

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 May 15th, 2025, the approval of the operation related to the 12th (twelfth) 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 2.10% (two integers and ten hundredths percent) (all in cost) per year based on 252 (two hundred and fifty-two) Business Days ("**Debentures**" and "**Issuance**") pursuant to Law No. 14,430, dated August 3rd, 2022, as amended, and Commission of Securities ("**CVM**") Resolution No. 60, dated December 23rd, 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 Travessia Securitizadora S.A. ("**Securitization Agent**") through its 65th (sixty-fifth) issuance, to be conducted in a single class, in a single series, which will be distributed by the Galápagos Capital Distribuidora de Títulos e Valores Mobiliários S.A. through a public offering, under a best efforts placement regime, in accordance with CVM Resolution No. 160, dated July 13th, 2022 ("**Offering**").

The Total Value of the Offering will correspond to the amount of up to one hundred and eighty million Brazilian reais (R\$180,000,000.00), 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 Issuance 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 Alea S.A. registered with the CNPJ/MF under No. 34.193. 637/0001-63 ("**Alea**") and Tenda RS SPE Empreendimentos Imobiliários Ltda., registered with the CNPJ/MF under No. 46.538.714/0001-59 ("**Tenda RS SPE**") and, together with the Company and Tenda Negócios Imobiliários and Alea, the "**Assignors**", shall assign the entirety of certain credit rights, present and future, of their respective ownership, arising from specific amounts owed 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 50% (fifty percent), of the outstanding balance of the CRI.

The Operation was approved by the Board of Directors' Meeting of the Company and the Board Meeting of the Tenda Negócios Imobiliários, and the Board of Directors' Meeting of the Alea, and by Board Meeting of the Tenda RS SPE, held on May 15th, 2025.

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, May 15th, 2025.

Luiz Maurício de Garcia Paula
Chief Financial and Investor Relations Officer