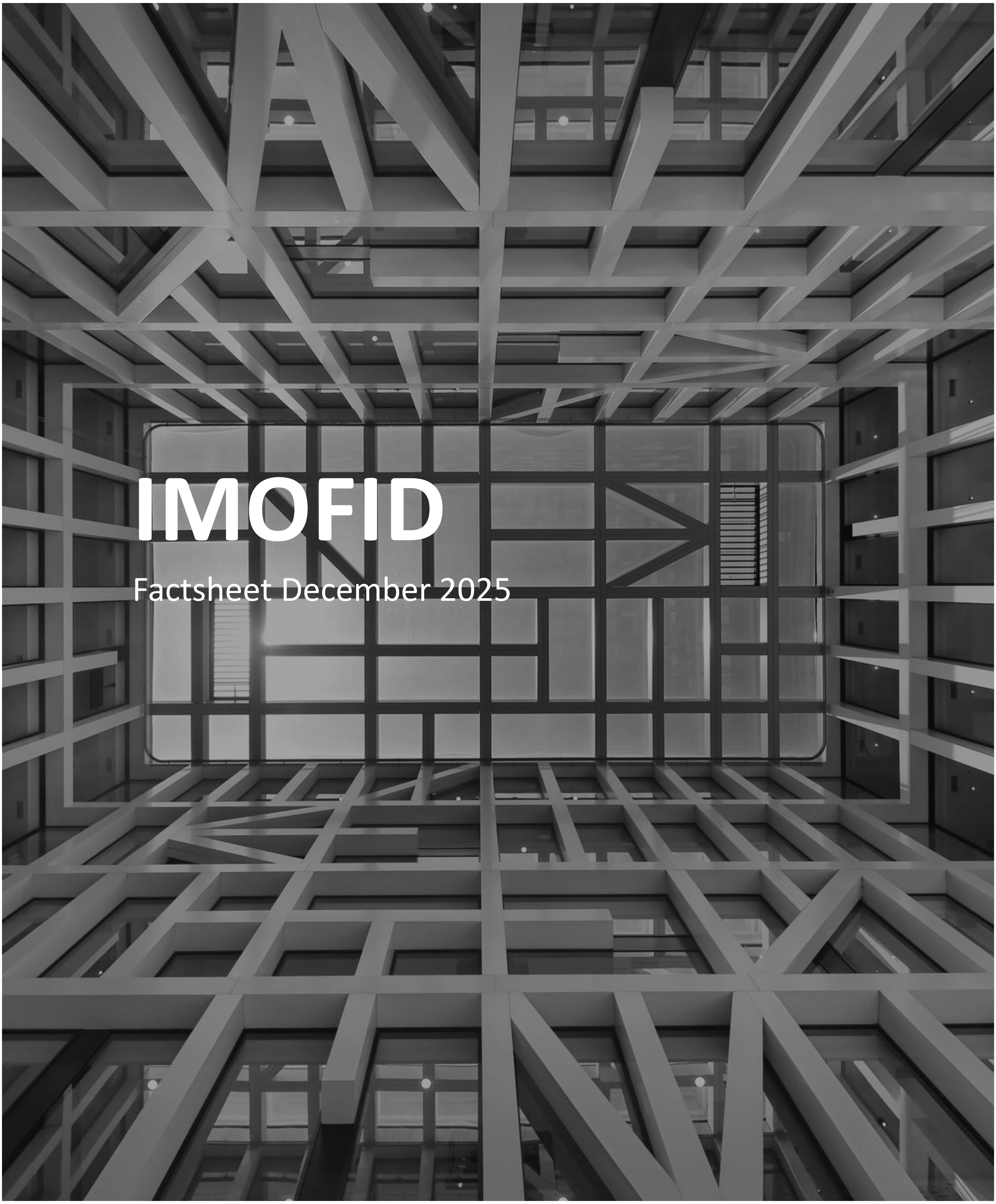


IMOFID

Factsheet December 2025

FIDELIDADE
SOCIEDADE GESTORA

FIIA IMOFID

OBJECTIVE AND INVESTMENT POLICY

IMOFID´s objective is to deliver a stable core return in the medium/ long-term through a diversified commercial real estate portfolio focused on quality tenants, solid income return and asset liquidity.
The portfolio is mainly located in Lisbon, Porto, Madrid and Barcelona.

INVESTOR PROFILE

The Fund targets investors who have a medium-term investment horizon with a minimum recommended holding period of 3 years.

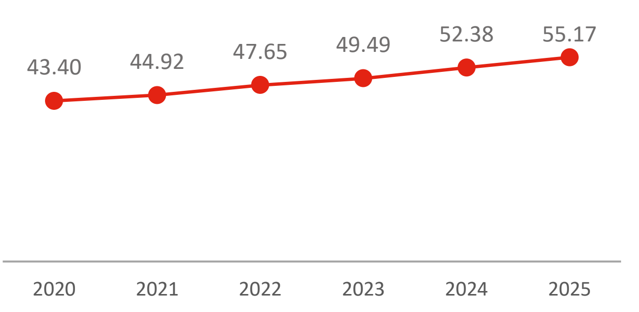
FUND RELEVANT FACTS

No relevant facts during this month.

KEY INDICATORS

The Fund was established as an Open-ended Real Estate Investment Fund on May, 4th 2020, and therefore the information on this Factsheet starts from that date.

EVOLUTION OF THE PARTICIPATION UNIT VALUE (€)



The value of the Fund's units may increase or decrease depending on the performance of the Fund's assets.

FUND KEY INDICATORS (31st December 2025)

GROSS ASSET VALUE (GAV)	339,846,847 €
RE ASSET UNDER MANAGEMENT	322,699,054 €
NET ASSET VALUE (NAV)	296,992,405 €
CASH AND EQUIVALENTS	12,317,347 €
OCCUPANCY	96.9%
WAULTB / WAULT	7.3/ 9.0 years
LOAN-TO-VALUE RATIO	11.5%

FISCAL YEAR ANNUALIZED RETURN [1]

Year	2021	2022	2023	2024	2025
Return	3.5%	5.9%	4.0%	5.8%	5.3%

ANNUALIZED RETURN [1]

Periods	1 ano	2 anos	3 anos	4 anos	5 anos
Return	5.3%	5.6%	5.1%	5.3%	4.9%

[1] The disclosed returns represent past data and don't constitute a guarantee of future returns. The disclosed returns are annualized, net of management fees, deposit fees, property taxes, and all costs and taxes at the Fund level, and are calculated based on the last business day of the month. The returns don't include any subscription or redemption fees or taxes at the participant level.

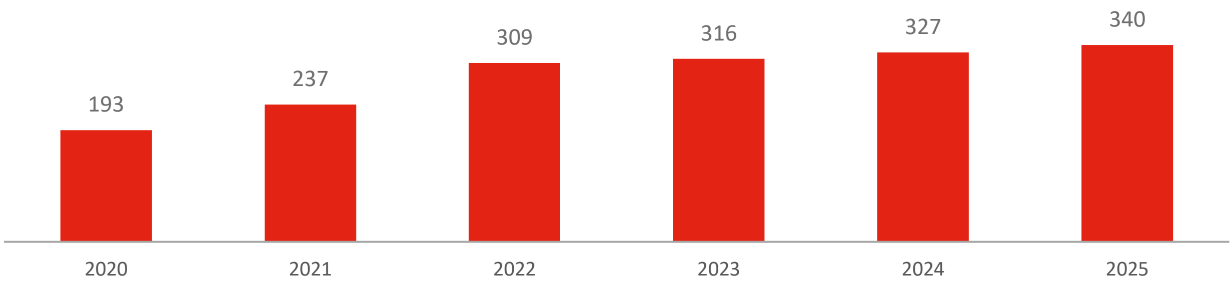
SUMMARY RISK INDICATOR[2]

Low risk High risk

1	2	3	4	5	6	7

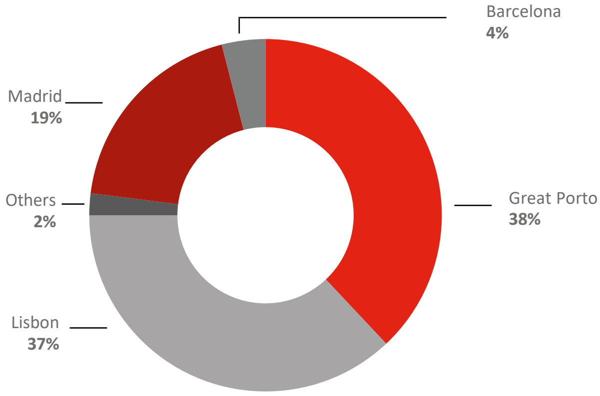
[2] The risk levels range from class 1 (minimum risk) to 7 (maximum risk) and correspond to the summary risk indicator calculated in accordance with Commission Delegated Regulation (EU) 2021/2268 of 6 September 2021.

ASSET UNDER MANAGEMENT (2020-DECEMBER 2025)

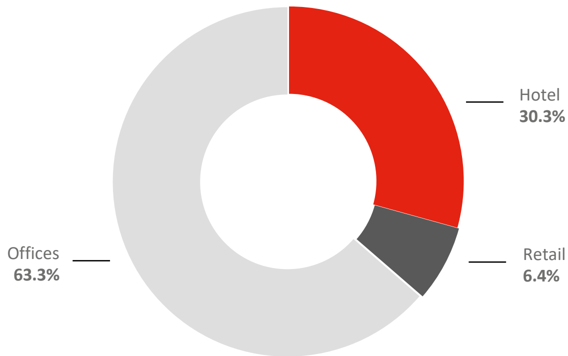


Values in millions Euros

GEOGRAPHICAL LOCATION (% RE AuM)



SECTORS (% RE AuM)



KEY TERMS

PRODUCT	Open-ended real estate accumulation Fund supervised by CMVM
TAXONOMY	Artº 8 SFDR
ASSETS	Income producing properties
SECTORS	Offices, retail, hotels and logistics
GEOGRAPHY	Iberia Focused in Lisbon, Oporto, Madrid e Barcelona for offices and consolidated areas for other sectors
PROPERTY VALUATION	2x/year portfolio independent valuation
LEVERAGE LIMIT	LTV < 25%
SUBSCRIPTION FEE	N/A
REDEMPTION	Notice period of 12 months Redemptions gates: 2x/year Redemption fee: 2%: ≤ 2 years; 1%: >2 years ≤ 3 years; 0%: > 3 years
FUND MANAGEMENT FEES (YEAR/%NAV)	1,0%
DEPOSITARY FEES (YEAR/% NAV) (cumulative values)	0.07625%: NAV ≤ €300 million 0.0525%: €300 million < NAV ≤ €500 million 0.0375%: NAV > €500 million
OTHER INFORMATIONS	Daily publication of unit value: CMVM site and Bloomberg (ISIN code: PTFDDAHM0004) Monthly note (Fidelidade Sociedade Gestora website) Annual Report & Accounts and (CMVM website/ Fidelidade Sociedade Gestora website) Fund Propectus and Key Information Document (CMVM website/ Fidelidade Sociedade Gestora website)

MAIN PROPERTIES

EDIFÍCIO TRIANON

Offices

19,917 m2

Madrid

BOAVISTA OFFICE CENTER

Offices

7,456 m2

Oporto

URBO BUSINESS CENTER

Offices

15,709 m2

Oporto

INFANTE D. HENRIQUE 26

Offices

7,621 m2

Lisbon

IVENS 12-16

Hotel

7,889 m2

Lisbon

ANTÓNIO SERPA 13

Hotel

5,208 m2

Lisbon

DOM LUÍS | 28

Offices

11,523 m2

Lisbon

CAN FATJO DELS AURONS 1

Offices

3,242 m2

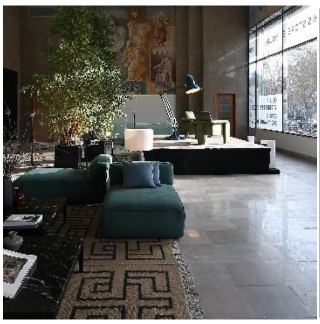
Barcelona

GONÇALO CRISTÓVÃO 216

Hotel

7,794 m2

Oporto



LOJA DA LIBERDADE 266

Retail

1,228 m2

Lisbon

ANNEX – PORTFOLIO DETAIL AS 31.12.2025

A - Detailed Composition of the Real Estate Assets' Portfolio

1 - Real Estates Assets Located in European Union's Member Estates	Area (sqm)	Acquisition Date	Acquisition Price	Evaluation Date 1	Evaluation Value 1	Evaluation Date 2	Evaluation Value 2	Asset Value	Country	Municipality
CC05 REAL ESTATES ASSETS LOCATED IN EUROPEAN UNION'S MEMBER ESTATES - Fully constructed rented buildings										
Prédio Urbano - Edifício Trianon - Avenida de los Poblados, 9	19885	30-06-2022	66.644.315,22	01-10-2025	60.169.000,00	01-10-2025	60.594.000,00	60.381.500,00	ES	Madrid
Prédio Urbano - Can Fatjo dels Aurons 1 - Avinguda Can Fatjo dels Aurons,1	3241	08-07-2022	10.467.406,75	01-10-2025	9.712.000,00	01-10-2025	10.606.000,00	10.159.000,00	ES	Barcelona
Prédio Urbano - Eborim 16 e 18 - Rua do Eborim, nºs 16 e 18 e Rua Cicioso, nºs 14-B, 14-C e 14-D	6835	27-12-2018	7.204.214,54	01-10-2025	7.325.000,00	01-10-2025	7.355.000,00	7.340.000,00	PT	Évora
Prédio Urbano - Loja Alvor - R. Dr. António José de Alvor n.º 1 e n.º 3 - A	108	19-01-2007	606.025,54	01-10-2025	322.000,00	01-10-2025	334.000,00	328.000,00	PT	Portimão
Prédio Urbano - António Serpa 13 - Avenida António de Serpa, nº 13, nº13A e 13ºB	5208	27-12-2018	10.594.766,43	01-10-2025	17.002.700,00	01-10-2025	17.781.000,00	17.391.850,00	PT	Lisboa
Prédio Urbano - Dom Luís I 28 - Largo Conde Barão, 13 e 14, Boqueirão do Duro, 38, 40 e 42, Rua D. Luís I, 28, 28A e 28B.	11523	30-12-2019	26.817.409,87	01-10-2025	30.849.400,00	01-10-2025	31.584.600,00	31.217.000,00	PT	Lisboa
Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - BI	104	28-09-2007	399.111,33	01-10-2025	484.300,00	01-10-2025	485.600,00	484.950,00	PT	Lisboa
Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - BJ	117	28-09-2007	449.390,67	01-10-2025	535.800,00	01-10-2025	544.000,00	539.900,00	PT	Lisboa
Prédio Urbano - Oliveira ao Carmo 1 e 3 - Rua da Oliveira ao Carmo, nº1 e nº3 e Rua Trindade, nº2	2371	27-12-2018	4.641.516,72	01-10-2025	6.566.000,00	01-10-2025	6.638.800,00	6.602.400,00	PT	Lisboa
Prédio Urbano - Ivens 12-16 - Rua Ivens nºs 12 a 16, Rua Capelo nºs 1 a 9	7889	30-12-2021	30.720.712,82	01-10-2025	35.438.000,00	01-10-2025	35.855.000,00	35.646.500,00	PT	Lisboa
Prédio Urbano - Infante D. Henrique 26 - Rua Jardim do Tabaco, nºs 61, 61-A e 63, Cais da Lingueta, nºs 2, 4 e 6 e Avenida Infante D. Henrique, nºs 22, 24, 26, 26-A, 28 e 30	7620	27-12-2018	16.563.685,01	01-10-2025	18.640.000,00	01-10-2025	19.031.000,00	18.835.500,00	PT	Lisboa
Prédio Urbano - Loja Liberdade 266 - Avenida da Liberdade, nº 266 e 266 A e Rua Rodrigues Sampaio, nº 111, 111A, 111B, 111C, 111D e 111E - AK	1227	29-06-2021	14.040.404,59	01-10-2025	9.885.500,00	01-10-2025	10.621.000,00	10.253.250,00	PT	Lisboa
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	931	26-12-2019	2.722.629,78	01-10-2025	2.991.570,00	01-10-2025	3.049.000,00	3.020.285,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	1011	26-12-2019	2.956.494,10	01-10-2025	3.254.910,00	01-10-2025	3.317.000,00	3.285.955,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	1086	26-12-2019	3.176.416,01	01-10-2025	3.346.500,00	01-10-2025	3.569.800,00	3.458.150,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	1331	26-12-2019	3.892.419,09	01-10-2025	4.276.690,00	01-10-2025	4.358.900,00	4.317.795,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	1456	26-12-2019	4.258.195,65	01-10-2025	4.679.560,00	01-10-2025	4.769.500,00	4.724.530,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	1331	26-12-2019	3.892.419,09	01-10-2025	4.276.690,00	01-10-2025	4.358.900,00	4.317.795,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	1456	26-12-2019	4.258.195,65	01-10-2025	4.679.560,00	01-10-2025	4.769.500,00	4.724.530,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	1331	26-12-2019	3.892.419,09	01-10-2025	4.276.690,00	01-10-2025	4.358.900,00	4.317.795,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	1456	26-12-2019	4.258.195,65	01-10-2025	4.679.560,00	01-10-2025	4.769.500,00	4.724.530,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	1331	26-12-2019	3.892.419,09	01-10-2025	4.276.690,00	01-10-2025	4.358.900,00	4.317.795,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	1456	26-12-2019	4.258.195,65	01-10-2025	4.679.560,00	01-10-2025	4.769.500,00	4.724.530,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	954	26-12-2019	2.789.155,86	01-10-2025	3.078.000,00	01-10-2025	3.136.100,00	3.107.050,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	1020	26-12-2019	2.984.028,17	01-10-2025	3.284.010,00	01-10-2025	3.346.700,00	3.315.355,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	40.248,87	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	15	26-12-2019	45.334,78	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	15	26-12-2019	45.334,78	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	14	26-12-2019	41.973,39	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	14	26-12-2019	41.973,39	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	14	26-12-2019	41.213,43	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	14	26-12-2019	41.213,43	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	14	26-12-2019	41.213,43	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	14	26-12-2019	41.213,43	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	14	26-12-2019	41.622,64	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	39.430,45	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	39.810,43	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	39.050,46	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.232,00	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.232,04	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	10	26-12-2019	30.077,04	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	39.371,98	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	39.371,98	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	39.371,98	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	39.430,45	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	39.810,43	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	39.050,46	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.232,04	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.232,04	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.115,12	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	12	26-12-2019	37.764,37	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	12	26-12-2019	35.250,65	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.670,48	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.465,88	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.465,88	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	12	26-12-2019	36.712,12	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	12	26-12-2019	36.536,73	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	14	26-12-2019	42.411,85	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	12	26-12-2019	36.302,90	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.816,63	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	12	26-12-2019	36.858,26	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	11	26-12-2019	34.461,44	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	12	26-12-2019	36.858,26	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.202,81	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.144,36	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.144,36	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	11	26-12-2019	33.935,32	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	11	26-12-2019	33.935,32	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	11	26-12-2019	33.935,32	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	11	26-12-2019	32.970,74	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	11	26-12-2019	32.970,74	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	14	26-12-2019	43.317,95	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	12	26-12-2019	37.062,87	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	39.605,82	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.144,36	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.144,36	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.144,36	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.612,02	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	13	26-12-2019	38.612,02	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	14	26-12-2019	43.317,95	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - A	444	19-05-2021	1.578.655,18	01-10-2025	1.694.174,00	01-10-2025	1.782.000,00	1.738.087,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - B	324	19-05-2021	1.151.091,85	01-10-2025	1.235.296,00	01-10-2025	1.299.000,00	1.267.148,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - C	562	19-05-2021	2.001.291,95	01-10-2025	2.143.239,00	01-10-2025	2.254.000,00	2.198.619,50	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - D	479	19-05-2021	1.705.401,41	01-10-2025	1.826.368,00	01-10-2025	1.921.000,00	1.873.684,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - E	562	19-05-2021	2.001.291,94	01-10-2025	2.143.239,00	01-10-2025	2.254.000,00	2.198.619,50	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - F	479	19-05-2021	1.705.401,40	01-10-2025	1.826.368,00	01-10-2025	1.921.000,00	1.873.684,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - G	562	19-05-2021	2.001.291,94	01-10-2025	2.143.239,00	01-10-2025	2.254.000,00	2.198.619,50	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - H	479	19-05-2021	1.705.401,40	01-10-2025	1.826.368,00	01-10-2025	1.921.000,00	1.873.684,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - I	562	19-05-2021	2.001.291,94	01-10-2025	2.143.239,00	01-10-2025	2.254.000,00	2.198.619,50	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - J	479	19-05-2021	1.705.401,40	01-10-2025	1.826.368,00	01-10-2025	1.921.000,00	1.873.684,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - K	562	19-05-2021	2.001.291,94	01-10-2025	2.143.239,00	01-10-2025	2.254.000,00	2.198.619,50	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - L	479	19-05-2021	1.705.401,40	01-10-2025	1.826.368,00	01-10-2025	1.921.000,00	1.873.684,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - M	562	19-05-2021	2.001.291,94	01-10-2025	2.143.239,00	01-10-2025	2.254.000,00	2.198.619,50	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - N	479	19-05-2021	1.705.401,40	01-10-2025	1.826.368,00	01-10-2025	1.920.000,00	1.873.184,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - O	432	19-05-2021	1.542.975,12	01-10-2025	1.649.640,00	01-10-2025	1.734.000,00	1.691.820,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - P	368	19-05-2021	1.312.995,61	01-10-2025	1.403.746,00	01-10-2025	1.476.000,00	1.439.873,00	PT	Porto
Prédio Urbano - Gonçalo Cristóvão 216 - Rua Gonçalo Cristóvão nº 216 e Rua Régulo Magauanha, n.ºs 58, 64, 68 e 70	7794	21-04-2022	28.267.731,94	01-10-2025	30.379.500,00	01-10-2025	30.863.200,00	30.621.350,00	PT	Porto
Prédio Urbano - Loja Gaia Shopping - Avenida dos Descobrimentos, nº 374, Santa Marinha - AA	3346	04-02-2022	7.925.547,61	01-10-2025	9.042.000,00	01-10-2025	9.144.300,00	9.093.150,00	PT	Vila Nova de Gaia
CC06 REAL ESTATES ASSETS LOCATED IN EUROPEAN UNION'S MEMBER ESTATES - Fully constructed unrented buildings										
Prédio Urbano - Urbo Business Centre - Avª. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorninha, nºs 20 e 59	9	26-12-2019	28.937,09	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos

Financial Liquidity	Amount	Currency	Acquisition Value	Evaluation Date	Evaluation Value	Evaluation Method	Interest incurred	Total Amount
CC02 LIQUIDITY - Cash and cash equivalents								
PRT11200001-DO 1001 CGD 0.00%		EUR						7.209.451,99
PRT11200001-DO 1002 CGD		EUR						131.858,70
PRT11200001-DO 3001 BI		EUR						522.701,11
PRT11200001-DO 1003 CGD		EUR						1.319.446,50
ESP11200001-DO 4001		EUR						47.218,11
PRT11200001-DO 4002		EUR						3.086.670,27

Loans	Amount	Currency	Acquisition Value	Evaluation Date	Evaluation Value	Evaluation Method	Interest incurred	Total Amount
CC07 LOANS								
PRT11200008-33 CGD 1.7% 20220624 202906								-39.210.897,46

Assets values to settle	Amount	Currency	Acquisition Value	Evaluation Date	Evaluation Value	Evaluation Method	Interest incurred	Total Amount
CC12 ASSETS VALUES TO SETTLE - Outstanding Rent Leases								
Outstanding Rent Leases		EUR						203.502,53
CC13 ASSETS VALUES TO SETTLE - Others								
Others		EUR						4.626.943,30

Liabilities values to settle	Amount	Currency	Acquisition Value	Evaluation Date	Evaluation Value	Evaluation Method	Interest incurred	Total Amount
CC17 LIABILITIES VALUES TO SETTLE - Security Deposits								
Security Deposits		EUR						-402.595,80
CC18 LIABILITIES VALUES TO SETTLE - Advance Rents								
Advance Rents		EUR						-1.038.373,08
CC19 LIABILITIES VALUES TO SETTLE - Others								
Others		EUR						-2.202.575,48

B - Net Asset Value (NAV): 296.992.404,69

D - Investment funds Participation Units information

Total	Category A	Category B	Category C	Others

Note: This file only includes the records shown on the website from which it was created.

ANNEX –Balance Sheet as 31.12.2025

Description	PERIOD				
	Dec-25				Dec-24
	Gross Amount	Gains	Losses	Net Amount	Net Amount
ASSETS					
Real Estate Assets					
Lands	0,00	0,00	0,00	0,00	0,00
Buildings	302.550.173,43	30.785.282,67	-10.636.402,10	322.699.054,00	314.705.000,50
Rights over real estate	0,00	0,00	0,00	0,00	0,00
Advances of real estate acquisitions	0,00	0,00	0,00	0,00	0,00
Other Assets	9.799,06	0,00	0,00	9.799,06	1.336.419,86
Total Real Estate Assets	**302.559.972,49**	**30.785.282,67**	**-10.636.402,10**	**322.708.853,06**	**316.041.420,36**
Investment Portfolio					
Shares in Real Estates Companies	0,00	0,00	0,00	0,00	0,00
Participation Units	0,00	0,00	0,00	0,00	0,00
Other investments	0,00	0,00	0,00	0,00	0,00
Total Investment Portfolio	**0,00**	**0,00**	**0,00**	**0,00**	**0,00**
Subledger Accounts					
Debtors of overdue credit	0,00	0,00	0,00	0,00	0,00
Debtors of overdue rent	203.502,53	0,00	0,00	203.502,53	198.448,27
Other debtors accounts	1.046.799,87	0,00	0,00	1.046.799,87	1.508.683,74
Total Subledger Accounts	**1.250.302,40**	**0,00**	**0,00**	**1.250.302,40**	**1.707.132,01**
Availability					
Cash	0,00	0,00	0,00	0,00	0,00
Deposits with bank	12.317.346,68	0,00	0,00	12.317.346,68	5.782.977,61
Fixed-term and Prior Notice deposits	0,00	0,00	0,00	0,00	0,00
Deposit certificates	0,00	0,00	0,00	0,00	0,00
Others	0,00	0,00	0,00	0,00	0,00
Total Availability	**12.317.346,68**	**0,00**	**0,00**	**12.317.346,68**	**5.782.977,61**
Accruals and Deferrals					
Accrued revenues	2.803.841,84	0,00	0,00	2.803.841,84	2.405.305,55
Deferrals expenses	720.409,02	0,00	0,00	720.409,02	534.149,99
Others Accruals and Deferrals	46.093,51	0,00	0,00	46.093,51	132.761,27
Transitional clearing accounts	0,00	0,00	0,00	0,00	0,00
Total Accruals and Deferrals	**3.570.344,37**	**0,00**	**0,00**	**3.570.344,37**	**3.072.216,81**
Total Assets	**319.697.965,94**	**30.785.282,67**	**-10.636.402,10**	**339.846.846,51**	**326.603.746,79**

Description	PERIOD	
	Dec-25	Dec-24
	Net Amount	Net Amount
EQUITY AND LIABILITIES		
Equity		
Participation Units	268.504.210,40	267.930.294,45
Patrimonial variations	-27.843.725,98	-27.900.580,48
Retained earnings	41.320.726,74	25.891.138,19
Profits distributed	0,00	0,00
Net profit for the period	15.011.193,53	15.429.588,55
Total Equity	**296.992.404,69**	**281.350.440,71**
Adjustments and provisions		
Provisions for credit overdue	0,00	0,00
Other accounts payable	126.905,61	167.202,91
Total Adjustments and Provisions	**126.905,61**	**167.202,91**
Subledger Accounts		
Participants revenue	0,00	0,00
Participants withdrawals	0,00	0,00
Commissions and other accounts payables	7.709,62	7.298,26
Other liabilities	1.072.129,53	1.783.668,74
Loans	39.178.318,50	40.864.697,90
Advances of real estate sales	0,00	0,00
Total Subledger Accounts	**40.258.157,65**	**42.655.664,90**
Accruals and Deferrals		
Accrued expenses	1.028.409,68	1.009.203,53
Deferrals income	1.440.968,88	1.421.234,74
Other accruals and deferrals	0,00	0,00
Transitional liability accounts	0,00	0,00
Total Accruals and Deferrals	**2.469.378,56**	**2.430.438,27**
Total equity and liabilities	**339.846.846,51**	**326.603.746,79**

ANNEX –Income Statement as 31.12.2025

Description	Dec-25	Dec-24
Current expenses and losses		
Interest payable and similar charges		
Current operations	1.667.308,17	2.405.279,09
Off-balance sheet operations	0,00	0,00
Commissions		
Investment portfolio and other equity	0,00	0,00
Real estate assets	33.363,06	54.907,20
Other of current operations	3.360.745,73	3.244.382,71
Off-balance sheet operations	0,00	0,00
Losses on financial operations and Real estate assets		
Investment portfolio and other equity	0,00	0,00
Real estate assets	4.083.625,47	4.066.801,12
Other current operations	0,00	0,00
Off-balance sheet operations	59,23	44,01
Taxes		
Income tax	269.987,28	262.598,50
Indirect taxes	685.121,82	459.435,95
Other taxes	0,00	0,00
Provisions for the Year		
Provisions for credit overdue	0,00	0,00
Provisions for charges	0,00	0,00
Supplies and services		
Supplies and services	2.885.352,68	2.803.619,61
Other current operating expenses		
Other current operating expenses	1.226,75	0,00
Total Current expenses and losses	12.986.790,19	13.297.068,19
Extraordinary costs and losses		
Doubtful debts	0,00	0,00
Extraordinary losses	0,00	89,11
Losses from previous years	104.831,64	123.260,22
Other Extraordinary costs and losses	19,49	216,55
Total of Extraordinary costs and losses	104.851,13	123.565,88
Net profit for the period	15.011.193,53	15.429.588,55
TOTAL	28.102.834,85	28.850.222,62

Description	Dec-25	Dec-24
Income and Gains		
Current income and gains		
Interest receivable and similar income		
Investment portfolio and other equity	0,00	0,00
Other of current operations	14.341,85	26.961,10
Off-balance sheet operations	0,00	0,00
Current income and gains		
Income of investment		
Investment portfolio and other equity	0,00	0,00
Other current operations	0,00	0,00
Off-balance sheet operations	0,00	0,00
Gains on financial operations and Real estate assets		
Investment portfolio and other equity	0,00	0,00
Real estate assets	9.522.553,50	11.471.688,09
Other current operations	0,00	0,00
Off-balance sheet operations	0,00	0,00
Replacement and reversal of provisions		
For credit overdue	40.297,30	0,00
For liabilities and charges	0,00	0,00
Income from Real estate assets		
Income from Real estate assets	18.426.641,61	17.350.819,97
Other Current income and gains		
Other Current income and gains	0,00	752,69
Total of Current income and gains	28.003.834,26	28.850.221,85
Extraordinary income and gains		
Doubtful debts recovery	0,00	0,00
Extraordinary gains	0,00	0,00
Gains from previous years	99.000,11	0,00
Other extraordinary income and gains	0,48	0,77
Total of Extraordinary income and gains	99.000,59	0,77
Net profit for the period	0,00	0,00
TOTAL	28.102.834,85	28.850.222,62

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