



CONSTRUTORA TENDA S.A.

Publicly-Traded Company

CNPJ nº 71.476.527/0001-35

NIRE 35.300.348.206 | Código CVM nº 02114-8

MATERIAL FACT

CONSTRUTORA TENDA S.A. ("Company"), pursuant to article 157, paragraph 4, of Law No. 6,404, dated December 15, 1976 ("**Brazilian Corporate Law**"), and the Brazilian Securities and Exchange Commission ("**CVM**") Resolution No. 44, dated August 23, 2021, and following the material fact disclosed on August 16, 2023, hereby informs to its shareholders and the general market that is launching a primary offering (the "**Offering**") of its common shares to certain institutional investors in Brazil, pursuant to CVM Resolution No. 160, dated July 13, 2022 ("**CVM Resolution 160**"). The Offering will comprise initially a primary offering of 15,000,000 new common shares (the "**Shares**"), to be issued by the Company. The total number of Shares proposed to be initially offered may be increased by up to 25%, representing an increase of up to 3,750,000 new Shares to be issued by the Company in the Offering, under the same conditions and at the same price as the Shares, which shall be intended to meet any excess demand that may arise when the price per share is set (the "**Additional Shares**"). The pricing of the Offering is expected to occur on September 4, 2023. Shares purchased in the Offering are expected to begin trading on the São Paulo Stock Exchange (B3 S.A. – Brasil, Bolsa, Balcão) on the second business day after the disclosure of the price per Share, and the settlement of the Offering is expected to occur on the third business day after the disclosure of the price per Share.

WITHIN THE SCOPE OF THE OFFERING, NO EFFORTS WILL BE MADE TO PLACE THE SHARES ABROAD. THE OFFERING OF THE SHARES HAS NOT BEEN AND WILL NOT BE REGISTERED UNDER THE SECURITIES ACT, OR ANY OTHER U.S. FEDERAL AND STATE SECURITIES LAWS, AND THE SHARES MAY NOT BE OFFERED, SOLD, PLEDGED OR OTHERWISE TRANSFERRED IN THE UNITED STATES OR TO U.S. INVESTORS, UNLESS PURSUANT TO A REGISTRATION STATEMENT OR IN TRANSACTIONS EXEMPT FROM, OR NOT SUBJECT TO, THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT.

The Company's existing shareholders shall not have a preemptive right (*direito de preferência*) to subscribe for any of the Shares of the Offering (including the Additional Shares), pursuant to article 172, item I, of the Brazilian Corporate Law, and article 5, §8 of the Company's bylaws. Pursuant to 2 CVM Resolution 160 and to ensure the participation of existing shareholders in the Offering, a priority right will be given to existing shareholders of the Company to subscribe for up to all of the Shares (including the Additional Shares, if applicable) to be placed by the Company through the Offering pro rata to their shareholdings in the Company's capital (the "**Priority Offering**"). Therefore,

all of the Shares (including Additional Shares, if applicable) to be offered by the Company in the Offering will be offered to existing shareholders first pursuant to the Priority Offering and existing shareholders may exercise their rights from (and including) August 25th, 2023 up to (and including) August 31st, 2023. THE PRIORITY OFFERING, WHICH WILL BE MADE IN BRAZIL CONCURRENTLY WITH THE OFFERING, HAS NOT BEEN AND WILL NOT BE REGISTERED UNDER THE SECURITIES ACT OR ANY OTHER U.S. FEDERAL OR STATE SECURITIES LAWS.

This material fact notice is disclosed for informative purpose only and shall not, in any circumstances, be construed as an investment recommendation. This material fact notice does not constitute an offer to sell or the solicitation of an offer to buy the Company's securities, including the Shares, and shall not constitute an offer, solicitation or sale in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of that jurisdiction. If you would like to receive a free translation of the full Portuguese-language fato relevante, please contact the Company's Investors Relations Office.

The Company will keep its shareholders and the market in general informed about the progress of the Offering through the disclosure of Notices to the Market or Material Facts on the following web pages: CVM (<https://www.gov.br/cvm/pt-br>), B3 (www.b3.com.br) and Company (<https://ri.tenda.com/>).

São Paulo, August 24th, 2023

CONTRUTORA TENDA S.A.

Luiz Mauricio de Garcia Paula

Chief Financial and Investor Relations Officer