	**36.274**	**156.472**	**173.429**	**46.180**	**127.249**	**11,1%**
Net margin	***146,0%***	***27,5%***	***-***	***148,5%***	***39,5%***	***-***	***-2,5 p.p.***

Revenue

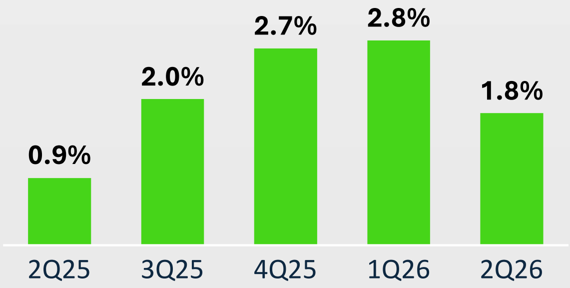
Net Revenue of R$ 66 million in the Quarter

IN THOUSAND BRL	2Q26	2Q25	VAR. %	6M 2026	6M 2025	VAR. %
Gross Revenue from leases ex. linearization	60.131	55.137	9,1%	119.390	104.573	14,2%
Revenue linearization	2.037	4.963	-59,0%	4.074	9.584	-57,5%
Gross Revenue from leases	**62.168**	**60.099**	**3,4%**	**123.464**	**114.156**	**8,2%**
Leases Taxes	(3.729)	(3.307)	12,8%	(7.276)	(6.337)	14,8%
Other revenues (Log Adm, REIT, Energy, etc.)	8.648	5.350	61,6%	18.177	10.283	76,8%
Taxes of other revenues	(1.132)	(676)	67,5%	(2.334)	(1.309)	78,3%
Net Revenue	**65.955**	**61.466**	**7,3%**	**132.031**	**116.793**	**13,0%**

Net revenue totaled R$ 66 million in the quarter, representing a 7.3% increase compared to the same period of the previous year.

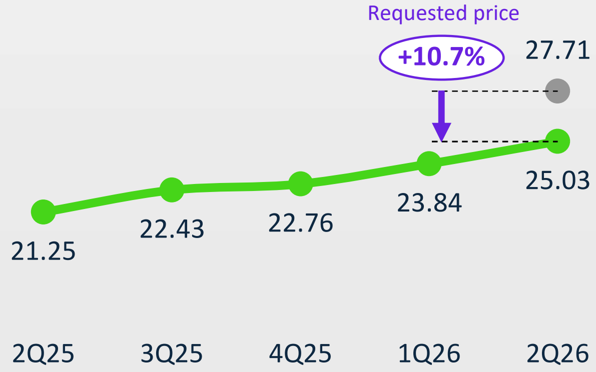
Same Client Rent above inflation for the 16th Consecutive Quarter

Same Client Rent evolution
(Growth in real terms)



Potential 10.7% upside in ticket price, based on current requested ticket

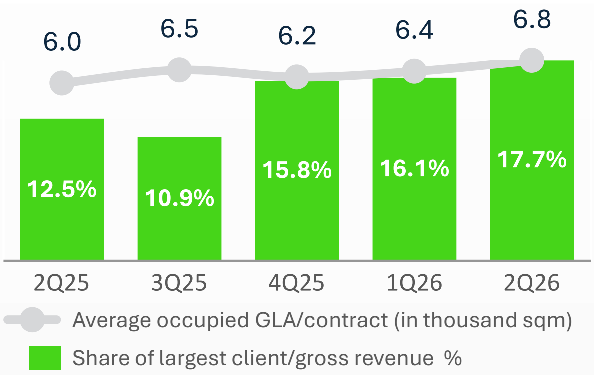
Average Ticket evolution



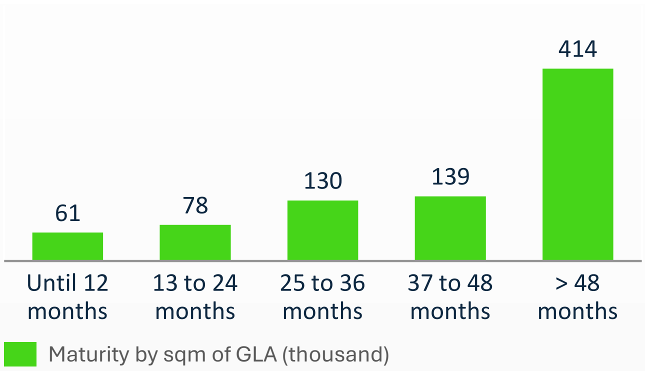
Log continuously reviews its lease renewal base, aiming to align rents with market demand and with the levels of top-tier logistics assets. Based on current market rental rates, without considering further real gains, new renegotiation phases are expected to begin in 2027 and 2028.

Revenue

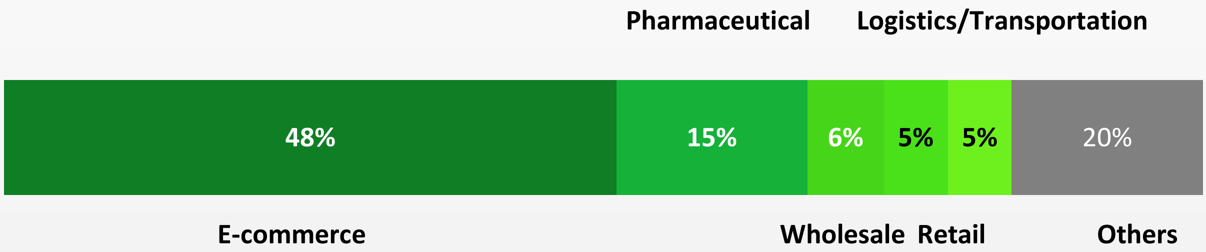
Tenants Concentration



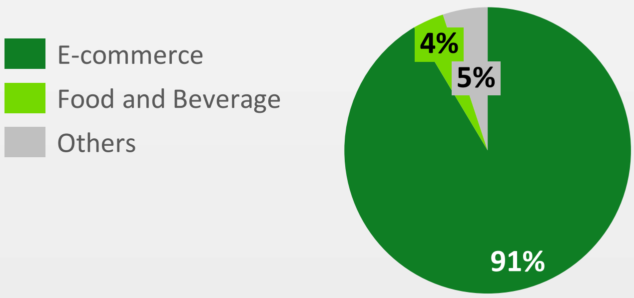
Contract Maturity Schedule



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 108.1 thousand sqm of GLA in the quarter.

Increase in Gross Service Profit by 53%

IN THOUSAND BRL	2Q26	2Q25	VAR. %	6M 2026	6M 2025	VAR. %
Net Revenue - Services (Log ADM, REIT, Energy, etc.)	**7.516**	**4.674**	**60,8%**	**15.843**	**8.974**	**76,5%**
Services Cost	(2.531)	(1.406)	80,0%	(4.978)	(2.710)	83,7%
Services Gross profit	**4.985**	**3.268**	**52,5%**	**10.865**	**6.264**	**73,5%**
Services Gross Margin	***66,3%***	***69,9%***	***-3,6 p.p.***	***68,6%***	***69,8%***	***-1,2 p.p.***

In 2Q26, service revenue totaled R$ 7.5 million, representing a significant increase of 60.8% compared to the second quarter of 2025, and already accounting for 60% of the Company's SG&A. Gross service profit rose 52.5% compared to 2Q25.

This is a recurring revenue stream that generates long-term value for the business and is increasingly becoming an important driver of operational and capital efficiency.

Operating Expenses

IN THOUSAND BRL	2Q26	2Q25	VAR. %	6M 2026	6M 2025	VAR. %
Gross Profit	**63.424**	**60.060**	**5,6%**	**127.053**	**114.083**	**11,4%**
Operating Expenses	**(15.977)**	**(15.638)**	**2,2%**	**(31.380)**	**(30.573)**	**2,6%**
Selling expenses	*(2.837)*	*(2.300)*	*23,3%*	*(5.488)*	*(3.928)*	*39,7%*
Vacancy expenses	*(577)*	*(753)*	*-23,4%*	*(1.211)*	*(1.526)*	*-20,6%*
G&A expenses	*(11.175)*	*(10.840)*	*3,1%*	*(21.901)*	*(21.633)*	*1,2%*
D&A	*(1.388)*	*(1.745)*	*-20,5%*	*(2.780)*	*(3.486)*	*-20,3%*
Other income/expenses	**(157.423)**	**(465)**	**33754,4%**	**(159.377)**	**(1.768)**	***8914,5%***
Development of assets	**187.833**	**94.326**	**99,1%**	**322.672**	**174.823**	***84,6%***
Equity interest	**521**	**299**	**74,2%**	**3.076**	**1.043**	**194,9%**
EBIT	**78.378**	**138.582**	**-43,4%**	**262.044**	**257.608**	**1,7%**

Operating expenses totaled R$ 16 million in 2Q26, a 2.2% increase compared to the same period of the previous year. Revenue from development of assets totaled R$ 187.8 million, 99.1% higher than in the same quarter of the previous year, driven by the increase in the volume of new projects initiated.

Operating expenses were impacted by a one-off effect related to the significant asset sale transaction with ILCP11, resulting in the recognition of structuring costs, PIS/COFINS taxes, ITBI (property transfer tax), and other transaction-related expenses.

Excluding the one-off effect on other expenses, EBIT for the quarter totaled R$ 223.8 million, up 61.5% compared to the same period of 2025. For the six-month period, EBIT would have totaled R$ 407.5 million, representing a 58.2% increase compared to EBIT in 1H25.

EBITDA

IN THOUSAND BRL	2Q26	2Q25	VAR. %	6M 2026	6M 2025	VAR. %
EBIT	**78.378**	**138.582**	**-43,4%**	**262.044**	**257.608**	**1,7%**
D&A	**1.388**	**1.745**	**-20,5%**	**2.780**	**3.486**	**-20,3%**
Lease Activity	*56.564*	*53.264*	*6,2%*	*112.754*	*100.928*	*11,7%*
Development Activity	*23.202*	*87.063*	*-73,3%*	*152.070*	*160.165*	*-5,1%*
EBITDA	**79.766**	**140.327**	**-43,2%**	**264.824**	**261.094**	**1,4%**

Excluding the one-off effect from the portfolio sale to ILCP, EBITDA for the quarter was R$ 225.2 million, up 60.5% compared to 2Q25 EBITDA. For the six-month period, EBITDA excluding one-off effects would have reached R$ 410.3 million, up 57.1% compared to 1H25.

Financial Result

IN THOUSAND BRL	2Q26	2Q25	VAR. %	6M 2026	6M 2025	VAR. %
Financial income	70.400	27.666	154,5%	106.424	58.912	80,6%
Financial expenses	(106.946)	(70.185)	52,4%	(182.889)	(127.477)	43,5%
Financial Result	**(36.546)**	**(42.519)**	**-14,0%**	**(76.465)**	**(68.565)**	**11,5%**

In 2Q26, the Financial Result was R$ (36.5) million, down 14% compared to the same period of the previous year. The change in the Financial Result was primarily driven by the lower cost of debt.

Tax and Social Contribution

IN THOUSAND BRL	2Q26	2Q25	VAR. %	6M 2026	6M 2025	VAR. %
Current	(15.441)	(5.107)	202,3%	(31.097)	(14.940)	108,1%
Deferred	32.325	(3.892)	-930,5%	38.263	(674)	-5777,0%
Deferred from Operation	*(420)*	*(472)*	*-11,0%*	*10.445*	*5.746*	*81,8%*
Deferred from Development	*32.744*	*(3.420)*	*-1057,4%*	*27.817*	*(6.420)*	*-533,3%*
Taxes & Social Contribution	**16.884**	**(8.999)**	**-287,6%**	**7.166**	**(15.614)**	**-145,9%**

In 2Q26, recognized taxes totaled a credit of R$ 16.9 million, compared to a debt of R$ 9 million in 2Q25. This result was positively impacted by the sale of the asset portfolio to ILCP11, partially carried out through SPE units, generating a R$ 30 million cash effect as a result of utilizing the Holding Company's current tax loss carryforwards. This practice will be actively pursued by the Company's management going forward in order to enhance tax efficiency.

Net Income

IN THOUSAND BRL	2Q26	2Q25	VAR. %	6M 2026	6M 2025	VAR. %
Lease Activity	*19.014*	*19.715*	*-3,6%*	*36.274*	*46.180*	*-21,5%*
Development Activity	*39.702*	*67.349*	*-41,0%*	*156.472*	*127.249*	*23,0%*
Net Income	**58.716**	**87.064**	**-32,6%**	**192.745**	**173.429**	**11,1%**

In 2Q26, the Company reported net income of R$ 58.7 million, 32.6% lower than in the same quarter of the previous year. In the semester, it totaled R$ 192.7 million, up 11.1% compared to the first semester of 2025.

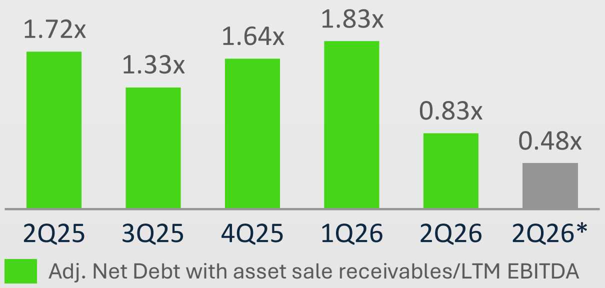
Excluding the net one-off effect related to the portfolio sale to ILCP11, 2Q26 net income would have totaled R$ 178.2 million, representing a 104.7% increase compared to 2Q25. Under the same conditions, net income for the first half of 2026 would have reached R$ 312.2 million, up 80.0% compared to 1H25.

Indebtedness

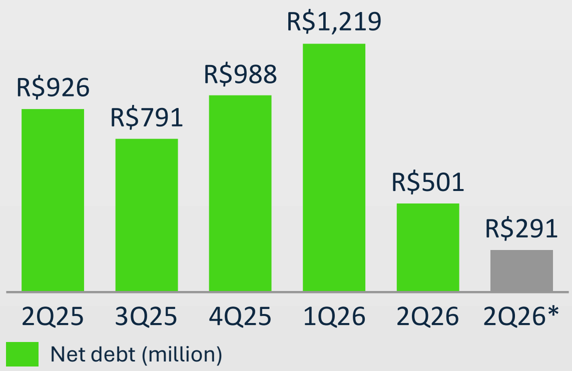
IN THOUSAND BRL	2Q26	2Q25	VAR. %
Net debt	**848.825**	**1.673.723**	**-49,3%**
Loans and financing	*2.130.316*	*2.370.934*	*-10,1%*
Cash, cash eq. & marketable securities	*1.281.491*	*697.211*	*83,8%*
Equity	**3.545.864**	**3.759.744**	**-5,7%**
Net debt / Equity	**23,9%**	**44,5%**	**-20,6 p.p.**
Adjusted net debt	**500.958**	**926.426**	**-45,9%**
Receivables from asset sales	*347.867*	*747.297*	*-53,4%*
Adjusted net debt / Equity	**14,1%**	**24,6%**	**-10,5 p.p.**
Net debt	**848.825**	**1.673.723**	**-49,3%**
LTM EBITDA	**605.782**	**539.597**	**12,3%**
(=) Net debt / EBITDA	**1,4x**	**3,1x**	**-1,7x**
Adjusted net debt	**500.958**	**926.426**	**-45,9%**
LTM EBITDA	**605.782**	**539.597**	**12,3%**
Adjusted net debt / LTM EBITDA	**0,8x**	**1,7x**	**-0,9x**

In 2Q26, adjusted net debt stood at 0.8x LTM EBITDA, the lowest level since 2024. Adjusted net debt ended the period at R$ 501 million. Considering the additional inflows expected with the completion of the asset LOG Recife II, the leverage for the quarter would be only 0.48x.

Adjusted Net Debt / LTM EBITDA



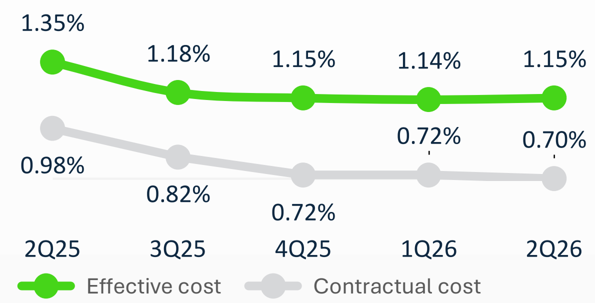
Adjusted Net Debt



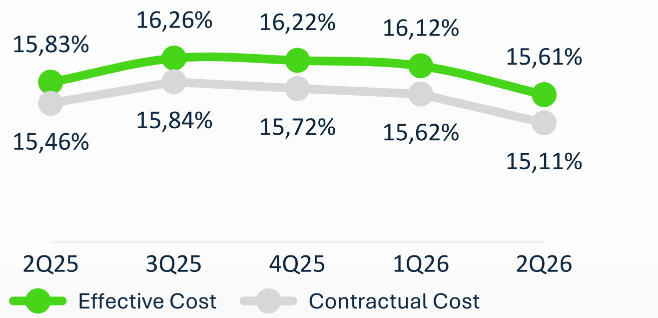
*Pro-forma

Indebtedness

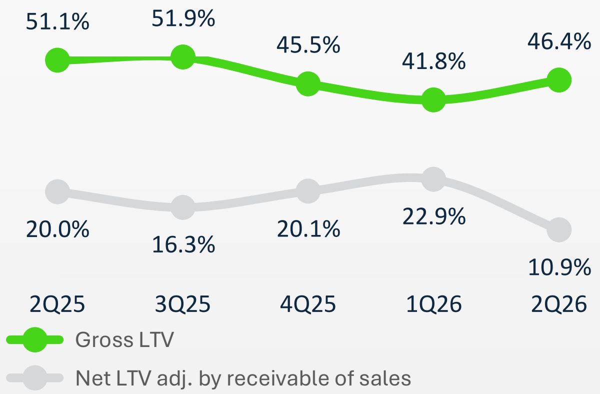
Debt Spread



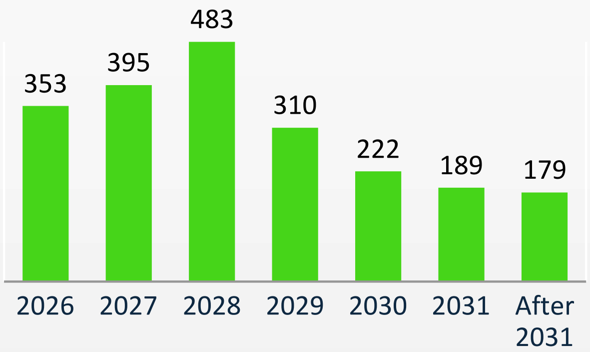
Cost of Debt



Loan to Value (LTV)



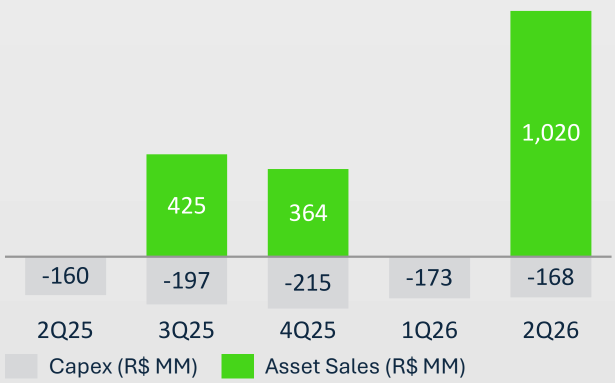
Debt Amortization Schedule



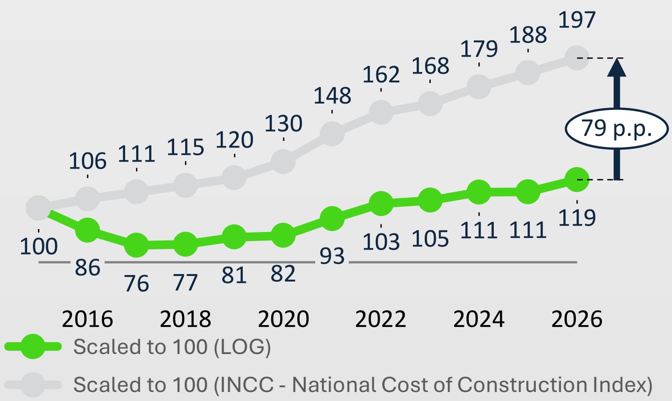
Log actively continues its debt reprofiling program, focusing on smoothing amortization maturities, extending liability duration, and reducing spreads. The consolidated effective cost was CDI + 1.15%, continuing to show a significant reduction compared to the previous year's CDI + 1.35%.

Investments

Asset Sales and CAPEX



Construction Costs Evolution



Capex totaled R$ 168 million in the quarter. The evolution of investments follows the progress of the LOG 2 Million expansion plan, which will be financed, mostly, by asset recycling. As shown in the chart on the right, Log's construction cost remained significantly below the INCC.

Accounts Receivable

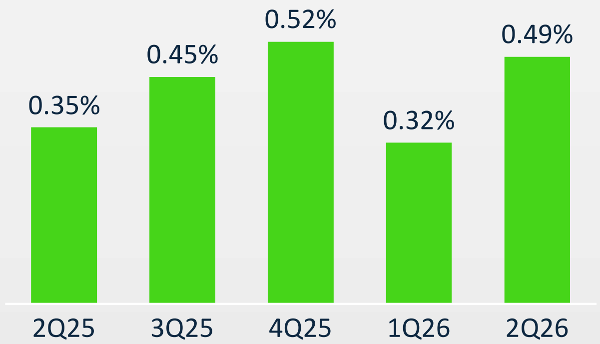
Accumulated Net Delinquency remains at low levels, at just 0.49%

Accounts Receivable:

IN THOUSAND BRL	2Q26	2Q25	VAR. %
Lease of warehouses	56.153	68.051	-17,5%
Asset sales	347.867	747.297	-53,4%
Property management	9.844	3.043	223,5%
Others	6.626	7.961	-16,8%
Accounts Receivable	**420.490**	**826.352**	**-49,1%**

In 2Q26, Log received a total of R$ 141 million in cash related to a receivables acceleration transaction involving asset sales completed in prior periods. This was the fourth asset sale receivables acceleration transaction executed since December 2025, totaling R$ 467 million in cash generation and further optimizing the company's capital structure.

Cumulative Net Delinquency



Asset Value

Investment Properties (IP)

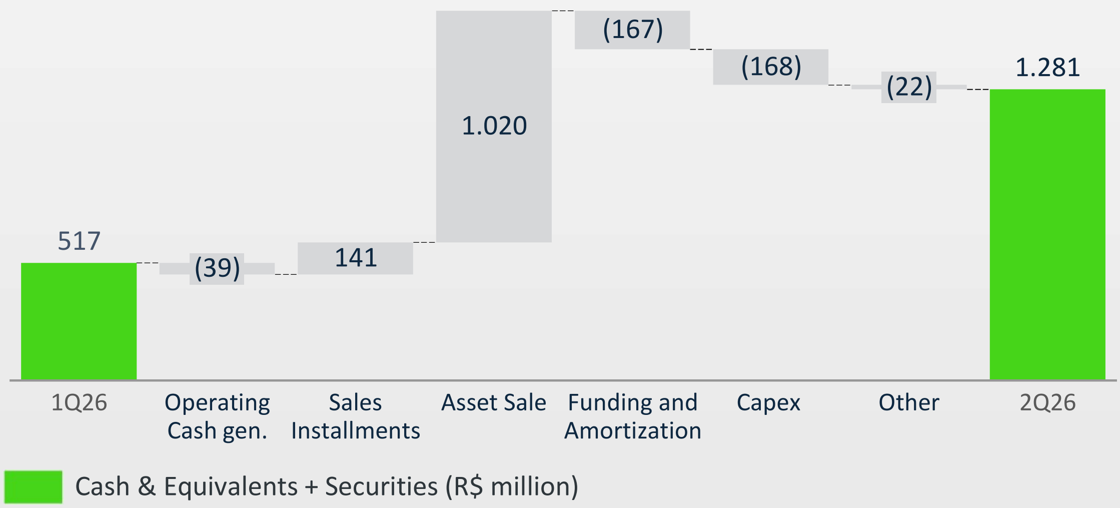
IP by Category

IN THOUSAND BRL	2Q26	2Q25	VAR. %
Landbank	163.832	313.226	-47,7%
Projects under development	2.254.967	1.241.776	81,6%
Projects delivered	2.168.570	3.090.003	-29,8%
Cost	*1.382.370*	*1.992.661*	*-30,6%*
Fair value	*786.200*	*1.097.342*	*-28,4%*
Investment Properties	**4.587.369**	**4.645.005**	**-1,2%**

NAV

IN THOUSAND BRL	2Q26
Investment Properties	4.587.369
Investees	73.919
Assets held for sale	26.113
Market Value of Assets	**4.687.401**
Net debt	(848.825)
Swaps + land to be paid	(363.381)
Dividends payable	(250.000)
Accounts receivable (sale of assets)	347.867
Cash from Subsidiaries %Log	367
NAV	**3.573.429**
Qty of ex-Treasury shares (thousand)	87.429
NAV / Share	40,87
Share Price	25,80
Discount for NAV	**37%**

Cash Flow



Quarterly dividend distribution

In this quarter, LOG approved the distribution of R$ 13.94 million in dividends, equivalent to 25% of the adjusted net income for the period, totaling R$ 0.159 per share. Payment will be made on October 1, 2026.

Income Statement

In thousand BRL	2Q26	2Q25	VAR. %	6M 2026	6M 2025	VAR. %
Net revenue	**65.955**	**61.466**	**7,3%**	**132.031**	**116.793**	**13,0%**
Costs of services provided	(2.531)	(1.406)	80,0%	(4.978)	(2.710)	83,7%
Gross profit	**63.424**	**60.060**	**5,6%**	**127.053**	**114.083**	**11,4%**
Operating expenses	**14.433**	**78.223**	**-81,5%**	**131.915**	**142.482**	**-7,4%**
Selling expenses	(3.425)	(3.053)	12,2%	(6.721)	(5.454)	23,2%
General and administrative expenses	(12.552)	(12.585)	-0,3%	(21.901)	(25.119)	-12,8%
Other operating expenses	(157.423)	(465)	33754,4%	(159.377)	(1.768)	8914,5%
Development of assets	187.833	94.326	99,1%	322.672	174.823	84,6%
Equity interest	**521**	**299**	**74,2%**	**3.076**	**1.043**	**194,9%**
EBIT	**78.378**	**138.582**	**-43,4%**	**262.044**	**257.608**	**1,7%**
Financial Result	**(36.546)**	**(42.519)**	**-14,0%**	**(76.465)**	**(68.565)**	**11,5%**
Financial expenses	(106.946)	(70.185)	52,4%	(182.889)	(127.477)	43,5%
Financial income	70.400	27.666	154,5%	106.424	58.912	80,6%
EBT	**41.832**	**96.063**	**-56,5%**	**185.579**	**189.043**	**-1,8%**
Income tax and social contribution	**16.884**	**(8.999)**	**-287,6%**	**7.166**	**(15.614)**	**-145,9%**
Current	(15.441)	(5.107)	202,3%	(31.097)	(14.940)	108,1%
Deferred	32.325	(3.892)	-930,5%	38.263	(674)	-5777,0%
Net profit	**58.716**	**87.064**	**-32,6%**	**192.745**	**173.429**	**11,1%**
Net profit of controlling shareholders	**58.694**	**86.958**	**-32,5%**	**192.729**	**173.271**	**11,2%**
Net profit of non controlling shareholders	**22**	**106**	**-79,2%**	**16**	**158**	**-89,9%**

LOG BELÉM

Balance Sheet

ASSETS	2Q26	4Q25	VAR. %
Current assets			
Cash and cash equivalents	429.571	19.468	2106,5%
Marketable securities	722.461	208.182	247,0%
Accounts receivable	349.537	581.756	-39,9%
Recoverable Taxes	30.568	32.750	-6,7%
Anticipated expenses	2.881	2.517	14,5%
Other current assets	4.294	4.113	4,4%
Total current assets	**1.539.312**	**848.786**	**81,4%**
Non-current assets held for sale	**26.113**	**-**	**0,0%**
Noncurrent assets			
Marketable securities	129.459	243.254	-46,8%
Derivative instruments	98.499	73.367	34,3%
Receivables	61.425	265.597	-76,9%
Prepaid expenses	15.039	12.326	22,0%
Recoverable taxes	25.787	37.826	-31,8%
Deferred Income tax and social contribution	121.248	95.510	26,9%
Others	18.471	18.594	-0,7%
Investment in joint ventures	159.552	158.321	0,8%
Investment property	4.587.369	4.918.305	-6,7%
Property and equipment	9.832	3.944	149,3%
Intangible assets	14.863	13.855	7,3%
TOTAL NONCURRENT ASSETS	**5.241.544**	**5.840.899**	**-10,3%**
TOTAL ASSETS	**6.806.969**	**6.689.685**	**1,8%**

LIABILITIES	2Q26	4Q25	VAR. %
Current liabilities			
Accounts payable	71.494	54.123	32,1%
Loans and debentures	550.269	478.364	15,0%
Salaries, charges and benefits	21.769	19.616	11,0%
Taxes payable	62.560	37.970	64,8%
Land payables	100.372	102.639	-2,2%
Land Swap	113.888	67.856	67,8%
Dividends payable	250.000	-	0,0%
Advances from customers	1.721	2.049	-16,0%
Others	63.587	58.002	9,6%
Total current liabilities	**1.235.660**	**820.619**	**50,6%**
Noncurrent liabilities			
Loans and debentures	1.580.047	1.760.393	-10,2%
Derivative instruments	11.222	6.727	66,8%
Land Swap	92.906	127.122	-26,9%
Deferred taxes	118.099	158.006	-25,3%
Land payables	56.215	41.944	34,0%
Lease liability	142.466	134.900	5,6%
Others	24.490	7.258	237,4%
Total noncurrent liabilities	**2.025.445**	**2.236.350**	**-9,4%**
Equity			**VAR. %**
Shareholders of the company	3.519.573	3.606.441	-2,4%
Noncontrolling interests	26.291	26.275	0,1%
TOTAL EQUITY	**3.545.864**	**3.632.716**	**-2,4%**
TOTAL LIABILITIES & EQUITY	**6.806.969**	**6.689.685**	**1,8%**

Cash Flow Statement

IN THOUSAND BRL	2Q26	2Q25	VAR. %
CASH FLOW FROM OPERATING ACTIVITIES			
Profit for the period	58.716	87.064	-32,6%
Reconciliation of profit to cash generated by op. activities	(6.993)	(38.467)	-81,8%
Decrease (increase) in operating assets	(18.739)	(27.991)	-33,1%
Increase (decrease) in operating liabilities	(58.699)	(18.297)	220,8%
Amounts paid for labor, tax and civil risks	(216)	(59)	266,1%
Income tax and social contribution paid	(13.200)	(6.731)	96,1%
Net cash generated/used in operating activities	**(39.131)**	**(4.481)**	**773,3%**
CASH FLOW FROM INVESTMENT ACTIVITIES			
Increase in marketable securities	(683.235)	(87.685)	679,2%
Decrease in marketable securities	308.948	156.332	97,6%
Increase in / acquisition of investments	(202)	(20)	910,0%
Dividends received from subsidiaries	1.050	900	16,7%
Acquisition of investment properties	(165.614)	(158.253)	4,7%
Proceeds from sale of subsidiaries/land	1.161.002	41.964	2666,7%
Others	(2.174)	(2.016)	7,8%
Net cash generated/used in investing activities	**619.775**	**(48.778)**	**-1370,6%**
CASH FLOW FROM FINANCING ACTIVITIES			
Proceeds from loans, financing and debentures, net	98.000	292.229	-66,5%
Amortization of loans, financing and debentures	(183.692)	(1)	18369100,0%
Interest paid	(81.668)	(29.440)	177,4%
Lease payments	(61)	(224)	-72,8%
Payment of dividends	(31.833)	(20.499)	55,3%
Disposal (acquisition) of treasury shares	135	(343)	-139,4%
(Payment) receivable from derivative	(2.395)	165	-1551,5%
Net cash generated/used in financing activities	**(201.514)**	**241.887**	**-183,3%**
Increase/Decrease in cash and cash equivalents	**379.130**	**188.628**	**101,0%**
CASH AND CASH EQUIVALENTS			
At the beginning of the period	**50.441**	**92.066**	**-45,2%**
At the end of the period	**429.571**	**280.694**	**53,0%**

EARNINGS release 2Q26

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