

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 February 06th, 2024, the approval of the operation of sale of the Company's credit portfolio "pró-soluto" ("**Assignment**"), which will be carried out under the operation of securitization of real estate receivables certificates ("**CRI**") to be issued by True Securitizadora S.A. ("**Securitization Agent**"), through its 265th issuance, to be carried out in two (2) series ("**Issue**"), which will be distributed by the Securitization Agent through public distribution offer, under best placement efforts regime, in the terms of CVM's Resolution No. 160, of July 13th, 2022 ("**Offering**"), backed by fractional and full Real Estate Credit Notes ("**CCI**"), to be issued by the Securitization Agent to represent the real estate credits owed by the Company and Tenda Negócios Imobiliários S.A., registered under the CNPJ/MF No 09.625.762/0001-58 ("**Tenda Negócios Imobiliários**" and, together with the Company and Tenda Negócios Imobiliários, the "**Assignors**"), resulting from the private real estate purchase and sale promise commitment agreements of residential projects whose infrastructure, construction and commercialization are being carried out by the Assignors, and whose properties were intended for sale to the respective customers of the Assignors ("**Real Estate Credits**", "**Customers**" and "**Operation**", respectively).

The Total Value of the Offering will correspond to the amount of up to one hundred and seventy-three million and two hundred and sixty thousand reais (BRL 173,260,000.00), which will be applied discounts related to initial expenses and constitution of the Expenses Fund.

The Real Estate Credits were assigned under the terms of the "*Instrumento Particular de Contrato de Cessão de Direitos Creditórios Imobiliários e Outras Avenças*", which will be executed between the Assignors and the Securitization Agent, wherewith the Assignors, as the rightful owners of the Real Estate Credits, to be assigned to the Securitization Agent, definitively, without co-obligation, the total of the Real Estate Credits of its respective titularity ("**Assignment Agreement**").

The Operation was approved by the Board of Directors' Meeting of the Company and the Board Meeting of the Tenda Negócios Imobiliários, both held on this date. **The Company is considering making the present Operation recurrent, aiming at the improvement of the management of its receivables.**

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, February 07th, 2024

Luiz Maurício de Garcia Paula
Chief Financial and Investor Relations Officer