LOG Commercial Properties

4Q14 and 2014 Results

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A LOG COMMERCIAL PROPERTIES ANNOUNCES THE 4Q14 and 2014 RESULTS

Belo Horizonte, February 27, 2015: LOG Commercial Properties e Participações S.A. (“LOG”) announces today the results for the fourth quarter (4Q14) and for the year of 2014. The financial information is presented in thousands of Reais (R$ thousand), except where otherwise indicated, and is based on the consolidated financial statements, prepared in accordance with International Financial Reporting Standards (IFRS), the Brazilian Securities Committee (“CVM”) and the Federal Accounting Council (CFC) and all pronouncements issued by CPC.

HIGHLIGHTS

- Record quarterly and annual leases, with 65 thousand sq.m, in 4Q14 and 231 thousand sq.m in the 2014 FY.

- Growth in Net Operating Revenue from leases of 63.7% in the 4Q14 compared to the 4Q13 and 49.8% in the 2014 FY in relation to 2013 FY.

- Growth of Adjusted EBITDA in the 4Q14 of 102.1% in relation to 4Q13 and 76.4% in the 2014 year compared 2013.

- The Adjusted FFO grew 10.0% in 2014 in relation to 2013 and 13.3% in the 4Q14 in relation to the 3Q14.

- Debt proceeds of R$200 million in the 4Q14, in order to ensure liquidity and improve the Company liability management.

MANAGEMENT COMMENTS

We are glad to present our 2014 results with the delivery of solid results in the challenging economic scenario faced last year. The volume of new leases contracts signed in the year, of 231 thousand sq.m of GLA, proved that the decisions made in the last quarters of investments in commercial intelligence and CAPEX rationalization contributed to a resilient operation in an adverse macroeconomic scenario.

The portfolio developed in the last periods also provided the Company a composition of a comprehensive inventory of areas available for rent in several locations, part in developed markets (Rio-São Paulo axis) and in developing markets (South, Northeast, Midwest regions and others Southeast states). LOG´s wide geographical distribution has contributed to our increasing commercial performance, in mitigation of specific market risks and in a healthy and diversficated tenant portfolio. The still to be developed and delivered portfolio slice should follow the same strategy, with investments aligned to market absorption.

Regarding the debt proceeds to finance the investment in our properties, in 2014 we made financial transactions in the amount of R$340 million (debentures) that provided elongation of payment obligations and debt cost reduction. Whenever necessary to ensure our commitment with responsible financial management, we may adjust our operation, when necessary, in order to adapt our growth velocity to the economic activity pace.

LOG´s operation scalability has contributed to the growth of our operating leverage as presented in the Adjusted EBITDA Margin of 73.5% in 2014, 11.0 percentage points higher than that achieved in 2013. The average Yield on Cost of our delivered assets as of December 31, 2014 was 15.0%, also a result of our organic value generation capacity, as mentioned before.

We expect another challenging scenario for 2015, with economics adjustments that will impact the Brazilian growth perspective. During our history we managed the business to pursue the delivery of return to shareholders and the LOG´s Management remains committed to generate value and in the maintenance of a long-term strategy to support profitable growth.

In the second quarter of 2014 the Company decided to change the Investment Properties' accounting to the fair value method. This change objective to reflect in our financial statements the market value of the investments made and, therefore, to approximate to the market value of our business. The effect of this change in 2014, including taxes, was of R$715.5 million, being R$248 million recognized in 2014 income statements.

LOG Commercial Properties

OPERATING AND FINANCIAL HIGHLIGHTS

Operating Highlights (in GLA sq.m., in %LOG)	4Q14	3Q14	4Q13	4Q14 x 3Q14	4Q14 x 4Q13	31/Dec/2014 Accum.	31/Dec/2013 Accum.	31/Dec/2014 x 31/Dec/2013
Portfolio	**1,358,914**	**1,360,014**	**1,317,566**	**-0.1%**	**3.1%**	**1,358,914**	**1,317,566**	**3.1%**
Warehouses	1,203,342	1,204,522	1,174,798	-0.1%	2.4%	1,203,342	1,204,522	-0.1%
Retail *	51,136	51,056	48,368	0.2%	5.7%	51,136	51,056	0.2%
Office	104,436	104,436	94,400	0.0%	10.6%	104,436	104,436	0.0%
Approved GLA	**-**	**20,985**	**81,772**	**-100.0%**	**-100.0%**	**937,912**	**872,912**	**7.4%**
Warehouses	-	19,513	79,321	-100.0%	-100.0%	922,832	860,490	7.2%
Retail *	-	1,472	2,451	-100.0%	-100.0%	15,079	12,422	21.4%
Office	-	-	-	0.0%	0.0%	-	-	0.0%
Built GLA	**7,560**	**13,899**	**43,713**	**-45.6%**	**-82.7%**	**649,002**	**553,686**	**17.2%**
Warehouses	7,172	12,771	44,679	-43.8%	-83.9%	635,712	544,467	16.8%
Retail *	388	1,128	- 966	-65.6%	-140.2%	13,290	9,219	44.2%
Office	-	-	-	0.0%	0.0%	-	-	0.0%
Delivered GLA	**46,842**	**71,792**	**57,447**	**-34.8%**	**-18.5%**	**589,184**	**412,655**	**42.8%**
Warehouses	44,246	62,775	54,803	-29.5%	-19.3%	574,951	410,011	40.2%
Retail *	2,595	9,017	2,644	-71.2%	-1.8%	14,233	2,644	438.3%
Office	-	-	-	0.0%	0.0%	-	-	0.0%

Financial Highlights (in R$ thousand)	4Q14	3Q14	4Q13	4Q14 x 3Q14	4Q14 x 4Q13	2014	2013	2014 x 2013
Net Operating Revenues	21,304	17,056	13,018	24.9%	63.7%	67,968	89,255	-23.8%
EBITDA	13,664	12,989	10,520	5.2%	29.9%	285,682	52,663	442.5%
EBITDA Margin (%)	64.1%	76.2%	80.8%	-12.0 p.p.	-16.7 p.p.	420.3%	59.0%	361.3 p.p.
Adjusted EBITDA **	17,114	12,251	8,467	39.7%	102.1%	49,983	28,343	76.4%
Adjusted EBITDA Margin (%)	80.3%	71.8%	65.0%	8.5 p.p.	15.3 p.p.	73.5%	62.5%	11.0 p.p.
FFO	11,587	5,004	9,526	131.6%	21.6%	272,247	44,255	515.2%
FFO Margin (%)	54.4%	29.3%	73.2%	25.1 p.p.	-18.8 p.p.	400.6%	49.6%	351.0 p.p.
Adjusted FFO **	5,417	4,783	6,678	13.3%	-18.9%	22,391	20,361	10.0%
Adjusted FFO Margin (%)	25.4%	28.0%	51.3%	-2.6 p.p.	-25.9 p.p.	32.9%	44.9%	-12.0 p.p.

* Retail: Shopping Centers and Strip Malls.

** Adjusted EBITDA and FFO does not consider non recurrent events as Shopping Contagem stake sale and gain/loss with investment properties Fair Value.

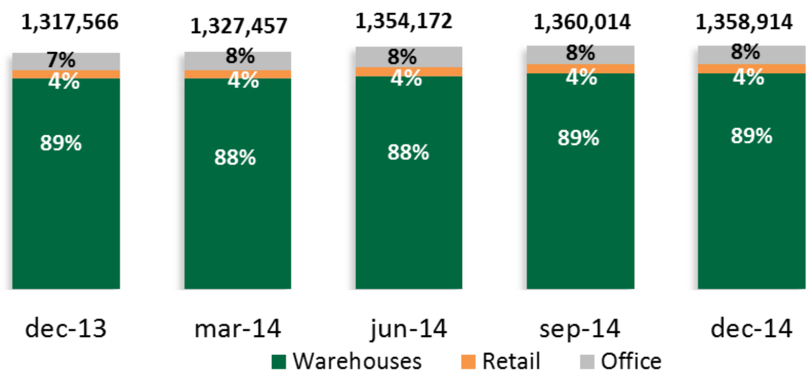
*** The operating highlights considers LOG´s JV´s.

OPERATING PERFORMANCE

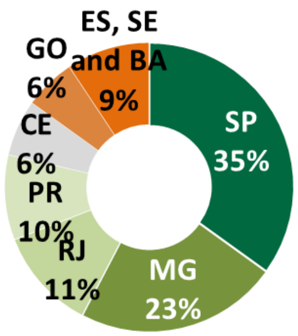
LOG Portfolio

LOG's Portfolio as of December 31, 2014 totaled 1.4 million sq.m of GLA, with projects distributed in 26 cities and 9 states nationwide.

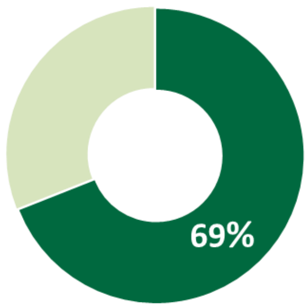
LOG Portfolio Evolution (in sq.m GLA, in %LOG)



LOG Portfolio per state (in sq.m GLA, in %LOG)



Approved GLA (in sq.m GLA, in %LOG)



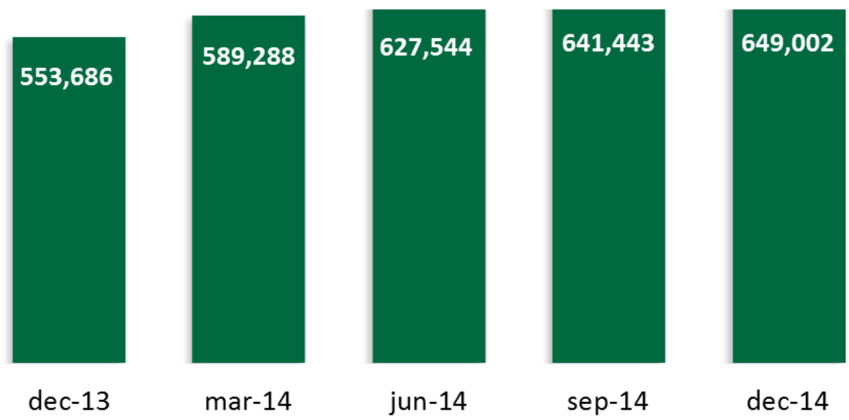
LOG has been showing a QoQ solid track record of land approval intended to the implementation of our Portfolio assets. As of December 31, 2014, LOG had 69% of GLA of our Portfolio approved. The approved areas of the Portfolio means capacity to generate revenues in the short term through our operations.

LOG's Portfolio above does not include Parque Industrial Betim – ("PIB"), the only lot project under construction by LOG. This project is being built in an area of 6 million sq.m being 2.8 million sq.m of vendible area, approximately. This is the only LOG project whose units are intended for sale, although LOG has already started studies aiming the implementation of logistics condominiums with the benefit of PIB´s prime location. The potential condominium projects are not included in the Portfolio above.

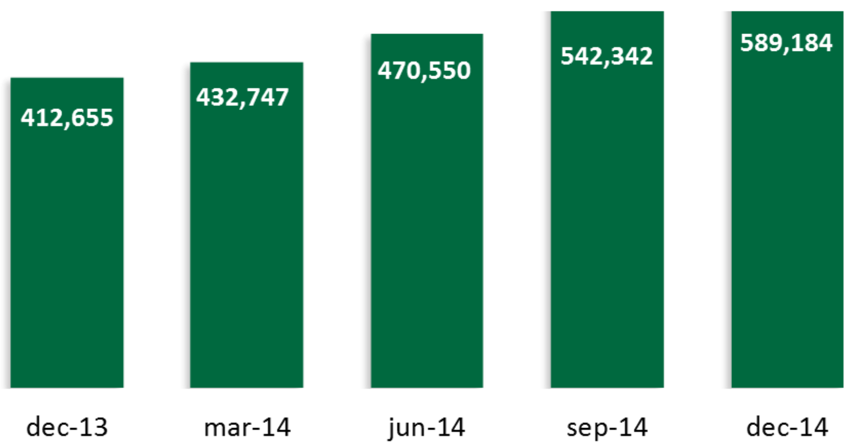
Performance in generating assets

As of December 31, 2014, we built areas which increased our accumulated GLA in 17.2% in the 2014 accumulated.

Evolution of Built GLA Accumulated
(in sq.m GLA, in %LOG)



Evolution of Delivered GLA
(in sq.m GLA, in %LOG)



With the delivery of 176,529 thousand sq.m of GLA in the year, the delivered GLA growth was 42.8%, representing 43.4% of LOG of the total portfolio in operation. The delivered areas until December 31, 2014 were located in 17 cities and 8 states throughout the country.

Additionally, in the year of 2014, we delivered our first Strip Mall projects, confirming our position as

a complete commercial properties Company with diversified portfolio and oriented to the best market opportunities.

FINANCIAL PERFORMANCE

Net Operating Revenue

Net Operating Revenue (in R$ thousand)	4Q14	3Q14	4Q13	4Q14 x 3Q14	4Q14 x 4Q13	2014	2013	2014 x 2013
Net Operating Revenue	**21,304**	**17,056**	**13,018**	**24.9%**	**63.7%**	**67,968**	**93,671**	**-27.4%**
Revenue from Leases	22,700	18,200	13,781	24.7%	64.7%	72,437	48,088	50.6%
Land sale	-	-	-	0.0%	0.0%	-	45,583	-100.0%
(-) Taxes	(1,396)	(1,144)	(763)	22.0%	83.0%	(4,469)	(4.416)*	1.2%

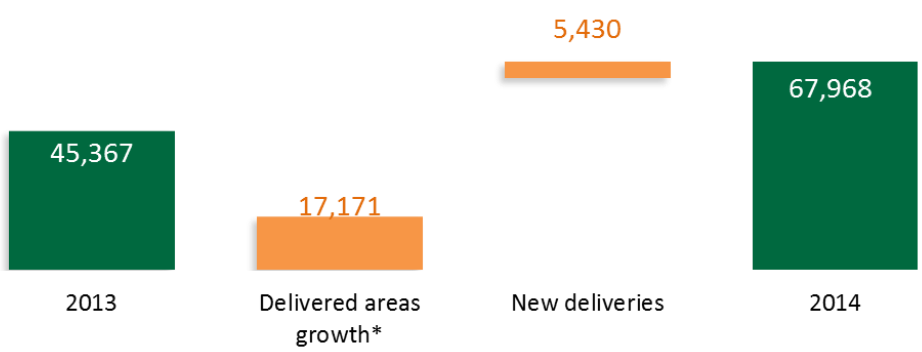
*In the year of 2013, the lease revenue taxes were R$2,721.

The growth in net revenue from leases was due to the increase in total leased areas. Since the third quarter, beyond revenue leases from warehouses, we also have lease revenue from our firsts Strip Malls delivered. In 2013 we sold 2 lands from the Company, and if we eliminate this non-recurrent transaction, the net operating revenues increased 49.8% in the year of 2014 compared to 2013.

Revenue from leases growth below.

Revenue from Leases (in R$ thousand)	4Q14	3Q14	4Q13	4Q14 x 3Q14	4Q14 x 4Q13	2014	2013	2014 x 2013
Revenue from leases	**22,700**	**18,200**	**13,781**	**24.7%**	**64.7%**	**72,437**	**48,088**	**50.6%**
Warehouse lease	21,181	16,965	12,975	24.9%	63.2%	68,031	44,757	52.0%
Straight-linning revenue	1,519	1,235	806	23.0%	88.5%	4,406	3,331	32.3%

Evolution of Net Operating Revenues (in R$ thousand)



* Lease revenue growth as a result from the evolution of total leased areas and lease prices growth from delivered GLA as of 31/dec/13.

In the year of 2014 (last 12 months), our prices behaved in line with inflation.

Depreciation

Attending the current accounting pronouncements, regarding the allocation of investment properties fair value, the depreciation cost of investment properties which were reflected in the income statement, no longer exist, being the adjustment made solely and exclusively through the assets fair value variation. The effects of any properties appreciation or depreciation will be reflected in the account investment properties fair value variation. However, for tax purposes, the calculation of depreciation was unchanged compared to last quarter. Therefore, for the purpose of tax calculation remains calculating of depreciation in accordance with “Receita Federal”.

Operating Expenses

Operating Expenses (in R$ thousand)	4Q14	3Q14	4Q13	4Q14 x 3Q14	4Q14 x 4Q13	2014	2013	2014 x 2013
Operating Expenses	**(5,378)**	**(5,482)**	**(6,184)**	**-1.9%**	**-13.0%**	**(20,067)**	**(19,535)**	**2.7%**
Administrative expenses	(2,469)	(2,304)	(3,406)	7.2%	-27.5%	(9,788)	(10,555)	-7.3%
Selling expenses	(3,009)	(2,983)	(1,946)	0.9%	54.6%	(10,508)	(7,616)	38.0%
Other expenses/revenues	100	(195)	(832)	-151.3%	-112.0%	229	(1,364)	-116.8%

The growth in selling expenses in the year of 2014 was due mainly to brokerage fees inherent from new areas leasing efforts as well as expenses related to the vacancy of these newly delivered areas in leasing process. The maintenance of a strict expenses control resulted in gains in the operating leverage, with 27.7% of representativeness of operating expenses in relation to Net Leases Revenue in 2014, a gain of 12.9 percentage points compared to 2013.

Equity in subsidiaries

Equity in Subsidiaries (in R$ thousand)	4Q14	3Q14	4Q13	4Q14 x 3Q14	4Q14 x 4Q13	2014	2013	2014 x 2013
Equity in subsidiaries	8,642	905	3,686	854.9%	134.5%	77,484	8,445	817.5%

The increase of equity in subsidiaries balances in the 4Q14 and in the year of 2014 in relation to the same period of last year was substantially an effect of the change in Investment Properties accounting, occurred on 2014. We also conducted a Fair Value valuation in our jointly controlled investment properties, and the gain between the cost and the fair value was fully recorded in the 2Q14.

The equity result in the 2013 refers to the accounting recognition of Shopping Contagem stake sale made in June 2013, which took place through the PoC method (Percentage of Completion).

LOG has in its Portfolio, three subsidiaries consolidated in accordance with CPC 19 (R2). They are the "Cabral Investimentos SPE" which includes, among other projects, the Shopping Contagem, "Betim I Incorporações SPE" with the Parque Industrial Betim ("PIB") and “Parque Torino Imóveis S.A” with the Parque Torino project. Shopping Contagem was delivered in the fourth quarter of 2013, the other 2 projects are still in pre-operating phase.

Financial Results

Financial Results (in R$ thousand)	4Q14	3Q14	4Q13	4Q14 x 3Q14	4Q14 x 4Q13	2014	2013	2014 x 2013
Financial Results	**(12,658)**	**(7,576)**	**(274)**	**67.1%**	**4519.7%**	**(29,115)**	**(4,847)**	**500.7%**
Financial expenses	(15,340)	(8,482)	(5,433)	80.9%	182.3%	(37,686)	(15,901)	137.0%
Financial revenues	2,682	906	5,159	196.0%	-48.0%	8,571	11,054	-22.5%

The consecutives increases in financial expenses are explained by the growth in the Company debt, by the interest rates increase in 2014 and by the delivery of areas that impact of capitalization of interest expenses accounting in Investment Property that turned to incur in financial expenses, impacting negatively our financial results.

Net Income

Net Income (in R$ thousand)	4Q14	3Q14	4Q13	4Q14 x 3Q14	4Q14 x 4Q13	2014	2013	2014 x 2013
Net Income	11,587	5,004	5,561	131.6%	108.4%	272,247	30,922	780.4%

The net income growth 780.4% in the year of 2014 compared to 2013 was impacted mostly by the R$248,000 Fair Value Investment Properties gain, fully recognized in the year.

EBITDA and Adjusted EBITDA

EBITDA and Adjusted EBITDA (in R$ thousand)	4Q14	3Q14	4Q13	4Q14 x 3Q14	4Q14 x 4Q13	2014	2013	2014 x 2013
(=) Net Income	11,587	5,004	5,561	131.6%	108.4%	272,247	30,922	780.4%
(+) Income taxes and contrib.	(10,581)	409	720	-2687.0%	-1569.6%	(15,680)	3,561	-540.3%
(+) Financial results	12,658	7,576	274	67.1%	4519.7%	29,115	4,847	500.7%
(+) Depreciation	-	-	3,965	0.0%	-100.0%	-	13,333	-100.0%
EBITDA	**13,664**	**12,989**	**10,520**	**5.2%**	**29.9%**	**285,682**	**52,663**	**442.5%**
EBITDA Margin	**64.1%**	**76.2%**	**80.8%**	**-12.0 p.p.**	**-16.7 p.p.**	**420.3%**	**59.0%**	**361.3 p.p.**
(-) Non-recurrent EBITDA *	(188)	(228)	(2,053)	-17.5%	-90.8%	(1,856)	(24,320)	-92.4%
(-) Investment Property Fair Value	10,904	(510)	-	-2238.0%	0.0%	(160,297)	-	0.0%
(-) Investment Property Fair Value on Subsidiares	(7,266)	-	-	0.0%	0.0%	(73,546)	-	0.0%
Adjusted EBITDA	**17,114**	**12,251**	**8,467**	**39.7%**	**102.1%**	**49,983**	**28,343**	**76.4%**
Adjusted EBITDA Margin	**80.3%**	**71.8%**	**65.0%**	**8.5 p.p.**	**15.3 p.p.**	**73.5%**	**62.5%**	**11.0 p.p.**

* Non-recurring result from Shopping Contagem stake sale and land sale (occured in 2013).

The growth in EBITDA (in accordance with ICVM 572/12) of 361.3% in the year of 2014 compared to 2013 is explained by the growth of the Company's lease operation, by the gain of investment properties fair value recorded on the second quarter of 2014 and by the non-recurrent event of Shopping Contagem stake sale.

The Adjusted EBITDA does not consider non-recurring operations and accounting effects of gain/loss of portfolio fair value to measure the results of leasing activity areas. The increase in Adjusted EBITDA in the 4Q14 and the year of 2014 compared to same period of the previous year is a result of our intensive efforts in building and delivering areas and the operational leverage generated by the growth of LOG operating leases.

Adjusted FFO and Adjusted FFO Margin

FFO and Adjusted FFO (in R$ thousand)	4Q14	3Q14	4Q13	4Q14 x 3Q14	4Q14 x 4Q13	2014	2013	2014 x 2013
(=) Net Income	11,587	5,004	5,561	131.6%	108.4%	272,247	30,922	780.4%
(+) Depreciation	-	-	3,965	0.0%	-100.0%	-	13,333	-100.0%
FFO	**11,587**	**5,004**	**9,526**	**131.6%**	**21.6%**	**272,247**	**44,255**	**515.2%**
FFO Margin	**54.4%**	**29.3%**	**73.2%**	**25.1 p.p.**	**-18.8 p.p.**	**400.6%**	**49.6%**	**351.0 p.p.**
(-) Non-recurrent FFO *	(264)	(221)	(2,848)	19.5%	-90.7%	(1,856)	(23,894)	-92.2%
(-) Investment Property Fair Value	10,904	(510)	-	-2238.0%	0.0%	(160,297)	-	0.0%
(-) Income tax and social contribution of Fair Value	(9,544)	510	-	-1971.5%	0.0%	(14,157)	-	0.0%
(-) Investment Property Fair Value on Subsidiares	(7,266)	-	-	0.0%	0.0%	(73,546)	-	0.0%
Adjusted FFO	**5,417**	**4,783**	**6,678**	**13.3%**	**-18.9%**	**22,391**	**20,361**	**10.0%**
Adjusted FFO Margin	**25.4%**	**28.0%**	**51.3%**	**-2.6 p.p.**	**-25.9 p.p.**	**32.9%**	**44.9%**	**-12.0 p.p.**

* Non-recurring result from Shopping Contagem stake sale and land sale (occured in 2013).

The growth in FFFO and Adjusted FFO in the 4Q14 and in the year of 2014 is the result of intensive efforts in building and delivering areas and the operational leverage generated by the growth of LOG lease operation. The Margin FFO reduction is explained by the growth of net financial expenses, due to higher leverage and lower average cash balance.

Cash and Cash Equivalents

Cash and cash equivalents (in R$ thousand)	Dec-2014	Sep-14	Dec-2013	Dec-2014 x Sep-2014	Dec-2014 x Dec-2013
Cash and cash equivalents	77,334	104,581	151,200	-26.1%	-48.9%

The decrease in Cash and Cash equivalents balances refers to the elevated investments made for the construction of properties and financial obligations payments during the year, partially compensated by the proceeds from long term financing from financial institutions.

Accounts Receivable

Accounts receivable (in R$ thousand)	Dec-2014	Sep-14	Dec-2013	Dec-2014 x Sep-2014	Dec-2014 x Dec-2013
Accounts receivable	**33,099**	**31,336**	**34,952**	**5.6%**	**-5.3%**
Warehouse and strip mall lease	20,409	16,320	11,211	25.1%	82.0%
Land sale	9,787	12,585	21,870	-22.2%	-55.2%
Other	2,903	2,431	1,871	19.4%	55.2%

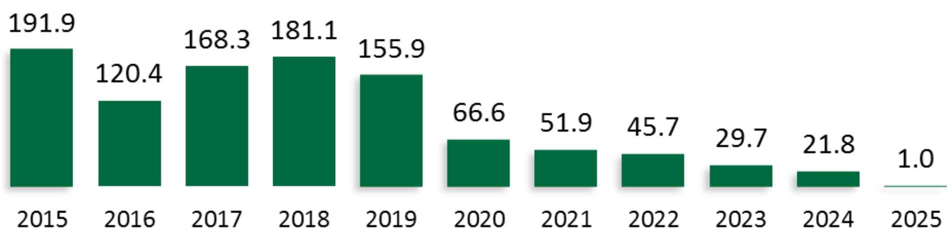
The increase in the accounts receivable from warehouse and strip mall leases in 2014 compared to 2013 is directly related to the delivery pace of new areas for lease and growth in our tenants. The decrease in the balance of accounts receivable from land sale is explained by the cash inflow of land sold in 2013. In the year of 2014 the net default from tenants was 1.21%, already considering the revenues in 2015 from the outstanding balances as of December 31, 2014.

Debt and Net Debt

Loans, financing and debentures (in R$ thousand)	Maturity	Effective costs*	Dec-2014	Sep-2014	Dec-2013	Dec-2014 x Sep-2014	Dec-2014 x Dec-2013
Loans, financing and debentures			**1,034,429**	**997,796**	**766,916**	**3.7%**	**34.9%**
Working Capital	Jul/13 to Sep/17	CDI +2.36% - 3.50%	124,005	136,267	141,708	-9.0%	-12.5%
Working Capital	Oct/14 to Oct/15	13.11%	10,000	13,000	-	-23.1%	0.0%
Construction financing	Dec/13 to Oct/24	CDI +188%	45,108	45,680	47,379	-1.3%	-4.8%
Construction financing	Dec/13 to Aug/26	TR +9.35% - 11.62%	423,106	408,738	311,302	3.5%	35.9%
1st issuance of Debentures	Feb/14	CDI +2.64%	-	-	109,474	0.0%	-100.0%
2nd issuance of Debentures	Dec/12 to Jun/19	CDI +2.17%	-	65,462	68,242	-100.0%	-100.0%
3rd issuance of Debentures	Jun/14 to Jun/20	CDI +2.07%	96,932	102,048	100,849	-5.0%	-3.9%
4th issuance of Debentures	Aug/16 to Feb/19	CDI +2.13%	104,395	101,110	-	3.2%	0.0%
5th issuance of Debentures	Jul/16 to Jul/18	118% CDI +0.62%	147,588	142,925	-	3.3%	0.0%
6th issuance of Debentures	Dec/15 to Dec/19	CDI +2.38%	100,721	-	-	0.0%	0.0%
(-) Debt issuance costs			(17,426)	(17,434)	(12,038)	0.0%	44.8%

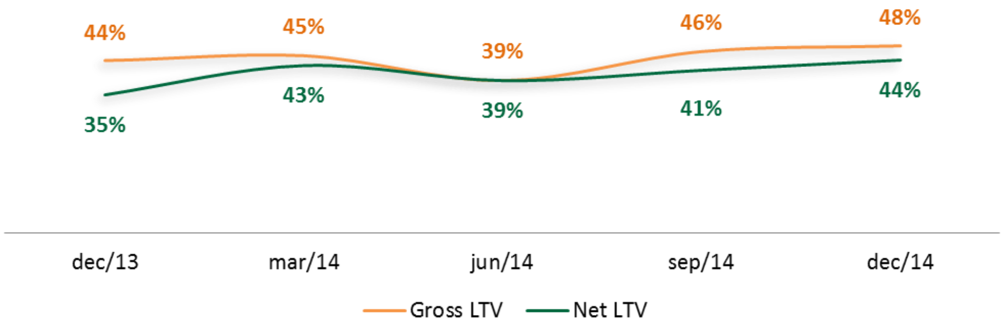
* Effective costs: considers the contractual costs + other issuance and debt maintenence costs.

Debt Maturity Schedule as of 31/Dec/14 (R$ million)



Net Debt (in R$ thousand)	Dec-2014	Sep-2014	Dec-2013	Dec-2014 x Sep-2014	Dec-2014 x Dec-2013
(+) Loans, financing and debentures	1,034,429	997,796	766,916	3.7%	34.9%
(-) Cash and cash equivalents	77,334	104,581	151,200	-26.1%	-48.9%
(=) Net Debt	957,095	893,215	615,716	7.2%	55.4%
(=) Shareholder´s Equity	1,454,215	1,468,357	739,985	-1.0%	96.5%
(=) Net Debt/Equity	0.7	0.6	0.8	8.2%	-20.9%

Loan to Value



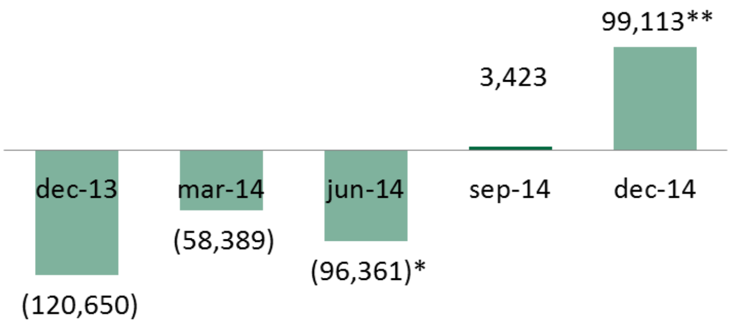
* LTV Gross: Gross Debt/Investment properties Fair Value
LTV Net: Net Debt/Investment properties Fair Value

General Considerations of Financial Performance

LOG understands that the achieved results in the current intensive investment cycle in its assets does not represent a stabilized base of its operations debts indicators , and with the delivery of the work in progress and the efficient execution of existing portfolio will contribute to deliver solid results to its shareholders and the market in a stabilized base.

Despite oscillations in Cash and Cash Equivalents balances, as shown above, resulting from the intensive investment cycle of the Company, we have been working to ensure funds to continue our investment pace. As a result, our working capital shows successive improvements due to LOG conservative policy of cash and debt management. The graphic below shows the evolution of adjusted working capital (adjusting the accounts receivable balances from active tenants in the following 12 months and contracts already signed but not yet active of assets already delivered).

Adjusted Net Working Capital (in R$ thousand)



* The adjusted working capital of June stated on 2Q14 Earnings was adjusted in case of the 5th issuance of debentures had been issued in the month.

** The Net Working capital of December was adjusted eliminating the R$100 million loan that will be scrolled on March and R$26 million of dividends proposed that has not been approved yet.

Notwithstanding what has been accomplished by LOG until the end of the quarter in December, 2014, we remain very comfortable with operations growth and also continue to work towards delivering solid results with a balanced capital structure with return to shareholders.

LOG PROJECTS SELECTED PHOTOS

Plaza Mirante Sul (Ribeirão Preto/SP)

LOG Viana (Viana/ES)

LOG Itatiaia (Itatiaia/RJ)

INCOME STATEMENT

Consolidated Income Statement
(in R$ thousand) (CPC 19, IFRS 11)

INCOME STATEMENT	4Q14	3Q14	4Q13	Chg. % 4Q14 x 3Q14	Chg. % 4Q14 x 4Q13	12M14	12M13	Chg. % 12M14 x 12M13
NET OPERATING REVENUES	**21,304**	**17,056**	**13,018**	**24.9%**	**63.7%**	**67,968**	**89,255**	**-23.8%**
Cost	-	-	(3,965)	0.0%	-100.0%	-	(38,835)	-100.0%
GROSS PROFIT	**21,304**	**17,056**	**9,053**	**24.9%**	**135.3%**	**67,968**	**50,420**	**34.8%**
OPERATING EXPENSES								
Selling expenses	(3,009)	(2,983)	(1,946)	0.9%	54.6%	(10,508)	(7,616)	38.0%
General & Administrative expenses	(2,469)	(2,304)	(3,406)	7.2%	-27.5%	(9,788)	(10,555)	-7.3%
Other operatin expenses, net	100	(195)	(832)	-151.3%	-112.0%	229	(1,364)	-116.8%
Investment Property Fair Value Variation	(10,904)	510	-	-2238.0%	0.0%	160,297	-	0.0%
Equity in subsidiaries and JV´s	8,642	905	3,686	854.9%	134.5%	77,484	8,445	817.5%
OPERATING INCOME BEFORE FINACIAL RESULTS	**13,664**	**12,989**	**6,555**	**5.2%**	**108.5%**	**285,682**	**39,330**	**626.4%**
FINANCIAL RESULTS								
Financial expenses	(15,340)	(8,482)	(5,433)	80.9%	182.3%	(37,686)	(15,901)	137.0%
Financial income	2,682	906	5,159	196.0%	-48.0%	8,571	11,054	-22.5%
INCOME BEFORE INCOME TAX AND SOCIAL CONTRIBUTION	**1,006**	**5,413**	**6,281**	**-81.4%**	**-84.0%**	**256,567**	**34,483**	**644.0%**
INCOME TAX AND SOCIAL CONTRIBUTION								
Current	(1,302)	(1,212)	(1,837)	7.4%	-29.1%	(5,694)	(4,610)	23.5%
Deferred	11,883	803	1,117	1379.8%	963.8%	21,374	1,049	1937.6%
NET INCOME	**11,587**	**5,004**	**5,561**	**131.6%**	**108.4%**	**272,247**	**30,922**	**780.4%**
PROFIT ATRIBUTABLE TO								
Shareholder´s of the company	11,578	5,024	5,561	130.5%	108.2%	272,173	30,922	780.2%
Non-controlling interests	9	(20)	-	-145.0%	0.0%	74	-	0.0%

Commercial Properties

Consolidated Balance Sheet
(in R$ thousand) (CPC 19, IFRS 11)

ASSETS	31/dec/14	30/sep/14	31/dec/13	Chg. % Dec-14 x Sep-14	Chg. % Dec-14 x Dec-13
CURRENT ASSETS					
Cash and cash equivalents	77,334	104,581	151,200	-26.1%	-48.9%
Accounts receivable	24,806	23,213	20,758	6.9%	19.5%
Recoverable taxes	6,577	6,338	5,144	3.8%	27.9%
Deferred selling expenses	2,386	1,927	1,654	23.8%	44.3%
Other assets	3	3	3	0.0%	0.0%
Total current assets	**111,106**	**136,062**	**178,759**	**-18.3%**	**-37.8%**
NON-CURRENT ASSETS					
Trade accounts receivable	8,293	8,123	14,194	2.1%	-41.6%
Deferred selling expenses	4,442	3,677	2,842	20.8%	56.3%
Recoverable taxes	38,839	38,380	19,822	1.2%	95.9%
Deferred taxes	28,535	16,294	6,505	75.1%	338.7%
Other assets	81	2	2	3950.0%	3950.0%
Investment in subsidiaries and jointly	242,961	231,669	156,929	4.9%	54.8%
Investment property	2,190,831	2,153,717	1,246,621	1.7%	75.7%
Property and equipment	1,060	808	613	31.2%	72.9%
Total non-current assets	**2,515,042**	**2,452,670**	**1,447,528**	**2.5%**	**73.7%**
TOTAL ASSETS	**2,626,148**	**2,588,732**	**1,626,287**	**1.4%**	**61.5%**

LIABILITIES & SHAREHOLDER'S EQUITY	31/dec/14	30/sep/14	31/dec/13	Chg. % Dec-14 x Sep-14	Chg. % Dec-14 x Dec-13
CURRENT LIABILITIES					
Accounts Payable	5,692	8,428	10,772	-32.5%	-47.2%
Loans and financing	185,278	191,226	245,321	-3.1%	-24.5%
Salaries, payroll taxes and benefits	2,743	3,735	4,024	-26.6%	-31.8%
Taxes and contributions	3,241	3,226	4,196	0.5%	-22.8%
Land payable	-	-	13,821	0.0%	-100.0%
Advances from customers - Swap	4,029	4,794	6,647	-16.0%	-39.4%
Payable Dividends	25,856	-	2,938	0.0%	780.1%
Credits on related parties	-	-	201	0.0%	-100.0%
Other liabilities	3,317	10,345	69,387	-67.9%	-95.2%
Total current liabilities	**230,156**	**221,754**	**357,307**	**3.8%**	**-35.6%**
Non-current liabilities					
Loans and financing	849,151	806,570	521,595	5.3%	62.8%
Advances from Customers - Swap	42,776	43,245	5,811	-1.1%	636.1%
Deferred taxes	48,349	47,658	970	1.4%	4884.4%
Others	1,501	1,148	619	30.7%	142.5%
Total Non-current liabilities	**941,777**	**898,621**	**528,995**	**4.8%**	**78.0%**
Total Liabilities	**1,171,933**	**1,120,375**	**886,302**	**4.6%**	**32.2%**
SHAREHOLDER´S EQUITY					
Equity atributable to the shareholder´s of the company	1,453,991	1,468,148	739,897	-1.0%	96.5%
Non-controlling interest	224	209	88	7.2%	154.5%
Total Shareholder´s Equity	**1,454,215**	**1,468,357**	**739,985**	**-1.0%**	**96.5%**
TOTAL LIABILITIES & SHAREHOLDER'S EQUITY	**2,626,148**	**2,588,732**	**1,626,287**	**1.4%**	**61.5%**

Consolidated Cash Flow Statement
(in R$ thousand) (CPC 19, IFRS 11)

CASH FLOW STATEMENT	12M14	12M13	Var. % 12M14 x 12M13
CASH FLOWS FROM OPERATING ACTIVITIES			
Net income	272,247	30,922	780.4%
Adjustments to reconcile profit to net cash used in operating activities	(220,715)	2,488	-8971.2%
Decrease (increase) in operating assets	(19,389)	(9,328)	107.9%
Increase (decrease) in operating liabilities	3,763	8,725	-56.9%
Income tax and social contribution paid	(5,481)	(3,744)	46.4%
Land sale receiving	13,290	24,363	-45.5%
Net cash used in operating activities	**43,715**	**53,426**	**-18.2%**
CASH FLOWS FROM INVESTING ACTIVITIES			
Decrease (Increase) of investments	(72,281)	(25,586)	182.5%
Acquisition of investment property	(204,046)	(357,781)	-43.0%
Other	(481)	(344)	39.8%
Net cash used in investing activities	**(276,808)**	**(383,711)**	**-27.9%**
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from loans and debentures, net	585,524	355,166	64.9%
Payment of loans	(350,882)	(115,236)	204.5%
Interest paid	(75,418)	(56,273)	34.0%
Contribution from shareholders	2,938	278,278	-98.9%
Spending on issue of shares	-	(3,762)	-100.0%
Payment of obligations with related companies	(5,948)	(55,517)	-89.3%
Increase in obligations with related companies	5,948	55,517	-89.3%
Dividends paid	(2,938)	(816)	260.0%
Distributions to non-controlling shareholders	3	33	-90.9%
Net cash provided by financing activities	**159,227**	**457,390**	**-65.2%**
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS, NET	**(73,866)**	**127,105**	**-158.1%**
CASH AND CASH EQUIVALENTS			
Cash and cash equivalents at beginning of year	151,200	24,095	527.5%
Cash and cash equivalents at end of year	77,334	151,200	-48.9%

GLOSSARY

GLA (Gross Leasable Area): corresponds to the areas available for lease.

Delivered GLA: corresponds to the delivered areas for lease.

Built GLA: corresponds to the built areas obtained by measuring physical financial schedule, including areas delivered, more works in progress in LOG percentage.

FFO (Funds From Operations): equal to net income less depreciation less other "non-cash" effects.

NOI (Net Operating Income): equal to the gross operating revenues less direct expenses of the enterprise.

EBITDA (Earnings Before Interests, Taxes, Depreciation and Amortization): net profit before financial result, income tax and social contribution, depreciation expenses.

EBITDA Margin: margin calculated by dividing the EBITDA by net operating revenue.

FFO Margin: margin calculated by dividing the result by the FFO by Net Operating Revenues.

Yield on Cost: rate of return calculated by dividing revenue from rental for the total investment.

Portfolio LOG: contemplates the GLA of the delivered , under construction and potencial GLA in development.

Loan to Value: percentage rate resulting from the division of Debt by Investment Properties Fair Value.

Leasing Spread: gain/loss recorded in revenues from lease renewals, revisions and new leases of vacant areas compared to prior periods, net of effects of inflation.

DISCLAIMER

The statements contained in this document relating to the prospects of the business, estimates for operating and financial results, and those related to growth prospects of LOG are merely projections and, as such, are based exclusively on the expectations of management to the future of the business.

These statements depend, substantially, of approvals and licenses required, market conditions, the performance of the Brazilian economy, industry and international markets and, therefore, subject to change without notice.

This performance report includes non-accounting data such as operating and financial projections based on management's expectations. Non-accounting data such as values and units of Portfolio GLA Approved, GLA Built, GLA Delivered and projections were not subject to review by the Company's independent auditors.

The EBITDA mentioned in this report represents net income before financial result, income tax and social contribution, depreciation expenses. FFO mentioned in this report represents net income before depreciation only. The FFO and EBITDA are not measures of financial performance in accordance with accounting practices adopted in Brazil and IFRS, and should not be considered in isolation or as an alternative to net income as a measure of operating performance or an alternative to cash flows from operations, or as measure of liquidity. Because they are not considered for the calculation, the financial result, income tax and social contribution, depreciation expense and amortization, EBITDA and FFO serve as indicators of overall economic performance of the LOG, which are not affected by changes in tax burden from income tax and social contribution or levels of depreciation and amortization. EBITDA and FFO, however, have limitations that impair its use as a measure of profitability of LOG, since it does not consider certain LOG business, which could affect, significantly, the profits of LOG, such as financial results, taxes, depreciation and amortization, capital expenditures and other related charges.

RELATIONSHIP WITH INDEPENDENT AUDITORS

Pursuant to CVM Instruction 381/03, we inform that the Company’s independent auditors - Ernst & Young Auditores Independentes S/S (“Ernst & Young”) - did not provide any services during the year of 2014 other than those relating to external audit. The Company’s policy for hiring independent auditors ensures that there is no conflict of interest, loss of autonomy or objectiveness.