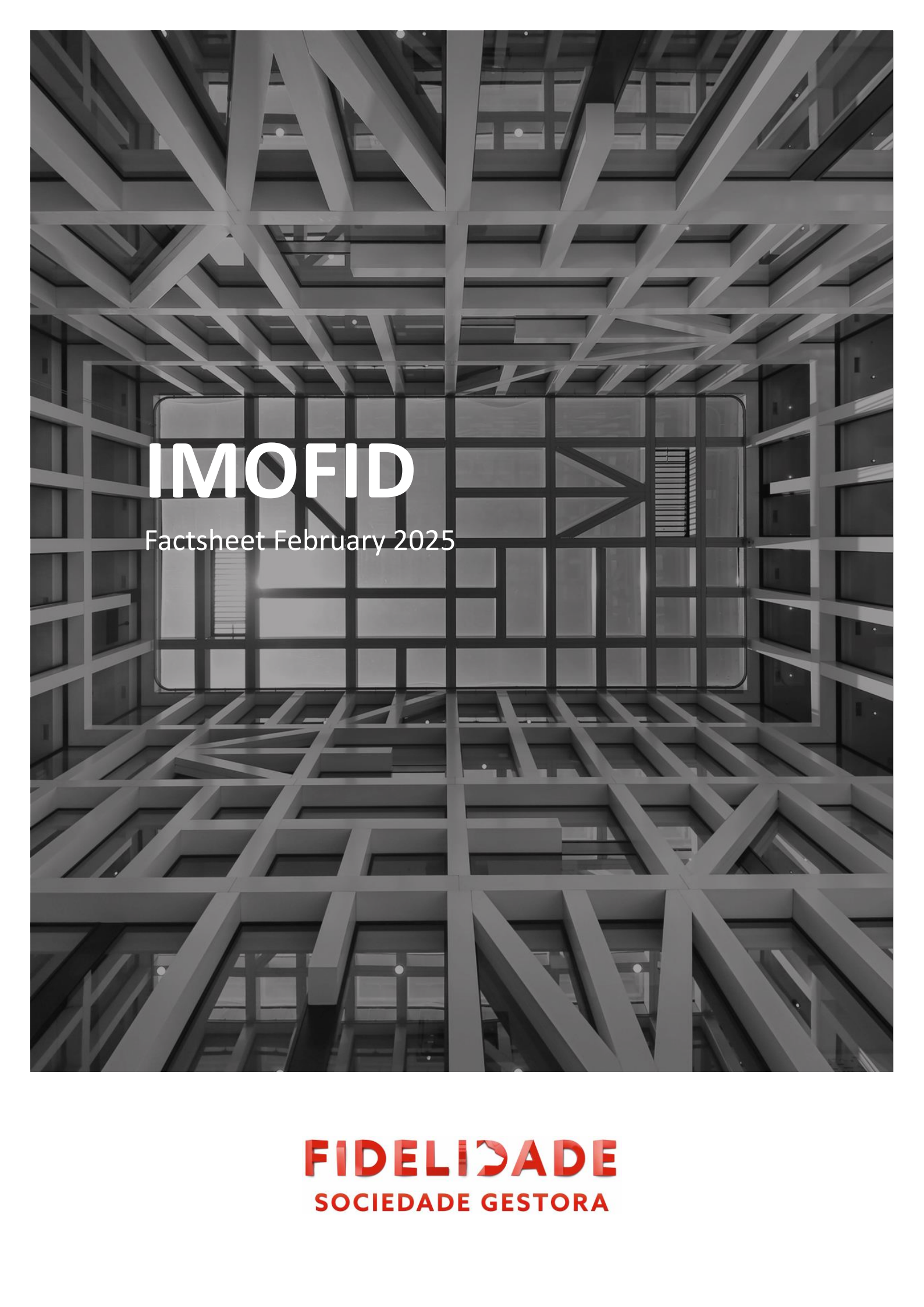




# IMOFID

Factsheet February 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.

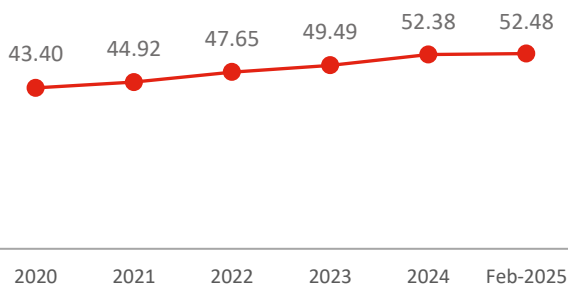
## FUND RELEVANT FACTS

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 (28th February 2025)

|                           |                |
|---------------------------|----------------|
| GROSS ASSET VALUE (GAV)   | 327,664,425 €  |
| RE ASSET UNDER MANAGEMENT | 314,705,001 €  |
| NET ASSET VALUE (NAV)     | 282,751,740 €  |
| CASH AND EQUIVALENTS      | 6,632,394 €    |
| OCCUPANCY                 | 96.9%          |
| WAULTB / WAULT            | 7.5/ 9.1 years |
| LOAN-TO-VALUE RATIO       | 12.5%          |

### FISCAL YEAR ANNUALIZED RETURN <sup>1</sup>

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

### ANNUALIZED RETURN <sup>1</sup>

| Periods | 1 year | 2 years | 3 years |
|---------|--------|---------|---------|
| Return  | 5.8%   | 4.8%    | 5.3%    |

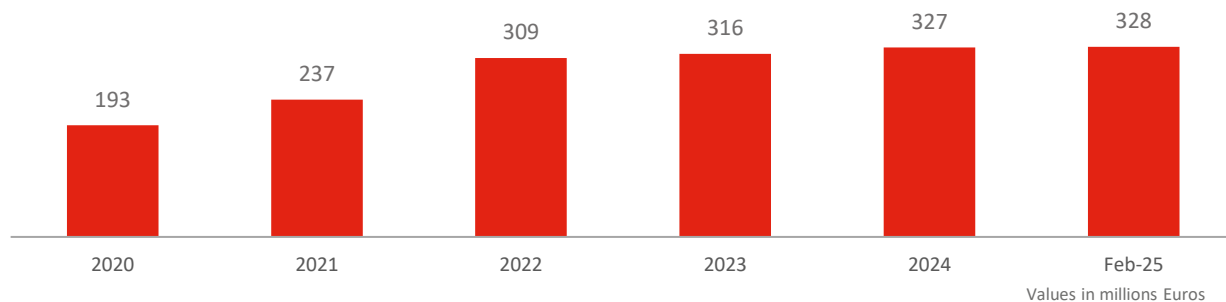
<sup>1</sup> The disclosed returns represent past data and don't constitute a guarantee of future returns. The disclosed returns are annualized, net of management fees, deposit fees, property taxes, and all costs and taxes at the Fund level, and are calculated based on the last business day of the month.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

### SUMMARY RISK INDICATOR<sup>2</sup>

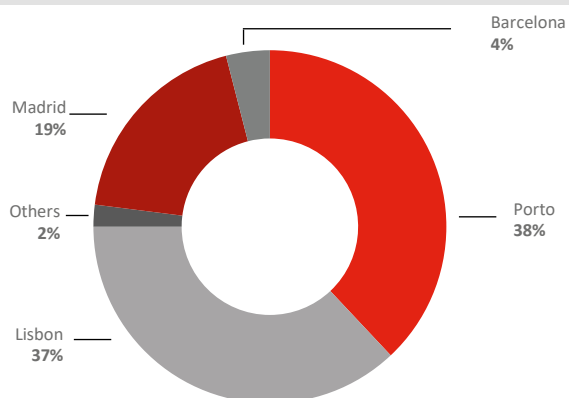
|          |   |   |   |           |   |   |  |
|----------|---|---|---|-----------|---|---|--|
| Low risk |   |   |   | High risk |   |   |  |
| 1        | 2 | 3 | 4 | 5         | 6 | 7 |  |

<sup>2</sup> 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.

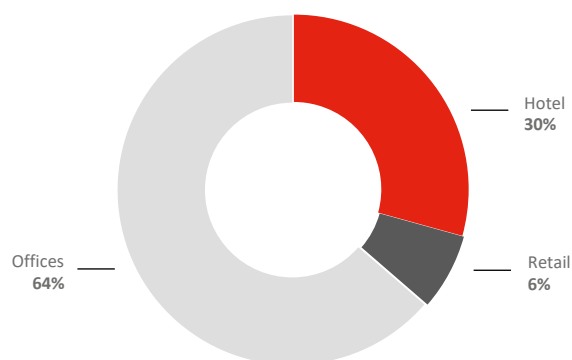
## ASSET UNDER MANAGEMENT (2020-FEBRUARY 2025)



### GEOGRAPHICAL LOCATION (% RE AuM)



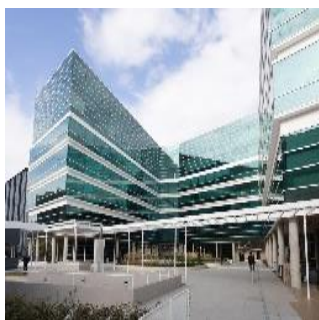
### SECTORS (% RE AuM)



## 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<br>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<br>Redemptions gates: 2x/year<br>Redemption fee:<br>2%: ≤ 2 years; 1%: >2 years ≤ 3 years; 0%: > 3 years                                                                                                                                                                                                 |
| FUND MANAGEMENT FEES (YEAR/%NAV)                    | 1,0%                                                                                                                                                                                                                                                                                                                                |
| DEPOSITARY FEES (YEAR/% NAV)<br>(cumulative values) | 0.07625%: NAV ≤ €300 million<br>0.0525%: €300 million < NAV ≤ €500 million<br>0.0375%: NAV > €500 million                                                                                                                                                                                                                           |
| OTHER INFORMATION                                   | Daily publication of unit value: CMVM site and Bloomberg (ISIN code: PTFDDAHM0004)<br>Monthly note (Fidelidade Sociedade Gestora website)<br>Annual Report & Accounts and (CMVM website/ Fidelidade Sociedade Gestora website)<br>Fund Prospectus and Key Information Document (CMVM website/ Fidelidade Sociedade Gestora website) |

## MAIN PROPERTIES



### EDIFÍCIO TRIANON

SECTOR **Offices**  
AREA **19,917 m2**  
BOOK VALUE **€60.3M**



### BOAVISTA OFFICE CENTER

SECTOR **Offices**  
AREA **7,456 m2**  
BOOK VALUE **€29.1M**



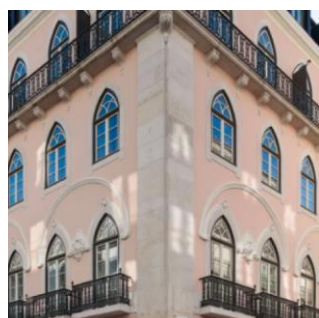
### URBO BUSINESS CENTER

SECTOR **Offices**  
AREA **15,709 m2**  
BOOK VALUE **€51.8M**



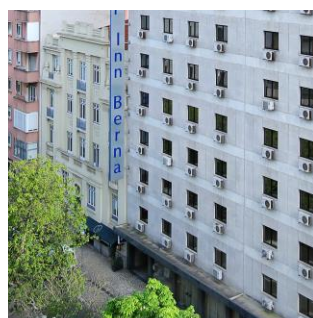
### INFANTE D. HENRIQUE 26

SECTOR **Offices**  
AREA **7,621 m2**  
BOOK VALUE **€18.8M**



### IVENS 12-16

SECTOR **Hotel**  
AREA **7,889 m2**  
BOOK VALUE **€32.8M**



### ANTÓNIO SERPA 13

SECTOR **Hotel**  
AREA **5,208 m2**  
BOOK VALUE **€16.6M**



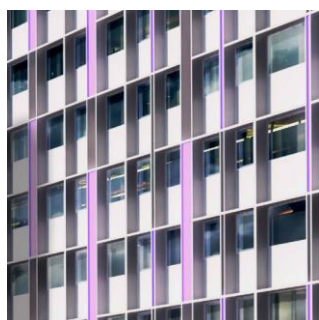
### DOM LUÍS | 28

SECTOR **Offices**  
AREA **11,523 m2**  
BOOK VALUE **€31.2M**



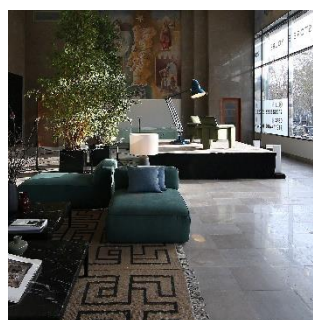
### CAN FATJO DELS AURONS 1

SECTOR **Offices**  
AREA **3,242 m2**  
BOOK VALUE **€10.6M**



### GONÇALO CRISTÓVÃO 216

SECTOR **Hotel**  
AREA **7,794 m2**  
BOOK VALUE **€30.4M**



### LOJA DA LIBERDADE 266

SECTOR **Retail**  
AREA **1,228 m2**  
BOOK VALUE **€9.6M**

ANNEX – PORTFOLIO DETAIL AS 28.02.2025

| 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       | 64.089.190        | 01-10-2024        | 60.074.000         | 01-10-2024        | 60.517.000         | 60.295.500   | ES      | Madrid            |
| Prédio Urbano - Can Fatjó dels Aurons 1 - Avinguda Can Fatjó dels Aurons,1                                                                                                    | 3242       | 08-07-2022       | 10.467.407        | 01-10-2024        | 10.485.000         | 01-10-2024        | 10.691.000         | 10.588.000   | ES      | Barcelona         |
| Prédio Urbano - Eborim 16 e 18 - Rua do Eborim, nºs 16 e 18 e Rua Ciclosa, nºs 14-B, 14-C e 14-D                                                                              | 6836       | 27-12-2018       | 7.204.215         | 01-10-2024        | 6.979.900          | 01-10-2024        | 7.129.000          | 7.054.450    | PT      | Évora             |
| Prédio Urbano - Loja Alvor - R. Dr. António José de Alvor n.º 1 e n.º 3 - A                                                                                                   | 109        | 19-01-2007       | 606.026           | 01-10-2024        | 315.200            | 01-10-2024        | 346.000            | 330.600      | PT      | Portimão          |
| Prédio Urbano - António Sérgio 13 - Avenida António de Sérgio, nº 13, nº13A e 13PB                                                                                            | 5208       | 27-12-2018       | 10.594.766        | 01-10-2024        | 16.211.100         | 01-10-2024        | 16.980.000         | 16.595.550   | PT      | Lisboa            |
| Prédio Urbano - Dom Luís I 28 - Largo Conde Barão, 13 e 14, Boqueirão do Duro, 28, 40 e 42, Rua D. Luís I, 28, 28A e 28B.                                                     | 11523      | 30-12-2019       | 26.817.410        | 01-10-2024        | 30.547.000         | 01-10-2024        | 31.915.900         | 31.231.450   | PT      | Lisboa            |
| Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - B1                                                                                                      | 105        | 28-09-2007       | 399.111           | 01-10-2024        | 456.800            | 01-10-2024        | 484.300            | 470.550      | PT      | Lisboa            |
| Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - B1                                                                                                      | 118        | 28-09-2007       | 449.391           | 01-10-2024        | 510.700            | 01-10-2024        | 545.500            | 528.100      | 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       | 4.641.517         | 01-10-2024        | 6.142.000          | 01-10-2024        | 6.538.000          | 6.340.000    | PT      | Lisboa            |
| Prédio Urbano - Nens 12-16 - Rua Nens nºs 12 a 16, Rua Capelo nºs 1 a 9                                                                                                       | 7889       | 30-12-2021       | 30.720.713        | 01-10-2024        | 32.400.000         | 01-10-2024        | 33.249.000         | 32.824.500   | 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        | 01-10-2024        | 18.050.000         | 01-10-2024        | 19.529.000         | 18.789.500   | 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                                      | 1228       | 29-06-2021       | 14.040.405        | 01-10-2024        | 9.510.000          | 01-10-2024        | 9.764.700          | 9.637.350    | PT      | Lisboa            |
| Prédio Urbano - Urbo Business Centre - Avl. Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandominha, nºs 20 e 59                 |            |                  |                   |                   |                    |                   |                    |              |         |                   |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980                                                                                 | 445        | 19-05-2021       | 1.578.655         | 01-10-2024        | 1.632.860          | 01-10-2024        | 1.683.900          | 1.658.380    | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980                                                                                 | 324        | 19-05-2021       | 1.151.092         | 01-10-2024        | 1.190.590          | 01-10-2024        | 1.229.200          | 1.209.895    | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980                                                                                 | 563        | 19-05-2021       | 2.001.292         | 01-10-2024        | 2.065.674          | 01-10-2024        | 2.113.300          | 2.089.487    | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980                                                                                 | 479        | 19-05-2021       | 1.705.401         | 01-10-2024        | 1.760.271          | 01-10-2024        | 1.793.700          | 1.776.986    | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980                                                                                 | 563        | 19-05-2021       | 2.001.292         | 01-10-2024        | 2.065.674          | 01-10-2024        | 2.113.300          | 2.089.487    | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980                                                                                 | 479        | 19-05-2021       | 1.705.401         | 01-10-2024        | 1.760.271          | 01-10-2024        | 1.793.700          | 1.776.986    | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980                                                                                 | 563        | 19-05-2021       | 2.001.292         | 01-10-2024        | 2.065.674          | 01-10-2024        | 2.113.300          | 2.089.487    | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980                                                                                 | 479        | 19-05-2021       | 1.705.401         | 01-10-2024        | 1.760.271          | 01-10-2024        | 1.788.700          | 1.774.486    | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980                                                                                 | 563        | 19-05-2021       | 2.001.292         | 01-10-2024        | 2.065.674          | 01-10-2024        | 2.113.100          | 2.089.387    | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980                                                                                 | 479        | 19-05-2021       | 1.705.401         | 01-10-2024        | 1.760.271          | 01-10-2024        | 1.793.600          | 1.776.936    | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980                                                                                 | 563        | 19-05-2021       | 2.001.292         | 01-10-2024        | 2.065.674          | 01-10-2024        | 2.113.100          | 2.089.387    | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980                                                                                 | 479        | 19-05-2021       | 1.705.401         | 01-10-2024        | 1.760.271          | 01-10-2024        | 1.793.600          | 1.776.936    | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980                                                                                 | 563        | 19-05-2021       | 2.001.292         | 01-10-2024        | 2.065.674          | 01-10-2024        | 2.113.100          | 2.089.387    | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980                                                                                 | 479        | 19-05-2021       | 1.705.401         | 01-10-2024        | 1.760.271          | 01-10-2024        | 1.793.600          | 1.776.936    | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980                                                                                 | 433        | 19-05-2021       | 1.542.975         | 01-10-2024        | 1.589.938          | 01-10-2024        | 1.640.400          | 1.615.169    | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980                                                                                 | 368        | 19-05-2021       | 1.312.996         | 01-10-2024        | 1.352.943          | 01-10-2024        | 1.389.300          | 1.371.122    | PT      | Porto             |
| Prédio Urbano - Gonçalves Cristóvão 216 - Rua Gonçalves Cristóvão nº 216 e Rua Régulo Magalhães, n.ºs 58, 64, 68 e 70                                                         | 7794       | 21-04-2022       | 28.267.732        | 01-10-2024        | 29.417.500         | 01-10-2024        | 31.462.000         | 30.439.750   | PT      | Porto             |
| Prédio Urbano - Loja Gaia Shopping - Avenida dos Descobrimentos, nº 374, Santa Marinha - AS                                                                                   | 3347       | 04-02-2022       | 7.925.548         | 01-10-2024        | 8.434.500          | 01-10-2024        | 9.066.000          | 8.750.250    | PT      | Vila Nova de Gaia |
| Financial Liquidity                                                                                                                                                           |            |                  |                   |                   |                    |                   |                    |              |         |                   |
| CC02 LIQUIDITY - Cash and cash equivalents                                                                                                                                    | Amount     | Currency         | Acquisition Value | Evaluation Date   | Evaluation Value   | Evaluation Method | Interest Incurred  | Total Amount |         |                   |
| PT11200001-OO 1001 CGD 0.00%                                                                                                                                                  |            | EUR              |                   |                   |                    |                   |                    | 4.978.293    |         |                   |
| PT11200001-OO 1002 CGD                                                                                                                                                        |            | EUR              |                   |                   |                    |                   |                    | 195.968      |         |                   |
| PT11200001-OO 3001 B1                                                                                                                                                         |            | EUR              |                   |                   |                    |                   |                    | 38.798       |         |                   |
| PT11200001-OO 1003 CGD                                                                                                                                                        |            | EUR              |                   |                   |                    |                   |                    | 1.319.447    |         |                   |
| ESP1200001-OO 4002                                                                                                                                                            |            | EUR              |                   |                   |                    |                   |                    | 26.694       |         |                   |
| PT11200001-OO 4001                                                                                                                                                            |            | EUR              |                   |                   |                    |                   |                    | 73.195       |         |                   |
| Loans                                                                                                                                                                         |            |                  |                   |                   |                    |                   |                    |              |         |                   |
| CC07 LOANS                                                                                                                                                                    | Amount     | Currency         | Acquisition Value | Evaluation Date   | Evaluation Value   | Evaluation Method | Interest Incurred  | Total Amount |         |                   |
| PT11200008-39 CGD 1.7% 20220624202906                                                                                                                                         |            | EUR              |                   |                   |                    |                   |                    | -41.222.683  |         |                   |
| Assets values to settle                                                                                                                                                       |            |                  |                   |                   |                    |                   |                    |              |         |                   |
| CC12 ASSETS VALUES TO SETTLE - Outstanding Rent Leases                                                                                                                        | Amount     | Currency         | Acquisition Value | Evaluation Date   | Evaluation Value   | Evaluation Method | Interest Incurred  | Total Amount |         |                   |
| Outstanding Rent Leases                                                                                                                                                       |            | EUR              |                   |                   |                    |                   |                    | 156.104      |         |                   |
| CC13 ASSETS VALUES TO SETTLE - Others                                                                                                                                         |            |                  |                   |                   |                    |                   |                    |              |         |                   |
| Others                                                                                                                                                                        |            | EUR              |                   |                   |                    |                   |                    | 6.170.926    |         |                   |
| Liabilities values to settle                                                                                                                                                  |            |                  |                   |                   |                    |                   |                    |              |         |                   |
| CC17 LIABILITIES VALUES TO SETTLE - Security Deposits                                                                                                                         | Amount     | Currency         | Acquisition Value | Evaluation Date   | Evaluation Value   | Evaluation Method | Interest Incurred  | Total Amount |         |                   |
| Security Deposits                                                                                                                                                             |            | EUR              |                   |                   |                    |                   |                    | -389.301     |         |                   |
| CC18 LIABILITIES VALUES TO SETTLE - Advance Rents                                                                                                                             |            |                  |                   |                   |                    |                   |                    |              |         |                   |
| Advance Rents                                                                                                                                                                 |            | EUR              |                   |                   |                    |                   |                    | -1.005.006   |         |                   |
| CC19 LIABILITIES VALUES TO SETTLE - Others                                                                                                                                    |            |                  |                   |                   |                    |                   |                    |              |         |                   |
| Others                                                                                                                                                                        |            | EUR              |                   |                   |                    |                   |                    | -2.295.694   |         |                   |
| B - Net Asset Value (NAV): 282.751.740,36                                                                                                                                     |            |                  |                   |                   |                    |                   |                    |              |         |                   |
| 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 28.02.2025

| Description                          | PERIOD                |                      |                      |                       |                       |
|--------------------------------------|-----------------------|----------------------|----------------------|-----------------------|-----------------------|
|                                      | Feb-25                |                      | Feb-24               |                       |                       |
|                                      | Gross Amount          | Gains                | Losses               | Net Amount            | Net Amount            |
| <b>ASSETS</b>                        |                       |                      |                      |                       |                       |
| Real Estate Assets                   |                       |                      |                      |                       |                       |
| Lands                                | 0,00                  | 0,00                 | 0,00                 | 0,00                  | 0,00                  |
| Buildings                            | 299.995.047,96        | 23.331.886,96        | -8.621.934,42        | 314.705.000,50        | 302.637.950,00        |
| 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                         | 1.336.419,86          | 0,00                 | 0,00                 | 1.336.419,86          | 1.076.707,24          |
| <b>Total Real Estate Assets</b>      | <b>301.331.467,82</b> | <b>23.331.886,96</b> | <b>-8.621.934,42</b> | <b>316.041.420,36</b> | <b>303.714.657,24</b> |
| 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                  |
| <b>Total Investment Portfolio</b>    | <b>0,00</b>           | <b>0,00</b>          | <b>0,00</b>          | <b>0,00</b>           | <b>0,00</b>           |
| Subledger Accounts                   |                       |                      |                      |                       |                       |
| Debtors of overdue credit            | 0,00                  | 0,00                 | 0,00                 | 0,00                  | 0,00                  |
| Debtors of overdue rent              | 156.104,25            | 0,00                 | 0,00                 | 156.104,25            | 159.773,62            |
| Other debtors accounts               | 1.542.767,85          | 0,00                 | 0,00                 | 1.542.767,85          | 916.483,30            |
| <b>Total Subledger Accounts</b>      | <b>1.698.872,10</b>   | <b>0,00</b>          | <b>0,00</b>          | <b>1.698.872,10</b>   | <b>1.076.256,92</b>   |
| Availability                         |                       |                      |                      |                       |                       |
| Cash                                 | 0,00                  | 0,00                 | 0,00                 | 0,00                  | 0,00                  |
| Deposits with bank                   | 6.632.394,14          | 0,00                 | 0,00                 | 6.632.394,14          | 6.833.531,89          |
| Fixed-term and Prior Notice deposits | 0,00                  | 0,00                 | 0,00                 | 0,00                  | 3.000.000,00          |
| Deposit certificates                 | 0,00                  | 0,00                 | 0,00                 | 0,00                  | 0,00                  |
| Others                               | 0,00                  | 0,00                 | 0,00                 | 0,00                  | 0,00                  |
| <b>Total Availability</b>            | <b>6.632.394,14</b>   | <b>0,00</b>          | <b>0,00</b>          | <b>6.632.394,14</b>   | <b>9.833.531,89</b>   |
| Accruals and Deferrals               |                       |                      |                      |                       |                       |
| Accrued revenues                     | 2.456.154,31          | 0,00                 | 0,00                 | 2.456.154,31          | 2.301.968,03          |
| Deferrals expenses                   | 702.822,77            | 0,00                 | 0,00                 | 702.822,77            | 725.616,70            |
| Others Accruals and Deferrals        | 132.761,27            | 0,00                 | 0,00                 | 132.761,27            | 167.424,38            |
| Transitional clearing accounts       | 0,00                  | 0,00                 | 0,00                 | 0,00                  | 0,00                  |
| <b>Total Accruals and Deferrals</b>  | <b>3.291.738,35</b>   | <b>0,00</b>          | <b>0,00</b>          | <b>3.291.738,35</b>   | <b>3.195.009,11</b>   |
| <b>Total Assets</b>                  | <b>312.954.472,41</b> | <b>23.331.886,96</b> | <b>-8.621.934,42</b> | <b>327.664.424,95</b> | <b>317.819.455,16</b> |

| Description                             | PERIOD                |                       |
|-----------------------------------------|-----------------------|-----------------------|
|                                         | Feb-25                | Feb-24                |
|                                         | Net Amount            | Net Amount            |
| <b>EQUITY AND LIABILITIES</b>           |                       |                       |
| Equity                                  |                       |                       |
| Participation Units                     | 267.946.402,46        | 267.932.937,05        |
| Patrimonial variations                  | -27.899.734,63        | -27.900.427,73        |
| Retained earnings                       | 41.320.726,74         | 25.891.138,19         |
| Profits distributed                     | 0,00                  | 0,00                  |
| Net profit for the period               | 1.384.345,79          | 1.202.137,78          |
| <b>Total Equity</b>                     | <b>282.751.740,36</b> | <b>267.125.785,29</b> |
| Adjustments and provisions              |                       |                       |
| Provisions for credit overdue           | 0,00                  | 0,00                  |
| Other accounts payable                  | 167.202,91            | 167.202,91            |
| <b>Total Adjustments and Provisions</b> | <b>167.202,91</b>     | <b>167.202,91</b>     |
| 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                       | 980.777,76            | 490.181,91            |
| Loans                                   | 40.864.697,90         | 47.551.077,30         |
| Advances of real estate sales           | 0,00                  | 0,00                  |
| <b>Total Subledger Accounts</b>         | <b>41.845.475,66</b>  | <b>48.041.259,21</b>  |
| Accruals and Deferrals                  |                       |                       |
| Accrued expenses                        | 1.502.850,85          | 1.282.750,78          |
| Deferrals income                        | 1.397.155,17          | 1.202.456,97          |
| Other accruals and deferrals            | 0,00                  | 0,00                  |
| Transitional liability accounts         | 0,00                  | 0,00                  |
| <b>Total Accruals and Deferrals</b>     | <b>2.900.006,02</b>   | <b>2.485.207,75</b>   |
| <b>Total equity and liabilities</b>     | <b>327.664.424,95</b> | <b>317.819.455,16</b> |

# ANNEX –Income Statement as 28.02.2025

| Description                                           | Feb-25              | Feb-24              | Description                                          | Feb-25              | Feb-24              |
|-------------------------------------------------------|---------------------|---------------------|------------------------------------------------------|---------------------|---------------------|
|                                                       |                     |                     | <b>Income and Gains</b>                              |                     |                     |
| <b>Current expenses and losses</b>                    |                     |                     | <b>Current income and gains</b>                      |                     |                     |
| Interest payable and similar charges                  |                     |                     | Interest receivable and similar income               |                     |                     |
| Current operations                                    | 315.240,54          | 449.516,40          | Investment portfolio and other equity                | 0,00                | 0,00                |
| Off-balance sheet operations                          | 0,00                | 0,00                | Other of current operations                          | 0,00                | 21.711,10           |
| Commissions                                           |                     |                     | Off-balance sheet operations                         | 0,00                | 0,00                |
| Investment portfolio and other equity                 | 0,00                | 0,00                | <b>Current income and gains</b>                      |                     |                     |
| Real estate assets                                    | 40.785,37           | 0,00                | Income of investment                                 |                     |                     |
| Other of current operations                           | 525.510,33          | 550.184,79          | Investment portfolio and other equity                | 0,00                | 0,00                |
| Off-balance sheet operations                          | 0,00                | 0,00                | Other current operations                             | 0,00                | 0,00                |
| Losses on financial operations and Real estate assets |                     |                     | Off-balance sheet operations                         | 0,00                | 0,00                |
| Investment portfolio and other equity                 | 0,00                | 0,00                | Gains on financial operations and Real estate assets |                     |                     |
| Real estate assets                                    | 0,00                | 0,00                | Investment portfolio and other equity                | 0,00                | 0,00                |
| Other current operations                              | 0,00                | 0,00                | Real estate assets                                   | 0,00                | 0,00                |
| Off-balance sheet operations                          | 0,00                | 44,01               | Other current operations                             | 0,00                | 0,00                |
| Taxes                                                 |                     |                     | Off-balance sheet operations                         | 0,00                | 0,00                |
| Income tax                                            | 37.251,38           | 307,75              | Replacement and reversal of provisions               |                     |                     |
| Indirect taxes                                        | 76.134,23           | 72.227,54           | For credit overdue                                   | 0,00                | 0,00                |
| Other taxes                                           | 0,00                | 0,00                | For liabilities and charges                          | 0,00                | 0,00                |
| Provisions for the Year                               |                     |                     | Income from Real estate assets                       |                     |                     |
| Provisions for credit overdue                         | 0,00                | 0,00                | Income from Real estate assets                       | 2.885.105,24        | 2.704.574,63        |
| Provisions for charges                                | 0,00                | 0,00                | Other Current income and gains                       |                     |                     |
| Supplies and services                                 |                     |                     | Other Current income and gains                       | 0,00                | 0,00                |
| Supplies and services                                 | 517.498,45          | 438.803,36          | <b>Total of Current income and gains</b>             | <b>2.885.105,24</b> | <b>2.726.285,73</b> |
| Other current operating expenses                      |                     |                     |                                                      |                     |                     |
| Other current operating expenses                      | 0,00                | 0,00                | <b>Extraordinary income and gains</b>                |                     |                     |
| <b>Total Current expenses and losses</b>              | <b>1.512.420,30</b> | <b>1.511.083,85</b> | Doubtful debts recovery                              | 0,00                | 0,00                |
|                                                       |                     |                     | Extraordinary gains                                  | 0,00                | 0,00                |
| <b>Extraordinary costs and losses</b>                 |                     |                     | Gains from previous years                            | 11.664,19           | 0,00                |
| Doubtful debts                                        | 0,00                | 0,00                | Other extraordinary income and gains                 | 0,03                | 0,58                |
| Extraordinary losses                                  | 0,00                | 0,00                | <b>Total of Extraordinary income and gains</b>       | <b>11.664,22</b>    | <b>0,58</b>         |
| Losses from previous years                            | 0,00                | 13.064,68           |                                                      |                     |                     |
| Other Extraordinary costs and losses                  | 3,37                | 0,00                |                                                      |                     |                     |
| <b>Total of Extraordinary costs and losses</b>        | <b>3,37</b>         | <b>13.064,68</b>    |                                                      |                     |                     |
|                                                       |                     |                     |                                                      |                     |                     |
| Net profit for the period                             | 1.384.345,79        | 1.202.137,78        | Net profit for the period                            | 0,00                | 0,00                |
| <b>TOTAL</b>                                          | <b>2.896.769,46</b> | <b>2.726.286,31</b> | <b>TOTAL</b>                                         | <b>2.896.769,46</b> | <b>2.726.286,31</b> |



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