

**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 this date, the settlement of the operation related to the first payment for the sale of the Company's credit portfolio "pró-soluto" ("**Assignment**"), carried out under the operation of securitization of real estate receivables certificates of the senior class, in 2 (two) series, and of the subordinated class, without division into subclasses ("**CRI**") issued by Opea Securitizadora S.A. ("**Securitization Agent**"), through its 448<sup>th</sup> issuance, and will have the following remunerations: (i) in the case of the 1<sup>st</sup> (first) series CRI of the senior class, 100% (one hundred percent) of the DI Rate, plus a spread of 2% (two integers percent) per year, based on 252 (two hundred and fifty-two) business days; (ii) in the case of the 2<sup>nd</sup> (second) series CRI of the senior class, a spread of 9.90% (nine integers and ninety hundredths percent) per year, based on 252 (two hundred and fifty-two) business days, without prejudice to monetary restatement by the IPCA; and (iii) for the subordinated class CRI, a spread of 11% (eleven integers per cent) per year, based on 252 (two hundred and fifty-two) business days, without prejudice to monetary restatement, these remunerations being considered "all-in" ("**Issue**"). The CRI had been distributed by Galapagos Capital Distribuidora de Títulos e Valores Mobiliários S.A., a joint stock company registered with the CNPJ/MF under No. 28.650.236/0001-92 ("**Lead Manager**"), by means of a public distribution offer, under best placement efforts regime, in the terms of CVM's Resolution No. 160, of July 13<sup>th</sup>, 2022, as in force ("**Offering**"), backed by full or fractional 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 Alea S.A., registered with the CNPJ/MF under No. 34.193.637/0001-63 ("**Alea**" and, when together with the Company and Tenda Negócios Imobiliários, the "**Assignors**"), resulting from the private real estate purchase and sale promise commitment agreements and "*Terms of Confession of Debt*" relating to properties 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 total net amount of the first payment of CRI received by the Company**, on this date, as a result of the assignment made within the scope of the Issue, after discounts relating to initial expenses, discount and the constitution of the Reserve Fund and the Issue Expense Funds, was **R\$ 159.003.801,19 (one hundred fifty-nine million, three thousand, eight hundred one reais and nineteen centavos)**.

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, and by the Board of Directors' Meeting of Alea, at meetings held on June 11, 2025. **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-brr>), as well in the site of the Company (<https://ri.tenda.com>), in the terms of applicable laws.

São Paulo, June 20<sup>th</sup>, 2025.

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