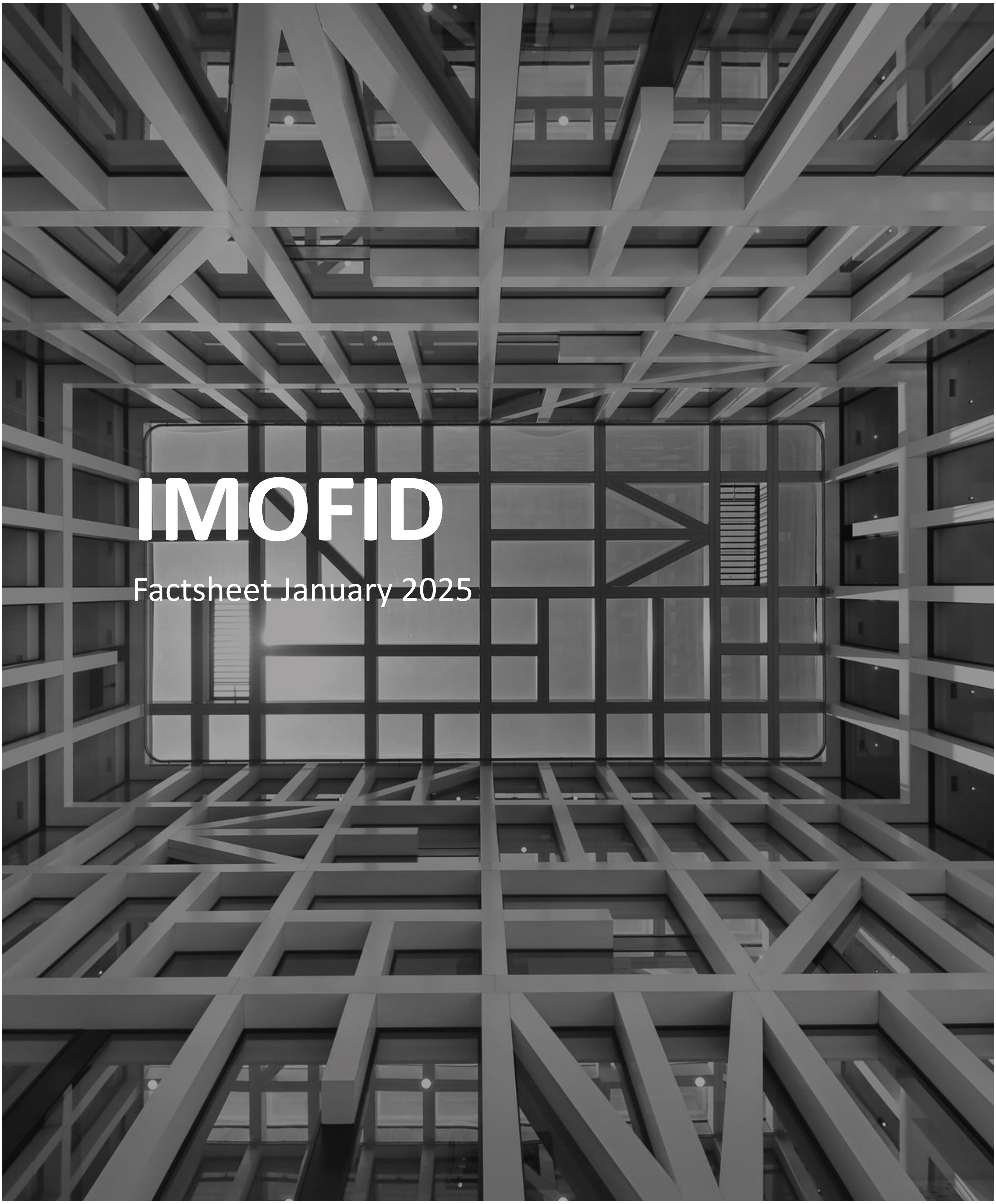
IMOFID

Factsheet January 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

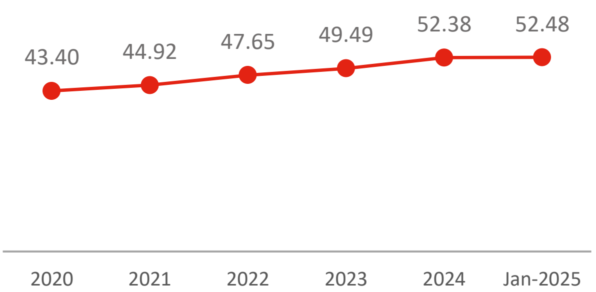
Recently leased an area of approx. 1,087 sqm at the Urbo Business Centre in Porto, allowing the Fund to reach an occupancy rate of 100% in Portugal.

Completion of energy and decarbonisation audits of the Boavista Office Center and Urbo buildings, both located in Porto.

KEY INDICATORS

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

EVOLUTION OF THE PARTICIPATION UNIT VALUE (€)



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

FUND KEY INDICATORS (31st January 2025)

GROSS ASSET VALUE (GAV)	326,629,719 €
RE ASSET UNDER MANAGEMENT	314,705,001 €
NET ASSET VALUE (NAV)	281,905,702 €
CASH AND EQUIVALENTS	5,613,151 €
OCCUPANCY	96.9%
WAULTB / WAULT	7.6/ 9.2 years
LOAN-TO-VALUE RATIO	12.5%

ANNUALIZED RETURN [1]

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

HOMOLOGOUS RETURN [1]

Periods	1 year	2 years	3 years
Return	5.8%	4.8%	5.2%

[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.

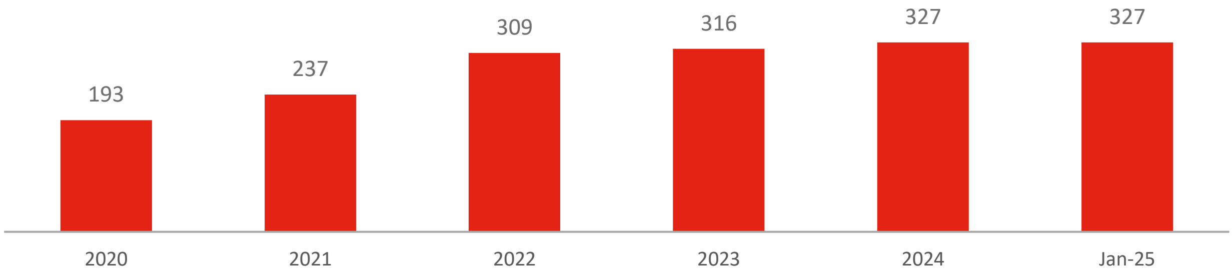
SUMMARY RISK INDICATOR[2]

Low risk High risk

1	2	3	4	5	6	7

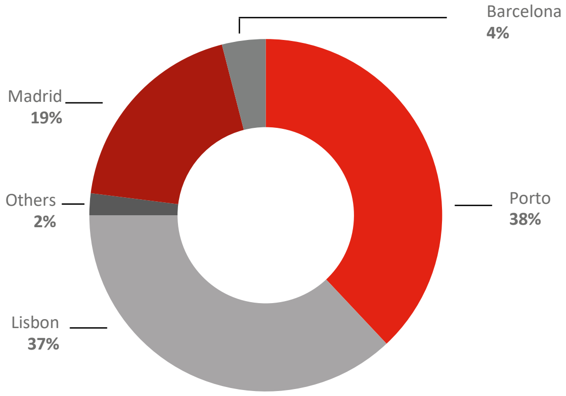
[2] The risk levels range from class 1 (minimum risk) to 7 (maximum risk) and correspond to the summary risk indicator calculated in accordance with Commission Delegated Regulation (EU) 2021/2268 of 6 September 2021.

ASSET UNDER MANAGEMENT (2020-JANUARY 2025)

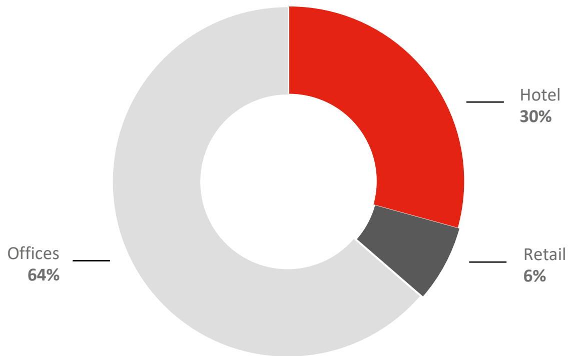


Values in millions Euros

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

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**

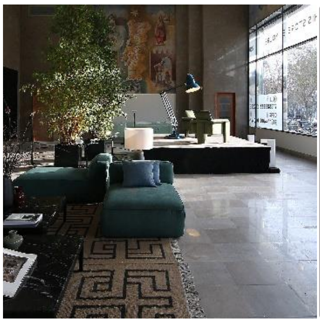
BOOK VALUE **€10.6M**

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 31.01.2025

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	64.089.190	01-10-2024	60.074.000	01-10-2024	60.517.000	60.295.500	ES	Madrid
Prédio Urbano - Can Fatjo dels Aurons 1 - Avinguda Can Fatjo 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 Cicioso, 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 Serpa 13 - Avenida António de Serpa, nº 13, nº13A e 13ºB	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, 38, 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 - BI	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 - BJ	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 - Ivens 12-16 - Rua Ivens 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 - 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	49.382.057	01-10-2024	50.556.000	01-10-2024	53.002.000	51.779.000	PT	Matosinhos
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 - Gonçalo Cristóvão 216 - Rua Gonçalo Cristóvão nº 216 e Rua Régulo Magauanha, n.ºs 58, 64, 68 e 70	7794	21-04-2022	28.267.732	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	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						3.937.034
PRT11200001-DO 1002 CGD		EUR						177.107
PRT11200001-DO 3001 BI		EUR						42.815
PRT11200001-DO 1003 CGD		EUR						1.319.456
ESP11200001-DO 4002		EUR						63.545
PRT11200001-DO 4001		EUR						73.195

Loans	Amount	Currency	Acquisition Value	Evaluation Date	Evaluation Value	Evaluation Method	Interest incurred	Total Amount
CC07 LOANS								
PRT11200008-33 CGD 1.7% 20220624 202906		EUR						-41.073.077

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						156.104
CC13 ASSETS VALUES TO SETTLE - Others								
Others		EUR						6.155.463

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						-419.301
CC18 LIABILITIES VALUES TO SETTLE - Advance Rents								
Advance Rents		EUR						-1.004.802
CC19 LIABILITIES VALUES TO SETTLE - Others								
Others		EUR						-2.226.836

B - Net Asset Value (NAV): 281.905.702,12

D - Investment funds Participation Units information

Total	Category A	Category B	Category C	Others

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

ANNEX –Balance Sheet as 31.01.2025

Description	PERIOD Jan-25 Gross Amount	Gains	Losses	Net Amount	Jan-24 Net Amount
ASSETS					
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	834.828,36
Total Real Estate Assets	**301.331.467,82**	**23.331.886,96**	**-8.621.934,42**	**316.041.420,36**	**303.472.778,36**
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	156.104,25	0,00	0,00	156.104,25	161.989,60
Other debtors accounts	1.544.184,46	0,00	0,00	1.544.184,46	843.549,75
Total Subledger Accounts	**1.700.288,71**	**0,00**	**0,00**	**1.700.288,71**	**1.005.539,35**
Availability					
Cash	0,00	0,00	0,00	0,00	0,00
Deposits with bank	5.613.151,00	0,00	0,00	5.613.151,00	6.294.626,58
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
Total Availability	**5.613.151,00**	**0,00**	**0,00**	**5.613.151,00**	**9.294.626,58**
Accruals and Deferrals					
Accrued revenues	2.411.736,04	0,00	0,00	2.411.736,04	2.249.957,46
Deferrals expenses	730.361,13	0,00	0,00	730.361,13	749.389,60
Others Accruals and Deferrals	132.761,27	0,00	0,00	132.761,27	158.581,36
Transitional clearing accounts	0,00	0,00	0,00	0,00	0,00
Total Accruals and Deferrals	**3.274.858,44**	**0,00**	**0,00**	**3.274.858,44**	**3.157.928,42**
Total Assets	**311.919.765,97**	**23.331.886,96**	**-8.621.934,42**	**326.629.718,51**	**316.930.872,71**

Description	PERIOD Jan-25 Net Amount	Jan-24 Net Amount
EQUITY AND LIABILITIES		
Equity		
Participation Units	267.932.189,51	267.932.937,05
Patrimonial variations	-27.900.483,04	-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	553.268,91	456.749,43
Total Equity	**281.905.702,12**	**266.380.396,94**
Adjustments and provisions		
Provisions for credit overdue	0,00	0,00
Other accounts payable	167.202,91	167.202,91
Total Adjustments and Provisions	**167.202,91**	**167.202,91**
Subledger Accounts		
Participants revenue	0,00	0,00
Participants withdrawals	0,00	0,00
Commissions and other accounts payables	0,00	6.914,39
Other liabilities	988.523,88	530.275,23
Loans	40.864.697,90	47.551.077,30
Advances of real estate sales	0,00	0,00
Total Subledger Accounts	**41.853.221,78**	**48.088.266,92**
Accruals and Deferrals		
Accrued expenses	1.276.855,75	1.092.728,03
Deferrals income	1.426.735,95	1.202.277,91
Other accruals and deferrals	0,00	0,00
Transitional liability accounts	0,00	0,00
Total Accruals and Deferrals	**2.703.591,70**	**2.295.005,94**
Total equity and liabilities	**326.629.718,51**	**316.930.872,71**

ANNEX –Income Statement as 31.01.2025

Description	Jan-25	Jan-24
Current expenses and losses		
Interest payable and similar charges		
Current operations	165.634,86	232.250,14
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	281.171,21	305.055,65
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	0,00	0,00
Other current operations	0,00	0,00
Off-balance sheet operations	0,00	0,00
Taxes		
Income tax	10.907,82	166,42
Indirect taxes	40.522,37	37.244,35
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	256.623,31	205.023,34
Other current operating expenses		
Other current operating expenses	0,00	0,00
Total Current expenses and losses	788.222,63	779.739,90
Extraordinary costs and losses		
Doubtful debts	0,00	0,00
Extraordinary losses	0,00	0,00
Losses from previous years	0,00	13.064,68
Other Extraordinary costs and losses	0,20	0,00
Total of Extraordinary costs and losses	0,20	13.064,68
Net profit for the period	553.268,91	456.749,43
TOTAL	1.341.491,74	1.249.554,01

Description	Jan-25	Jan-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	0,00	14.098,60
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	0,00	0,00
Other current operations	0,00	0,00
Off-balance sheet operations	0,00	0,00
Replacement and reversal of provisions		
For credit overdue	0,00	0,00
For liabilities and charges	0,00	0,00
Income from Real estate assets		
Income from Real estate assets	1.329.827,53	1.235.455,39
Other Current income and gains		
Other Current income and gains	0,00	0,00
Total of Current income and gains	1.329.827,53	1.249.553,99
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	0,02	0,02
Total of Extraordinary income and gains	11.664,21	0,02
Net profit for the period	0,00	0,00
TOTAL	1.341.491,74	1.249.554,01


FIDELIDADE
SOCIEDADE GESTORA
fidelidadesociedadegestora.pt
fsg@fidelidade.pt • +351 213 401 787 • Largo do Chiado, 8, 1º 1249-125 Lisboa

DISCLAIMER