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KAYA REAL ESTATE FUNDO DE INVESTIMENTO IMOBILIÁRIO - RESPONSABILIDADE LIMITADA
CNPJ nº 68.679.140/0001-71

ATO DO ADMINISTRADOR

Pelo presente instrumento particular, **APEX GROUP DISTRIBUIDORA DE TITULOS E VALORES MOBILIARIOS S.A.**., instituição financeira, com sede na cidade de São Paulo, estado de São Paulo, na Rua Alves Guimarães, n.º 1212, Pinheiros, inscrita no CNPJ sob o n.º 13.486.793/0001-42, a qual é autorizada pela CVM a exercer a atividade de administração de carteira de valores mobiliários, por meio do Ato Declaratório Executivo nº 11.784, de 30 de junho de 2011, na qualidade de administrador Fiduciário ("**Administrador**") do e **KAYA REAL ESTATE FUNDO DE INVESTIMENTO IMOBILIÁRIO - RESPONSABILIDADE LIMITADA**, inscrita no CNPJ sob o nº 68.679.140/0001-71 ("**Fundo**"),

CONSIDERANDO:

I. Que o Fundo foi constituído aos 19 (dezenove) dias do mês de agosto de 2026, por meio do INSTRUMENTO DE DELIBERAÇÃO CONJUNTA DE CONSTITUIÇÃO DO KAYA REAL ESTATE FUNDO DE INVESTIMENTO IMOBILIÁRIO - RESPONSABILIDADE LIMITADA ("**Instrumento**");

II. Que o Fundo se encontra pré-operacional e por esta razão, não apresenta, nesta data, quaisquer cotistas em seus registros;

III. Que, por erro material, constou no item "IV" do referido Instrumento o montante de R$ 49.000,00 (quarenta e nove mil reais) como sendo o Montante Total da Oferta da Subclasse de Cotas Seniores, quando o valor correto é de R$ 49.000.000,00 (quarenta e nove milhões de reais).

IV Que, por erro material, constou no subitem "c" do referido Instrumento que as Cotas da 1ª Emissão deverão ser integralizadas à vista, exclusivamente em moeda corrente nacional, no valor de R$ 10,00 (dez reais) por Cota quando o valor correto é de R$ 100,00 (cem reais), e sendo certo que as Cotas serão integralizadas por meio de procedimento de chamadas de capital.

RESOLVE, o Administrador, nesse sentido:

I. Rerratificar a 1ª (primeira) emissão cotas da classe única do Fundo ("**1ª Emissão**"), no volume total de R$ 50.000.000,00 (cinquenta milhões de reais), totalizando 500.000 (quinhentas mil) de Cotas ("**Cotas**" e "**Volume Total da Oferta**"), observado que, com relação à Subclasse de Cotas Seniores, o montante total da Oferta será de inicialmente, até R$ 49.000.000,00 (quarenta e nove milhões reais), correspondente a até 490.000 (quatrocentos e noventa mil) Cotas Seniores, considerando o Preço por Cota (conforme abaixo definido) ("**Montante Total da Oferta da Subclasse de Cotas Seniores**"), enquanto com relação à Subclasse de Cotas Subordinadas, o montante total da Oferta será de,

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inicialmente, até R$ 1.000.000,00 (um milhão de reais), correspondente a até 10.000 (dez mil) Cotas Subordinadas, considerando o Preço por Cota (conforme abaixo definido) ("**Montante Total da Oferta da Subclasse de Cotas Subordinadas**" e, quando em conjunto com o Montante Total da Oferta da Subclasse de Cotas Seniores, "**Montante Total das Ofertas**"), permanecendo inalterados os demais termos e condições da 1ª Emissão.

II. Rerratificar que as Cotas da 1ª Emissão deverão ser integralizadas, exclusivamente em moeda corrente nacional, no valor de R$ 100,00 (cem reais) por Cota, o qual foi fixado com base nas perspectivas de rentabilidade do Fundo ("**Preço por Cota**"), por meio das chamadas de capital, conforme vier a informado pelo Coordenador Líder aos Investidores, observados os prazos e procedimentos do Balcão B3;

III. O Administrador declara que a vigência e a eficácia deste Ato do Administrador retroagem, para todos os fins e efeitos de direito, aos 19 dias do mês de agosto do ano de 2026.

Sendo assim, assina o presente Ato do Administrador em 1 (uma) via, eletronicamente.

São Paulo, 26 de agosto de 2026.

Assinado por: Luiz Carlos Mmi CFB2599426424D9...

Assinado por: Rogerio de Oliveira Ferreira 4DCDF898B9EC4B6...

APEX GROUP DISTRIBUIDORA DE TITULOS E VALORES MOBILIARIOS S.A.

Rubrica

Certificado de Conclusão

Identificação de envelope: D084B3B4-B6DF-82E4-8123-42DD603064DB
Status: Concluído
Assunto: SI_748_20260825_FII Kaya_IPA Rerrati.pdf
Envelope fonte:
Documentar páginas: 2
Assinaturas: 2
Certificar páginas: 5
Rubrica: 1
Assinatura guiada: Ativado
Selo com EnvelopeId (ID do envelope): Ativado
Fuso horário: (UTC-03:00) Brasília

Remetente do envelope:
Samara Vitoria da Cruz
Avenida Nove de Julho, 3228, Conj 604 - Jardim Paulista
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samara.vitoria@apexgroup.com
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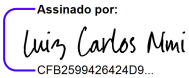
Rastreamento de registros

Status: Original
26/08/2026 18:01:55
Portador: Samara Vitoria da Cruz
samara.vitoria@apexgroup.com
Local: DocuSign

Eventos do signatário	Assinatura	Registro de hora e data
José Carlos Vieira Lima jose.lima@apexgroup.com Nível de segurança: E-mail, Autenticação da conta (Nenhuma)	Rubrica  Adoção de assinatura: Estilo pré-selecionado Usando endereço IP: 191.34.47.133	Enviado: 26/08/2026 18:05:47 Visualizado: 26/08/2026 18:11:31 Assinado: 26/08/2026 18:11:37
Termos de Assinatura e Registro Eletrônico: Aceito: 22/04/2026 18:38:37 ID: 53c64ed1-7555-4168-91ad-c0b938664c6e		
Luiz Carlos Nimi luiz.nimi@apexgroup.com Diretor Diretor Nível de segurança: E-mail, Autenticação da conta (Nenhuma)	Assinado por:  CFB2599426424D9... Adoção de assinatura: Estilo pré-selecionado Usando endereço IP: 187.37.222.34	Enviado: 26/08/2026 18:11:39 Visualizado: 26/08/2026 19:12:09 Assinado: 26/08/2026 19:12:14
Termos de Assinatura e Registro Eletrônico: Aceito: 26/08/2026 19:12:09 ID: 017bb6ef-a853-4cc7-8f94-dca4fa5f72eb		
Rogerio de Oliveira Ferreira rogerio.ferreira@apexgroup.com Nível de segurança: E-mail, Autenticação da conta (Nenhuma)	Assinado por:  4DCDF898B9EC4B6... Adoção de assinatura: Estilo pré-selecionado Usando endereço IP: 177.81.231.26	Enviado: 26/08/2026 18:11:39 Visualizado: 26/08/2026 18:23:30 Assinado: 26/08/2026 18:23:39
Termos de Assinatura e Registro Eletrônico: Aceito: 05/06/2026 12:57:06 ID: 91f0f67a-ac0e-4e7d-ad6c-c71780688eb3		

Eventos do signatário presencial	Assinatura	Registro de hora e data

Eventos de entrega do editor	Status	Registro de hora e data

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Eventos de entrega certificados	Status	Registro de hora e data
Eventos de cópia	**Status**	**Registro de hora e data**
Eventos com testemunhas	**Assinatura**	**Registro de hora e data**
Eventos do tabelião	**Assinatura**	**Registro de hora e data**
Eventos de resumo do envelope	**Status**	**Carimbo de data/hora**
Envelope enviado	Com hash/criptografado	26/08/2026 18:05:47
Entrega certificada	Segurança verificada	26/08/2026 18:23:30
Assinatura concluída	Segurança verificada	26/08/2026 18:23:39
Concluído	Segurança verificada	26/08/2026 19:12:14
Eventos de pagamento	**Status**	**Carimbo de data/hora**
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