

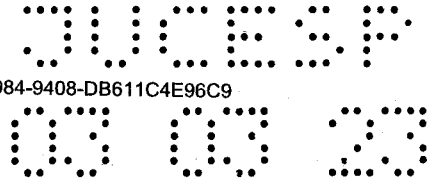
**YUCA EMPREENDIMENTOS IMOBILIÁRIOS SPE X S.A.**

CNPJ/ME nº 42.728.759/0001-35

NIRE 35.300.598.334

**ATA DE ASSEMBLEIA GERAL EXTRAORDINÁRIA REALIZADA EM 12 DE JANEIRO DE 2023**

1. **DATA, HORA E LOCAL:** Realizada às 10:30 horas do dia 12 de janeiro de 2023, na sede da **YUCA EMPREENDIMENTOS IMOBILIÁRIOS SPE X S.A.** ("Sociedade"), na cidade de São Paulo, estado de São Paulo, na Praça dos Omaguás, nº 106, Pinheiros, CEP 05419-020, inscrita no Cadastro Nacional da Pessoa Jurídica do Ministério da Economia ("CNPJ/ME") sob o nº 42.728.759/0001-35.
2. **CONVOCAÇÃO E PRESENÇA:** Dispensada a convocação, nos termos do art. 124, parágrafo 4º, da Lei nº 6.404, de 15 de dezembro de 1976, conforme alterada ("Lei das Sociedades por Ações"), em vista da presença dos sócios representando a totalidade do capital social da Sociedade.
3. **MESA:** Os trabalhos foram presididos pelo Sr. **José Cyrillo Neto** e secretariados pelo Sr. **Alexander Gardon Ruzskay**.
4. **ORDEM DO DIA:** Deliberar a respeito das seguintes matérias: (i) o aumento de capital social da Companhia; e (ii) a consequente alteração do artigo 4º, caput, do Estatuto Social da Companhia.
5. **DELIBERAÇÕES:** Pelos sócios representando 100% (cem por cento) do capital social votante da Sociedade, foram tomadas, por unanimidade, as seguintes deliberações:
  - (i) Aprovar um aumento de capital social da Companhia, passando o capital social de R\$6.679.289,77 (seis milhões, seiscentos e setenta e nove mil, duzentos e oitenta e nove reais e setenta e sete centavos), para R\$6.829.289,77 (seis milhões, oitocentos e vinte e nove reais e duzentos e oitenta e nove reais e setenta e sete centavos), mediante a emissão de 150.000 (cento e cinquenta mil) novas ações ordinárias, nominativas e sem valor nominal, com preço de emissão total de R\$150.000,00 (cento e cinquenta mil reais), correspondente a um preço de emissão de R\$1,00 (um real) por ação ("Novas Ações"), a saber:
    - 75.000 (setenta e cinco mil) novas ações ordinárias, nominativas e sem valor nominal, subscritas na presente data pelo acionista **URPR11 Investimentos em Desenvolvimento Imobiliário Ltda.**, a ser integralizado, em moeda corrente nacional, em até 30 (trinta) dias da data de subscrição, pelo preço de R\$75.000,00 (setenta e cinco mil reais), integralmente destinados ao capital social, conforme Boletim de Subscrição constante do **Anexo I** à presente ata; e
    - 75.000 (setenta e cinco mil) novas ações ordinárias, nominativas e sem valor nominal, subscritas na presente data pelo acionista **Yuca Fundo de Investimento Imobiliário**, a ser integralizado, em moeda corrente nacional, em até 30 (trinta) dias da data de subscrição, pelo preço de R\$75.000,00 (setenta e cinco mil reais), integralmente destinados ao capital social, conforme Boletim de Subscrição constante do **Anexo I** à presente ata.



- (ii) Por fim, em razão da deliberação acima, foi aprovada a alteração do *caput* do artigo 4º do Estatuto Social da Companhia, que passará a vigorar com a seguinte nova redação:

**"Artigo 4º.** O capital social da Companhia é de R\$6.829.289,77 (seis milhões, oitocentos e vinte e nove reais e duzentos e oitenta e nove reais e setenta e sete centavos), dividido em 6.829.289 (seis milhões, oitocentas e vinte e nove mil e duzentas e oitenta e nove) ações ordinárias, todas nominativas e sem valor nominal, totalmente subscritas e parcialmente integralizadas."

- 6. ENCERRAMENTO:** Não havendo mais nada a ser tratado, o Presidente deu a reunião por encerrada, sendo lavrada a presente ata na forma de sumário, que, depois de lida e aprovada, foi assinada por todos os presentes. Assinaturas: Presidente da Mesa: Mateus Chueire Gomes; Secretário da Mesa: Alexander Gardon Ruskay. Acionistas: URPR11 Investimentos em Desenvolvimento Imobiliário Ltda. e Yuca Fundo de Investimento Imobiliário.

Declaro que a presente confere com o original lavrado em livro próprio.

São Paulo, 12 de janeiro de 2023.

**Mesa:**

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**José Cyrillo Neto**  
Presidente

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**Alexander Gardon Ruskay**  
Secretário

**Acionistas:**

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**URPR11 INVESTIMENTOS EM DESENVOLVIMENTO IMOBILIÁRIO LTDA.**

Por: Alexander Gardon Ruskay e Caio Braz Santos

Cargo: Administradores

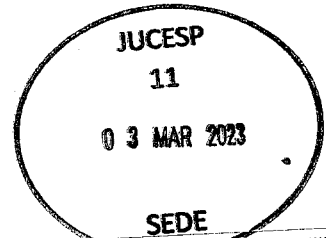
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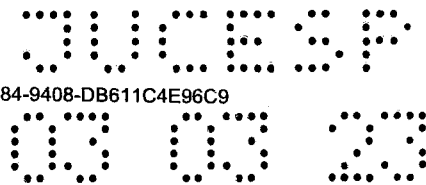
**YUCA FUNDO DE INVESTIMENTO IMOBILIÁRIO**

p. BRL Trust Distribuidora de Títulos e Valores Mobiliários S.A.

Por: Rodrigo Martins Calvacante

Cargo: Diretor





**ANEXO I – Boletins de Subscrição**

Boletim de Subscrição de ações do capital social da YUCA EMPREENDIMENTOS IMOBILIÁRIOS SPE X S.A., sociedade anônima, com sede na Cidade e Estado de São Paulo, na Praça dos Omaguás, 106, Pinheiros, CEP 04519-020, inscrita no CNPJ/MF sob o n.º. 42.728.759/0001-35, com seu Estatuto Social arquivado na JUCESP sob o NIRE 35.300.598.334 (“Companhia”), relativo ao aumento de capital da Companhia formalizado na Assembleia Geral Extraordinária realizada em 12 de janeiro de 2023.

Subscritor	N.º. de Ações	Preço de Emissão	Forma de Integralização
<b>URPR11 INVESTIMENTOS EM DESENVOLVIMENTO IMOBILIÁRIO LTDA.</b> , sociedade empresária limitada, com sede na Cidade e Estado do Rio de Janeiro, na Avenida da Américas, n.º. 3500, Bloco 2, sala 606, CEP 22640-102, inscrita no CNPJ/MF sob o n.º. 45.809.788/0001-10, com seus atos constitutivos devidamente arquivados na Junta Comercial do Estado do Rio de Janeiro (“JUCERJA”) sob o NIRE 33211902729.	75.000 ações ordinárias, nominativas, sem valor nominal	R\$75.000,00	Moeda corrente nacional em até 30 dias da data de subscrição

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**José Cyrillo Neto**  
Presidente

São Paulo, 12 de janeiro de 2023.

DocuSigned by:

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**Alexander Gardon Ruskay**  
Secretário

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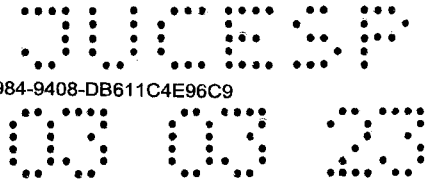
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**URPR11 INVESTIMENTOS EM DESENVOLVIMENTO IMOBILIÁRIO LTDA.**

Por: Alexander Gardon Ruskay e Caio Braz Santos

Cargo: Administradores



**ANEXO I – Boletins de Subscrição**

Boletim de Subscrição de ações do capital social da **YUCA EMPREENDIMENTOS IMOBILIÁRIOS SPE X S.A.**, sociedade anônima, com sede na Cidade e Estado de São Paulo, na Praça dos Omaguás, 106, Pinheiros, CEP 04519-020, inscrita no CNPJ/MF sob o n°. 42.728.759/0001-35, com seu Estatuto Social arquivado na JUCESP sob o NIRE 35.300.598.334 (“Companhia”), relativo ao aumento de capital da Companhia formalizado na Assembleia Geral Extraordinária realizada em 12 de janeiro de 2023.

Subsritor	N°. de Ações	Preço de Emissão	Forma de Integralização
<b>YUCA FUNDO DE INVESTIMENTO IMOBILIÁRIO</b> , fundo de investimento constituído sob a forma de condomínio fechado, inscrito no Cadastro Nacional de Pessoas Jurídicas no Ministério da Fazenda (“CNPJ/MF”) sob o n°. 36.445.551/0001-06, neste ato representando por sua administradora, <b>BRL TRUST DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS S.A.</b> , sociedade por ações, com sede na Cidade de São Paulo, Estado de São Paulo, na Rua Iguatemi, n°. 151, 19 andar, sala A, parte, Edifício Spazio Faria Lima, Itaim Bibi, CEP 01451-011, inscrita no CNPJ/MF sob o n°. 13.486.793/0001-42 (“Yuca Fil”)	75.000 ações ordinárias, nominativas, sem valor nominal	R\$75.000,00	Moeda corrente nacional em até 30 dias da data de subscrição

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**José Cyrillo Neto**  
Presidente

São Paulo, 12 de janeiro de 2023.

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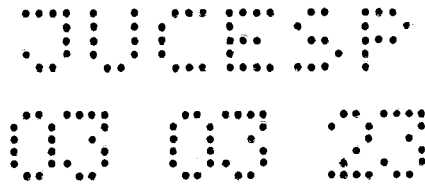
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**Alexander Gardon Ruskay**  
Secretário

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**YUCA FUNDO DE INVESTIMENTO IMOBILIÁRIO**  
 p. BRL Trust Distribuidora de Títulos e Valores Mobiliários S.A.  
 Por: Rodrigo Martins Cavalcante  
 Cargo: Diretor



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Status: Completed

Envelope Originator:  
Laynara Guzman  
R LOPES NETO, 56  
SP, 04.533-030  
laynara.guzman@yuca.live  
IP Address: 189.78.245.6

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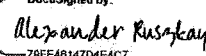
Holder: Laynara Guzman  
laynara.guzman@yuca.live

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### Signer Events

Alexander Ruszkay  
aruszkay@urcacp.com.br  
Partner  
Security Level: Email, Account Authentication  
(None)

### Signature

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Caio Braz  
cbraz@urcacp.com.br  
CFO  
Security Level: Email, Account Authentication  
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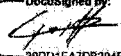
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José Cyrillo Neto  
cyrillo.neto@yuca.live  
Head of Legal  
Yuca  
Security Level: Email, Account Authentication  
(None)

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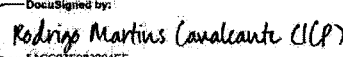
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### Electronic Record and Signature Disclosure:

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Rodrigo Martins Cavalcante (ICP)  
rcavalcante@brltrust.com.br  
Director  
BRLTRUST  
Security Level: Email, Account Authentication  
(None)

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Signature Adoption: Pre-selected Style  
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Isabel Damião  
idamiao@brltrust.com.br  
Security Level: Email, Account Authentication  
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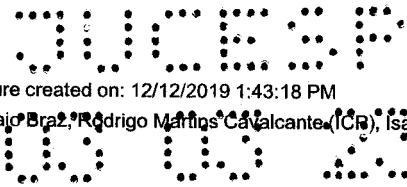
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Electronic Record and Signature Disclosure
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Parties agreed to: Alexander Ruzskay, Caio Braz, Rodrigo Martins Cavalcante (ICR), Isabel Damião

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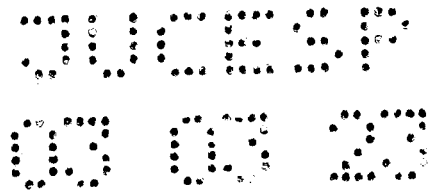
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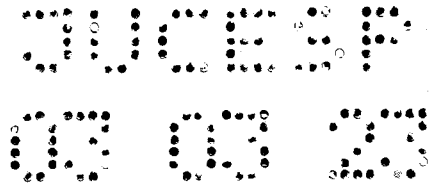
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