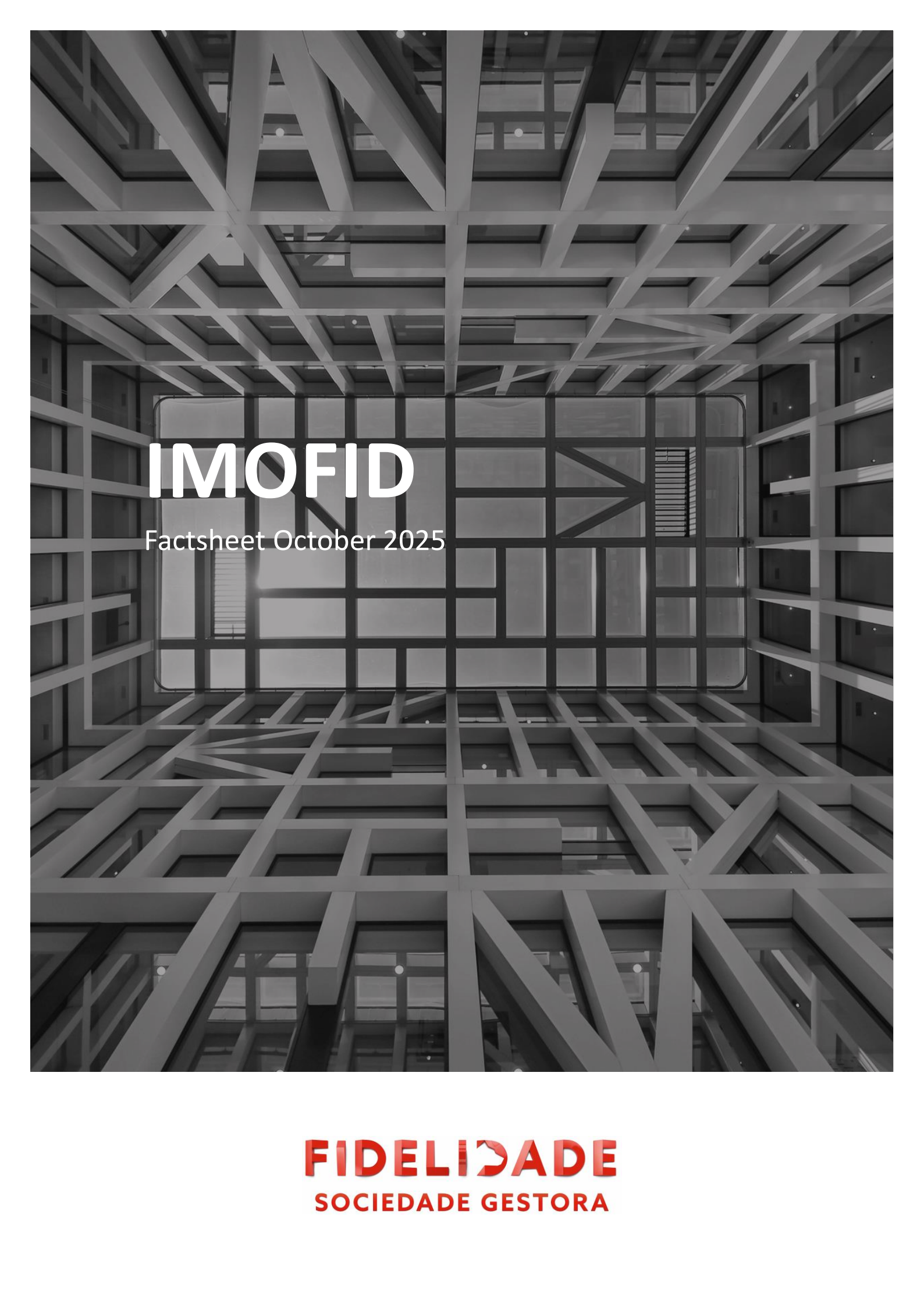




# IMOFID

Factsheet October 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

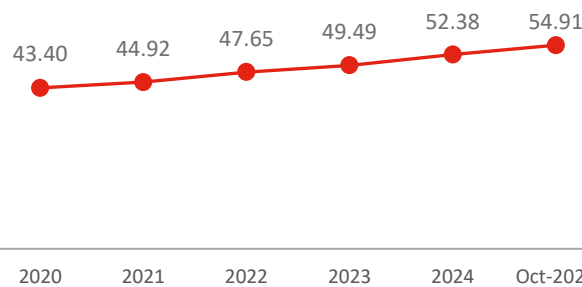
The 2<sup>nd</sup> half 2025 portfolio valuation performed in October resulted in real estate assets net capital gains of c. 1.7 million euros.

Currently, 18.3% of portfolio area has sustainability certification. Considering the ongoing processes, once completed, the area with sustainability certification will be approximately 42.6% of the portfolio's total area.

## 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 (31<sup>st</sup> October 2025)

|                           |                |
|---------------------------|----------------|
| GROSS ASSET VALUE (GAV)   | 338,805,426 €  |
| RE ASSET UNDER MANAGEMENT | 322,699,054 €  |
| NET ASSET VALUE (NAV)     | 295,162,715 €  |
| CASH AND EQUIVALENTS      | 10,982,553 €   |
| OCCUPANCY                 | 96.9%          |
| WAULTB / WAULT            | 7.0/ 8.6 years |
| LOAN-TO-VALUE RATIO       | 11.7%          |

### 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 | 4 years | 5 years |
|---------|--------|---------|---------|---------|---------|
| Return  | 5.4%   | 5.5%    | 4.8%    | 5.2%    | 4.9%    |

<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>

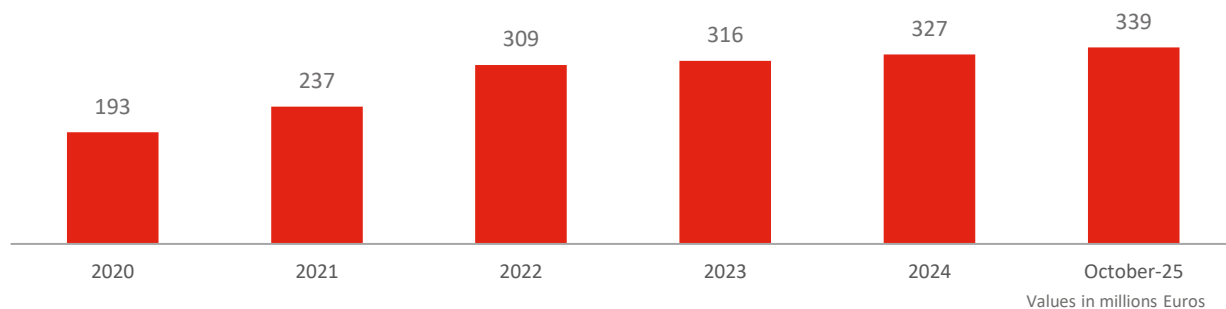
Low risk

High risk

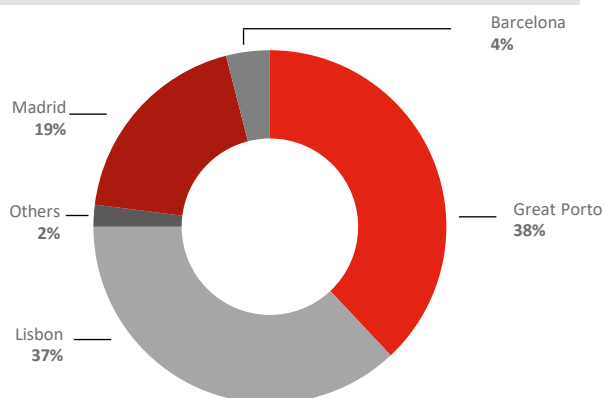
|   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|

<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.

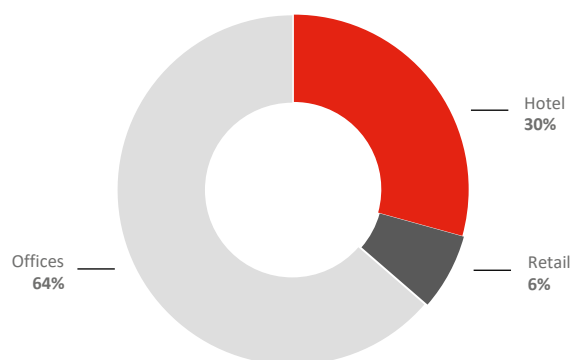
## ASSET UNDER MANAGEMENT (2020-OCTOBER 2025)



### GEOGRAPHICAL LOCATION (% RE AuM)



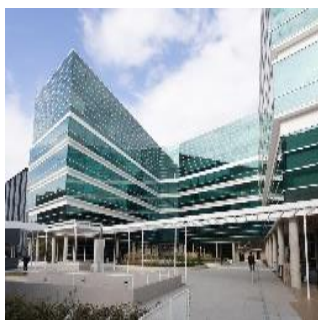
### SECTORS (% RE AuM)



## 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

Offices  
19,917 m2  
Madrid



### BOAVISTA OFFICE CENTER

Offices  
7,456 m2  
Oporto



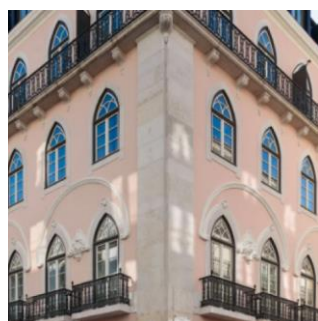
### URBO BUSINESS CENTER

Offices  
15,709 m2  
Oporto



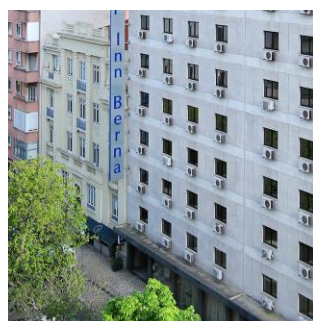
### INFANTE D. HENRIQUE 26

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



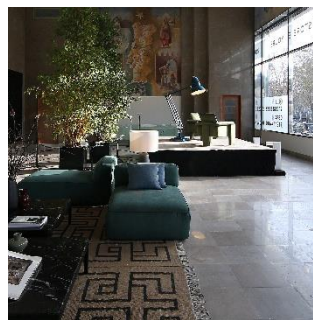
### CAN FATJO DELS AURONS 1

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 31.10.2025

| Real Estate Assets Located in European Union Member States                                                                                                              |            |                  |                   |                   |                    |                   |                    |               |                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-------------------|-------------------|--------------------|-------------------|--------------------|---------------|----------------------|
| CD05 REAL ESTATES ASSETS LOCATED IN EUROPEAN UNION MEMBER STATES - Fully constructed rented buildings                                                                   | Area (sqm) | Acquisition Date | Acquisition Price | Evaluation Date 1 | Evaluation Value 1 | Evaluation Date 2 | Evaluation Value 2 | Asset Value   | Country/Municipality |
| Priedo Urbano - Edifício Triunfo - Avenida de los Pobladors, 9                                                                                                          | 19885      | 30-06-2022       | 66.644.315,22     | 01-10-2025        | 60.169.000,00      | 01-10-2025        | 60.594.000,00      | 60.381.500,00 | ESMadrid             |
| Priedo Urbano - Can Fajó del Aurore 1 - Avinguda Can Fajó del Aurore,1                                                                                                  | 1241       | 08-07-2022       | 10.947.406,75     | 01-10-2025        | 9.712.000,00       | 01-10-2025        | 10.606.000,00      | 10.159.000,00 | ESBarcelona          |
| Priedo Urbano - Biorini 14 e 15 - Rua do Biorini, nºs 14 e 15 e Rua Cícero, nºs 14, 16, 14 C e 14 D                                                                     | 6835       | 27-12-2018       | 2.204.214,54      | 01-10-2025        | 7.325.000,00       | 01-10-2025        | 7.353.000,00       | 7.340.000,00  | PTFaro               |
| Priedo Urbano - Loja Alver - R. Dr. António José de Alver, n.º 3 e n.º 3 A                                                                                              | 108        | 18-01-2007       | 606.025,54        | 01-10-2025        | 327.000,00         | 01-10-2025        | 334.000,00         | 328.000,00    | PTFPortimão          |
| Priedo Urbano - António Sérgio 13 - Avenida António de Sérgio, nº 13, nº13A e 13B                                                                                       | 5208       | 27-12-2018       | 10.594.766,43     | 01-10-2025        | 17.002.700,00      | 01-10-2025        | 17.781.000,00      | 17.391.850,00 | PTLisboa             |
| Priedo Urbano - Dom Luis 128 - Largo Conde Barão, 11 e 14, Boqueirão do Duro, 38, 40 e 42, Rua D. Luís 1, 28, 28A e 28B.                                                | 11523      | 30-12-2019       | 26.817.409,87     | 01-10-2025        | 30.849.400,00      | 01-10-2025        | 31.584.600,00      | 31.217.000,00 | PTLisboa             |
| Priedo Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - B                                                                                                 | 104        | 28-09-2007       | 399.111,33        | 01-10-2025        | 484.300,00         | 01-10-2025        | 458.600,00         | 484.950,00    | PTLisboa             |
| Priedo Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - B1                                                                                                | 117        | 28-09-2007       | 449.709,67        | 01-10-2025        | 535.800,00         | 01-10-2025        | 544.000,00         | 539.900,00    | PTLisboa             |
| Priedo 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      | 01-10-2025        | 6.566.000,00       | 01-10-2025        | 6.638.800,00       | 6.602.400,00  | PTLisboa             |
| Priedo Urbano - Ivens 12-16 - Rua Ivens nºs 12 a 16, Rua Capelo nºs 1 a 9                                                                                               | 7889       | 30-12-2021       | 30.720.712,82     | 01-10-2025        | 35.488.000,00      | 01-10-2025        | 35.855.000,00      | 35.446.500,00 | PTLisboa             |
| Priedo Urbano - Infante D. Henrique 26 - Rua Jardim do Tabaco, nºs 63, 64 e 65, Cais da Ligeirinha, nºs 2, 4 e 6 e Avenida Infante D. Henrique, nºs 22, 24, 26, 24 e 30 | 7920       | 27-12-2018       | 16.543.685,01     | 01-10-2025        | 18.460.000,00      | 01-10-2025        | 19.031.000,00      | 18.851.000,00 | PTLisboa             |
| Priedo Urbano - Loja Liberdade 266 - Avenida da Liberdade, nº 266 e 266 A e Rua Rodrigues Sampaio, nº 111, 111A, 111B, 111C, 111D e 111E - A#                           | 1227       | 29-06-2021       | 14.040.404,59     | 01-10-2025        | 9.885.500,00       | 01-10-2025        | 10.621.000,00      | 10.253.250,00 | PTLisboa             |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 931        | 26-12-2019       | 2.722.629,78      | 01-10-2025        | 2.991.570,00       | 01-10-2025        | 3.048.000,00       | 3.020.285,00  | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 1011       | 26-12-2019       | 2.956.494,10      | 01-10-2025        | 3.254.910,00       | 01-10-2025        | 3.317.000,00       | 3.285.955,00  | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 1086       | 26-12-2019       | 3.176.416,01      | 01-10-2025        | 3.346.500,00       | 01-10-2025        | 3.468.000,00       | 3.468.100,00  | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 1331       | 26-12-2019       | 3.892.419,09      | 01-10-2025        | 4.276.690,00       | 01-10-2025        | 4.358.900,00       | 4.317.795,00  | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 1456       | 26-12-2019       | 4.258.195,65      | 01-10-2025        | 4.679.560,00       | 01-10-2025        | 4.769.500,00       | 4.724.530,00  | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 1331       | 26-12-2019       | 3.892.419,09      | 01-10-2025        | 4.276.690,00       | 01-10-2025        | 4.358.900,00       | 4.317.795,00  | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 1456       | 26-12-2019       | 4.258.195,65      | 01-10-2025        | 4.679.560,00       | 01-10-2025        | 4.769.500,00       | 4.724.530,00  | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 1331       | 26-12-2019       | 3.892.419,09      | 01-10-2025        | 4.276.690,00       | 01-10-2025        | 4.358.900,00       | 4.317.795,00  | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 1456       | 26-12-2019       | 4.258.195,65      | 01-10-2025        | 4.679.560,00       | 01-10-2025        | 4.769.500,00       | 4.724.530,00  | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 1331       | 26-12-2019       | 3.892.419,09      | 01-10-2025        | 4.276.690,00       | 01-10-2025        | 4.358.900,00       | 4.317.795,00  | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 1456       | 26-12-2019       | 4.258.195,65      | 01-10-2025        | 4.679.560,00       | 01-10-2025        | 4.769.500,00       | 4.724.530,00  | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 954        | 26-12-2019       | 2.789.155,86      | 01-10-2025        | 3.078.300,00       | 01-10-2025        | 3.136.100,00       | 3.107.000,00  | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 1020       | 26-12-2019       | 2.984.021,07      | 01-10-2025        | 3.284.010,00       | 01-10-2025        | 3.346.700,00       | 3.315.355,00  | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 40.248,87         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 15         | 26-12-2019       | 45.334,78         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 15         | 26-12-2019       | 45.334,78         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 14         | 26-12-2019       | 41.973,39         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 14         | 26-12-2019       | 41.973,39         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 14         | 26-12-2019       | 41.213,43         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 14         | 26-12-2019       | 41.213,43         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 14         | 26-12-2019       | 41.213,43         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
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| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
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| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
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| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        | 16.170,00          | 15.685,00     | PTMatosinhos         |
| Priedo Urbano - Urbo Business Centre - A# - Dr. Manuel Teixeira Ruela, nºs 23, 35, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, nºs 20 e 59           | 13         | 26-12-2019       | 39.430,45         | 01-10-2025        | 15.200,00          | 01-10-2025        |                    |               |                      |

# ANNEX –Balance Sheet as 31.10.2025

| Description                          | PERIOD                |                      |                       |                       |                       |
|--------------------------------------|-----------------------|----------------------|-----------------------|-----------------------|-----------------------|
|                                      | Oct-25                |                      |                       | Oct-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                            | 302,550,173.43        | 30,785,282.67        | -10,636,402.10        | 322,699,054.00        | 314,705,000.50        |
| Rights over real estate              | 0.00                  | 0.00                 | 0.00                  | 0.00                  | 0.00                  |
| Advances of real estate acquisitions | 0.00                  | 0.00                 | 0.00                  | 0.00                  | 0.00                  |
| Other Assets                         | 865.94                | 0.00                 | 0.00                  | 865.94                | 0.00                  |
| <b>Total Real Estate Assets</b>      | <b>302,551,039.37</b> | <b>30,785,282.67</b> | <b>-10,636,402.10</b> | <b>322,699,919.94</b> | <b>314,705,000.50</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              | 132,806.95            | 0.00                 | 0.00                  | 132,806.95            | 156,104.25            |
| Other debtors accounts               | 1,855,923.22          | 0.00                 | 0.00                  | 1,855,923.22          | 1,179,772.15          |
| <b>Total Subledger Accounts</b>      | <b>1,988,730.17</b>   | <b>0.00</b>          | <b>0.00</b>           | <b>1,988,730.17</b>   | <b>1,335,876.40</b>   |
| Availability                         |                       |                      |                       |                       |                       |
| Cash                                 | 0.00                  | 0.00                 | 0.00                  | 0.00                  | 0.00                  |
| Deposits with bank                   | 7,982,552.93          | 0.00                 | 0.00                  | 7,982,552.93          | 5,901,907.05          |
| 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                  |
| <b>Total Availability</b>            | <b>10,982,552.93</b>  | <b>0.00</b>          | <b>0.00</b>           | <b>10,982,552.93</b>  | <b>5,901,907.05</b>   |
| Accruals and Deferrals               |                       |                      |                       |                       |                       |
| Accrued revenues                     | 2,546,857.26          | 0.00                 | 0.00                  | 2,546,857.26          | 2,385,840.59          |
| Deferrals expenses                   | 558,204.12            | 0.00                 | 0.00                  | 558,204.12            | 609,331.55            |
| Others Accruals and Deferrals        | 29,162.29             | 0.00                 | 0.00                  | 29,162.29             | 97,833.65             |
| Transitional clearing accounts       | 0.00                  | 0.00                 | 0.00                  | 0.00                  | 0.00                  |
| <b>Total Accruals and Deferrals</b>  | <b>3,134,223.67</b>   | <b>0.00</b>          | <b>0.00</b>           | <b>3,134,223.67</b>   | <b>3,093,005.79</b>   |
| <b>Total Assets</b>                  | <b>318,656,546.14</b> | <b>30,785,282.67</b> | <b>-10,636,402.10</b> | <b>338,805,426.71</b> | <b>325,035,789.74</b> |

| Description                             | PERIOD                |                       |
|-----------------------------------------|-----------------------|-----------------------|
|                                         | Oct-25                | Oct-24                |
|                                         | Net Amount            | Net Amount            |
| <b>EQUITY AND LIABILITIES</b>           |                       |                       |
| Equity                                  |                       |                       |
| Participation Units                     | 268,122,779.56        | 267,935,530.80        |
| Patrimonial variations                  | -27,883,128.43        | -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               | 13,602,336.68         | 14,012,366.18         |
| <b>Total Equity</b>                     | <b>295,162,714.55</b> | <b>279,938,697.50</b> |
| Adjustments and provisions              |                       |                       |
| Provisions for credit overdue           | 0.00                  | 0.00                  |
| Other accounts payable                  | 126,905.61            | 167,202.91            |
| <b>Total Adjustments and Provisions</b> | <b>126,905.61</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                       | 1,448,033.40          | 1,207,202.19          |
| Loans                                   | 39,599,913.35         | 41,286,292.75         |
| Advances of real estate sales           | 0.00                  | 0.00                  |
| <b>Total Subledger Accounts</b>         | <b>41,047,946.75</b>  | <b>42,493,494.94</b>  |
| Accruals and Deferrals                  |                       |                       |
| Accrued expenses                        | 1,050,553.38          | 1,098,171.79          |
| Deferrals income                        | 1,417,306.42          | 1,317,147.08          |
| Other accruals and deferrals            | 0.00                  | 21,075.52             |
| Transitional liability accounts         | 0.00                  | 0.00                  |
| <b>Total Accruals and Deferrals</b>     | <b>2,467,859.80</b>   | <b>2,436,394.39</b>   |
| <b>Total equity and liabilities</b>     | <b>338,805,426.71</b> | <b>325,035,789.74</b> |
| Participation Units                     | 5,375,378             | 54.9101               |

# ANNEX –Income Statement as 31.10.2025

| Description                                           | Oct-25               | Oct-24               |
|-------------------------------------------------------|----------------------|----------------------|
| <b>Current expenses and losses</b>                    |                      |                      |
| Interest payable and similar charges                  |                      |                      |
| Current operations                                    | 1,417,795.35         | 2,043,547.39         |
| 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                           | 2,786,732.07         | 2,702,892.87         |
| 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                                    | 4,083,625.47         | 4,066,801.12         |
| Other current operations                              | 0.00                 | 0.00                 |
| Off-balance sheet operations                          | 59.23                | 44.01                |
| Taxes                                                 |                      |                      |
| Income tax                                            | -64,801.51           | 219,241.60           |
| Indirect taxes                                        | 593,968.44           | 372,707.87           |
| 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                                 | 2,411,031.55         | 2,277,336.96         |
| Other current operating expenses                      |                      |                      |
| Other current operating expenses                      | 1,226.75             | 0.00                 |
| <b>Total Current expenses and losses</b>              | <b>11,263,000.41</b> | <b>11,682,571.82</b> |
| <b>Extraordinary costs and losses</b>                 |                      |                      |
| Doubtful debts                                        | 0.00                 | 0.00                 |
| Extraordinary losses                                  | 0.00                 | 89.11                |
| Losses from previous years                            | 104,782.42           | 123,260.22           |
| Other Extraordinary costs and losses                  | 19.48                | 0.05                 |
| <b>Total of Extraordinary costs and losses</b>        | <b>104,801.90</b>    | <b>123,349.38</b>    |
| <b>Net profit for the period</b>                      | <b>13,602,336.68</b> | <b>14,012,366.18</b> |
| <b>TOTAL</b>                                          | <b>24,970,138.99</b> | <b>25,818,287.38</b> |

| Description                                          | Oct-25               | Oct-24               |
|------------------------------------------------------|----------------------|----------------------|
| <b>Income and Gains</b>                              |                      |                      |
| <b>Current income and gains</b>                      |                      |                      |
| Interest receivable and similar income               |                      |                      |
| Investment portfolio and other equity                | 0.00                 | 0.00                 |
| Other of current operations                          | 5,866.67             | 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                                   | 9,522,553.50         | 11,471,688.09        |
| 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                       | 15,317,238.41        | 14,318,937.65        |
| Other Current income and gains                       |                      |                      |
| Other Current income and gains                       | 0.00                 | 699.80               |
| <b>Total of Current income and gains</b>             | <b>24,885,955.88</b> | <b>25,818,286.64</b> |
| <b>Extraordinary income and gains</b>                |                      |                      |
| 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                 | 72,518.92            | 0.74                 |
| <b>Total of Extraordinary income and gains</b>       | <b>84,183.11</b>     | <b>0.74</b>          |
| <b>Net profit for the period</b>                     | <b>0.00</b>          | <b>0.00</b>          |
| <b>TOTAL</b>                                         | <b>24,970,138.99</b> | <b>25,818,287.38</b> |



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