

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 November, 4th, 2024, the approval of the operation related to the 11th (Eleventh) Issuance of Simple, Non-Convertible Debentures of the Type with Real Guarantee, with Additional Fiduciary Guarantee, in a Single Series, for Private Placement, by the Company which will entitle the holders to a remuneration equivalent to 100% (one hundred percent) of the DI Rate, plus a surcharge of 1.50% (one and fifty hundredths percent) per year based on 252 (two hundred and fifty-two) Business Days ("**Debentures**" and "**Issue**") pursuant to Law No. 14,430, dated August 3, 2022, as amended, and Commission of Securities ("**CVM**") Resolution No. 60, dated December 23, 2021, as amended, whose real estate credit rights arising from the Debentures will be linked to the operation of securitization of Real Estate Receivables Certificates ("**CRI**") to be issued by Opea Securitizadora S.A. ("**Securitization Agente**") through its 338th (three hundred thirty-eight) issuance, to be conducted in a single class, in a single series, which will be distributed by the Banco Bradesco BBI S.A. through a public offering, under a best efforts placement regime, in accordance with CVM Resolution No. 160, dated July 13, 2022 ("**Offering**").

The Total Value of the Offering will correspond to the amount of up to one hundred sixty-five million Brazilian reais (BRL 165,000,000.00), which will be applied discounts related to initial expenses and constitution of the Expenses Fund.

To ensure the faithful, timely, and full compliance with all guaranteed obligations set forth in the Offer documents, the Company and Tenda Negócios Imobiliários S.A., registered with the CNPJ/MF under number 09.625.762/0001-58 ("**Tenda Negócios Imobiliários**" and, together with the Company, the "**Assignors**"), shall assign all current and future credit rights owned by the Company and Tenda Negócios Imobiliários arising from specific amounts owed to the Company and Tenda Negócios Imobiliários by certain purchasers of autonomous real estate units, in accordance with the instruments and debtors identified in Annex I of the "*Instrumento Particular de Cessão Fiduciária de Direitos Creditórios, de Contas Vinculadas e Outras Avenças*" to be executed between the Assignors and the Securitization Agent ("**Contrato de Cessão Fiduciária**"), in order to meet the guarantee reason of at least 110% (one hundred and ten percent).

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 November, 4th, 2024.

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, November, 4th, 2024

Luiz Maurício de Garcia Paula
Chief Financial and Investor Relations Officer