

CONSTRUTORA TENDA S.A.

Corporate Taxpayer's Registry (CNPJ/MF) No. 71.476.527/0001-35
Corporate Registry Identification Number (NIRE) 35.300.348.206

Material Fact
Guidance 2021

CONSTRUTORA TENDA S.A. (B3: TEND3) ("Company", "Tenda"), pursuant to Paragraph 4 of Article 157 of Law No. 6.404 of December 15, 1976, and CVM Instruction No. 358 of January 3, 2002, releases on this date its corporate guidance.

The Company's guidance is based on the management expectations, in-house studies, and economic and financial conditions of its industry. Within this context, we reached the following guidance for 2021:

Concerning the **Adjusted Gross Margin**, which is the ratio between consolidated gross profit for the year (less financial charges stated in Note 12 to the financial statements) and consolidated net revenue for the year, a range is estimated between the minimum of 30.0% and the maximum of 32.0%.

Guidance 2021	Minimum	Maximum
Adjusted Gross Margin Range (%)	30.0	32.0

Concerning the **Net Pre-Sales**, which results from gross sales for the year (in R\$ million) less cancellations for the year (in R\$ million), all adjusted to Tenda's equity interest, a range is estimated between the minimum of R\$2,800 million and the maximum of R\$3,000 million.

Guidance 2021	Minimum	Maximum
Net Pre-Sales Range (R\$ million)	2,800.0	3,000.0

Estimates and guidance are subject to several risks and uncertainties and consider information currently available. Therefore, as aforementioned, are substantially dependent upon the market conditions, Brazil's economy performance, the business sectors in which the Company operates and the international markets, thus, subject to changes. In the event of relevant changes in these factors, the guidance may be reviewed.

The Company will keep its shareholders and the market informed of any review of the financial estimates released herein.

São Paulo, February 04, 2021

Construtora Tenda S.A.
Renan Barbosa Sanches
Chief Financial and Investor Relations Officer