



São Paulo, 2 de janeiro de 2023

À

LI INVESTIMENTOS IMOBILIÁRIOS S.A. (“Devedora”)

Avenida Presidente Juscelino Kubitschek, 2041, 23º andar, torre D, sala 18 – Vila Nova Conceição

São Paulo - SP

CEP: 04.543-011

At.: Roberto Bocchino Ferrari

E-mail: ferrari@lyoncapital.com.br

Ref.: Notificação – Vencimento Antecipado da Primeira Emissão de Debêntures Simples, Não Conversíveis em Ações, em Série Única, da Espécie Quirografária, para Colocação Privada da Devedora

VIRGO COMPANHIA DE SECURITIZAÇÃO, com sede na Cidade de São Paulo, no Estado de São Paulo, na Rua Tabapuã nº 1.123, 21º andar, conjunto 125, Itaim Bibi, CEP 04.533-004, inscrita no CNPJ sob o nº 08.769.451/0001-08 (“Titular das Debêntures” e “Emissora dos CRI”), neste ato representada na forma do seu estatuto social, na qualidade de Titular das Debêntures emitidas no âmbito da Primeira Emissão de Debêntures Simples, Não Conversíveis em Ações, em Série Única, da Espécie Quirografária, para Colocação Privada da Devedora (“Debêntures”) que constituem lastro dos Certificados de Recebíveis Imobiliários da 92ª Série da 4ª Emissão da Emissora dos CRI (“CRI”), por meio desta, **notificar** o que segue abaixo.

Conforme deliberado na Assembleia Geral de Titulares dos Certificados de Recebíveis Imobiliários realizada em 30 de dezembro de 2022 às 10 horas (“AGT”), restou declarado o vencimento antecipado das Debêntures e, consequentemente dos CRI, de forma que nos termos da cláusula 6.1.3.2 da Escritura de Emissão a Devedora deverá efetuar o resgate da totalidade das Debêntures, com o seu consequente cancelamento, mediante o pagamento do Montante Devido Antecipadamente que na data da AGT correspondia ao valor de R\$68.826.527,00 (sessenta e oito milhões, oitocentos e vinte e seis mil, quinhentos e vinte e sete reais), devendo no entanto ser atualizado até a data do efetivo pagamento que deverá ser realizado no prazo de 5 (cinco) Dias Úteis dias contados da presente data, sob pena de, em não o fazendo, ficar obrigada, ainda, ao pagamento dos Encargos Moratórios.

Os termos que não estejam expressamente definidos neste documento terão o significado a eles atribuídos no Contrato.

No caso de eventuais dúvidas ou caso seja necessário qualquer esclarecimento adicional nos colocamos à disposição através do e-mail gestão@virgo.inc.

Atenciosamente,

DocuSigned by:

Assinado por: PEDRO PAULO OLIVEIRA DE MORAES:22204338893
CPF: 22204338893
Data/Hora da Assinatura: 02/01/2023 | 12:52:05 BRT

31EC2C0EA1C841C5A2480BDC47DAB5C2

DocuSigned by:

Assinado por: ANETE PEREIRA SANTANA:35466648841
CPF: 35466648841
Data/Hora da Assinatura: 02/01/2023 | 12:03:45 BRT

41B5E0C5A2480BDC47DAB5C2

VIRGO COMPANHIA DE SECURITIZAÇÃO

Este documento se refere a 92ª Série da 4ª 4missao da Virgo Companhia de Securitização

Nome: Pedro Paulo Oliveira de Moraes

Cargo: Diretor

CPF Nº: 222.043.388-93

Nome: Anete Pereira Santana

Cargo: Procuradora

CPF Nº: 354.666.488-41

Certificado de Conclusão

Identificação de envelope: 38A0AC52B4494D12B26ECFA3E4615719

Status: Concluído

Assunto: Complete com a DocuSign: Notificação Vencimento Antecipado da Emissão - 2023.01.02 vf.docx

área responsável: jurídico

Deal ID - Hubspot:

Fee Coordenação Líquido:

Fee Gestão Líquido:

Fee Estruturação Líquido:

Fee Emissão Líquido:

Valor:

Envelope fonte:

Documentar páginas: 1

Certificar páginas: 5

Assinatura guiada: Ativado

Selo com Envelopeld (ID do envelope): Ativado

Fuso horário: (UTC-03:00) Brasília

Assinaturas: 2

Rubrica: 0

Remetente do envelope:

Maria Emília Curci Chacon Ruiz

Rua Tabapuã, 1123, 21º Andar

São Paulo, SP 04111-010

maria.ruiz@virgo.inc

Endereço IP: 177.33.143.220

Rastreamento de registros

Status: Original

02/01/2023 11:47:33

Portador: Maria Emília Curci Chacon Ruiz

maria.ruiz@virgo.inc

Local: DocuSign

Eventos do signatário

Anete Pereira Santana

anete.pereira@virgo.inc

Virgo

Nível de segurança: E-mail, Autenticação da conta (Opcional), Certificado Digital

Detalhes do provedor de assinatura:

Tipo de assinatura: ICP Smart Card

Emissor da assinatura: AC Certisign RFB G5

CPF do signatário: 35466648841

Termos de Assinatura e Registro Eletrônico:

Aceito: 02/02/2022 11:26:44

ID: 78c2410f-c971-4eb7-b810-941e0e71ec4c

Assinatura

DocuSigned by:



F14FCAEA4DEC485...

Adoção de assinatura: Estilo pré-selecionado

Usando endereço IP: 201.148.254.16

Registro de hora e data

Enviado: 02/01/2023 11:49:50

Visualizado: 02/01/2023 11:51:09

Assinado: 02/01/2023 12:03:47

Pedro Paulo Oliveira de Moraes

pedro@virgo.inc

Diretor de Securitização

Virgo

Nível de segurança: E-mail, Autenticação da conta (Opcional), Certificado Digital

Detalhes do provedor de assinatura:

Tipo de assinatura: ICP Smart Card

Emissor da assinatura: AC SERASA RFB v5

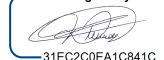
CPF do signatário: 22204338893

Termos de Assinatura e Registro Eletrônico:

Aceito: 02/07/2021 15:15:32

ID: 486d3b95-486e-4975-81ca-a85209fb83ec

DocuSigned by:



31EC2C0EA1C841C...

Adoção de assinatura: Imagem de assinatura carregada

Usando endereço IP: 45.231.28.42

Enviado: 02/01/2023 11:49:50

Visualizado: 02/01/2023 12:51:26

Assinado: 02/01/2023 12:52:09

Eventos do signatário presencial**Assinatura****Registro de hora e data****Eventos de entrega do editor****Status****Registro de hora e data****Evento de entrega do agente****Status****Registro de hora e data****Eventos de entrega intermediários****Status****Registro de hora e data**

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	02/01/2023 11:49:50
Entrega certificada	Segurança verificada	02/01/2023 12:51:26
Assinatura concluída	Segurança verificada	02/01/2023 12:52:09
Concluído	Segurança verificada	02/01/2023 12:52:09
Eventos de pagamento	Status	Carimbo de data/hora
Termos de Assinatura e Registro Eletrônico		

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