

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, §4th, of the Law No. 6.404, of December 15th, 1976, as amended and the Brazilian Securities Commission's ("**CVM**") Resolution No. 44, of August 23rd, 2021, as amended, that held, on September 30th, 2025, the approval of the operation related to the 13th (thirteenth) Issuance of Simple, Non-Convertible, Unsecured Debentures, in up to 4 (four) Series, for Private Placement, by the Company which will entitle the holders to the following remunerations: (i) the debentures subject to the issuance distributed under the 1st (first) series ("**First Series**" and "**First Series Debentures**", respectively) will be entitled to a remuneration equivalent to 100% (one hundred percent) of the DI Rate, plus a surcharge of 1.05% (one point zero five percent) per annum, based on 252 (two hundred and fifty-two) Business Days ("**Remuneration of the First Series Debentures**"); (ii) the debentures subject to the issuance distributed under the 2nd (second) series ("**Second Series**" and "**Second Series Debentures**", respectively) will be entitled to a remuneration to be defined according to the Bookbuilding Procedure, and which will be limited to the higher of: (a) the indicative yield of Tesouro IPCA+ with Semiannual Coupons (new denomination for Nota do Tesouro Nacional, Série B – NTN-B) with maturity on August 15, 2030, to be calculated according to the indicative rates disclosed by ANBIMA on its website (<http://www.anbima.com.br>) at the close of the Bookbuilding Procedure day, exponentially increased by a surcharge of 1.05% (one point zero five percent)] per annum, based on 252 (two hundred and fifty-two) Business Days; or (b) 8.90% (eight point ninety percent) per annum, based on 252 (two hundred and fifty-two) Business Days ("**Remuneration of the Second Series Debentures**"); (iii) the debentures subject to the issuance distributed under the 3rd (third) series ("**Third Series**" and "**Third Series Debentures**", respectively) will be entitled to a remuneration to be defined according to the Bookbuilding Procedure, and which will be limited to the higher of: (a) a percentage corresponding to the respective DI Rate, as per the adjustment price verified on the Bookbuilding Procedure day, based on 252 (two hundred and fifty-two) Business Days, disclosed by B3 on its website (https://www.b3.com.br/pt_br/market-data-e-indices/servicos-de-dados/market-data/consultas/boletim-diario/boletim-diario-do-mercado/), corresponding to the future contract maturing in January 2030 (DI1-F30), exponentially increased by a surcharge corresponding to 1.05% (one point zero five percent)] per annum, based on 252 (two hundred and fifty-two) Business Days ("**Remuneration of the Third Series Debentures**"); and (iv) the debentures subject to the issuance distributed under the 4th (fourth) series ("**Fourth Series**", "**Fourth Series Debentures**" and, when jointly with the First Series Debentures, Second Series Debentures and Third Series Debentures, the "**Debentures**" and "**Issuance**", respectively) will be entitled to a remuneration to be defined according to the Bookbuilding Procedure, and which will be limited to the higher of: (a) the indicative yield of Tesouro IPCA+ with Semiannual Coupons (new denomination for Nota do Tesouro Nacional, Série B – NTN-B) with maturity on August 15, 2032, to be calculated according to the indicative rates disclosed by ANBIMA on its website (<http://www.anbima.com.br>) at the close of the Bookbuilding Procedure day, exponentially increased by a surcharge of 1.15% (one point fifteen percent) per annum, based on 252 (two hundred and fifty-two) Business Days; or (b) 8.90% (eight point ninety percent) per annum, based on 252 (two hundred and fifty-two) Business Days ("**Remuneration of the Fourth Series Debentures**" and, when jointly with the Remuneration of the First Series Debentures, the Remuneration of the Second Series Debentures and the Remuneration of the Third Series Debentures, the "**Remuneration**"), pursuant to Law No. 14,430, dated August 3, 2022, as amended, and Commission of Securities ("**CVM**") Resolution No. 60, dated December 23, 2021, as amended.

The Debentures will be linked to the operation of securitization of Real Estate Receivables Certificates ("**CRI**") to be issued by Opea Securitizadora S.A. ("**Securitization Agent**") through its 513th (five hundred and thirteenth) issuance, to be conducted in up to 4 (four) series, which will be distributed by the Banco Bradesco BBI S.A. through a public offering, under a firm

commitment underwriting regime, in accordance with CVM Resolution No. 160, dated July 13, 2022 ("**Offering**").

The Total Value of the Offering will initially correspond to BRL 300,000,000.00 (three hundred million Brazilian Reais), on the Issuance Date, noting that the Total Value of the Offering, as determined in the Bookbuilding Procedure, may be increased by up to BRL 75,000,000.00 (seventy-five million Brazilian Reais), in which will be applied discounts related to initial expenses and constitution of the Expenses Fund.

The minute of the referred Board of Directors' Meeting of the Company, containing the conditions and the deadlines of the Issuance, are 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. The Company will keep the market informed about any relevant developments related to the Issuance and the Offering.

São Paulo, September 30th, 2025.

Luiz Maurício de Garcia Paula
Chief Financial and Investor Relations Officer