

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 this date, the settlement of the operation of sale of the Company's credit portfolio "pró-soluto" ("**Assignment**"), carried out under the operation of securitization of real estate receivables certificates ("**CRI**") issued by True Securitizadora S.A. ("**Securitization Agent**"), through its 265th issuance, carried out in two (2) series ("**Issue**"), which had been distributed 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**"), issued by the Securitization Agent to represent the real estate credits owed by the Company, and by Tenda Negócios Imobiliários S.A., registered under the CNPJ/MF No 09.625.762/0001-58 ("**Tenda Negócios Imobiliários**") and, together with the Company, 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**" and "**Operations**", respectively).

The net worth received by the Company, resulting from the assignment made within the scope of the Issue, was of **one hundred and sixty-seven million, six hundred and ninety-two thousand, nine hundred and five reais and seventy-four centavos (BRL 167,692,905.74)**.

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

The Operation were approved by the Board of Directors' Meetings of the Company and by the Board Meeting of the Tenda Negócios Imobiliários, both held on February 06th, 2024. **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 Offerings 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 21st, 2024.

Luiz Maurício de Garcia Paula
Chief Financial and Investor Relations Officer