

**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, §4<sup>th</sup>, of the Law No. 6.404, of December 15<sup>th</sup>, 1976, as amended and the Brazilian Securities Commission's ("**CVM**") Resolution No. 44, of August 23<sup>rd</sup>, 2021, as amended, that held, on November 13, the settlement of the operation related to the 11<sup>th</sup> (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 ("**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, whose real estate credit rights arising from the Debentures were linked to the operation of securitization of Real Estate Receivables Certificates ("**CRI**") issued by Opea Securitizadora S.A. ("**Securitization Agente**") through its 338th (three hundred thirty-eighth) issuance, conducted in a single class, in a single series, 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 net worth received by the Company**, resulting from the assignment made within the scope of the Issue, was of **BRL 160,564,568.27**.

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**"), assigned 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*" 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 were approved by the Board of Directors' Meetings of the Company and by the Board Meeting of the Tenda Negócios Imobiliários, both held on November 4, 2024.

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, November 13<sup>th</sup>, 2024.

**Luiz Maurício de Garcia Paula**  
Chief Financial and Investor Relations Officer