

LOG Commercial Properties

1Q15 Results

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LOG COMMERCIAL PROPERTIES ANNOUNCES THE 1Q15 RESULTS

Belo Horizonte, May 12, 2015: LOG Commercial Properties e Participações S.A. ("LOG" or "Company") announces today the results for the first quarter of 2015 (1Q15). 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

- New leasing contracts of approximately 55 thousand sq.m of GLA in the 1Q15, being 46% of pre-leases, in other words, leasing of areas not delivered.
- Growth of Net Operating Revenue of 61.2% in the 1Q15 in relation to the 1Q14.
- Growth of Adjusted EBITDA of 86.3% and 5.8% in the first quarter of 2015 in relation to the same period previous year.
- The Adjusted FFO grew 29.1% and 19.2% in the first quarter of 2015 in relation to the fourth quarter of 2014 and the first quarter of 2014, respectively.
- MRV LOG SP sale, owner of Office Park Pirituba land, for R$110 million.
- Interest rate derivatives instruments contracts in the total amount of R$450 million, with the purpose to protect the Company liabilities from CDI variations.



MANAGEMENT COMMENTS

We are glad to present our operational and financial results for the first quarter of 2015. Despite the challenging economic scenario, we started the year with 55 thousand sq.m of GLA leased, confirming that, the decisions made in commercial intelligence, geographical diversification and investments rationalization in new markets proved to be positive and show that we are prepared to keep growing.

In order to keep sustainable growth and a balanced capital structure, we will develop our existing portfolio in consistent pace to the market absorption velocity by balancing construction, deliveries, leases and asset recycling always seeking profitability and return to shareholders.

In line with the strategy that the Company has adopted in March we sold MRV LOG SP I INCORPORAÇÕES SPE LTDA., for R$110 million being 10% upfront, and the reaming in 30 monthly instruments equals and consecutives adjusted by IPCA, considering such project potential value generation to the Company. The MRV LOG SP I INCORPORAÇÕES SPE LTDA. is owner of the land that has the office project in São Paulo, Office Park Pirituba, that were under development, that is no longer part from our portfolio.

Still in the first quarter of 2015 the Company contracted R$450 million in derivative financial instruments, not speculative, to protect its exposure to interest rates in the debts linked to CDI variation. Such operations have the only purpose of protecting the equity from interest rates raise by replacing post-fixed rate (CDI) to a fixed rate. On 31 March, 2015 the financial instruments protected 73% of our debt linked to CDI. The instruments are due in January 2016 and January 2017.



OPERATING AND FINANCIAL HIGHLIGHTS

Operating Highlights (in GLA sq.m., in %LOG)	1Q15	4Q14	1Q14	1Q15 x 4Q14	1Q15 x 1Q14	31/Mar/2015 Accum.	31/Mar/2014 Accum.	31/Mar/2015 x 31/Mar/2014
Portfolio	**1,267,738**	**1,358,914**	**1,327,457**	**-6.7%**	**-4.5%**	**1,267,738**	**1,327,457**	**-4.5%**
Warehouses	1,202,133	1,203,342	1,173,771	-0.1%	2.4%	1,202,133	1,173,771	2.4%
Retail *	51,136	51,136	51,056	0.0%	0.2%	51,136	51,056	0.2%
Office	14,469	104,436	102,630	-86.1%	-85.9%	14,469	102,630	-85.9%
Approved GLA	**4,004**	**-**	**2,621**	**0.0%**	**52.8%**	**941,916**	**875,532**	**7.6%**
Warehouses	2,935	-	1,435	0.0%	104.5%	925,767	861,925	7.4%
Retail *	1,069	-	1,185	0.0%	-9.8%	16,148	13,607	18.7%
Office	-	-	-	0.0%	0.0%	-	-	0.0%
Built GLA	**5,508**	**7,560**	**35,602**	**-27.1%**	**-84.5%**	**655,423**	**589,288**	**11.2%**
Warehouses	5,508	7,172	34,618	-23.2%	-84.1%	640,232	579,085	10.6%
Retail *	-	388	984	-100.0%	-100.0%	15,191	10,203	48.9%
Office	-	-	-	0.0%	0.0%	-	-	0.0%
Delivered GLA	**4,714**	**46,842**	**20,092**	**-89.9%**	**-76.5%**	**593,898**	**432,747**	**37.2%**
Warehouses	3,757	44,246	20,116	-91.5%	-81.3%	578,707	430,127	34.5%
Retail *	958	2,595	- 23	-63.1%	-4223.6%	15,191	2,621	479.6%
Office	-	-	-	0.0%	0.0%	-	-	0.0%

Financial Highlights (in R$ thousand)	1Q15	4Q14	1Q14	1Q15 x 4Q14	1Q15 x 1Q14	31/Mar/2015 Accum.	31/Mar/2014 Accum.	31/Mar/2015 x 31/Mar/2014
Net Operating Revenues	22,487	21,304	13,946	5.6%	61.2%	22,487	13,946	61.2%
EBITDA	(6,031)	13,664	10,861	-144.1%	-155.5%	- 6,031	10,861	-155.5%
EBITDA Margin (%)	-26.8%	64.1%	77.9%	-91.0 p.p.	-104.7 p.p.	-26.8%	77.9%	-104.7 p.p.
Adjusted EBITDA **	18,105	17,114	9,719	5.8%	86.3%	18,105	9,719	86.3%
Adjusted EBITDA Margin (%)	80.5%	80.3%	69.7%	0.2 p.p.	10.8 p.p.	80.5%	69.7%	10.8 p.p.
FFO	(15,827)	11,587	10,924	-236.6%	-244.9%	- 15,827	10,924	-244.9%
FFO Margin (%)	-70.4%	54.4%	78.3%	-124.8 p.p.	-148.7 p.p.	-70.4%	78.3%	-148.7 p.p.
Adjusted FFO **	6,996	5,417	5,868	29.1%	19.2%	6,996	5,868	19.2%
Adjusted FFO Margin (%)	31.1%	25.4%	42.1%	5.7 p.p.	-11.0 p.p.	31.1%	42.1%	-11.0 p.p.

* Retail: Shopping Centers and Strip Malls.

** Adjusted EBITDA and FFO does not consider non recurrent events as Shopping Contagem stake sale, SPE 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 March 31, 2015 totaled 1.3 million sq.m of GLA, with projects distributed in 25 cities and 9 states nationwide.

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 March 31, 2015 we had 594 thousand sq.m of GLA in operation distributed in 17 cities and 8 states, representing 46.8% of LOG' portfolio.

On March 31, 2015 the Company had built 655 thousand sq.m of GLA, an increase of 11.2%, in relation to the same period previous year.

FINANCIAL PERFORMANCE

Net Operating Revenue

Net Operating Revenue (in R$ thousand)	1Q15	4Q14	1Q14	1Q15 x 4Q14	1Q15 x 1Q14
Net Operating Revenue	**22,487**	**21,304**	**13,946**	**5.6%**	**61.2%**
Revenue from Leases	23,961	22,700	14,842	5.6%	61.4%
(-) Taxes	(1,474)	(1,396)	(896)	5.6%	64.5%

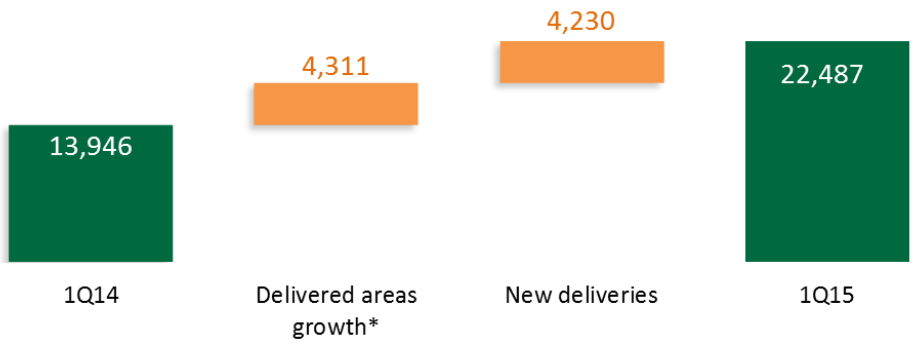
The growth of 61.2% in net operating revenue was due to the increase in total leased areas and the gain in rental prices. Since the third quarter, on top of revenue leases from warehouses, we also have lease revenue from our first Strip Malls delivered.

Revenue from leases growth below.

Operating Revenue (in R$ thousand)	1Q15	4Q14	1Q14	1Q15 x 4Q14	1Q15 x 1Q14
Operating Revenue	**23,961**	**22,700**	**14,842**	**5.6%**	**61.4%**
Warehouse lease	23,472	21,181	13,808	10.8%	70.0%
Straight-linning revenue	489	1,519	1,034	-67.8%	-52.7%



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/Mar/14.

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. Therefore, for the purpose of tax calculation remains calculating of depreciation in accordance with "Receita Federal".

Operating Expenses

Operating Expenses (in R$ thousand)	1Q15	4Q14	1Q14	1Q15 x 4Q14	1Q15 x 1Q14
Operating Expenses	**(5,246)**	**(5,378)**	**(4,383)**	**-2.5%**	**19.7%**
Administrative expenses	(2,382)	(2,469)	(2,509)	-3.5%	-5.1%
Selling expenses	(2,697)	(3,009)	(2,253)	-10.4%	19.7%
Other expenses/revenues	(167)	100	379	-267.0%	-144.1%

The operating expenses in the first quarter of 2015 stayed in line with the expenses from the fourth quarter. The growth in selling expenses in the 1Q15 compared with the 1Q14 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 which are in the leasing process. The maintenance of a strict expenses control resulted in gains in the operating leverage, with 23.3% of representativeness of operating expenses in relation to Net Leases Revenue at March 31, 2015, a gain of 8.1 percentage points compared to the same year previous year.

Equity in Subsidiaries

Equity in Subsidiaries (in R$ thousand)	1Q15	4Q14	1Q14	1Q15 x 4Q14	1Q15 x 1Q14
Equity in subsidiaries	888	8,642	1,298	-89.7%	-31.6%



The reduction in equity in subsidiaries in the 1Q15 in relation to the 4Q14 is substantially an effect of the Fair Value valuation in our jointly controlled investment properties occurred on 2014. The reduction in relation to the 1Q14 is explained by the Shopping Contagem stake sale occurred in June, 2013 which was accounted for 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)	1Q15	4Q14	1Q14	1Q15 x 4Q14	1Q15 x 1Q14
Financial Results	**(11,892)**	**(12,658)**	**(3,602)**	**-6.1%**	**230.1%**
Financial expenses	(15,064)	(15,340)	(6,666)	-1.8%	126.0%
Financial revenues	3,172	2,682	3,064	18.3%	3.5%

LOG’ financial expenses are in line with the Company strategy. We use third parties capital to build our projects, and with the delivery of them, the loan charges incurred no longer are capitalized (Investment Properties) and start to incur in financial expenses, impacting our financial results. The growths of debts are in line with the Company operation growth.

Net Income

Net Income (in R$ thousand)	1Q15	4Q14	1Q14	1Q15 x 4Q14	1Q15 x 1Q14
Net Income	(15,827)	11,587	10,924	-236.6%	-244.9%
Net Margin	**-70%**	**54%**	**78%**	**-124.8 p.p.**	**-148.7 p.p.**

The net income was affected by non-recurring events, resulting in a loss in the period. Excluding the non-recurring events and the Fair Value adjustment, we have an increase in adjusted net income of 27.4% and 20.5% in the 1Q15 in relation to 4Q14 and 1Q14.

Below we present the net income periods adjusted, eliminating non-recurring transactions.

Net Income Adjusted (in R$ thousand)	1Q15	4Q14	1Q14	1Q15 x 4Q14	1Q15 x 1Q14
Net Income	(15,827)	11,587	10,924	-236.6%	-244.9%
(-) Non-recurrent Operation *	(24)	(188)	(1,142)	-87.2%	-97.9%
(-) Fair Value**	22,847	(5,906)	(3,976)	-486.8%	-674.6%
Net Income Adjusted	**6,996**	**5,493**	**5,806**	**27.4%**	**20.5%**

*Non-recurring operarion from Shopping Contagem stake sale.

**Fair Value results into the holding Company and it’s subsidiares, with taxes.



EBITDA and Adjusted EBITDA

EBITDA and Adjusted EBITDA (in R$ thousand)	1Q15	4Q14	1Q14	1Q15 x 4Q14	1Q15 x 1Q14
(=) Net Income	(15,827)	11,587	10,924	-236.6%	-244.9%
(+) Income taxes and contrib.	(2,096)	(10,581)	(3,665)	-80.2%	-42.8%
(+) Financial results	11,892	12,658	3,602	-6.1%	230.1%
(+) Depreciation	-	-	-	0.0%	0.0%
EBITDA	**(6,031)**	**13,664**	**10,861**	**-144.1%**	**-155.5%**
EBITDA Margin	**-26.8%**	**64.1%**	**77.9%**	**-91.0 p.p.**	**-104.7 p.p.**
(-) Non-recurrent Operation *	(24)	(188)	(1,142)	-87.2%	-97.9%
(-) Investment Property Fair Value	(474)	10,904	-	-104.3%	0.0%
(-) Investment Property Fair Value on Subsidiares	-	(7,266)	-	-100.0%	0.0%
(-) MRV LOG SP I Incorporações SPE Ltda. Sale	24,634	-	-	0.0%	0.0%
Adjusted EBITDA	**18,105**	**17,114**	**9,719**	**5.8%**	**86.3%**
Adjusted EBITDA Margin	**80.5%**	**80.3%**	**69.7%**	**0.2 p.p.**	**10.8 p.p.**

* Non-recurring operarion from Shopping Contagem stake sale.

The EBITDA (in accordance with ICVM572/12) reduction in the first quarter of 2015 is explained by the SPE 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 1Q15 compared to 4Q14 and 1Q14 is a result of our intensive efforts in building, delivering and leasing areas and in efforts to control expenses allowing a better operating leverage of our business.

FFO and Adjusted FFO

FFO and Adjusted FFO (in R$ thousand)	1Q15	4Q14	1Q14	1Q15 x 4Q14	1Q15 x 1Q14
(=) Net Income	(15,827)	11,587	10,924	-236.6%	-244.9%
(+) Depreciation	-	-	-	0.0%	0.0%
FFO	(15,827)	11,587	10,924	**-236.6%**	**-244.9%**
FFO Margin	**-70.4%**	**54.4%**	**78.3%**	**-124.8 p.p.**	**-148.7 p.p.**
(-) Non-recurrent Operation *	(24)	(264)	(1,080)	-90.9%	-97.8%
(-) Investment Property Fair Value	(474)	10,904	-	-104.3%	0.0%
(-) Income tax and social contribution of Fair Value	474	(9,544)	(3,976)	-105.0%	-111.9%
(-) Investment Property Fair Value on Subsidiares	-	(7,266)	-	-100.0%	0.0%
(-) MRV LOG SP I Incorporações SPE Ltda. Sale	24,634	-	-	0.0%	0.0%
(-) Income tax and social contribution of the sale	(1,787)	-	-	0.0%	0.0%
Adjusted FFO	**6,996**	**5,417**	**5,868**	**29.1%**	**19.2%**
Adjusted FFO Margin	**31.1%**	**25.4%**	**42.1%**	**5.7 p.p.**	**-11.0 p.p.**

* Non-recurring FFO from Shopping Contagem stake sale.

The FFO reduction in the first quarter of 2015 is explained by the SPE sale. The growth of Adjusted FFO in the 1Q15 in relation to 4Q14 and 1Q14 is result of our intensive efforts in



building, delivering and leasing areas and in efforts to control expenses allowing a better operating leverage of our business.

Cash and cash equivalents

Cash and cash equivalents (in R$ thousand)	31/Mar/2015	31/Dec/2014	31/Mar/15 x 31/Dec/14
Cash and cash equivalents	46,404	77,334	-40.0%

The decrease in Cash and Cash equivalents balances refers to the investments made for the construction of properties and financial obligations payments during the quarter.

Accounts receivable

Accounts receivable (in R$ thousand)	31/Mar/2015	31/Dec/2014	31/Mar/15 x 31/Dec/14
Accounts receivable	**137,880**	**33,099**	**316.6%**
Warehouse and Strip Mall lease	23,356	20,409	14.4%
Land sale	6,923	9,787	-29.3%
Subsidiarie Sale	104,198	-	0.0%
Other	3,403	2,903	17.2%

The increase in the accounts receivable from warehouse and strip mall leases in March 31, 2015 compared to December 31, 2014 is directly related to the delivery pace of new areas for lease and growth in our tenants. The increase in the balance of accounts receivable mainly is explained by the sale of SPE in the period.

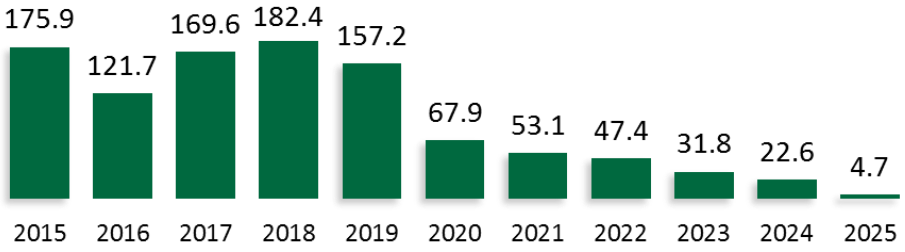
Debt and Net Debt

Loans, financing and debentures (in R$ thousand)	Maturity	Effective costs*	31-Mar-15	31-Dec-14	31-Mar-15 x 31-Dec-14
Loans and financing			**1,034,067**	**1,034,429**	**0.0%**
Working Capital	Sep/13 to Sep/17	CDI + 1.83% to 4.75%	122,966	124,005	-0.8%
Working Capital	Oct/14 to Oct/15	13.11%	7,000	10,000	-30.0%
Construction financing	Dec/13 to Oct/24	CDI + 1.92%	44,544	45,108	-1.3%
Construction financing	Dec/13 to Aug/26	TR + 9.37% - 11.62%	427,457	423,106	1.0%
3rd issuance of Debentures	Jun/14 to Jun/20	CDI + 2.27%	100,108	96,932	3.3%
4th issuance of Debentures	Aug/16 to Feb/19	CDI + 2.13%	101,143	104,395	-3.1%
5th issuance of Debentures	Jul/16 to Jul/18	118% CDI + 0.62%	142,997	147,588	-3.1%
6th issuance of Debentures	Dec/15 to Dec/19	CDI + 2.38%	104,045	100,721	3.3%
(-) Debt issuance costs			(16,193)	(17,426)	-7.1%

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

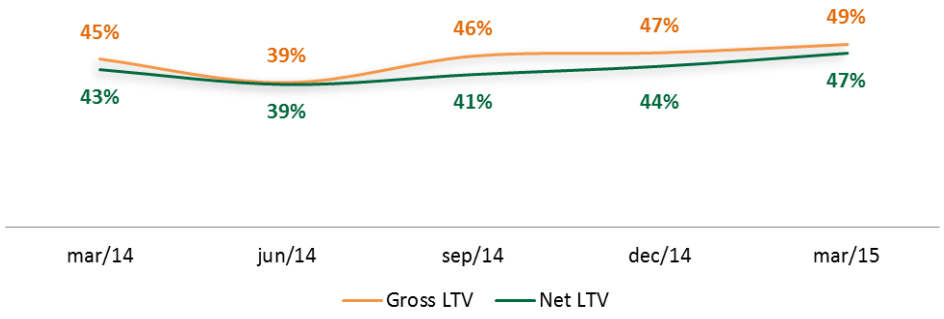


Debt Maturity Schedule as of 31/Mar/15 (R$ million)



Net Debt (in R$ thousand)	31/Mar/2015	31/Dec/2014	31/Mar/15 x 31/Dec/14
(+) Loans and financing	1,034,067	1,034,429	0.0%
(-) Cash and cash equivalents	46,404	77,334	-40.0%
(=) Net Debt	987,663	957,095	3.2%
(=) Shareholder´s Equity	1,438,420	1,454,215	-1.1%
(=) Net Debt/Equity	0.7	0.7	4.3%

Loan to Value



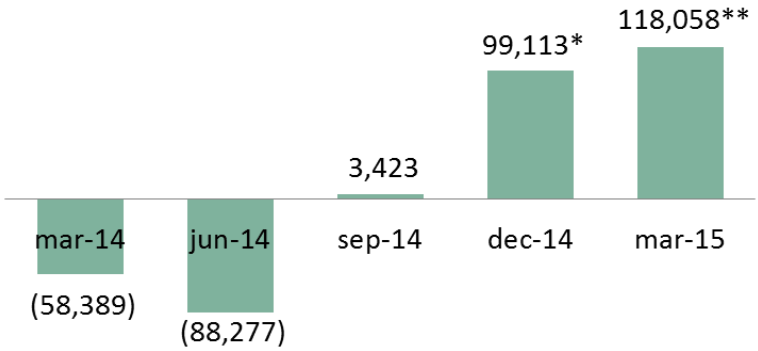
* LTV Gross: Gross Debt/Investment properties Fair Value
LTV Net: Net Debt/Investment properties Fair Value

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 Net Working capital of December was adjusted eliminating the R$100 million loan that will be scrolled on February and R$26 million of dividends proposed that has not been approved yet.
** The Net Working capital of December was adjusted eliminating the R$26 million of dividends and the R$100 loan that in February had their maturity extended to June. The dividends adjust was conducted because in the past the shareholders always decided to reinvest the amount in the Company.

Notwithstanding what has been accomplished by LOG until the end of the quarter in March, 2015, we remain very comfortable with the operations growth and also continue to work towards delivering solid results with a balanced capital structure with return to shareholders for the rest of the year.



INCOME STATEMENT

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

INCOME STATEMENT	1Q15	4Q14	1T14	Chg. % 1Q15 x 4Q14	Chg. % 1Q15 x 1Q14
NET OPERATING REVENUES	**22,487**	**21,304**	**13,946**	**5.6%**	**61.2%**
Cost	-	-	-	0.0%	0.0%
GROSS PROFIT	**22,487**	**21,304**	**13,946**	**5.6%**	**61.2%**
OPERATING EXPENSES					
Selling expenses	(2,697)	(3,009)	(2,253)	-10.4%	19.7%
General & Administrative expenses	(2,382)	(2,469)	(2,509)	-3.5%	-5.1%
Other operatin expenses, net	(167)	100	379	-267.0%	-144.1%
Investment Property Fair Value Variation	(24,160)	(10,904)	-	121.6%	0.0%
Equity in subsidiaries and JV´s	888	8,642	1,298	-89.7%	-31.6%
OPERATING INCOME BEFORE FINACIAL RESULTS	**(6,031)**	**13,664**	**10,861**	**-144.1%**	**-155.5%**
FINANCIAL RESULTS					
Financial expenses	(15,064)	(15,340)	(6,666)	-1.8%	126.0%
Financial income	3,172	2,682	3,064	18.3%	3.5%
INCOME BEFORE INCOME TAX AND SOCIAL CONTRIBUTION	**(17,923)**	**1,006**	**7,259**	**-1881.6%**	**-346.9%**
INCOME TAX AND SOCIAL CONTRIBUTION					
Current	(1,512)	(1,302)	(1,639)	16.1%	-7.7%
Deferred	3,608	11,883	5,304	-69.6%	-32.0%
NET INCOME	**(15,827)**	**11,587**	**10,924**	**-236.6%**	**-244.9%**
PROFIT ATRIBUTABLE TO					
Shareholder´s of the company	(15,828)	11,578	10,922	-236.7%	-244.9%
Non-controlling interests	1	9	2	-88.9%	-50.0%



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

ASSETS	31/mar/15	31/dec/14	Chg. % Mar-15 x Dec-14
CURRENT ASSETS			
Cash and cash equivalents	46,404	77,334	-40.0%
Accounts receivable	73,736	24,806	197.3%
Recoverable taxes	6,614	6,577	0.6%
Deferred selling expenses	2,545	2,386	6.7%
Other assets	628	3	20833.3%
Total current assets	**129,927**	**111,106**	**16.9%**
NON-CURRENT ASSETS			
Trade accounts receivable	64,144	8,293	673.5%
Deferred selling expenses	4,610	4,442	3.8%
Recoverable taxes	39,045	38,839	0.5%
Deferred taxes	30,208	28,535	5.9%
Other assets	1,153	81	1323.5%
Investment in subsidiaries and jointly controlled	245,969	242,961	1.2%
Investment property	2,090,928	2,190,831	-4.6%
Property and equipment	1,755	1,060	65.6%
Total non-current assets	**2,477,812**	**2,515,042**	**-1.5%**
TOTAL ASSETS	**2,607,739**	**2,626,148**	**-0.7%**

LIABILITIES & SHAREHOLDER'S EQUITY	31/mar/15	31/dec/14	Chg. % Mar-15 x Dec-14
CURRENT LIABILITIES			
Accounts Payable	5,665	5,692	-0.5%
Loans and financing	188,496	185,278	1.7%
Salaries, payroll taxes and benefits	2,928	2,743	6.7%
Taxes and contributions	2,889	3,241	-10.9%
Land payable	-	-	0.0%
Advances from customers - Swap	7,187	4,029	78.4%
Payable Dividends	25,856	25,856	0.0%
Credits on related parties	-	-	0.0%
Other liabilities	3,382	3,317	2.0%
Total current liabilities	**236,403**	**230,156**	**2.7%**
Non-current liabilities			
Loans and financing	845,571	849,151	-0.4%
Advances from Customers - Swap	39,301	42,776	-8.1%
Deferred taxes	44,934	48,349	-7.1%
Others	3,110	1,501	107.2%
Total Non-current liabilities	**932,916**	**941,777**	**-0.9%**
Total Liabilities	**1,169,319**	**1,171,933**	**-0.2%**
SHAREHOLDER´S EQUITY			
Equity atributable to the shareholder´s of the company	1,438,282	1,453,991	-1.1%
Non-controlling interest	138	224	-38.4%
Total Shareholder´s Equity	**1,438,420**	**1,454,215**	**-1.1%**
TOTAL LIABILITIES & SHAREHOLDER'S EQUITY	**2,607,739**	**2,626,148**	**-0.7%**



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

CASH FLOW STATEMENT	1Q15	1Q14	Var. % 1Q15 x 1Q14
CASH FLOWS FROM OPERATING ACTIVITIES			
Net income	(15,827)	10,922	-244.9%
Adjustments to reconcile profit to net cash used in operating activities	34,485	535	6345.8%
Decrease (increase) in operating assets	(4,334)	(6,498)	-33.3%
Increase (decrease) in operating liabilities	1,566	2,412	-35.1%
Income tax and social contribution paid	(1,350)	(1,285)	5.1%
Land sale receiving	3,000	3,483	-13.9%
Net cash used in operating activities	**17,540**	**9,569**	**83.3%**
CASH FLOWS FROM INVESTING ACTIVITIES			
Decrease (Increase) of investments	(1,091)	(22,653)	-95.2%
Acquisition of investment property	(12,742)	(68,795)	-81.5%
Other	(722)	(38)	1800.0%
Net cash used in investing activities	**(14,555)**	**(91,486)**	**-84.1%**
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from loans and debentures, net	3,501	139,341	-97.5%
Payment of loans	(9,830)	(123,000)	-92.0%
Derivative acquisition	(650)	-	0.0%
Interest paid	(26,849)	(9,780)	174.5%
Distributions to non-controlling shareholders	(87)	2	-4450.0%
Net cash provided by financing activities	**(33,915)**	**6,563**	**-616.8%**
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS, NET	**(30,930)**	**(75,354)**	**-59.0%**
CASH AND CASH EQUIVALENTS			
Cash and cash equivalents at beginning of year	77,334	151,200	-48.9%
Cash and cash equivalents at end of year	46,404	75,846	-38.8%



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 first quarter of 2015 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.