



IMOFID

Factsheet May 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.

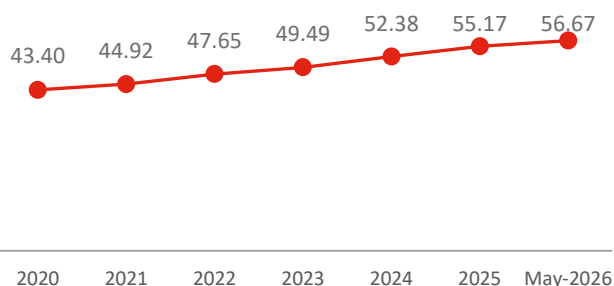
FUND RELEVANT FACTS

The Urbo Business Center obtained the BREEAM In-Use Part 1 certification with an Excellent 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 (€)



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

FUND KEY INDICATORS (31st May 2026)

GROSS ASSET VALUE (GAV)	341,924,463 €
RE ASSET UNDER MANAGEMENT	325,848,320 €
NET ASSET VALUE (NAV)	305,361,731 €
CASH AND EQUIVALENTS	11,016,100 €
OCCUPANCY	96.9%
WAULTB / WAULT	7.0/ 8.7 years
LOAN-TO-VALUE RATIO	9.6%

FISCAL YEAR ANNUALIZED RETURN ¹

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

ANNUALIZED RETURN ¹

Periods	1 ano	2 anos	3 anos	4 anos	5 anos
Return	5.4%	4.8%	5.5%	5.2%	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.

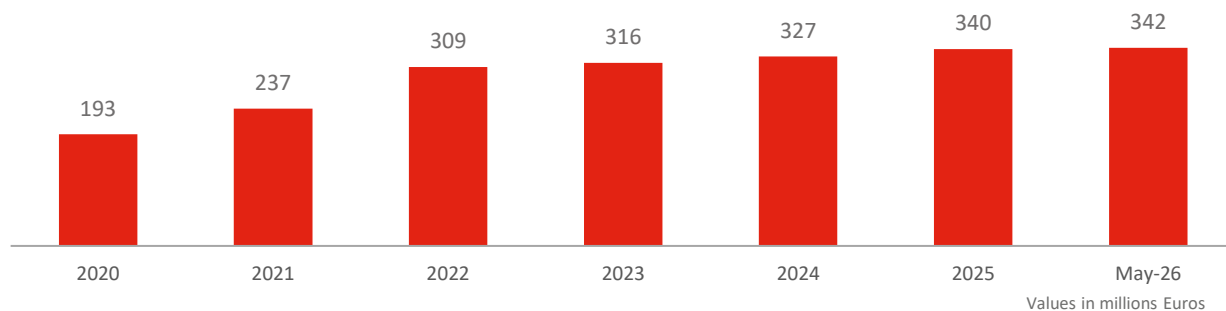
SUMMARY RISK INDICATOR²

Low risk High risk

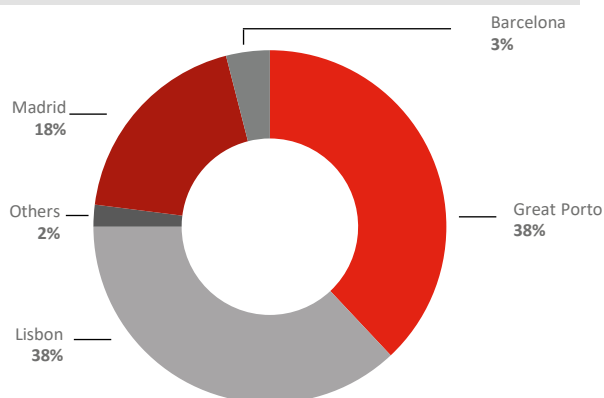
1	2	3	4	5	6	7
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² The risk levels range from class 1 (minimum risk) to 7 (maximum risk) and correspond to the summary risk indicator calculated in accordance with Commission Delegated Regulation (EU) 2021/2268 of 6 September 2021.

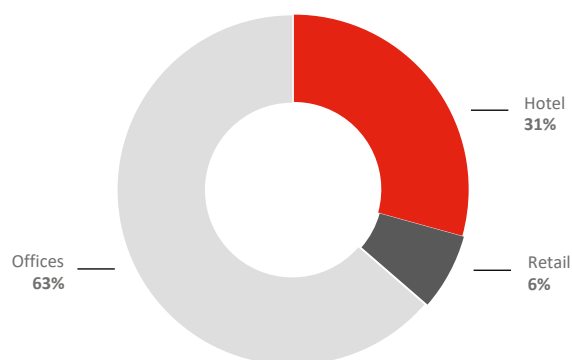
ASSET UNDER MANAGEMENT (2020-MAY 2026)



GEOGRAPHICAL LOCATION (% RE AuM)



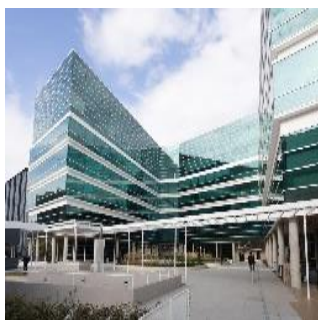
SECTORS (% RE AuM)



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



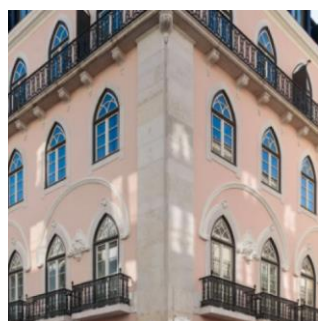
URBO BUSINESS CENTER

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



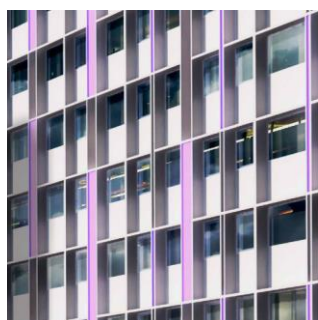
DOM LUÍS | 28

Offices
11,523 m²
Lisbon



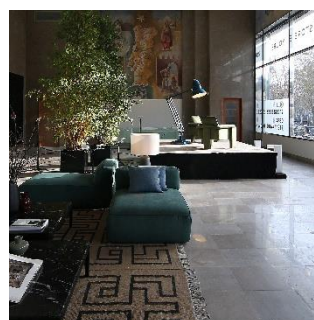
CAN FATJO DELS AURONS 1

Offices
3,242 m²
Barcelona



GONÇALO CRISTÓVÃO 216

Hotel
7,794 m²
Oporto



LOJA DA LIBERDADE 266

Retail
1,228 m²
Lisbon

ANNEX – PORTFOLIO DETAIL AS 31.05.2026

A - Detailed Composition of the Real Estate Assets' Portfolio

1 - Real Estates Assets Located in European Union's Member Estates	Area (sqm)	Acquisition Date	Acquisition Price	Evaluation Date 1	Evaluation Value 1	Evaluation Date 2	Evaluation Value 2	Asset Value	Country/Municipality
CC05 REAL ESTATES ASSETS LOCATED IN EUROPEAN UNION'S MEMBER ESTATES - Fully constructed rented buildings									
Prédio Urbano - Edifício Trianon - Avenida de los Poblados, 9	19885	30-06-2022	66.818.907,26	01-04-2026	59.740.000,00	01-04-2026	60.625.000,00	60.182.500,00	ESMadrid
Prédio Urbano - Can Fajó dels Aurons 1 - Avinguda Can Fajó dels Aurons,1	3241	08-07-2022	10.467.406,75	01-04-2026	10.003.000,00	01-04-2026	10.101.000,00	10.052.000,00	ESBarcelona
Prédio Urbano - Eborin 16 e 18 - Rua do Eborin, nºs 16 e 18 e Rua Cicico, nºs 14 B, 14 C e 14 D	6835	27-12-2018	7.204.214,54	01-04-2026	7.207.000,00	01-04-2026	7.334.000,00	7.270.500,00	PTÉvora
Prédio Urbano - António Serpa 13 - Avenida António de Serpa, nº 13, nº13A e 13B	5208	27-12-2018	10.594.756,43	01-04-2026	17.452.800,00	01-04-2026	17.810.200,00	17.631.500,00	PTLisboa
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	01-04-2026	30.868.000,00	01-04-2026	32.246.040,00	31.557.020,00	PTLisboa
Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - BI	104	28-09-2007	399.111,33	01-04-2026	485.800,00	01-04-2026	492.500,00	489.150,00	PTLisboa
Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - BI	117	28-09-2007	449.390,67	01-04-2026	544.500,00	01-04-2026	554.500,00	549.500,00	PTLisboa
Prédio Urbano - Oliveira ao Carmo 1 e 3 - Rua da Oliveira ao Carmo, nºs 1 e nº3 e Rua Trindade, nº2	2371	27-12-2018	4.641.516,72	01-04-2026	6.963.400,00	01-04-2026	7.580.000,00	7.266.700,00	PTLisboa
Prédio Urbano - Nens 12-16 - Rua Nens nºs 12 a 16, Rua Capelo nºs 1 a 9	7889	30-12-2021	30.720.712,82	01-04-2026	35.323.400,00	01-04-2026	37.815.000,00	36.549.200,00	PTLisboa
Prédio Urbano - Infante D. Henrique 26 - Rua Jardim do Tabaco, nºs 61, 61-A e 63, Cais da Lingueta, nºs 2, 4 e 6 e Avenida Infante D. Henrique, nºs 22, 24, 26, 26-A, 28 e 30	7620	27-12-2018	16.563.685,01	01-04-2026	19.007.000,00	01-04-2026	19.053.000,00	19.030.000,00	PTLisboa
Prédio Urbano - Loja Liberdade 266 - Avenida da Liberdade, nº 266 e 266 A e Rua Rodrigues Sampaio, nº 111, 111A, 111B, 111C, 111D e 111E - AK	1227	29-06-2021	14.040.404,59	01-04-2026	10.284.000,00	01-04-2026	10.477.000,00	10.380.500,00	PTLisboa
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 Mandominha, nºs 20 e 59	16856	26-12-2019	49.353.119,48	01-04-2026	53.184.061,81	01-04-2026	54.547.623,61	53.865.842,71	PTMatosinhos
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	7814	19-05-2021	27.825.877,82	01-04-2026	30.284.387,08	01-04-2026	31.330.932,92	30.807.650,00	PTPorto
Prédio Urbano - Gonçalo Cristóvão 216 - Rua Gonçalo Cristóvão nº 216 e Rua Régulo Magalhães, n.ºs 58, 64, 68 e 70	7794	21-04-2022	28.267.731,94	01-04-2026	30.271.000,00	01-04-2026	31.091.000,00	30.681.000,00	PTPorto
Prédio Urbano - Loja Gaia Shopping - Avenida dos Descobrimentos, nº 374, Santa Marinha - AA	3346	04-02-2022	7.925.547,61	01-04-2026	9.283.000,00	01-04-2026	9.715.300,00	9.499.150,00	PTVila Nova de Gaia
CC06 REAL ESTATES ASSETS LOCATED IN EUROPEAN UNION'S MEMBER ESTATES - Fully constructed unrented buildings									
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 Mandominha, nºs 20 e 59	9	26-12-2019	28.937,09	01-04-2026	15.454,79	01-04-2026	16.759,79	16.307,29	PTMatosinhos
Financial Liquidity									
	Amount	Currency	Acquisition Value	Evaluation Date	Evaluation Value	Evaluation Method	Interest Incurred	Total Amount	
CC02 LIQUIDITY - Cash and cash equivalents									
PRT11200001-00 1001 CGD 0,00%		EUR						5.664.079,14	
PRT11200001-00 1002 CGD		EUR						131.858,70	
PRT11200001-00 3001 BI		EUR						714.736,00	
PRT11200001-00 1003 CGD		EUR						1.319.446,50	
ESP11200001-00 4001		EUR						99.412,97	
PRT11200001-00 4002		EUR						3.086.566,27	
Deposits									
	Amount	Currency	Acquisition Value	Evaluation Date	Evaluation Value	Evaluation Method	Interest Incurred	Total Amount	
CC04 Deposits									
		EUR						0,00	
Loans									
	Amount	Currency	Acquisition Value	Evaluation Date	Evaluation Value	Evaluation Method	Interest Incurred	Total Amount	
CC07 LOANS									
PRT11200008-33 CGD 1,7% 20220624 202906								-32.989.713,88	
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						149.517,65	
CC13 ASSETS VALUES TO SETTLE - Others									
Others		EUR						4.910.525,77	
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						-404.334,06	
CC18 LIABILITIES VALUES TO SETTLE - Advance Rents									
Advance Rents		EUR						-1.042.227,79	
CC19 LIABILITIES VALUES TO SETTLE - Others									
Others		EUR						-2.126.456,16	
B - Net Asset Value (NAV): 305.361.731,11									
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 31.05.2026

Description	PERIOD				
	May-26			May-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	302.118.739,93	34.441.298,67	-10.711.718,60	325.848.320,00	319.969.850,50
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	0,00	0,00	0,00	0,00	306.125,04
Total Real Estate Assets	302.118.739,93	34.441.298,67	-10.711.718,60	325.848.320,00	320.275.975,54
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	149.517,65	0,00	0,00	149.517,65	169.012,02
Other debtors accounts	1.208.986,20	0,00	0,00	1.208.986,20	1.706.279,59
Total Subledger Accounts	1.358.503,85	0,00	0,00	1.358.503,85	1.875.291,61
Availability					
Cash	0,00	0,00	0,00	0,00	0,00
Deposits with bank	11.016.099,58	0,00	0,00	11.016.099,58	8.219.733,87
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	11.016.099,58	0,00	0,00	11.016.099,58	8.219.733,87
Accruals and Deferrals					
Accrued revenues	3.046.580,43	0,00	0,00	3.046.580,43	2.522.653,10
Deferrals expenses	598.092,76	0,00	0,00	598.092,76	627.657,67
Others Accruals and Deferrals	56.866,38	0,00	0,00	56.866,38	116.380,90
Transitional clearing accounts	0,00	0,00	0,00	0,00	0,00
Total Accruals and Deferrals	3.701.539,57	0,00	0,00	3.701.539,57	3.266.691,67
Total Assets	318.194.882,93	34.441.298,67	-10.711.718,60	341.924.463,00	333.637.692,69

Description	PERIOD	
	May-26	May-25
	Net Amount	Net Amount
EQUITY AND LIABILITIES		
Equity		
Participation Units	268.759.694,73	267.957.274,12
Patrimonial variations	-27.811.357,32	-27.898.959,10
Retained earnings	56.331.920,27	41.320.726,74
Profits distributed	0,00	0,00
Net profit for the period	8.081.473,43	7.351.219,26
Total Equity	305.361.731,11	288.730.261,02
Adjustments and provisions		
Provisions for credit overdue	126.905,61	126.905,61
Other accounts payable	0,00	0,00
Total Adjustments and Provisions	126.905,61	126.905,61
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	905.156,21	1.249.546,88
Loans	32.756.723,65	40.443.103,05
Advances of real estate sales	0,00	0,00
Total Subledger Accounts	33.661.879,86	41.692.649,93
Accruals and Deferrals		
Accrued expenses	1.327.384,57	1.677.082,50
Deferrals income	1.446.561,85	1.410.793,63
Other accruals and deferrals	0,00	0,00
Transitional liability accounts	0,00	0,00
Total Accruals and Deferrals	2.773.946,42	3.087.876,13
Total equity and liabilities	341.924.463,00	333.637.692,69

ANNEX –Income Statement as 31.05.2026

Description	May-26	May-25	Description	May-26	May-25
Current expenses and losses			Income and Gains		
Interest payable and similar charges			Current income and gains		
Current operations	566.924,47	765.635,90	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	2.384,25	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	1.442.306,32	1.370.570,62	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	606.563,73	2.177.596,37	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	3.921.237,69	5.903.350,00
Taxes			Other current operations	0,00	0,00
Income tax	111.707,76	259.651,16	Off-balance sheet operations	0,00	0,00
Indirect taxes	199.957,89	192.066,24	Replacement and reversal of provisions		
Other taxes	0,00	0,00	For credit overdue	0,00	40.297,30
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	7.587.858,91	7.464.314,88
Supplies and services			Other Current income and gains		
Supplies and services	868.352,90	1.340.780,41	Other Current income and gains	0,00	0,00
Other current operating expenses			Total of Current income and gains	11.511.480,85	13.407.962,18
Other current operating expenses	270,40	1.226,75	Extraordinary income and gains		
Total Current expenses and losses	3.796.083,47	6.140.890,51	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	366.077,12	11.664,19
Extraordinary losses	0,00	0,00	Other extraordinary income and gains	0,01	72518,81
Losses from previous years	1,08	0,00	Total of Extraordinary income and gains	366.077,13	84.183,00
Other Extraordinary costs and losses	0,00	35,41			
Total of Extraordinary costs and losses	1,08	35,41			
Net profit for the period	8.081.473,43	7.351.219,26	Net profit for the period	0,00	0,00
TOTAL	11.877.557,98	13.492.145,18	TOTAL	11.877.557,98	13.492.145,18



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SOCIEDADE GESTORA

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