

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 13th 2021, September 28th, 2022, October 25th, 2023, November 21st, 2023, and December 4th, 2023, hereby informs its shareholders and the market in general that:

- It has acquired 206,152 residential Additional Construction Potential Certificates ("CEPACs"), for a total value of R\$ 225,410,719.84, within the scope of the 1st Public Auction of the Second CEPACs Distribution of Água Branca's Urban Operation Consortium ("Água Branca's UOC"), held on this date;
- The referred acquisition was done by Windsor Investimentos Imobiliários Ltda. (CNPJ: 08.303.528/0001-41), subsidiary in which the company holds a 57.5% ownership stake.

The acquisition of residential CEPACs will allow the Company to continue with the development of Jardim das Perdizes, a planned neighborhood included in the Água Branca's UOC.

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

São Paulo, December 12th, 2023.

ANDERSON LUIS HIRAOKA

FINANCIAL AND INVESTOR RELATIONS OFFICER