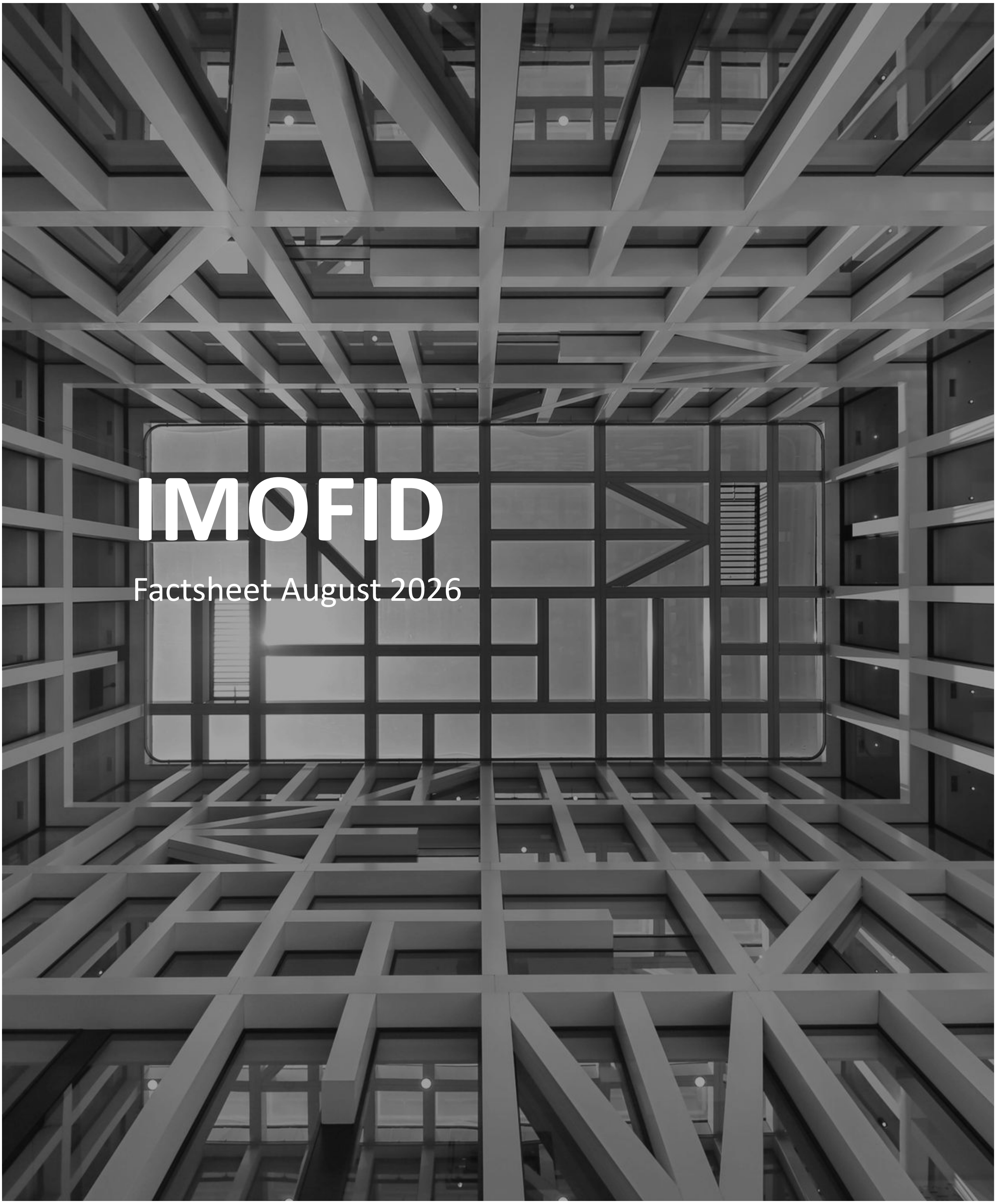


IMOFID

Factsheet August 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

On 28th August, a new version of the Fund's Prospectus entered into force. The amendments are primary concerned with the creation of two new participation unit categories (Class B and Class C) and the reclassification of the units issued until 28th August 2026 as Class A units.

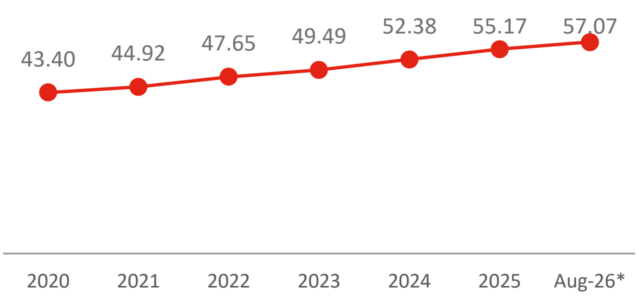
After the date mentioned above, Class A units will no longer be issued. Going forward, only Class B units (non-professional investors) and Class C units (professional investors and eligible counterparties) will be available for subscription.

For further information, please refer to the Fund Propectus and Key Information Document, which are available on the website of the Management Company or on the CMVM's website.

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 (€)



*Value relating to units of category A, B and C

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

FUND KEY INDICATORS (31st August 2026)

GROSS ASSET VALUE (GAV)	344,137,784 €
RE ASSET UNDER MANAGEMENT	325,848,320 €
NET ASSET VALUE (NAV)	307,553,382 €
CASH AND EQUIVALENTS	13,245,962 €
OCCUPANCY	97.4%
WAULTB / WAULT	8.2/ 9.5 years
LOAN-TO-VALUE RATIO	9.4%

FISCAL YEAR ANNUALIZED RETURN CATEGORY A [1]

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

[1] The ~~performance~~ figures disclosed represent historical performance relating to Class A units and do not constitute a guarantee of future performance. The performance figures disclosed are annualised returns, net of management fees, depositary fees, property taxes, and all costs and taxes at Fund level, and are calculated based on the last business day of each month. The performance figures do not take into account any subscription or redemption fees or taxes at investor level.

ANNUALIZED RETURN [1]

Periods	1 ano	2 anos	3 anos	4 anos	5 anos
Category A	5.3%	4.8%	5.4%	5.1%	5.0%
Category B	See Note [2]				
Category C	See Note [2]				

[2] Category B and C were established/issued after 28th August 2026. Therefore, it is not possible to present their historical performance. In this regard, it should be noted that the aforementioned classes share the same underlying asset portfolio, investment policy and cost structure as Class A units.

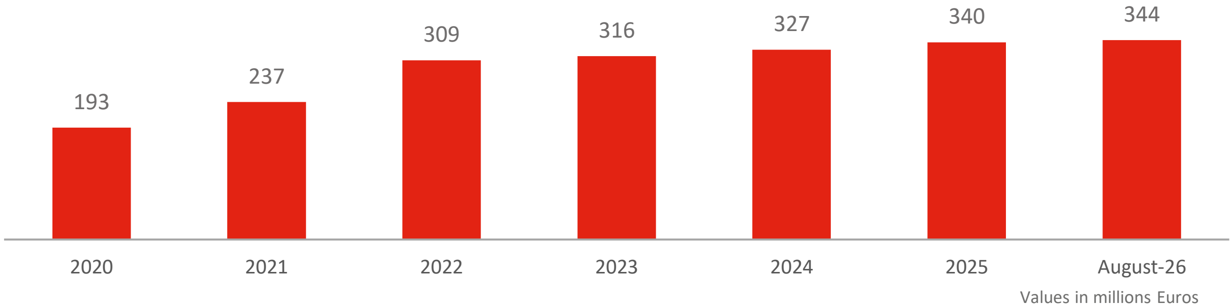
SUMMARY RISK INDICATOR [3]

Low risk — High risk

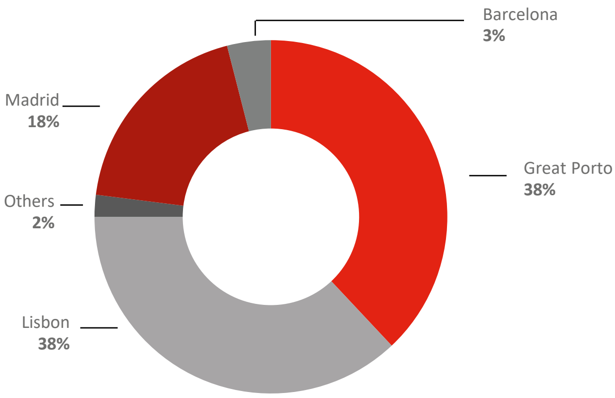
1	2	3	4	5	6	7

[3] 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.

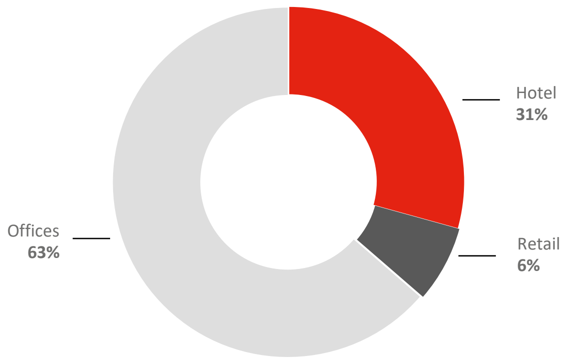
ASSET UNDER MANAGEMENT (2020-AUGUST 2026)



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%
PARTICIPATION UNIT CATEGORY	Class A: Issued through August 28, 2026 Class B: Professionals (minimum subscription of €100.00 and maximum of €500,000.00) Class C: Non Professionals (minimum subscription of €500,000.01)
SUBSCRIPTION FEE	N/A
REDEMPTION	Class A and C: Minimum notice period of 12 months Redemptions gates: 2x/year Redemption fee: 2%: ≤ 2 years; 1%: >2 years ≤ 3 years; 0%: > 3 years Class B: Minimum notice period of 2 months Redemptions gates: 6x/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: Category A - PTFDDAHM0004; Category B - PTFDDDHM0001; Category C - PTFDDEHM0000 Monthly note (Fidelidade Sociedade Gestora website) Annual Report & Accounts and (CMVM website/ Fidelidade Sociedade Gestora website) Fund Propectus and Key Information Document (CMVM website/ Fidelidade Sociedade Gestora website)

MAIN PROPERTIES

EDIFÍCIO TRIANON

Offices

19,917 m2

Madrid

BOAVISTA OFFICE CENTER

Offices

7,456 m2

Oporto

URBO BUSINESS CENTER

Offices

15,709 m2

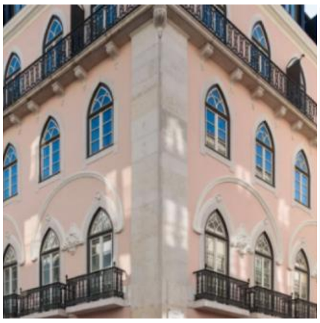
Oporto

INFANTE D. HENRIQUE 26

Offices

7,621 m2

Lisbon



IVENS 12-16

Hotel

7,889 m2

Lisbon

ANTÓNIO SERPA 13

Hotel

5,208 m2

Lisbon

DOM LUÍS | 28

Offices

11,523 m2

Lisbon

CAN FATJO DELS AURONS 1

Offices

3,242 m2

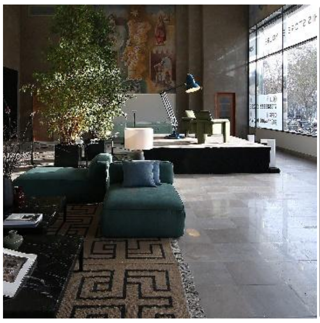
Barcelona

GONÇALO CRISTÓVÃO 216

Hotel

7,794 m2

Oporto



LOJA DA LIBERDADE 266

Retail

1,228 m2

Lisbon

ANNEX – PORTFOLIO DETAIL AS 31.08.2026

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	ES	Madrid
Prédio Urbano - Can Fatjo dels Aurons 1 - Avinguda Can Fatjo 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	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	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	PT	Évora
Prédio Urbano - António Serpa 13 - Avenida António de Serpa, nº 13, nº13A e 13ºB	5208	27-12-2018	10.594.766,43	01-04-2026	17.452.800,00	01-04-2026	17.810.200,00	17.631.500,00	PT	Lisboa
Prédio Urbano - Dom Luís I 28 - Largo Conde Barão, 13 e 14, Boqueirão do Duro, 38, 40 e 42, Rua D. Luís I, 28, 28A e 28B.	11523	30-12-2019	26.817.409,87	01-04-2026	30.868.000,00	01-04-2026	32.246.040,00	31.557.020,00	PT	Lisboa
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	PT	Lisboa
Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - BJ	117	28-09-2007	449.390,67	01-04-2026	544.500,00	01-04-2026	554.500,00	549.500,00	PT	Lisboa
Prédio Urbano - Oliveira ao Carmo 1 e 3 - Rua da Oliveira ao Carmo, nº1 e nº3 e Rua Trindade, nº2	2371	27-12-2018	4.641.516,72	01-04-2026	6.953.400,00	01-04-2026	7.580.000,00	7.266.700,00	PT	Lisboa
Prédio Urbano - Ivens 12-16 - Rua Ivens nºs 12 a 16, Rua Capelo nºs 1 a 9	7889	30-12-2021	30.720.712,82	01-04-2026	35.323.400,00	01-04-2026	37.815.000,00	36.569.200,00	PT	Lisboa
Prédio Urbano - Infante D. Henrique 26 - Rua Jardim do Tabaco, nºs 61, 61-A e 63, Cais da Lingueta, nºs 2, 4 e 6 e Avenida Infante D. Henrique, nºs 22, 24, 26, 26-A, 28 e 30	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	PT	Lisboa
Prédio Urbano - Loja Liberdade 266 - Avenida da Liberdade, nº 266 e 266 A e Rua Rodrigues Sampaio, nº 111, 111A, 111B, 111C, 111D e 111E - AK	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	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	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	PT	Matosinhos
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	30.284.367,08	01-04-2026	31.330.932,92	30.807.650,00	PT	Porto
Prédio Urbano - Gonçalo Cristóvão 216 - Rua Gonçalo Cristóvão nº 216 e Rua Régulo Magauanha, n.ºs 58, 64, 68 e 70	7794	21-04-2022	28.267.731,94	01-04-2026	30.271.000,00	01-04-2026	31.091.000,00	30.681.000,00	PT	Porto
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	PT	Vila Nova de Gaia
CC06 REAL ESTATES ASSETS LOCATED IN EUROPEAN UNION'S MEMBER ESTATES - Fully constructed unrented buildings										
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	9	26-12-2019	28.937,09	01-04-2026	15.454,79	01-04-2026	16.759,79	16.107,29	PT	Matosinhos

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						7.811.010,99
PRT11200001-DO 1002 CGD		EUR						131.858,70
PRT11200001-DO 3001 BI		EUR						686.525,04
PRT11200001-DO 1003 CGD		EUR						1.319.446,50
ESP11200001-DO 4001		EUR						204.362,83
PRT11200001-DO 4002		EUR						3.092.758,74

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								-32.578.445,57

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						5.319,77
CC13 ASSETS VALUES TO SETTLE - Others								
Others		EUR						5.038.181,17

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						-405.289,86
CC18 LIABILITIES VALUES TO SETTLE - Advance Rents								
Advance Rents		EUR						-1.046.516,42
CC19 LIABILITIES VALUES TO SETTLE - Others								
Others		EUR						-2.550.730,78

B - Net Asset Value (NAV): 307.556.801,11

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 31.08.2026

Description	PERIOD				
	Aug-26				Aug-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	4.565,00	0,00	0,00	4.565,00	867.222,79
Total Real Estate Assets	**302.123.304,93**	**34.441.298,67**	**-10.711.718,60**	**325.852.885,00**	**320.837.073,29**
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	5.319,77	0,00	0,00	5.319,77	268.373,58
Other debtors accounts	1.503.305,31	0,00	0,00	1.503.305,31	1.908.401,57
Total Subledger Accounts	**1.508.625,08**	**0,00**	**0,00**	**1.508.625,08**	**2.176.775,15**
Availability					
Cash	0,00	0,00	0,00	0,00	0,00
Deposits with bank	13.245.962,47	0,00	0,00	13.245.962,47	10.223.057,46
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	**13.245.962,47**	**0,00**	**0,00**	**13.245.962,47**	**10.223.057,46**
Accruals and Deferrals					
Accrued revenues	2.964.347,68	0,00	0,00	2.964.347,68	2.554.734,61
Deferrals expenses	508.273,08	0,00	0,00	508.273,08	615.297,87
Others Accruals and Deferrals	57.690,43	0,00	0,00	57.690,43	65.922,29
Transitional clearing accounts	0,00	0,00	0,00	0,00	0,00
Total Accruals and Deferrals	**3.530.311,19**	**0,00**	**0,00**	**3.530.311,19**	**3.235.954,77**
Total Assets	**320.408.203,67**	**34.441.298,67**	**-10.711.718,60**	**344.137.783,74**	**336.472.860,67**

Description	PERIOD	
	Aug-26	Aug-25
	Net Amount	Net Amount
EQUITY AND LIABILITIES		
Equity		
Participation Units	268.786.679,70	267.990.537,41
Patrimonial variations	-27.807.614,87	-27.896.181,18
Retained earnings	56.331.920,27	41.320.726,74
Profits distributed	0,00	0,00
Net profit for the period	10.245.816,01	9.848.964,39
Total Equity	**307.556.801,11**	**291.264.047,36**
Adjustments and provisions		
Provisions for credit overdue	0,00	0,00
Other accounts payable	0,00	126.905,61
Total Adjustments and Provisions	**0,00**	**126.905,61**
Subledger Accounts		
Participants revenue	0,00	0,00
Participants withdrawals	0,00	0,00
Commissions and other accounts payables	0,00	263.994,83
Other liabilities	994.556,29	1.464.417,82
Loans	32.335.128,80	40.021.508,20
Advances of real estate sales	0,00	0,00
Total Subledger Accounts	**33.329.685,09**	**41.749.920,85**
Accruals and Deferrals		
Accrued expenses	1.791.281,51	1.913.237,61
Deferrals income	1.451.806,28	1.411.475,09
Other accruals and deferrals	8.209,75	7.274,15
Transitional liability accounts	0,00	0,00
Total Accruals and Deferrals	**3.251.297,54**	**3.331.986,85**
Total equity and liabilities	**344.137.783,74**	**336.472.860,67**

ANNEX –Income Statement as 31.08.2026

Description	Aug-26	Aug-25
Current expenses and losses		
Interest payable and similar charges		
Current operations	888.067,76	1.165.426,98
Off-balance sheet operations	0,00	0,00
Commissions		
Investment portfolio and other equity	0,00	0,00
Real estate assets	0,00	49.954,48
Other of current operations	2.355.644,29	2.201.148,44
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	606.563,73	2.177.596,37
Other current operations	0,00	0,00
Off-balance sheet operations	0,00	0,00
Taxes		
Income tax	184.333,88	53.894,10
Indirect taxes	320.597,52	459.387,85
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	2.005.284,28	2.322.734,07
Other current operating expenses		
Other current operating expenses	270,40	1.226,75
Total Current expenses and losses	6.360.761,86	8.431.369,04
Extraordinary costs and losses		
Doubtful debts	0,00	0,00
Extraordinary losses	0,00	0,00
Losses from previous years	1,08	0,00
Other Extraordinary costs and losses	0,00	64,86
Total of Extraordinary costs and losses	1,08	64,86
Net profit for the period	10.245.816,01	9.848.964,39
TOTAL	16.606.578,95	18.280.398,29

Description	Aug-26	Aug-25
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	10.561,93	0,00
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	3.921.237,69	5.903.350,00
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	40.297,30
For liabilities and charges	0,00	0,00
Income from Real estate assets		
Income from Real estate assets	12.308.701,63	12.252.943,26
Other Current income and gains		
Other Current income and gains	0,00	-375,61
Total of Current income and gains	16.240.501,25	18.196.214,95
Extraordinary income and gains		
Doubtful debts recovery	0,00	0,00
Extraordinary gains	0,00	0,00
Gains from previous years	366.077,12	11.664,19
Other extraordinary income and gains	0,58	72519,15
Total of Extraordinary income and gains	366.077,70	84.183,34
Net profit for the period	0,00	0,00
TOTAL	16.606.578,95	18.280.398,29


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

DISCLAIMER