

IMOFID

Factsheet January 2026

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

The Ivens Hotel in Lisbon obtained the BREEAM In-Use Part 1 certification with a Very Good rating.

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 (€)



2020 2021 2022 2023 2024 2025 jan-26

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

FUND KEY INDICATORS (31st January 2026)

GROSS ASSET VALUE (GAV)	340,687,052 €
RE ASSET UNDER MANAGEMENT	322,699,054 €
NET ASSET VALUE (NAV)	297,816,586 €
CASH AND EQUIVALENTS	12,984,255 €
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	5.4%	5.6%	5.0%	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.

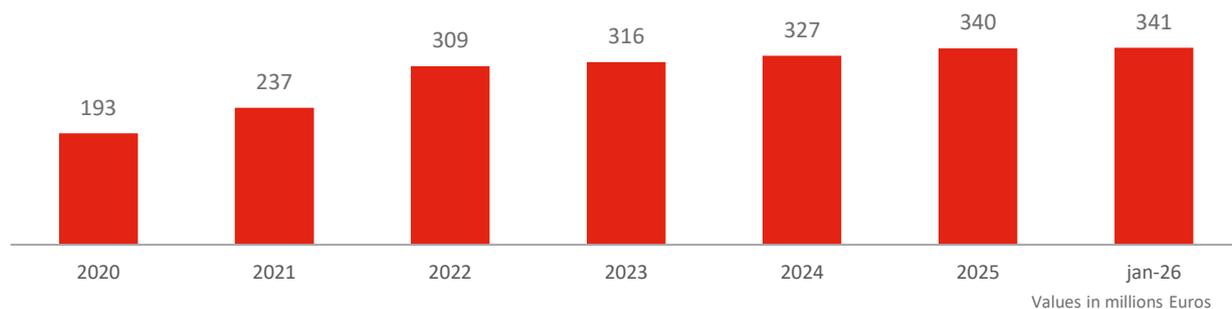
SUMMARY RISK INDICATOR²

Low risk High risk

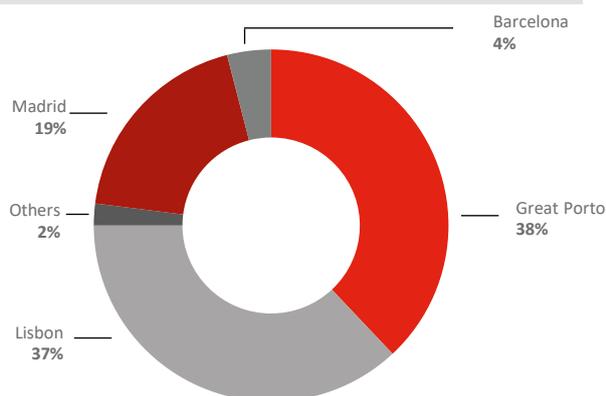
1	2	3	4	5	6	7
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² The risk levels range from class 1 (minimum risk) to 7 (maximum risk) and correspond to the summary risk indicator calculated in accordance with Commission Delegated Regulation (EU) 2021/2268 of 6 September 2021.

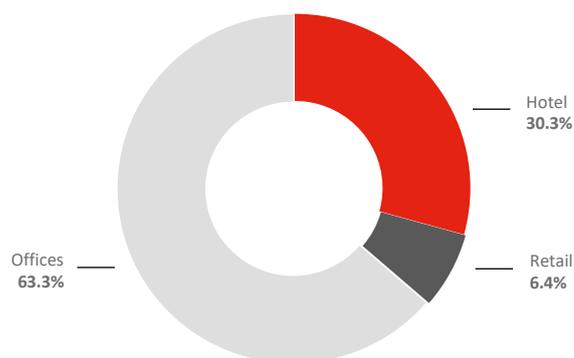
ASSET UNDER MANAGEMENT (2020-JANUARY 2026)



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 Prospectus 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



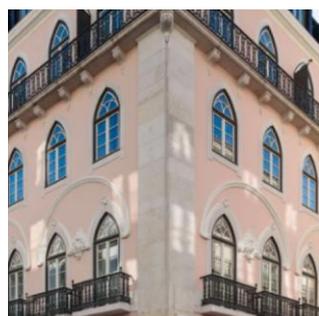
URBO BUSINESS CENTER

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



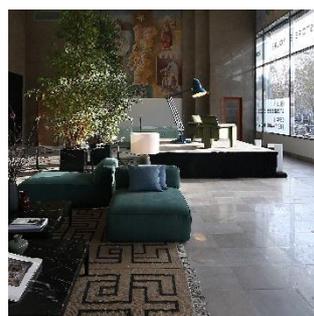
CAN FATJO DELS AURONS 1

Offices
3,242 m²
Barcelona



GONÇALO CRISTÓVÃO 216

Hotel
7,794 m²
Oporto



LOJA DA LIBERDADE 266

Retail
1,228 m²
Lisbon

ANEXO – PORTFOLIO DETAIL AS 31.01.2026

A - Detailed Composition of the Real Estate Assets' Portfolio

Real Estate Assets Located in European Union's Member States	Area (sqm)	Acquisition Date	Acquisition Price	Evaluation Date 1	Evaluation Value 1	Evaluation Date 2	Evaluation Value 2	Asset Value	Country	Municipality
CC09 REAL ESTATES ASSETS LOCATED IN EUROPEAN UNION'S MEMBER STATES - Fully constructed rented buildings										
Prédio Urbano - Edifício Trianon - Avenida dos Poalados, 0	19885	30-07-2022	66.644.315,22	01-10-2025	60.169.000,00	01-10-2025	60.594.000,00	60.381.500,00	ES	Barcelona
Prédio Urbano - Can Fajós dos Auntes 1 - Avenida Can Fajós dos Auntes, 1	3241	08-07-2022	10.467.498,76	01-10-2025	9.712.000,00	01-10-2025	10.606.000,00	10.159.000,00	PT	Evora
Prédio Urbano - Eborim 16 18 - Rua do Eborim, nºs 16 e 18 e Rua Curois, nºs 14B, 14C e 14D	6635	27-12-2018	7.204.214,54	01-10-2025	7.325.000,00	01-10-2025	7.356.000,00	7.340.000,00	PT	Lisboa
Prédio Urbano - Loja Alvor - R. Dr. António José de Alvor nº 1 e nº 13 - A	108	19-01-2007	606.025,54	01-10-2025	322.000,00	01-10-2025	334.000,00	322.000,00	PT	Portimão
Prédio Urbano - António Serra 13 - Avenida Almeida de Serra, nº 13, nº13A e nº13B	5208	27-12-2018	10.594.766,43	01-10-2025	17.002.700,00	01-10-2025	17.781.000,00	17.391.800,00	PT	Lisboa
Prédio Urbano - Dom Luís 128 - 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	26.817.400,87	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 Cocoados, Lote 4.43.01 - B1	194	28-02-2007	399.111,33	01-10-2025	484.300,00	01-10-2025	486.000,00	484.900,00	PT	Lisboa
Prédio Urbano - Loja Expo Norte - Alameda dos Cocoados, Lote 4.43.01 - B1	194	28-02-2007	449.390,67	01-10-2025	535.800,00	01-10-2025	544.000,00	539.900,00	PT	Lisboa
Prédio Urbano - Oliveira D. Henriques 1 e 3 - Rua da Oliveira ao Carmo, nºs nº3 e Rua Trindade, nº2	2371	27-12-2018	4.641.157,82	01-10-2025	6.566.000,00	01-10-2025	6.638.800,00	6.646.000,00	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	35.646.000,00	PT	Lisboa
Prédio Urbano - Infante D. Henrique 26 - Rua Jardim do Tabaco, nºs 01, 01A e 03, Cais da Linguiça, nºs 2, 4 e 6 e Avenida Infante D. Henrique, nºs 22, 24, 26, 26A, 28 e 30	7620	27-12-2018	16.663.685,01	01-10-2025	18.440.000,00	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, nºs 111, 111A, 111B, 111C, 111D e 111E - A&C	1227	29-06-2021	14.560.404,59	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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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	3.285.965,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59	12	26-12-2019	35.260,65	01-10-2025	15.200,00	01-10-2025	16.170,00	15.685,00	PT	Matosinhos
Prédio Urbano - Urbo Business Centre - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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 - Av. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59	13	26-12-2019	38.163,63	01-10-						

ANNEX –Balance Sheet as 31.01.2026

Description	PERIOD				
	Jan-26			Jan-25	
	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	174.592,04	0,00	0,00	174.592,04	1.336.419,86
Total Real Estate Assets	302.724.765,47	30.785.282,67	-10.636.402,10	322.873.646,04	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	115.806,95	0,00	0,00	115.806,95	156.104,25
Other debtors accounts	1.061.695,91	0,00	0,00	1.061.695,91	1.544.184,46
Total Subledger Accounts	1.177.502,86	0,00	0,00	1.177.502,86	1.700.288,71
Availability					
Cash	0,00	0,00	0,00	0,00	0,00
Deposits with bank	12.984.254,93	0,00	0,00	12.984.254,93	5.613.151,00
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	12.984.254,93	0,00	0,00	12.984.254,93	5.613.151,00
Accruals and Deferrals					
Accrued revenues	2.911.141,33	0,00	0,00	2.911.141,33	2.411.736,04
Deferrals expenses	694.412,89	0,00	0,00	694.412,89	730.361,13
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	3.651.647,73	0,00	0,00	3.651.647,73	3.274.858,44
Total Assets	320.538.170,99	30.785.282,67	-10.636.402,10	340.687.051,56	326.629.718,51

Description	PERIOD	
	Jan-26	Jan-25
	Net Amount	Net Amount
EQUITY AND LIABILITIES		
Equity		
Participation Units	268.513.936,96	267.932.189,51
Patrimonial variations	-27.842.680,05	-27.900.483,04
Retained earnings	56.331.920,27	41.320.726,74
Profits distributed	0,00	0,00
Net profit for the period	813.409,25	553.268,91
Total Equity	297.816.586,43	281.905.702,12
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	0,00	0,00
Other liabilities	863.040,63	988.523,88
Loans	39.178.318,50	40.864.697,90
Advances of real estate sales	0,00	0,00
Total Subledger Accounts	40.041.359,13	41.853.221,78
Accruals and Deferrals		
Accrued expenses	1.257.966,65	1.276.855,75
Deferrals income	1.444.233,74	1.426.735,95
Other accruals and deferrals	0,00	0,00
Transitional liability accounts	0,00	0,00
Total Accruals and Deferrals	2.702.200,39	2.703.591,70
Total equity and liabilities	340.687.051,56	326.629.718,51

ANNEX –Income Statement as 31.01.2026

Description	Jan-26	Jan-25	Description	Jan-26	Jan-25
Current expenses and losses			Income and Gains		
Interest payable and similar charges			Current income and gains		
Current operations	126.243,47	165.634,86	Interest receivable and similar income		
Off-balance sheet operations	0,00	0,00	Investment portfolio and other equity	0,00	0,00
Commissions			Other of current operations	449,12	0,00
Investment portfolio and other equity	0,00	0,00	Off-balance sheet operations	0,00	0,00
Real estate assets	0,00	33.363,06	Current income and gains		
Other of current operations	292.557,83	281.171,21	Income of investment		
Off-balance sheet operations	0,00	0,00	Investment portfolio and other equity	0,00	0,00
Losses on financial operations and Real estate assets			Other current operations	0,00	0,00
Investment portfolio and other equity	0,00	0,00	Off-balance sheet operations	0,00	0,00
Real estate assets	0,00	0,00	Gains on financial operations and Real estate assets		
Other current operations	0,00	0,00	Investment portfolio and other equity	0,00	0,00
Off-balance sheet operations	0,00	0,00	Real estate assets	0,00	0,00
Taxes			Other current operations	0,00	0,00
Income tax	8.435,74	10.907,82	Off-balance sheet operations	0,00	0,00
Indirect taxes	49.372,97	40.522,37	Replacement and reversal of provisions		
Other taxes	0,00	0,00	For credit overdue	0,00	0,00
Provisions for the Year			For liabilities and charges	0,00	0,00
Provisions for credit overdue	0,00	0,00	Income from Real estate assets		
Provisions for charges	0,00	0,00	Income from Real estate assets	1.445.476,78	1.329.827,53
Supplies and services			Other Current income and gains		
Supplies and services	158.495,87	256.623,31	Other Current income and gains	0,00	0,00
Other current operating expenses			Total of Current income and gains	1.445.925,90	1.329.827,53
Other current operating expenses	0,00	0,00	Extraordinary income and gains		
Total Current expenses and losses	635.105,88	788.222,63	Doubtful debts recovery	0,00	0,00
Extraordinary costs and losses			Extraordinary gains	0,00	0,00
Doubtful debts	0,00	0,00	Gains from previous years	2.589,23	11.664,19
Extraordinary losses	0,00	0,00	Other extraordinary income and gains	0,00	0,00
Losses from previous years	0,00	0,00	Total of Extraordinary income and gains	2.589,23	11.664,21
Other Extraordinary costs and losses	0	0,20			
Total of Extraordinary costs and losses	0,00	0,20			
Net profit for the period	813.409,25	553.268,91	Net profit for the period	0,00	0,00
TOTAL	1.448.515,13	1.341.491,74	TOTAL	1.448.515,13	1.341.491,74



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