

**CONSTRUTORA TENDA S.A.**  
CNPJ/MF nº 71.476.527/0001-35  
NIRE 35.300.348.206  
*Authorized Publicly Held Company*

### **Material Fact**

**CONSTRUTORA TENDA S.A.** ("**Company**" or "**Tenda**"), inform to their shareholders and the market in general, attending to the provisions of article 157, §4<sup>th</sup>, of the Law No. 6.404, of December 15<sup>th</sup>, 1976, as amended and the Brazilian Securities Commission's ("**CVM**") Resolution No. 44, of August 23<sup>rd</sup>, 2021, as amended, that held on May 23<sup>rd</sup>, 2025, the settlement of the operation related to the 12<sup>th</sup> (twelfth) issuance of simple, non-convertible debentures of the type with real guarantee, with additional fiduciary guarantee, in a single series, for private placement, by the Company, which will be entitled to a remuneration equivalent to 100% (one hundred percent) of the DI Rate, plus a surcharge of 2.10% (two integers and ten hundredths percent) per year, based on 252 (two hundred and fifty-two) Business Days - all-in remuneration ("**Debentures**" and "**Issue**"), pursuant to Law No. 14,430, dated August 3, 2022, as amended, and Commission of Securities ("**CVM**") Resolution No. 60, dated December 23, 2021, whose real estate credit rights arising from the Debentures were linked to the operation of securitization of Real Estate Receivables Certificates ("**CRI**") issued by Travessia Securitizadora S.A. ("**Securitization Agent**") through its 65<sup>th</sup> (sixty-fifth) issuance, conducted in a single class, in a single series, distributed by the Galápagos Capital Distribuidora de Títulos e Valores Mobiliários S.A. through a public offering, under a best efforts placement regime, in accordance with CVM Resolution No. 160, dated July 13, 2022 ("**Offering**").

**The net worth received by the Company**, resulting from the assignment made within the scope of the Issue, was **R\$ 179.617.413,69**.

To ensure the faithful, timely, and full compliance with all guaranteed obligations set forth in the Issuance documents, the Company and Tenda Negócios Imobiliários S.A., registered with the CNPJ/MF under number 09.625.762/0001-58 ("**Tenda Negócios Imobiliários**"), Alea S.A. registered with the CNPJ/MF under No. 34.193.637/0001-63 ("**Alea**") and Tenda RS SPE Empreendimentos Imobiliários Ltda., registered with the CNPJ/MF under No. 46.538.714/0001-59 ("**Tenda RS SPE**" and, together with the Company, Tenda Negócios Imobiliários, and Alea, the "**Assignors**"), assigned the entirety of certain credit rights, present and future, of their respective ownership, arising from specific amounts owed by certain purchasers of autonomous real estate units, in accordance with the instruments and debtors identified in Annex I of the "*Instrumento Particular de Cessão Fiduciária de Direitos Creditórios, de Conta Vinculada e Outras Avenças*" executed between the Assignors and the Securitization Agent ("**Contrato de Cessão Fiduciária**"), in order to meet the guarantee reason of at least 50% (fifty percent), of the outstanding balance of the CRI.

The Operation were approved by the Board of Directors' Meetings of the Company, by the Board Meeting of the Tenda Negócios Imobiliários, by the Board of Directors' Meeting of the Alea, and by Board of Directors' Meetings of the Tenda RS SPE held on May 15, 2025.

The conditions and the deadlines of the Offering had been posted at the minute of the referred Board of Directors' Meeting, available in the CVM's site - Brazilian Securities Commission (<https://www.gov.br/cvm/pt-br>), as well in the site of the Company (<https://ri.tenda.com/>), in the terms of applicable laws.

São Paulo, May 23<sup>rd</sup>, 2025.

**Luiz Maurício de Garcia Paula**  
Chief Financial and Investor Relations Officer