

SUNSET REALTY INVESTIMENTOS E PARTICIPAÇÕES S.A.

CNPJ/MF nº 11.409.622/0001-94

NIRE 35.300.374.525

ATA DA ASSEMBLEIA GERAL EXTRAORDINÁRIA

1. Data, hora e local: Realizada às 10:00 horas do dia 04 de março de 2026, na sede social da Companhia, na Rua Professor Arthur Ramos, nº 183, 12º andar, conjunto 123 (parte), Jardim Paulistano, CEP 01454-905, na cidade de São Paulo, Estado de São Paulo.

2. Convocação e Presença: Dispensadas as formalidades de convocação, nos termos do disposto no artigo 124, §4º, da Lei nº 6.404/1976, por estarem presentes os acionistas titulares da totalidade das ações ordinárias de emissão da Companhia, conforme assinaturas constantes do Livro de Presença de Acionistas.

3. Mesa: Sr. Thiago Aguiar Sayão, como Presidente e Sr. Marco Friedheim, como Secretário.

4. Ordem do Dia: Deliberar acerca da redução do capital social, considerado excessivo, nos termos dos artigos 173 e 174 da Lei das Sociedades por Ações, mediante o cancelamento de ações preferenciais nominativas, sem valor nominal, e consequente alteração do caput do Artigo 5º do Estatuto Social da Companhia.

5. Deliberações: Os acionistas presentes, por unanimidade e sem quaisquer ressalvas:

(i) aprovaram a proposta de redução do capital social da Companhia, por considerá-lo excessivo, no montante de R\$ 720.000,00 (setecentos e vinte mil reais), passando de R\$ 3.243.340,00 (três milhões, duzentos e quarenta e três mil, trezentos e quarenta reais) para R\$ 2.523.340,00 (dois milhões, quinhentos e vinte e três mil, trezentos e quarenta reais), mediante o cancelamento de 720.000 (setecentas e vinte mil) ações preferenciais da Classe Delta 8, nominativas, sem valor nominal, sem direito a voto e emitidas ao preço de R\$ 1,00 (um real) cada.

Os valores correspondentes serão devolvidos aos respectivos acionistas, sendo que cada acionista preferencial da Classe Delta 8 terá o número de suas ações canceladas de forma proporcional.

A efetiva redução do capital social fica condicionada ao término do prazo de 60 (sessenta) dias, contados da data da publicação desta ata, sem que tenha havido oposição de credores, nos termos do artigo 174 da Lei nº 6.404/1976.

(ii) Em razão da redução de capital ora deliberada, o caput do Artigo 5º do Estatuto Social passa a vigorar com a seguinte redação:

“Artigo 5º - O capital social é de R\$ 2.523.340,00 (dois milhões, quinhentos e vinte e três mil, trezentos e quarenta reais), dividido em 900 (novecentas) ações ordinárias, 1.390.320 (um milhão, trezentas e noventa mil, trezentas e vinte) ações preferenciais Classe Delta 4 e 1.132.120 (um milhão, cento e trinta e duas mil, cento e vinte) ações preferenciais Classe Delta 8, todas nominativas e sem valor nominal.”

Fica a administração da Companhia autorizada a praticar todos os atos necessários à implementação das deliberações ora aprovadas, podendo praticar todos os atos, assinar todos os documentos e cumprir todas as formalidades necessárias, nos termos e condições aqui previstos.

6. Encerramento: Nada mais havendo a tratar, a reunião foi suspensa pelo tempo necessário à lavratura da presente ata, a qual, reaberta a sessão, foi lida, aprovada e assinada pelos presentes. Certificamos que a presente é cópia fiel da ata original lavrada no Livro de Atas das Assembleias Gerais.

São Paulo, 04 de março de 2026.

DocuSigned by:

Thiago Aguiar Sayão

C163BEAE46CA429...

Thiago Aguiar Sayão

Presidente

DocuSigned by:

Marco Friedheim

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Marco Friedheim

Secretário

Certificado de conclusão

ID de envelope: 7A61DE0B-9F1D-4804-9DE3-BBB4FDD7C6E2

Estado: Concluído

Assunto: Ata_AGE_Sunset_Realty - redução de Capital

Envelope de origem:

Página do documento: 2

Assinaturas: 2

Autor do envelope:

Certificar páginas: 4

Iniciais: 0

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Assinatura guiada: Ativada

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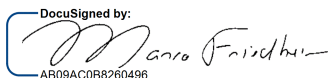
Eventos do signatário

Marco Friedheim

Marco@sunsetinvest.com.br

Nível de segurança: Correio eletrónico, Autenticação de conta (Nenhuma)

Assinatura

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Carimbo de data/hora

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Visualizado: 04/03/2026 17:49:28

Assinado: 04/03/2026 17:50:03

Adoção de assinatura: Assinatura desenhada no dispositivo

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Thiago Aguiar Sayão

Thiago_sayao@hotmail.com

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Enviado: 04/03/2026 14:15:54

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Assinado: 04/03/2026 14:19:39

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Eventos de entrega do editor	Estado	Carimbo de data/hora
Eventos de entrega do agente	Estado	Carimbo de data/hora
Evento de entrega do intermediário	Estado	Carimbo de data/hora
Eventos de entrega certificada	Estado	Carimbo de data/hora
Eventos de cópia	Estado	Carimbo de data/hora
Eventos relacionados com a testemunha	Assinatura	Carimbo de data/hora
Eventos de notário	Assinatura	Carimbo de data/hora

Eventos de resumo de envelope	Estado	Carimbo de data/hora
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Entrega certificada	Segurança verificada	04/03/2026 14:19:22
Processo de assinatura concluído	Segurança verificada	04/03/2026 14:19:39
Concluído	Segurança verificada	04/03/2026 17:50:03

Eventos de pagamento	Estado	Carimbo de data/hora
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