

**TECNISA S.A.**

Publicly held Company  
Corporate Taxpayer's ID (CNPJ) n° 08.065.557/0001-12  
Company Registry (NIRE) 35.300.331.613

**MATERIAL FACT**

**TECNISA S.A.** (B3: TCSA3) ("Company"), one of the largest residential developers in Brazil, in continuity to the Material Facts disclosed on June 3rd, 2021, June 6th, 2021, August 13rd 2021, September 28th, 2022, October 25th, 2023 and November, 17th, 2023, hereby informs its shareholders and the market in general that it has become aware that, on this date, was published on the website of Água Branca's Urban Operation Consortium ("Água Branca's UOC") the Notice ("Notice") of the 1st Public Auction ("Auction") of the Second Distribution of Certificates of Additional Construction Potential ("CEPAC") from Água Branca's UOC.

Under the terms of the Notice, the Auction will be held by B3 S.A. – Brasil, Bolsa, Balcão ("B3"), on December 12nd, 2023, with the purpose of Residential CEPAC (CEPAC-R), offering 350.000 (three hundred and fifty thousand) titles.

The Company clarifies that, under the terms of the Notice, the Offer will be made at the individual, updated price, minimum of R\$ 1,093.42 (one thousand and ninety-three reais and forty-two cents) for CEPAC-R securities.

As previously informed, Água Branca's UOC comprises the planned neighborhood of Jardim das Perdizes, a project in which the Company has participation. The Auction is important for the Company's management to guide decisions regarding the follow-up of projects in Jardim das Perdizes.

The Company will keep its shareholders and the market informed about any relevant updates regarding the subject.

São Paulo, November 21<sup>th</sup>, 2023.

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**ANDERSON LUIS HIRAOKA**

FINANCIAL AND INVESTOR RELATIONS OFFICER