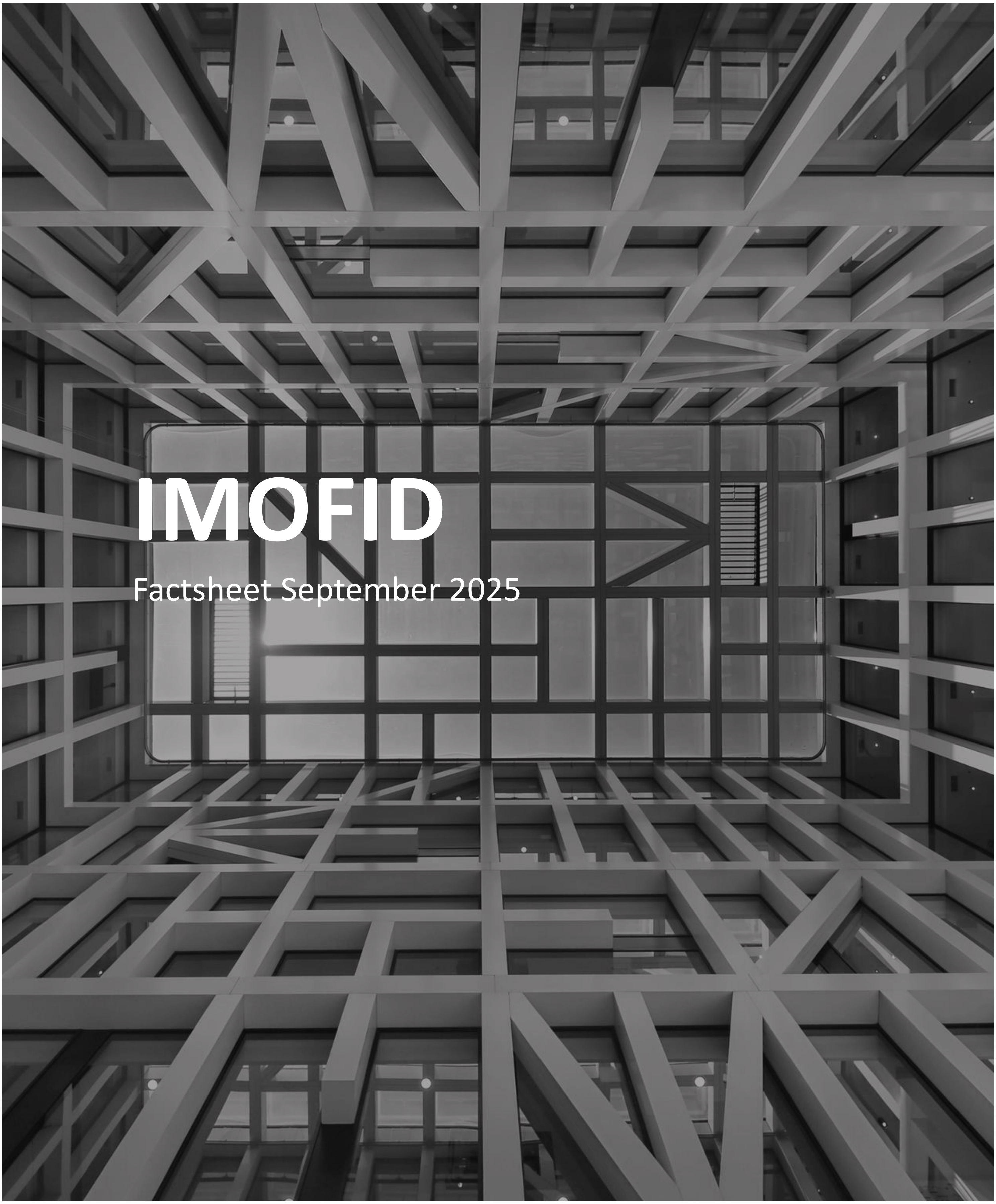


IMOFID

Factsheet September 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.

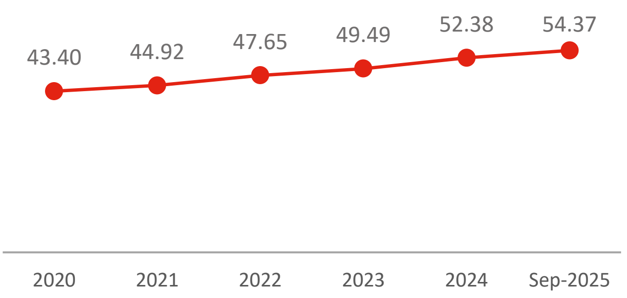
FUND RELEVANT FACTS

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 (30th September 2025)

GROSS ASSET VALUE (GAV)	336,581,757 €
RE ASSET UNDER MANAGEMENT	319,969,851 €
NET ASSET VALUE (NAV)	292,142,805 €
CASH AND EQUIVALENTS	10,290,674 €
OCCUPANCY	96.9%
WAULTB / WAULT	7.1/ 8.6 years
LOAN-TO-VALUE RATIO	11.8%

FISCAL YEAR ANNUALIZED RETURN [1]

Year	2020	2021	2022	2023	2024
Return	0.2%	3.5%	5.9%	4.0%	5.8%

ANNUALIZED RETURN [1]

Periods	1 year	2 years	3 years	4 years	5 years
Return	4.3%	5.5%	5.0%	5.0%	4.8%

[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.

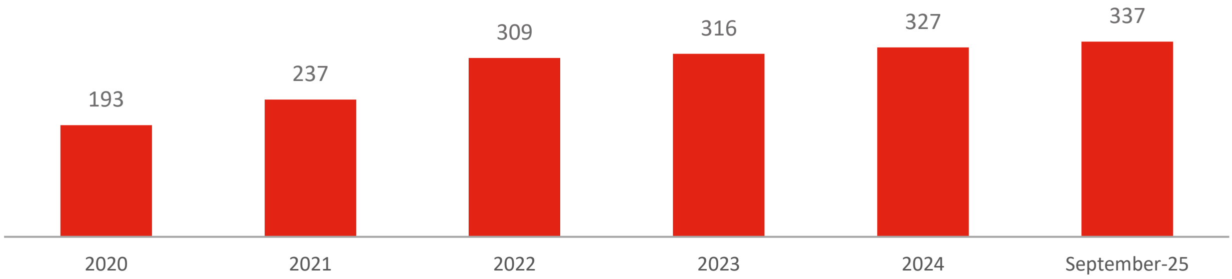
SUMMARY RISK INDICATOR[2]

Low risk — High risk

1	**2**	3	4	5	6	7

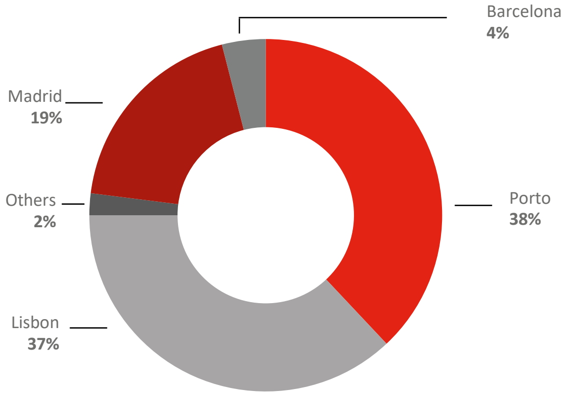
[2] The risk levels range from class 1 (minimum risk) to 7 (maximum risk) and correspond to the summary risk indicator calculated in accordance with Commission Delegated Regulation (EU) 2021/2268 of 6 September 2021.

ASSET UNDER MANAGEMENT (2020-SEPTEMBER 2025)

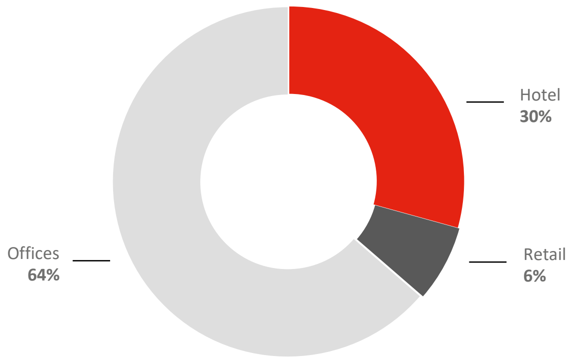


Values in millions Euros

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

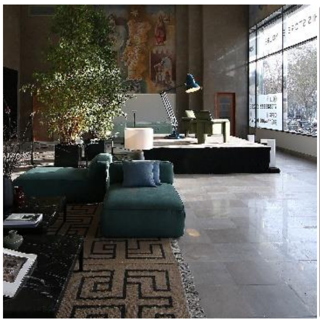
Barcelona

GONÇALO CRISTÓVÃO 216

Hotel

7,794 m2

Oporto



LOJA DA LIBERDADE 266

Retail

1,228 m2

Lisbon

ANNEX – PORTFOLIO DETAIL AS 30.09.2025

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	19886	30-06-2022	65.628.286,12	01-04-2025	60.443.000,00	01-04-2025	60.457.200,00	60.450.100,00	ES	Madrid
Prédio Urbano - Can Fatjo dels Aurons 1 - Avinguda Can Fatjo dels Aurons,1	3242	08-07-2022	10.467.406,75	01-04-2025	10.440.000,00	01-04-2025	10.626.000,00	10.533.000,00	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	6836	27-12-2018	7.204.214,54	01-04-2025	7.191.000,00	01-04-2025	7.443.200,00	7.317.100,00	PT	Évora
Prédio Urbano - Loja Alvor - R. Dr. António José de Alvor n.º 1 e n.º 3 - A	109	19-01-2007	606.025,54	01-04-2025	316.000,00	01-04-2025	330.000,00	323.000,00	PT	Portimão
Prédio Urbano - António Serpa 13 - Avenida António de Serpa, nº 13, nº13A e 13ºB	5208	27-12-2018	10.594.766,43	01-04-2025	17.098.000,00	01-04-2025	17.476.700,00	17.287.350,00	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	01-04-2025	30.420.000,00	01-04-2025	32.809.800,00	31.614.900,00	PT	Lisboa
Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - BI	105	28-09-2007	399.111,33	01-04-2025	462.000,00	01-04-2025	484.000,00	473.000,00	PT	Lisboa
Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - BJ	118	28-09-2007	449.390,67	01-04-2025	515.000,00	01-04-2025	542.000,00	528.500,00	PT	Lisboa
Prédio Urbano - Oliveira ao Carmo 1 e 3 - Rua da Oliveira ao Carmo, nº1 e nº3 e Rua Trindade, nº2	2372	27-12-2018	4.641.516,72	01-04-2025	6.551.800,00	01-04-2025	6.752.000,00	6.651.900,00	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	01-04-2025	34.311.000,00	01-04-2025	36.510.000,00	35.410.500,00	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	7621	27-12-2018	16.563.685,01	01-04-2025	18.544.000,00	01-04-2025	18.696.100,00	18.620.050,00	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	1228	29-06-2021	14.040.404,59	01-04-2025	9.606.000,00	01-04-2025	9.993.900,00	9.799.950,00	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	15709	26-12-2019	49.382.056,57	01-04-2025	50.877.000,00	01-04-2025	53.970.400,00	52.423.700,00	PT	Matosinhos
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - A	445	19-05-2021	1.578.655,18	01-04-2025	1.661.300,00	01-04-2025	1.708.928,00	1.685.114,00	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	01-04-2025	1.211.200,00	01-04-2025	1.246.054,00	1.228.627,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - C	563	19-05-2021	2.001.291,95	01-04-2025	2.101.500,00	01-04-2025	2.161.902,00	2.131.701,00	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	01-04-2025	1.790.800,00	01-04-2025	1.842.272,00	1.816.536,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - E	563	19-05-2021	2.001.291,94	01-04-2025	2.101.500,00	01-04-2025	2.161.902,00	2.131.701,00	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	01-04-2025	1.790.800,00	01-04-2025	1.842.272,00	1.816.536,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - G	563	19-05-2021	2.001.291,94	01-04-2025	2.101.500,00	01-04-2025	2.161.902,00	2.131.701,00	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	01-04-2025	1.790.800,00	01-04-2025	1.842.272,00	1.816.536,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - I	563	19-05-2021	2.001.291,94	01-04-2025	2.101.500,00	01-04-2025	2.161.902,00	2.131.701,00	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	01-04-2025	1.790.800,00	01-04-2025	1.842.272,00	1.816.536,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - K	563	19-05-2021	2.001.291,94	01-04-2025	2.101.500,00	01-04-2025	2.161.902,00	2.131.701,00	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	01-04-2025	1.790.800,00	01-04-2025	1.842.272,00	1.816.536,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - M	563	19-05-2021	2.001.291,94	01-04-2025	2.101.500,00	01-04-2025	2.161.902,00	2.131.701,00	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	01-04-2025	1.790.800,00	01-04-2025	1.842.272,00	1.816.536,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980 - O	433	19-05-2021	1.542.975,12	01-04-2025	1.617.500,00	01-04-2025	1.664.005,00	1.640.752,50	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	01-04-2025	1.376.400,00	01-04-2025	1.415.970,00	1.396.185,00	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	01-04-2025	29.714.400,00	01-04-2025	30.043.000,00	29.878.700,00	PT	Porto
Prédio Urbano - Loja Gaia Shopping - Avenida dos Descobrimentos, nº 374, Santa Marinha - AS	3347	04-02-2022	7.925.547,61	01-04-2025	8.883.000,00	01-04-2025	9.153.000,00	9.018.000,00	PT	Vila Nova de Gaia

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						5.613.510,03
PRT11200001-DO 1002 CGD		EUR						60.637,58
PRT11200001-DO 3001 BI		EUR						24.423,61
PRT11200001-DO 1003 CGD		EUR						1.319.446,50
ESP11200001-DO 4001		EUR						199.461,26
PRT11200001-DO 4002		EUR						73.195,07

Deposits	Amount	Currency	Acquisition Value	Evaluation Date	Evaluation Value	Evaluation Method	Interest incurred	Total Amount
CC04 Deposits								
PRT11200004-137.1DP Banco 1.6% 2025091		EUR						3.001.733,33

Loans	Amount	Currency	Acquisition Value	Evaluation Date	Evaluation Value	Evaluation Method	Interest incurred	Total Amount
CC07 LOANS								
PRT11200008-33 CGD 1.7% 20220624 202906								-39.628.565

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						263.204
CC13 ASSETS VALUES TO SETTLE - Others								
Others		EUR						6.056.295

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						-402.596
CC18 LIABILITIES VALUES TO SETTLE - Advance Rents								
Advance Rents		EUR						-1.009.561
CC19 LIABILITIES VALUES TO SETTLE - Others								
Others		EUR						-3.398.230

B - Net Asset Value (NAV): 292.142.805,27

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 30.09.2025

Description	Sep-25 Gross Amount	Sep-25 Gains	Sep-25 Losses	Sep-25 Net Amount	Sep-24 Net Amount
ASSETS					
Real Estate Assets					
Lands	0,00	0,00	0,00	0,00	0,00
Buildings	301.534.144,33	28.137.372,42	-9.701.666,25	319.969.850,50	312.128.600,00
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	1.016.029,10	0,00	0,00	1.016.029,10	3.208.251,65
Total Real Estate Assets	**302.550.173,43**	**28.137.372,42**	**-9.701.666,25**	**320.985.879,60**	**315.336.851,65**
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	263.203,73	0,00	0,00	263.203,73	156.104,25
Other debtors accounts	1.863.808,89	0,00	0,00	1.863.808,89	1.308.885,43
Total Subledger Accounts	**2.127.012,62**	**0,00**	**0,00**	**2.127.012,62**	**1.464.989,68**
Availability					
Cash	0,00	0,00	0,00	0,00	0,00
Deposits with bank	7.290.674,05	0,00	0,00	7.290.674,05	6.645.595,97
Fixed-term and Prior Notice deposits	3.000.000,00	0,00	0,00	3.000.000,00	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	**10.290.674,05**	**0,00**	**0,00**	**10.290.674,05**	**6.645.595,97**
Accruals and Deferrals					
Accrued revenues	2.569.226,78	0,00	0,00	2.569.226,78	2.366.924,09
Deferrals expenses	579.951,66	0,00	0,00	579.951,66	632.696,03
Others Accruals and Deferrals	29.012,29	0,00	0,00	29.012,29	97.833,65
Transitional clearing accounts	0,00	0,00	0,00	0,00	0,00
Total Accruals and Deferrals	**3.178.190,73**	**0,00**	**0,00**	**3.178.190,73**	**3.097.453,77**
Total Assets	**318.146.050,83**	**28.137.372,42**	**-9.701.666,25**	**336.581.757,00**	**326.544.891,07**

Description	Sep-25 Net Amount	Sep-24 Net Amount
EQUITY AND LIABILITIES		
Equity		
Participation Units	268.000.125,14	267.935.530,80
Patrimonial variations	-27.895.346,61	-27.900.337,67
Retained earnings	41.320.726,74	25.891.138,19
Profits distributed	0,00	0,00
Net profit for the period	10.717.300,00	14.073.233,38
Total Equity	**292.142.805,27**	**279.999.564,70**
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	257.252,30	33.248,96
Other liabilities	1.288.415,50	2.806.960,79
Loans	39.599.913,35	41.286.292,75
Advances of real estate sales	0,00	0,00
Total Subledger Accounts	**41.145.581,15**	**44.126.502,50**
Accruals and Deferrals		
Accrued expenses	1.754.308,42	922.861,98
Deferrals income	1.412.156,55	1.307.683,46
Other accruals and deferrals	0,00	21.075,52
Transitional liability accounts	0,00	0,00
Total Accruals and Deferrals	**3.166.464,97**	**2.251.620,96**
Total equity and liabilities	**336.581.757,00**	**326.544.891,07**

ANNEX –Income Statement as 30.09.2025

Description	Sep-25	Sep-24
Current expenses and losses		
Interest payable and similar charges		
Current operations	1.290.909,56	1.856.970,17
Off-balance sheet operations	0,00	0,00
Commissions		
Investment portfolio and other equity	0,00	0,00
Real estate assets	33.363,06	0,00
Other of current operations	2.496.672,23	2.427.938,41
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	2.177.596,37	44.000,00
Other current operations	0,00	0,00
Off-balance sheet operations	59,23	44,01
Taxes		
Income tax	-123.858,21	201.970,52
Indirect taxes	544.579,00	335.064,44
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	2.578.687,71	1.991.144,83
Other current operating expenses		
Other current operating expenses	1.226,75	0,00
Total Current expenses and losses	8.999.235,70	6.857.132,38
Extraordinary costs and losses		
Doubtful debts	0,00	0,00
Extraordinary losses	0,00	89,11
Losses from previous years	104.782,42	13.064,68
Other Extraordinary costs and losses	19,44	0,04
Total of Extraordinary costs and losses	104.801,86	13.153,83
Net profit for the period	10.717.300,00	14.073.233,38
TOTAL	19.821.337,56	20.943.519,59

Description	Sep-25	Sep-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	1.733,33	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	5.903.350,00	8.070.738,09
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	13.791.774,13	12.845.119,89
Other Current income and gains		
Other Current income and gains	0,00	699,80
Total of Current income and gains	19.737.154,76	20.943.518,88
Extraordinary income and gains		
Doubtful debts recovery	0,00	0,00
Extraordinary gains	0,00	0,00
Gains from previous years	11.664,19	0,00
Other extraordinary income and gains	72518,61	0,71
Total of Extraordinary income and gains	84.182,80	0,71
Net profit for the period	0,00	0,00
TOTAL	19.821.337,56	20.943.519,59

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