EARNINGS

release log

3Q26



LOG RIO CAMPO GRANDE

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 third 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

Record gross absorption of 495 thousand sqm: profitable growth with the highest *Yield on Cost* in LOG's history

The company recorded **495 thousand sqm of gross absorption, the highest quarterly volume in its history**, equivalent to approximately 30% of national absorption. In the first nine months of 2026, cumulative absorption reached 789 thousand sqm, surpassing the company's annual record ahead of schedule.

The main highlight was the pre-leasing of 488 thousand sqm of GLA, distributed across 14 projects and 11 cities, with an average rent of R$ 28.63/sqm and an average Yield on Cost of 13.8%, the highest in Log's history.

The quality of these contracts is reflected in their solid economic structure. **100% of pre-leasing contracts include rent correction by inflation during the construction phase (90% by INCC and 10% by IPCA), preserving the profitability of the projects during development.**

The excellent commercial performance extends to the projects completed in the quarter, **delivered with 100% occupancy and an average rent of R$ 28.00/sqm**. Furthermore, approximately 77% of the GLA expected for delivery by the end of 2027 is already pre-leased, providing high visibility of future revenues and reducing commercial risks in the pipeline.

The strong operational performance of the quarter demonstrates the strength of Log's integrated business model. The company continues to generate value through its strong relationships with its client base and its capacity to provide services on a national scale through LOG 360.

Average rent exceeds R$ 26/sqm, combining real rental growth and high occupancy

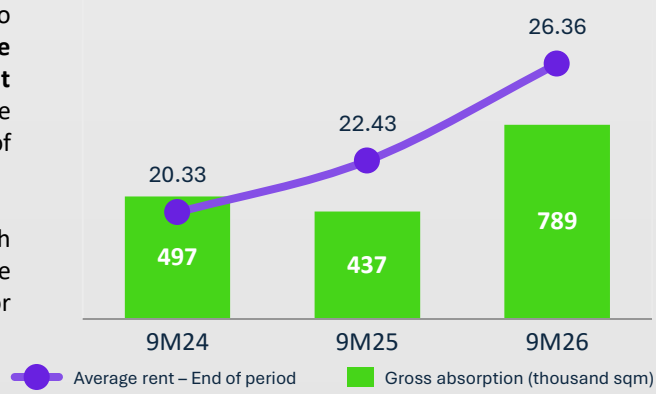
In 3Q26, the portfolio's average rent reached R$ 26.36/sqm, a growth of 17.5% compared to the same period of 2025, accompanied by a vacancy rate of only 1.14%, significantly below the market average of approximately 5%. The Leasing EBITDA margin was 84% in the quarter, demonstrating the company's high operational efficiency.

Geographic diversification also contributes to this performance. The presence in different regions allows the company to meet the demand of clients with national operations and to capture opportunities in markets with limited supply. **In the quarter, 89% of the volume of new leases occurred outside the Southeast region.**

The appreciation of existing contracts also remains consistent. **For the 17th consecutive quarter, the company recorded Same Client Rent growth above inflation**, with a positive spread of 2.49%, preserving the real value of recurring revenues.

The combination of pricing power, high occupancy and cost discipline sustains the portfolio's profitability and its capacity for recurring earnings generation.

Gross absorption and Average rent



LOG 360 drives Asset-Light growth strategy

Log advances in the diversification of its business model through **LOG 360**, a service platform offering solutions such as condominium administration, construction management and third-party asset management. **An ecosystem that expands its role beyond the development and leasing of logistics warehouses**, transforming scale, operational expertise and client relationships into new sources of recurring asset-light revenue.

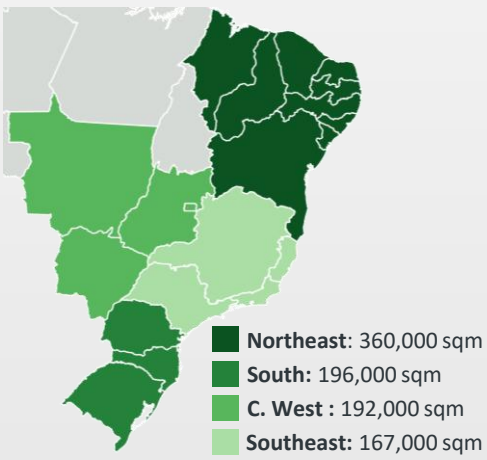
Over the last 12 months, service revenues grew 49%, reaching R$ 9.1 million in the quarter. Gross profit also grew by 36%, resulting in a service gross margin of 65%. This performance demonstrates Log's capacity to monetize its operational structure, expand its role over its own and third-party assets and increase the relevance of service revenues in its results.

LOG 360 represents a new avenue of value creation for shareholders, combining service revenue growth, operational scalability and new business opportunities, with greater capital efficiency.

Advancing the Log 2 Million program with capital discipline and shareholder returns

In 3Q26, the company invested R$ 318.5 million in development, the highest quarterly volume in its history, closing the period with 914,900 sqm of GLA under construction, spread across 17 construction sites in 10 states. The national presence allows the company to direct investments toward markets with consistent demand, capturing growth opportunities with risk diversification.

The Log 2 Million program advances within this strategy. **By September, the company had delivered 499,000 sqm of GLA, while another 914,900 sqm remained under construction.** Log also advanced in land acquisition, having already secured the entirety of the program's remaining pipeline.



We also highlight the economic attractiveness of the program, **with the highest average Yield on Cost in the Company's history**, demonstrating the return generation potential on invested capital. Discipline in project selection seeks to ensure that portfolio growth is accompanied by returns adequate to risk and to the cost of capital.

To finance its growth, the company has been actively pursuing capital mobilization through the recycling of stabilized assets.

Asset recycling proceeds have been allowing Log to finance the CAPEX of its project portfolio while delivering high shareholder remuneration. **Over the last 12 months, the company recorded a Dividend Yield of approximately 37%, based on the closing share price of October 2026,** reflecting the distributions made during the period.

In this way, the company has been executing its capital allocation strategy with discipline, focused on total shareholder returns. The reduction of the existing portfolio and the accelerated sale of recently delivered assets continue to finance the new project development cycle and sustain distributions to shareholders.

The company has demonstrated the flexibility of its business model and its ability to consistently generate value for shareholders across different macroeconomic scenarios.

Financial Highlights

In the quarter, the Company reported net revenue of R$ 57.7 million, 13.5% lower compared to the same period of the previous year, even with an average GLA 28.5% lower. Considering the first nine months of 2026, net revenue totaled R$ 189.8 million, a 3.4% increase compared to 9M25, even considering the average GLA 16.0% lower.

In 3Q26, services revenue totaled R$ 9.1 million, with significant growth of 48.7% compared to 3Q25, already representing 70% of the company's SG&A. In the year-to-date, it reached R$ 25.0 million, a growth of 65.2% compared to the same period of the previous year.

EBITDA for the third quarter was R$ 179.1 million, a reduction of 7.1% compared to 3Q25, even with an average GLA 28.5% lower. In the first nine months of 2026, EBITDA totaled R$ 444 million, a reduction of 2.2% compared to the same period of 2025, even with an average GLA 16.0% lower.

In 3Q26, Log reported net income of R$ 121.6 million, up 9.2% compared to 3Q25. In 9M26, the company reported net income of R$ 314.3 million, an increase of 10.4%.

Earnings per share for the third quarter totaled R$ 1.39, a growth of 9.0% compared to 3Q25. In the nine-month accumulated period, earnings per share totaled R$ 3.60, a 10.0% growth compared to the first nine months of the previous year.

In the third quarter of 2026, the SCR was 2.49%, showing growth above inflation for the 17th consecutive quarter.

IN THOUSAND BRL	3Q26	3Q25	VAR. %	9M 2026	9M 2025	VAR. %
Net Revenue	**57.726**	**66.743**	**-13,5%**	**189.757**	**183.536**	**3,4%**
Cost of services	(3.238)	(1.817)	78,2%	(8.216)	(4.527)	81,5%
Gross Profit	**54.488**	**64.926**	**-16,1%**	**181.541**	**179.009**	**1,4%**
Gross Margin	***94,4%***	***97,3%***	***-2,9 p.p.***	***95,7%***	***97,5%***	***-1,9 p.p.***
Operating Expenses	(13.384)	(13.817)	-3,1%	(41.984)	(40.904)	2,6%
Depreciation and amortization	(1.588)	(1.645)	-3,5%	(4.368)	(5.131)	-14,9%
Other income/expenses	(36.206)	(75.534)	-52,1%	(195.583)	(77.302)	153,0%
Development of Assets	172.520	218.505	-21,0%	495.192	393.328	25,9%
Equity interest	1.708	(1.233)	-238,5%	4.784	(190)	-2617,9%
EBITDA	**179.126**	**192.847**	**-7,1%**	**443.950**	**453.941**	**-2,2%**
EBITDA Margin	***310,3%***	***288,9%***	***21,4 p.p.***	***234,0%***	***247,3%***	***-13,4 p.p.***
Financial Result	(46.756)	(56.522)	-17,3%	(123.221)	(125.087)	-1,5%
Taxes	(9.188)	(23.302)	-60,6%	(2.022)	(38.916)	-94,8%
Net profit	**121.594**	**111.378**	**9,2%**	**314.339**	**284.807**	**10,4%**
Net Margin	***210,6%***	***166,9%***	***43,8 p.p.***	***165,7%***	***155,2%***	***10,5 p.p.***
Earnings Per Share	**1,39**	**1,28**	**9,0%**	**3,60**	**3,27**	**10,0%**
Adj. Net Debt/EBITDA	**1,5x**	**1,3x**	**0,20x**	**1,5x**	**1,3x**	**0,20x**
Capex	**318.452**	**197.355**	**61,4%**	**659.852**	**529.453**	**24,6%**
GLA delivered %Log (sqm)	**717.869**	**954.476**	**-24,8%**	**717.869**	**954.476**	**-24,8%**
Average ticket (BRL/month)	**26,36**	**22,43**	**17,5%**	**25,08**	**21,59**	**16,2%**
Stabilized vacancy (%)	**1,14%**	**0,81%**	**0,3 p.p.**	**1,14%**	**0,81%**	**0,3 p.p.**

Operational Highlights

Deliveries:

65.3 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:

1.14%

Significantly lower than the industry average of 5.0%

Gross absorption:

494.6 th. sqm of GLA

Setting a historical absorption record for the company

Same Client Rent:

2.49%

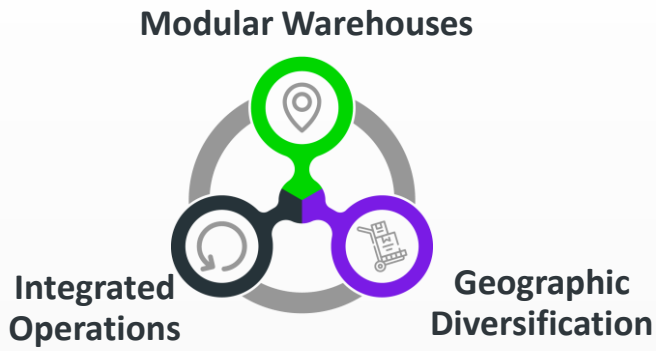
Above inflation for the 17th consecutive quarter

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

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.

62 tenants in 102 active contracts

Highly diversified across sectors

Stabilized vacancy rate of 1.14%

Average rent of R$ 26.36 per sqm of GLA

Price pass-through above inflation for the 17th consecutive quarter with SCR of 2.49%

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.

65.3 thousand sqm of GLA delivered in the quarter

New additions 100% leased

Gross absorption of 494.6 thousand sqm of GLA in 3Q26

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

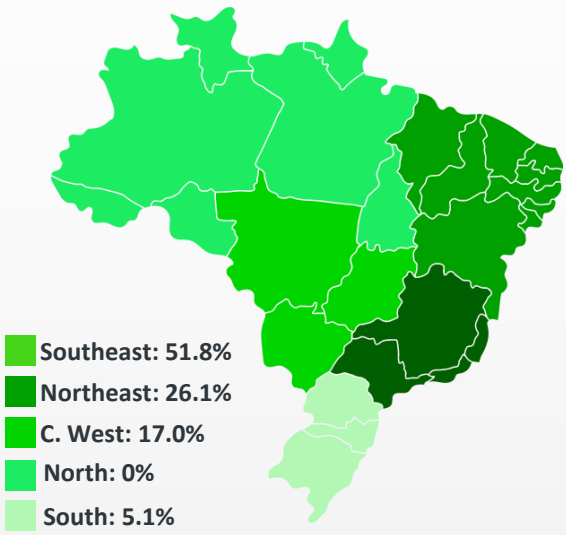
Delivery of 65.3 thousand sqm in 3Q26, with 100% pre-leased.

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**
LOG Cariacica - G2	3Q26	38.114
LOG Goiânia III - G2	3Q26	27.166
Total 3Q26		**65.280**
2026 YTD Total		**212.303**

The company delivered 212.3 thousand sqm of GLA in the first nine months of the year, across the states of Espírito Santo, Goiás, Mato Grosso do Sul, Rio Grande do Sul and São Paulo.

Portfolio Representation Delivered by Region (% Log)



Portfolio by Class

IN SQM OF GLA (%Log)	3Q26	2Q26	3Q25
Delivered	717.869	722.888	954.476
In construction	801.904	732.014	527.154
Landbank	518.788	458.969	532.471
Total	**2.038.562**	**1.913.872**	**2.014.100**

Portfolio (Thousand sqm of GLA, %Log)

Period	Start	Deliveries	Sales	End	Occupancy	Stabilized Vacancy	Total Vacancy	Brazil Vacancy[1]
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%
3Q26	723	50	55	**718**	98,9%	1,14%	1,14%	5,0%

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 3Q26

IN THOUSAND BRL	3Q26			3Q25			3Q26x3Q25
	CONSOLIDATED	LEASE	DEVELOPMENT	CONSOLIDATED	LEASE	DEVELOPMENT	CONSOLIDATED VARIATION
Net revenue	**57.726**	**57.726**	**-**	**66.743**	**66.743**	**-**	**-13,5%**
Costs of services	(3.238)	(3.238)	-	(1.817)	(1.817)	-	78,2%
Gross profit	**54.488**	**54.488**	**-**	**64.926**	**64.926**	**-**	**-16,1%**
Gross Margin	***94,4%***	***94,4%***	***-***	***97,3%***	***97,3%***	***-***	***-2,9 p.p.***
Op. and development expenses	**121.342**	**(6.133)**	**127.475**	**127.509**	**(8.638)**	**136.148**	**-4,8%**
G&A expenses	*(10.909)*	*(3.674)*	*(7.235)*	*(10.820)*	*(3.872)*	*(6.948)*	*0,8%*
Selling expenses	*(2.475)*	*(1.520)*	*(955)*	*(2.997)*	*(2.502)*	*(495)*	*-17,4%*
Other income/expenses	*(36.206)*	*(101)*	*(36.105)*	*(75.534)*	*(1.379)*	*(74.155)*	*-52,1%*
Development of Assets	*172.520*	*-*	*172.520*	*218.505*	*-*	*218.505*	*-21,0%*
D&A	(1.588)	(838)	(750)	(1.645)	(886)	(759)	-3,5%
Equity interest	***1.708***	***(560)***	***2.268***	***(1.233)***	***(27)***	***(1.206)***	***-238,5%***
EBITDA	**179.126**	**48.633**	**130.493**	**192.847**	**57.147**	**135.700**	**-7,1%**
EBITDA margin	***310,3%***	***84,2%***	***-***	***288,9%***	***85,6%***	***-***	***21,4 p.p.***
Financial result	**(46.756)**	**(34.356)**	**(12.400)**	**(56.522)**	**(41.073)**	**(15.449)**	**-17,3%**
Financial Expenses	*(56.471)*	*(40.882)*	*(15.589)*	*(81.869)*	*(57.194)*	*(24.675)*	*-31,0%*
Financial income	*9.715*	*6.526*	*3.189*	*25.347*	*16.121*	*9.226*	*-61,7%*
EBT	**130.782**	**13.439**	**117.343**	**134.680**	**15.188**	**119.493**	**-2,9%**
Taxes	**(9.188)**	**(1.983)**	**(7.205)**	**(23.302)**	**(3.160)**	**(20.143)**	**-60,6%**
Current taxes	*(8.233)*	*(2.525)*	*(5.708)*	*(22.719)*	*(3.392)*	*(19.327)*	*-63,8%*
Deferred taxes	*(955)*	*542*	*(1.497)*	*(583)*	*232*	*(816)*	*63,8%*
Net income	**121.594**	**11.456**	**110.138**	**111.378**	**12.028**	**99.349**	**9,2%**
Net margin	***210,6%***	***19,8%***	***-***	***166,9%***	***18,0%***	***-***	***43,8 p.p.***



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 9M26

IN THOUSAND BRL	9M 2026			9M 2025			YTD
	CONSOLIDATED	LEASE	DEVELOPMENT	CONSOLIDATED	LEASE	DEVELOPMENT	CONSOLIDATED VARIATION
Net revenue	**189.757**	**189.757**	**-**	**183.536**	**183.536**	**-**	**3,4%**
Costs of services	(8.216)	(8.216)	-	(4.527)	(4.527)	-	81,5%
Gross profit	**181.541**	**181.541**	**-**	**179.009**	**179.009**	**-**	**1,4%**
Gross Margin	***95,7%***	***95,7%***	**-**	***97,5%***	***97,5%***	**-**	***-1,9 p.p.***
Op. and development expenses	**253.257**	**(21.962)**	**275.219**	**269.992**	**(23.575)**	**293.567**	**-6,2%**
G&A expenses	*(32.809)*	*(11.023)*	*(21.786)*	*(32.486)*	*(11.611)*	*(20.875)*	*1,0%*
Selling expenses	*(9.175)*	*(7.261)*	*(1.914)*	*(8.417)*	*(7.404)*	*(1.013)*	*9,0%*
Other income/expenses	*(195.583)*	*(1.304)*	*(194.279)*	*(77.302)*	*(1.888)*	*(75.414)*	*153,0%*
Development of Assets	*495.192*	-	*495.192*	*393.328*	-	*393.328*	*25,9%*
D&A	(4.368)	(2.374)	(1.994)	(5.131)	(2.672)	(2.459)	-14,9%
Equity interest	***4.784***	***(567)***	***5.351***	***(190)***	***(31)***	***(159)***	***-2617,9%***
EBITDA	**443.950**	**161.386**	**282.564**	**453.941**	**158.075**	**295.866**	**-2,2%**
EBITDA margin	***234,0%***	***85,0%***	**-**	***247,3%***	***86,1%***	**-**	***-13,4 p.p.***
Financial result	**(123.221)**	**(102.750)**	**(20.471)**	**(125.087)**	**(86.231)**	**(38.856)**	**-1,5%**
Financial Expenses	*(239.360)*	*(131.660)*	*(107.700)*	*(209.346)*	*(139.309)*	*(70.037)*	*14,3%*
Financial income	*116.139*	*28.910*	*87.229*	*84.259*	*53.077*	*31.182*	*37,8%*
EBT	**316.361**	**56.262**	**260.099**	**323.723**	**69.172**	**254.553**	**-2,3%**
Taxes	**(2.022)**	**(8.533)**	**6.511**	**(38.916)**	**(10.964)**	**(27.953)**	**-94,8%**
Current taxes	*(39.330)*	*(9.808)*	*(29.522)*	*(37.659)*	*(10.261)*	*(27.398)*	*4,4%*
Deferred taxes	*37.308*	*1.275*	*36.033*	*(1.257)*	*(702)*	*(556)*	*-3068,0%*
Net income	**314.339**	**47.729**	**266.611**	**284.807**	**58.208**	**226.598**	**10,4%**
Net margin	***165,7%***	***25,2%***	**-**	***155,2%***	***31,7%***	**-**	***10,5 p.p.***

Revenue

Net Revenue of R$ 57.7 million in the Quarter

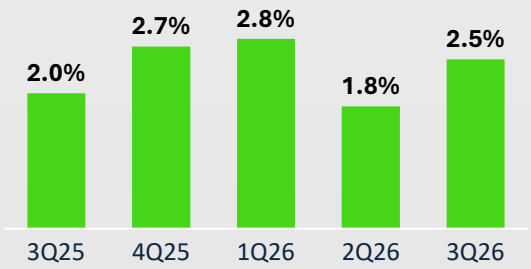
IN THOUSAND BRL	3Q26	3Q25	VAR. %	9M 2026	9M 2025	VAR. %
Gross Revenue from leases ex. linearization	44.568	60.132	-25,9%	163.958	164.705	-0,5%
Revenue linearization	6.944	3.796	82,9%	11.018	13.380	-17,7%
Gross Revenue from leases	**51.512**	**63.928**	**-19,4%**	**174.976**	**178.085**	**-1,7%**
Taxes on leasing revenue	(2.915)	(3.325)	-12,3%	(10.191)	(9.662)	5,5%
Other revenues (Log Adm, REIT, Energy, etc.)	10.228	7.020	45,7%	28.405	17.303	64,2%
Taxes of other revenues	(1.099)	(880)	24,9%	(3.433)	(2.190)	56,8%
Net Revenue	**57.726**	**66.743**	**-13,5%**	**189.757**	**183.536**	**3,4%**

The quarter's net revenue totaled R$ 57.7 million. The increase in average rent and the expansion of the services business partially offset the effects of significant asset recycling. As a result, despite average GLA being 28.5% lower than in the same period of the previous year, net revenue decreased by only 13.5%.

In the year-to-date, net revenue increased by 3.4% compared to 9M25, totaling R$ 189.8 million, even with an average GLA 16% lower.

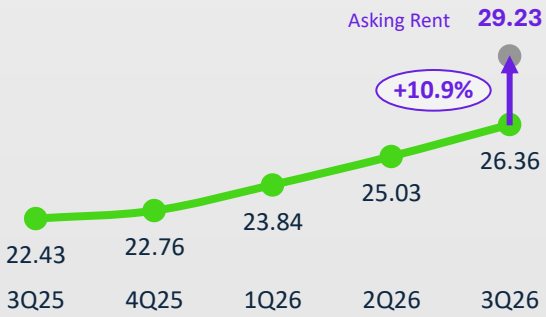
Same Client Rent Above Inflation for the 17th Consecutive Quarter

Same Client Rent evolution
(Growth in real terms)



Potential 10.9% Upside in Average Rent, based on Current Asking Rents

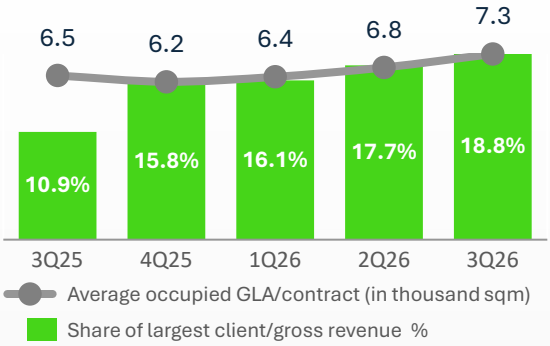
Average Rent evolution



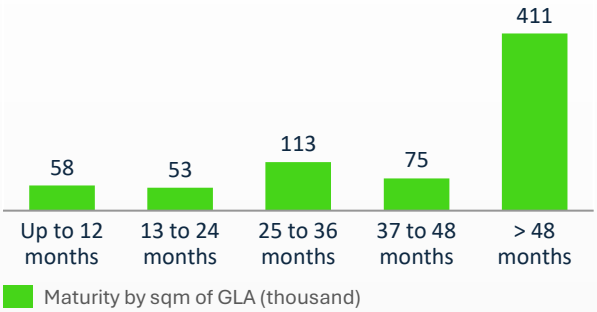
Log continuously reviews its lease renewal base, aiming to align rents with market demand and with the levels of top-tier logistics assets. Based on current market rental rates, without considering further real gains, new renegotiation phases are expected to begin in 2027 and 2028.

Revenue

Tenant Concentration



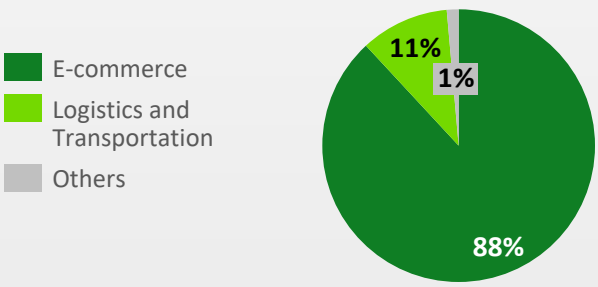
Contract Maturity Schedule



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 494.6 thousand sqm of GLA in the quarter.

Increase in Gross Service Profit by 36.3%

IN THOUSAND BRL	3Q26	3Q25	VAR. %	9M 2026	9M 2025	VAR. %
Net Revenue - Services (Log ADM, REIT, Energy, etc.)	**9.129**	**6.140**	**48,7%**	**24.972**	**15.113**	**65,2%**
Services Cost	(3.238)	(1.817)	78,2%	(8.216)	(4.527)	81,5%
Services Gross profit	**5.891**	**4.323**	**36,3%**	**16.756**	**10.586**	**58,3%**
Services Gross Margin	***64,5%***	***70,4%***	***-5,9 p.p.***	***67,1%***	***70,0%***	***-2,9 p.p.***

In 3Q26, service revenue totaled R$ 9.1 million, representing a significant increase of 48.7% compared to the third quarter of 2025, and already accounting for 70% of the Company's SG&A. Gross service profit rose 36.3% compared to 3Q25.

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	3Q26	3Q25	VAR. %	9M 2026	9M 2025	VAR. %
Gross Profit	**54.488**	**64.926**	**-16,1%**	**181.541**	**179.009**	**1,4%**
Operating Expenses	**(14.972)**	**(15.462)**	**-3,2%**	**(46.352)**	**(46.035)**	**0,7%**
Selling expenses	*(2.094)*	*(2.529)*	*-17,2%*	*(7.583)*	*(6.457)*	*17,4%*
Vacancy expenses	*(381)*	*(468)*	*-18,6%*	*(1.592)*	*(1.994)*	*-20,2%*
G&A expenses	*(10.909)*	*(10.820)*	*0,8%*	*(32.809)*	*(32.453)*	*1,1%*
D&A	*(1.588)*	*(1.645)*	*-3,5%*	*(4.368)*	*(5.131)*	*-14,9%*
Other income/expenses	**(36.206)**	**(75.534)**	**-52,1%**	**(195.583)**	**(77.302)**	***153,0%***
Development of assets	**172.520**	**218.505**	**-21,0%**	**495.192**	**393.328**	***25,9%***
Equity interest	**1.708**	**(1.233)**	**-238,5%**	**4.784**	**(190)**	**-2617,9%**
EBIT	**177.538**	**191.202**	**-7,1%**	**439.582**	**448.810**	**-2,1%**

Operating expenses totaled R$ 15 million in 3Q26, a 3.2% decrease compared to the same period of the previous year, demonstrating discipline in the Company's expense control. Revenue from development of assets totaled R$ 172.5 million, 21% lower than in the same quarter of the previous year, with a lower volume of new construction starts.

EBITDA

IN THOUSAND BRL	3Q26	3Q25	VAR. %	9M 2026	9M 2025	VAR. %
EBIT	**177.538**	**191.202**	**-7,1%**	**439.582**	**448.810**	**-2,1%**
D&A	1.588	1.645	-3,5%	4.368	5.131	-14,9%
Lease Activity	*48.633*	*57.147*	*-14,9%*	*161.386*	*158.075*	*2,1%*
Development Activity	*130.493*	*135.700*	*-3,8%*	*282.564*	*295.866*	*-4,5%*
EBITDA	**179.126**	**192.847**	**-7,1%**	**443.950**	**453.941**	**-2,2%**

The Company's EBITDA in the quarter was R$ 179.1 million, 7.1% lower than 3Q25, even with an average GLA 28.5% lower. In 9M26, the EBITDA was R$ 443.9 million, 2.2% lower than the first 9 months of 2025, even with an average GLA 16.0% lower.

Financial Result

IN THOUSAND BRL	3Q26	3Q25	VAR. %	9M 2026	9M 2025	VAR. %
Financial income	9.715	25.347	-61,7%	116.139	84.259	37,8%
Financial expenses	(56.471)	(81.869)	-31,0%	(239.360)	(209.346)	14,3%
Financial Result	**(46.756)**	**(56.522)**	**-17,3%**	**(123.221)**	**(125.087)**	**-1,5%**

In 3Q26, the Financial Result was an expense of R$ 46.8 million, down 17.3% compared to the same period of the previous year. The reduction in financial expenses is mainly due to the lower cost of debt. The variation in the financial income balance is mainly due to the lower volume of recognition of present value adjustment reversals, with a lower accounts receivable balance from asset sales.

Tax and Social Contribution

IN THOUSAND BRL	3Q26	3Q25	VAR. %	9M 2026	9M 2025	VAR. %
Current	**(8.233)**	**(22.719)**	**-63,8%**	**(39.330)**	**(37.659)**	**4,4%**
Deferred	**(955)**	**(583)**	**63,8%**	**37.308**	**(1.257)**	**-3068,0%**
Deferred from Operation	*(2.667)*	*3.076*	*-186,7%*	*7.778*	*8.822*	*-11,8%*
Deferred from Development	*1.712*	*(3.660)*	*-146,8%*	*29.529*	*(10.080)*	*-392,9%*
Taxes & Social Contribution	**(9.188)**	**(23.302)**	**-60,6%**	**(2.022)**	**(38.916)**	**-94,8%**

In 3Q26, income tax and social contribution expenses totaled R$ 9.2 million, a 60.6% decrease compared to 3Q25.

Net Income

IN THOUSAND BRL	3Q26	3Q25	VAR. %	9M 2026	9M 2025	VAR. %
Lease Activity	*11.456*	*12.028*	*-4,8%*	*47.729*	*58.208*	*-18,0%*
Development Activity	*110.138*	*99.349*	*10,9%*	*266.610*	*226.599*	*17,7%*
Net Income	**121.594**	**111.378**	**9,2%**	**314.339**	**284.807**	**10,4%**

In 3Q26, the Company reported net income of R$ 121.6 million, up 9.2% compared to the same quarter of the previous year. In the first nine months of 2026, it totaled R$ 314.3 million, up 10.4% compared to the same period of 2025. The net income growth occurred despite the reduction in average GLA, due to recycling, and the lower volume of gain recognition from asset development in the period.

Indebtedness

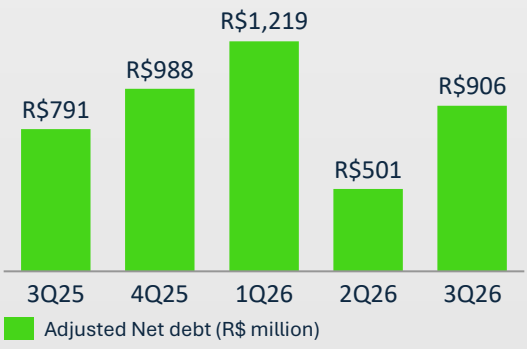
IN THOUSAND BRL	3Q26	3Q25	VAR. %
Net debt	**1.290.776**	**1.443.422**	**-10,6%**
Loans and financing	*2.157.235*	*2.525.455*	*-14,6%*
Cash, cash eq. & marketable securities	*866.459*	*1.082.033*	*-19,9%*
Equity	**3.645.062**	**3.851.824**	**-5,4%**
Net debt / Equity	**35,4%**	**37,5%**	**-2,1 p.p.**
Adjusted net debt	**906.070**	**791.486**	**14,5%**
Receivables from asset sales	*384.706*	*651.936*	*-41,0%*
Adjusted net debt / Equity	**24,9%**	**20,5%**	**4,3 p.p.**
Net debt	**1.290.776**	**1.443.422**	**-10,6%**
LTM EBITDA	**592.062**	**596.534**	**-0,7%**
(=) Net debt / EBITDA	**2,2x**	**2,4x**	**-0,2x**
Adjusted net debt	**906.070**	**791.486**	**14,5%**
LTM EBITDA	**592.062**	**596.534**	**-0,7%**
Adjusted net debt / LTM EBITDA	**1,5x**	**1,3x**	**0,2x**

In 3Q26, adjusted net debt stood at 1.5x LTM EBITDA. Adjusted net debt ended the period at R$ 906.1 million.

Adjusted Net Debt / LTM EBITDA

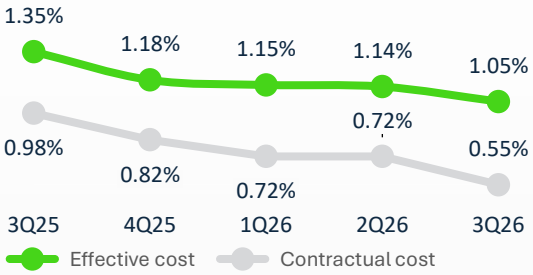


Adjusted Net Debt (R$ Million)

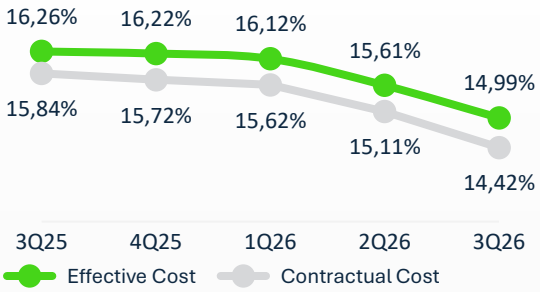


Indebtedness

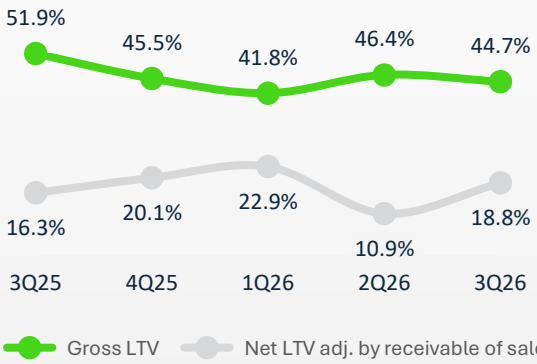
Debt Spread



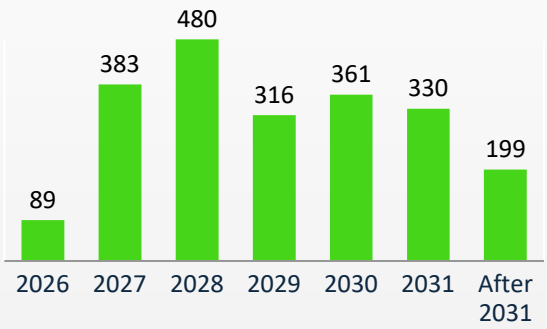
Cost of Debt



Loan to Value (LTV)



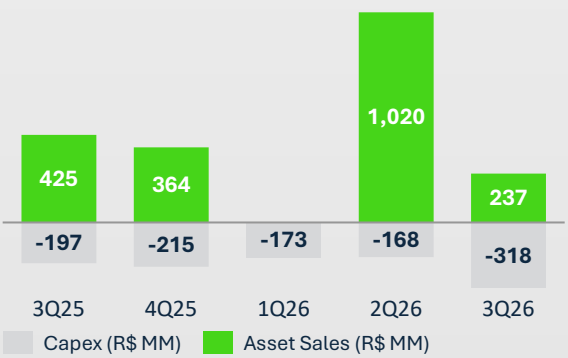
Debt Amortization Schedule



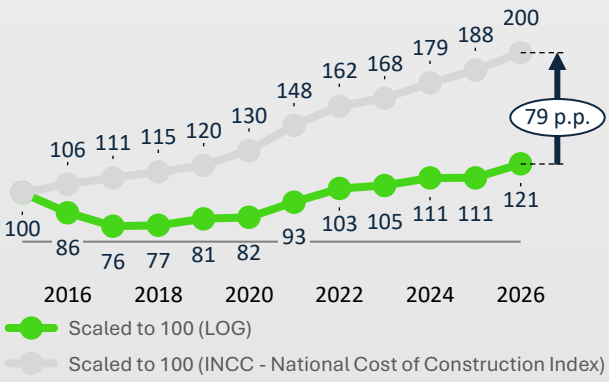
Log actively continues its debt reprofiling program, focusing on smoothing amortization maturities, extending liability duration, and reducing spreads. During the quarter, the Company completed its 27th debenture issuance, totaling R$ 300 million, with maturities in 2031 and 2033 and an average cost of CDI + 0.50%. The consolidated effective cost was CDI + 1.05%, 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$ 318.5 million in the quarter. The evolution of investments follows the progress of the LOG 2 Million expansion plan, which will be financed primarily through asset recycling. As shown in the chart on the right, Log's construction cost remained significantly below the INCC.

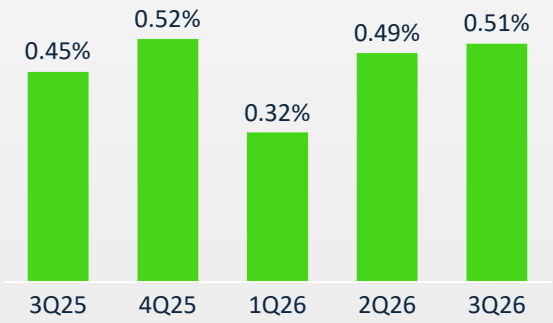
Accounts Receivable

Accumulated Net Delinquency remains at low levels, at just 0.51%

Accounts Receivable:

IN THOUSAND BRL	3Q26	3Q25	VAR. %
Lease of warehouses	63.826	61.508	3,8%
Asset sales	384.706	651.936	-41,0%
Others	11.159	7.977	39,9%
Accounts Receivable	**459.691**	**721.421**	**-36,3%**

Cumulative Net Delinquency



Asset Value

Investment Properties (IP)

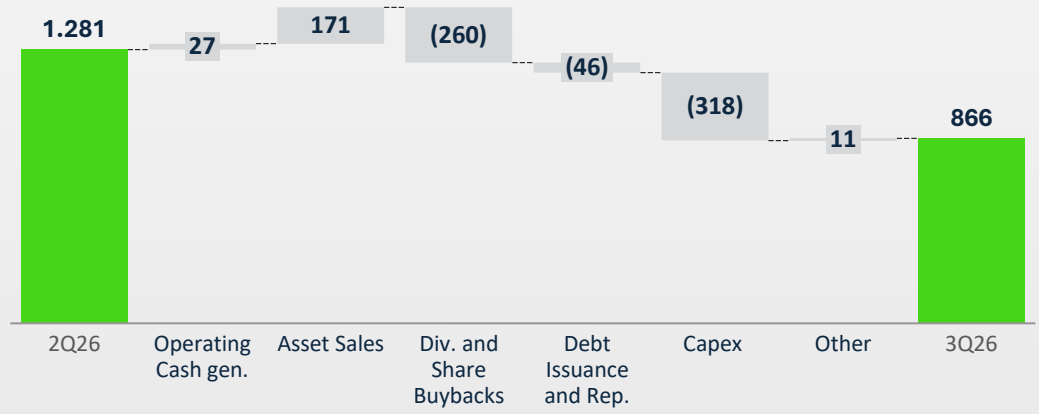
IP by Category

IN THOUSAND BRL	3Q26	3Q25	VAR. %
Land	331.552	151.909	118,3%
Projects under development	2.249.657	2.212.511	1,7%
Projects delivered	2.245.967	2.504.388	-10,3%
Cost	*1.477.902*	*1.654.050*	*-10,6%*
Fair value	*768.065*	*850.338*	*-9,7%*
Investment Properties	**4.827.176**	**4.868.808**	**-0,9%**

NAV

IN THOUSAND BRL	3Q26
Investment Properties	4.827.176
Investees	77.678
Assets held for sale	-
Market Value of Assets	**4.904.854**
Net debt	(1.290.776)
Swaps + land to be paid	(337.119)
Dividends payable	(13.939)
Accounts receivable (sale of assets)	384.706
Cash from Subsidiaries %Log	208
NAV	**3.647.934**
Qty of ex-Treasury shares (thousand)	87.049
NAV / Share	41,91
Share Price	20,65
Discount for NAV	**51%**

Cash Flow



Quarterly dividend distribution

In this quarter, LOG approved the distribution of R$ 86.59 million in dividends, equivalent to 75% of the adjusted net income for the period, totaling R$ 0.995 per share. Payment will be made on November 30, 2026.

Income Statement

In thousand BRL	3Q26	3Q25	VAR. %	9M 2026	9M 2025	VAR. %
Net revenue	**57.726**	**66.743**	**-13,5%**	**189.757**	**183.536**	**3,4%**
Costs of services provided	(3.238)	(1.817)	78,2%	(8.216)	(4.527)	81,5%
Gross profit	**54.488**	**64.926**	**-16,1%**	**181.541**	**179.009**	**1,4%**
Operating expenses	**121.342**	**127.509**	**-4,8%**	**253.257**	**269.991**	**-6,2%**
Selling expenses	(2.485)	(3.017)	-17,6%	(9.206)	(8.471)	8,7%
General and administrative expenses	(12.487)	(12.445)	0,3%	(37.146)	(37.564)	-1,1%
Other operating expenses	(36.206)	(75.534)	-52,1%	(195.583)	(77.302)	153,0%
Development of assets	172.520	218.505	-21,0%	495.192	393.328	25,9%
Equity interest	**1.708**	**(1.233)**	**-238,5%**	**4.784**	**(190)**	**-2617,9%**
EBIT	**177.538**	**191.202**	**-7,1%**	**439.582**	**448.810**	**-2,1%**
Financial Result	**(46.756)**	**(56.522)**	**-17,3%**	**(123.221)**	**(125.087)**	**-1,5%**
Financial expenses	(56.471)	(81.869)	-31,0%	(239.360)	(209.346)	14,3%
Financial income	9.715	25.347	-61,7%	116.139	84.259	37,8%
EBT	**130.782**	**134.680**	**-2,9%**	**316.361**	**323.723**	**-2,3%**
Income tax and social contribution	**(9.188)**	**(23.302)**	**-60,6%**	**(2.022)**	**(38.916)**	**-94,8%**
Current	(8.233)	(22.719)	-63,8%	(39.330)	(37.659)	4,4%
Deferred	(955)	(583)	63,8%	37.308	(1.257)	-3068,0%
Net profit	**121.594**	**111.378**	**9,2%**	**314.339**	**284.807**	**10,4%**
Net profit of controlling shareholders	**121.522**	**111.255**	**9,2%**	**314.251**	**284.526**	**10,4%**
Net profit of non-controlling shareholders	**72**	**123**	**-41,5%**	**88**	**281**	**-68,7%**



Balance Sheet

ASSETS	3Q26	4Q25	VAR. %
Current assets			
Cash and cash equivalents	38.336	19.468	96,9%
Marketable securities	701.102	208.182	236,8%
Accounts receivable	365.293	581.756	-37,2%
Recoverable Taxes	33.242	32.750	1,5%
Anticipated expenses	11.250	2.517	347,0%
Other current assets	5.199	4.113	26,4%
Total current assets	**1.154.422**	**848.786**	**36,0%**
Noncurrent assets			
Marketable securities	127.021	243.254	-47,8%
Derivative instruments	93.102	73.367	26,9%
Receivables	84.329	265.597	-68,2%
Prepaid expenses	13.855	12.326	12,4%
Recoverable taxes	25.055	37.826	-33,8%
Deferred Income tax and social contribution	126.467	95.510	32,4%
Others	18.371	18.594	-1,2%
Investment in joint ventures	164.768	158.321	4,1%
Investment property	4.827.176	4.918.305	-1,9%
Property and equipment	9.748	3.944	147,2%
Intangible assets	16.280	13.855	17,5%
TOTAL NON-CURRENT ASSETS	**5.506.172**	**5.840.899**	**-5,7%**
TOTAL ASSETS	**6.660.594**	**6.689.685**	**-0,4%**

LIABILITIES	3Q26	4Q25	VAR. %
Current liabilities			
Accounts payable	104.845	54.123	93,7%
Loans and debentures	452.682	478.364	-5,4%
Salaries, charges and benefits	22.527	19.616	14,8%
Taxes payable	35.774	37.970	-5,8%
Land payables	111.305	102.639	8,4%
Land Swap	91.478	67.856	34,8%
Dividends payable	13.939	-	0,0%
Advances from customers	3.074	2.049	50,0%
Others	47.671	58.002	-17,8%
Total current liabilities	**883.295**	**820.619**	**7,6%**
Noncurrent liabilities			
Loans and debentures	1.704.553	1.760.393	-3,2%
Derivative instruments	9.620	6.727	43,0%
Land Swap	102.817	127.122	-19,1%
Deferred taxes	127.168	158.006	-19,5%
Land payables	31.519	41.944	-24,9%
Lease liability	143.569	134.900	6,4%
Others	12.991	7.258	79,0%
Total non-current liabilities	**2.132.237**	**2.236.350**	**-4,7%**
Equity			**VAR. %**
Shareholders of the company	3.618.699	3.606.441	0,3%
Non-controlling interests	26.363	26.275	0,3%
TOTAL EQUITY	**3.645.062**	**3.632.716**	**0,3%**
TOTAL LIABILITIES & EQUITY	**6.660.594**	**6.689.685**	**-0,4%**

Cash Flow Statement

IN THOUSAND BRL	3Q26	3Q25	VAR. %
CASH FLOW FROM OPERATING ACTIVITIES			
Profit for the period	121.594	111.378	9,2%
Reconciliation of profit to cash generated by op. activities	(98.025)	(87.897)	11,5%
Decrease (increase) in operating assets	21.765	278.696	-92,2%
Increase (decrease) in operating liabilities	31.831	(270.251)	-111,8%
Amounts paid for labor, tax and civil risks	(335)	(12)	2691,7%
Income tax and social contribution paid	(49.963)	(22.345)	123,6%
Net cash generated/used in operating activities	**26.867**	**9.569**	**180,8%**
CASH FLOW FROM INVESTMENT ACTIVITIES			
Increase in marketable securities	(515.340)	(264.386)	94,9%
Decrease in marketable securities	549.977	201.262	173,3%
Increase in / acquisition of investments	(3.758)	(12)	31216,7%
Dividends received from subsidiaries	250	350	-28,6%
Acquisition of investment properties	(311.773)	(195.632)	59,4%
Proceeds from sale of subsidiaries/land	170.576	510.318	-66,6%
Others	(2.921)	(1.711)	70,7%
Net cash generated/used in investing activities	**(112.989)**	**250.189**	**-145,2%**
CASH FLOW FROM FINANCING ACTIVITIES			
Proceeds from loans, financing and debentures, net	294.316	298.315	-1,3%
Amortization of loans, financing and debentures	(264.860)	(112.499)	135,4%
Interest paid	(89.804)	(114.723)	-21,7%
Lease payments	(75)	(262)	-71,4%
Payment of dividends	(250.042)	(20.653)	1110,7%
Disposal (acquisition) of treasury shares	(9.500)	-	0,0%
(Payment) receivable from derivative	14.717	2.155	582,9%
Proceeds from the exercise of stock options	135	-	0,0%
Distributions/Investments from noncontrolling shareholders	-	(2)	-100,0%
Net cash generated/used in financing activities	**(305.113)**	**52.331**	**-683,0%**
Increase/Decrease in cash and cash equivalents	**(391.235)**	**312.089**	**-225,4%**
CASH AND CASH EQUIVALENTS			
At the beginning of the period	**429.569**	**280.694**	**53,0%**
At the end of the period	**38.334**	**592.783**	**-93,5%**

EARNINGS release 3Q26

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