



DJF IV JIVE FUNDO DE INVESTIMENTO IMOBILIÁRIO
(“Fundo”)

ATA DA ASSEMBLEIA GERAL EXTRAORDINÁRIA DE COTISTAS
REALIZADA EM 09 DE ABRIL DE 2024 (“AGE”)

1. Data, hora e local:

Aos 9 dias do mês de abril de 2024, às 14:00 horas, na sede social da **MAF DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS S.A.**, sociedade com sede na Rua Alves Guimarães, n.º 1.212, Pinheiros, CEP 05410-002, na cidade de São Paulo, Estado de São Paulo, inscrita no Cadastro Nacional de Pessoa Jurídica do Ministério da Fazenda (“CNPJ/MF”) sob o n.º 36.864.992/0001-42, na qualidade de administradora fiduciária (“Administradora”), do **DJF IV JIVE FUNDO DE INVESTIMENTO IMOBILIÁRIO**, inscrito no CNPJ/MF sob o n.º 50.555.700/0001-10 (“Fundo”).

2. Convocação e Presença:

Convocação dispensada em razão da presença de Cotistas representando a totalidade das cotas emitidas pelo **Fundo**, nos termos do §7º do Artigo 72 da Parte Geral da Resolução CVM n.º 175, de 23 de dezembro de 2022, conforme alterada, bem como nos termos do regulamento do Fundo (“Regulamento”), **signatários** da “Lista de Presença de Cotistas do **Fundo**” constante do **Anexo I** desta ata (“Cotista”). Presentes também os representantes da **Administradora** e os representantes da **JIVE INVESTMENTS GESTÃO DE RECURSOS E CONSULTORIA S.A.**, sociedade com sede na Avenida Brigadeiro Faria Lima, n.º 1.485, 18º andar, Jardim Paulistano, CEP 01452-002, na cidade de São Paulo, Estado de São Paulo, inscrita no CNPJ/MF sob o n.º 12.600.032/0001-07 (sucessora universal por incorporação da **JIVE ASSET GESTÃO DE RECURSOS LTDA.**, sociedade com sede na Avenida Brigadeiro Faria Lima, n.º 1.485, 19º andar, Ala Leste, Jardim Paulistano, CEP 01452-002, na cidade de São Paulo, Estado de São Paulo, inscrita no CNPJ/MF sob o n.º 13.966.641/0001-47), na qualidade de gestora do **Fundo** (“Gestora”).

3. Mesa:

Presidente: Carolina Viana

Secretária: Pedro Augusto Freitas



4. Ordem do Dia:

Deliberar sobre a aprovação da 2ª emissão de cotas do Fundo ("2ª Emissão"), com as seguintes condições:

- (i) Valor Total da Emissão: O montante total da 2ª Emissão será correspondente a até R\$10.000.000,00 (dez milhões de reais);
- (ii) Preço de Emissão: R\$1,00 (um real);
- (iii) Preço de Integralização: valor da Cota auferido no Dia Útil imediatamente anterior à data da Notificação de Subscrição Subsequente (*Subsequent Subscription Notice*), conforme tais termos são definidos no *Subscription Agreement*;
- (iv) Quantidade de Cotas da 2ª Emissão: A ser apurado na Confirmação de Satisfação das Condições (*Confirmation of Satisfaction of Conditions*), nos termos e condições previstos no *Subscription Agreement*;
- (v) Forma de Integralização: As cotas da 2ª Emissão serão integralizadas à vista, em moeda corrente nacional, (1) por meio de MDA, sistema administrado e operacionalizado pela B3 S.A. – Brasil, Bolsa, Balcão ("B3"); (2) por meio de transferência eletrônica disponível – TED do respectivo valor para a conta corrente do Fundo a ser indicada pela Administradora; ou (3) por outro mecanismo de transferência de recursos autorizado pelo Banco Central do Brasil ("BACEN"), aprovado pela Administradora, conforme previsto em cada Boletim de Subscrição;
- (vi) Público-alvo: (1) o **IFC II FUNDO DE INVESTIMENTO EM COTAS DE FUNDOS DE INVESTIMENTO MULTIMERCADO CRÉDITO PRIVADO**, inscrito no CNPJ/MF sob o n.º 48.887.275/0001-15, (2) o **JIVE DISTRESSED & SPECIAL SITS IV (PROFISSIONAL) FUNDO DE INVESTIMENTO MULTIMERCADO - CRÉDITO PRIVADO INVESTIMENTO NO EXTERIOR**, inscrito no CNPJ/MF sob o n.º 44.429.101/0001-58, (3) o **JIVE DISTRESSED & SPECIAL SITS IV (QUALIFICADO) FUNDO DE INVESTIMENTO EM COTAS DE FUNDOS DE INVESTIMENTO MULTIMERCADO – CRÉDITO PRIVADO**, inscrito no CNPJ/MF sob o n.º 44.674.282/0001-88, (4) o **JIVE DISTRESSED & SPECIAL SITS IV (OFFSHORE) FUNDO DE INVESTIMENTO**



MULTIMERCADO – CRÉDITO PRIVADO INVESTIMENTO NO EXTERIOR, inscrito no CNPJ sob o n.º 49.766.297/0001-90, e (5) o Veículo Offshore IV (conforme definido no Regulamento);

- (vii) Valor Mínimo de Subscrição: Não há valor mínimo para a subscrição na 2ª Emissão de cotas do Fundo, não existindo também valores mínimos para outras aplicações, aquisições ou para manutenção de investimentos no Fundo após a aplicação inicial de cada cotista na 2ª Emissão. Não há limites máximos de aplicação por investidor;
- (viii) Direitos, Vantagens e Restrições das Cotas: As cotas do Fundo correspondem a frações ideais do patrimônio do Fundo, não são resgatáveis e possuem a forma escritural e nominativa. As cotas terão as características que lhe são asseguradas no Regulamento;
- (ix) Procedimento de Distribuição: As cotas da 2ª Emissão serão distribuídas pelo Administrador, o qual é o intermediário líder da oferta da 2ª Emissão;
- (x) Forma de Colocação: Oferta pública de distribuição conforme o rito de registro automático de distribuição perante a CVM, nos termos da Resolução CVM nº 160, de 13 de julho de 2022 (respectivamente, “Oferta de Rito Automático” e “Resolução CVM 160”);
- (xi) Prazo de Distribuição: até 180 (cento e oitenta) dias contados da data de divulgação do anúncio de início da 2ª Emissão, nos termos da Resolução CVM 160;
- (xii) Distribuição Parcial: Será admitida a distribuição parcial das cotas do Fundo. O saldo de cotas que não for subscrito dentro do prazo de distribuição poderá ser cancelado, nos termos do Regulamento e da regulamentação em vigor;
- (xiii) Negociação das Cotas: As cotas da 2ª Emissão serão registradas na B3, não podendo ser negociadas no mercado secundário de bolsa ou balcão organizado, observadas as eventuais restrições da Resolução CVM 160.

5. Deliberações: A matéria constante da Ordem do Dia foi **aprovada** pela unanimidade dos Cotistas, sem qualquer restrição ou ressalva.



6. Assinatura Digital:

As Partes expressamente concordam, nos termos do Artigo 10, §2º da Medida Provisória nº 2.200-2, em utilizar e reconhecem como válida qualquer forma de comprovação, em formato eletrônico, de sua anuência aos termos e condições pactuados no âmbito desta ata, incluindo, mas não se limitando aos certificados digitais emitidos no âmbito da Infraestrutura de Chaves Públicas (ICP-Brasil) ou por outros meios de comprovação de autoria e integridade de documentos assinados de forma eletrônica, inclusive os que utilizem certificados não emitidos pela ICP-Brasil.

7. Encerramento:

O Administrador adotará, na qualidade de representante legal do Fundo, todas e quaisquer medidas necessárias ao cumprimento da deliberação deste instrumento, ficando esclarecido que este instrumento será registrado somente perante a CVM, nos termos do artigo 1.368-C, parágrafo 3º da Lei nº 10.406, de 10 de janeiro de 2002 (Código Civil), conforme alterada.

Nada mais havendo a tratar, foi a assembleia suspensa pelo tempo necessário à lavratura da presente ata que, depois de lida e conferida, foi por todos assinada.

São Paulo, 09 de abril de 2024.

<p><small>DocuSigned by</small> <i>Renata Carolina Ferracuzzi Coutinho Moura</i> Assinado por: RENATA CAROLINA FERRACUZZI COUTINHO MOURA CPF: 0808802705 Hora da Assinatura: 4/9/2024 4:29:48 PM BRT O: ICP-Brasil, OU: AC OAB C: BR Emissor: AC OAB G3 </p> <p><small>EA8F4B7E3884AAS</small></p>	<p><small>DocuSigned by</small> <i>Francine D. Castro Balbina Leite</i> Assinado por: FRANCINE DE CASTRO BALBINA LEITE 34600118111 CPF: 34600118111 Hora da Assinatura: 4/9/2024 4:13:25 PM BRT O: ICP-Brasil, OU: ViteoCorfeAfrica C: BR Emissor: AC Certsign RFB G6 </p> <p><small>1034240F5E58499</small></p>
<p>MAF DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS S.A. Administradora</p>	
<p><small>DocuSigned by</small> <i>Pedro Henrique VEGA Longhi</i> Assinado por: PEDRO HENRIQUE VEGA LONGHI 4007786300 CPF: 4007786300 Hora da Assinatura: 4/9/2024 4:30:40 PM BRT O: ICP-Brasil, OU: ViteoCorfeAfrica C: BR Emissor: AC Certsign RFB G6 </p> <p><small>801257702C24E</small></p>	<p><small>DocuSigned by</small> <i>Júlia Vilela</i> Assinado por: JULIA VILELA PINHEIRO 0370727103 CPF: 0370727103 Hora da Assinatura: 4/9/2024 4:32:36 PM BRT O: ICP-Brasil, OU: Secretaria da Receita Federal do Brasil - RFB C: BR Emissor: AC DIGITALSIGN RFB G3 </p> <p><small>9238CC1E4F2C4E2</small></p>
<p>JIVE INVESTMENTS GESTÃO DE RECURSOS E CONSULTORIA S.A. Gestora</p>	



DJF IV FUNDO DE INVESTIMENTO IMOBILIÁRIO
("Fundo")

ANEXO I
DA ATA DA ASSEMBLEIA GERAL EXTRAORDINÁRIA DE COTISTAS
REALIZADA EM 09 DE ABRIL DE 2024 ("AGE")

LISTA DE PRESENÇA DE COTISTAS

Cotista	Representante Legal/Procurador	Assinatura
JIVE DISTRESSED & SPECIAL SITS IV (PROFISSIONAL) FIM CP IE (CNPJ/MF n.º 44.429.101/0001-58)	JIVE INVESTMENTS GESTÃO DE RECURSOS E CONSULTORIA S.A., como representante do cotista	
JIVE DISTRESSED & SPECIAL SITS IV (QUALIFICADO) FIC-FIM CP (CNPJ/MF n.º 44.674.282/0001-88)	JIVE INVESTMENTS GESTÃO DE RECURSOS E CONSULTORIA S.A., como representante do cotista	
JIVE DISTRESSED & SPECIAL SITS IV (OFFSHORE) FIM CP IE (CNPJ/MF n.º 49.766.297/0001-90)	JIVE INVESTMENTS GESTÃO DE RECURSOS E CONSULTORIA S.A., como representante do cotista	
IFC II FIC-FIM CP (CNPJ/MF n.º 48.887.275/0001-15)	JIVE INVESTMENTS GESTÃO DE RECURSOS E CONSULTORIA S.A., como representante do cotista	

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Rua Alves Guimarães, nº 1.212

Pinheiros

São Paulo, SP 05410-002

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ANA CAROLINA FERRACCIU COUTINHO MOURA

ana.ferracciu@apexgroup.com

Diretora

Security Level: Email, Account Authentication (None), Digital Certificate

Signature Provider Details:

Signature Type: ICP Smart Card

Signature Issuer: AC OAB G3

Electronic Record and Signature Disclosure:

Accepted: 4/9/2024 4:29:27 PM

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DocuSigned by:

Ana Carolina Ferracciu Coutinho Moura

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Signed: 4/9/2024 4:29:49 PM

Signature Adoption: Uploaded Signature Image

Using IP Address: 189.60.52.81

Francine De Castro Balbina Leite

francine.balbina@apexgroup.com

Diretora

Security Level: Email, Account Authentication (None), Digital Certificate

Signature Provider Details:

Signature Type: ICP Smart Card

Signature Issuer: AC Certisign RFB G5

Electronic Record and Signature Disclosure:

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DocuSigned by:

Francine De Castro Balbina Leite

1034240E6EB6499...

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Viewed: 4/9/2024 4:18:13 PM

Signed: 4/9/2024 4:20:00 PM

Signature Adoption: Pre-selected Style

Using IP Address: 67.159.241.114

Julia Pinheiro

julia.pinheiro@jiveinvestments.com

Security Level: Email, Account Authentication (None), Digital Certificate

Signature Provider Details:

Signature Type: ICP Smart Card

Signature Issuer: AC DIGITALSIGN RFB G3

Electronic Record and Signature Disclosure:

Accepted: 4/9/2024 4:25:36 PM

ID: 8cf8f5c4-87e0-4af8-bfea-77d3401740c9

DocuSigned by:

Julia Pinheiro

923ECC1E4F2C4E2...

Sent: 4/9/2024 4:15:12 PM

Viewed: 4/9/2024 4:25:36 PM

Signed: 4/9/2024 4:32:59 PM

Signature Adoption: Pre-selected Style

Using IP Address: 67.159.229.6

Signer Events	Signature	Timestamp
Pedro Longhi pedro.longhi@jiveinvestments.com Procurador Security Level: Email, Account Authentication (None), Digital Certificate Signature Provider Details: Signature Type: ICP Smart Card Signature Issuer: AC Certisign RFB G5 Electronic Record and Signature Disclosure: Accepted: 4/9/2024 4:16:36 PM ID: 0e1894e1-32bc-4805-992c-f219d0f2547d	 Signature Adoption: Pre-selected Style Using IP Address: 185.153.176.11	Sent: 4/9/2024 4:15:12 PM Viewed: 4/9/2024 4:16:36 PM Signed: 4/9/2024 4:31:57 PM
In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/9/2024 4:15:12 PM
Certified Delivered	Security Checked	4/9/2024 4:16:36 PM
Signing Complete	Security Checked	4/9/2024 4:31:57 PM
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Payment Events	Status	Timestamps
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