

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**"), 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 and in addition to the material fact disclosed on September 30th, 2025, inform to their shareholders and the market in general, that on October 31st, 2025, the operation related to the 13th (thirteenth) Issuance of Simple, Non-Convertible, Unsecured Debentures, in 4 (four) Series, for Private Placement, by the Company, was settled. These debentures shall be entitled 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 the 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 the remuneration defined according to the Bookbuilding Procedure, of 9.0026% (nine point zero zero two six 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 the remuneration defined according to the Bookbuilding Procedure, of 14.45% (fourteen point forty-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 the remuneration defined according to the Bookbuilding Procedure, of 8.9924% (eight point nine nine two four 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, whose real estate credit rights arising from ("**Debentures**" and "**Issuance**", respectively).

The Debentures were linked to the operation of securitization of Real Estate Receivables Certificates ("**CRI**") issued by Opea Securitizadora S.A. ("**Securitization Agente**") through its 513th (five hundred and thirteenth) issuance, conducted in 4 (four) series, distributed by 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 net worth received by the Company, resulting from the assignment made within the scope of the Issue, was **BRL 291,182,256.61**.

The Issuance was approved by the Board of Directors' Meetings of the Company, held on September 30th, 2025.

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, October 31st, 2025.

Luiz Maurício de Garcia Paula
Chief Financial and Investor Relations Officer