



IMOFID

Factsheet October 2024

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 target is investors who have a medium-term investment horizon with a minimum recommended holding period of 3 years.

RELEVANT FACTS

The changes to the IMOFID Fund's Prospectus and Management Regulations were approved by the CMVM and will come into force on 5 december 2024 (see notice of substantial changes published on the website of Fidelidade Management Company and/or CMVM).

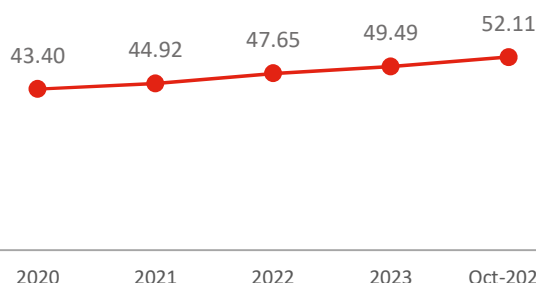
The BOC (Business Office Centre) office building in Porto obtained the BREEAM International In-Use: Commercial Version 6 Part 1: Asset Management certification with an Excellent rating.

The 2H2024 portfolio valuation performed in October resulted in real estate assets net losses of c. 620 thousand euros. In 2024, the sum of the two half-year valuations resulted in an overall real assets net gain of c. 7.4 million euros.

KEY INDICATORS

The Fund was established as an Open-ended Real Estate Investment Fund on may, 4th 2020, and therefore the information in 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 valuation of the assets that make up the Fund's portfolio.

FUND KEY INDICATORS (31st October 2024)

GROSS ASSET VALUE (GAV)	325,035,790 €
RE ASSET UNDER MANAGEMENT	314,705,001 €
NET ASSET VALUE (NAV)	279,938,698 €
CASH AND EQUIVALENTS	5,901,907 €
OCCUPANCY	95.2%
WAULTB / WAULT	8.0/ 9.6 years
LOAN-TO-VALUE RATIO	12.7%

RETURN PER YEAR¹

Year	2020	2021	2022	2023
Return	0.16%	3.50%	5.93%	4.03%

¹ The Fund became an Open Real Estate Investment Fund on 4 May 2020, returns prior to that date are those of a Closed Real Estate Investment Fund.

ANNUALIZED RETURN ²

	1 year	2 years	3 years
RETURN	5.73%	4.55%	5.19%

² The returns are calculated based on the monthly latest working day. The returns are net of management fees, depositary fees, property taxes and all Fund level costs and taxes. The returns don't include eventual subscription and redemption fees or taxation at the participant level. Past returns are no guarantee of future returns.

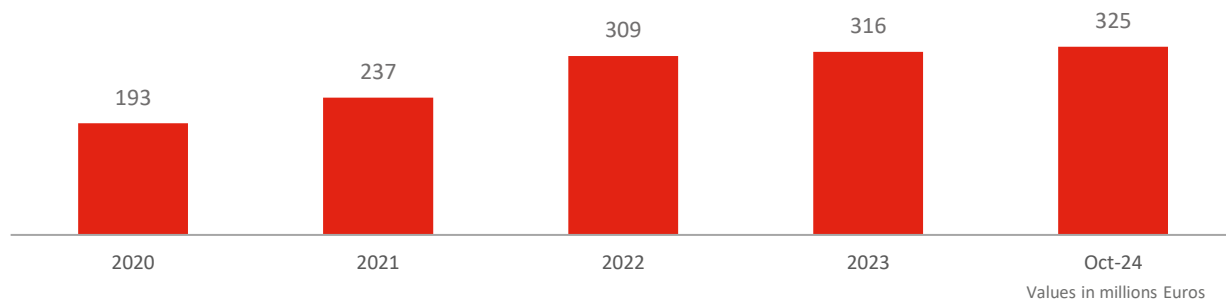
SUMMARY RISK INDICATOR³

Low risk High risk

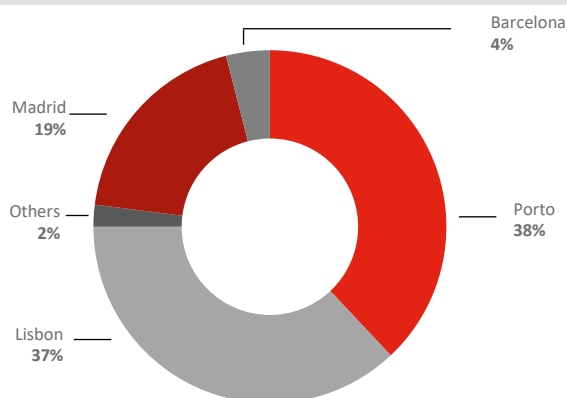
1	2	3	4	5	6	7
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³ According to Commission Delegated Regulation (EU) 2021/2268 of 6 september 2021.

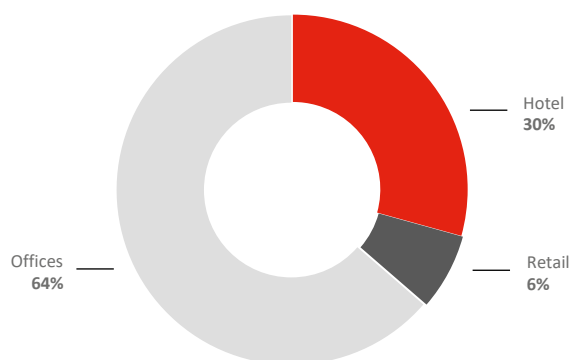
ASSET UNDER MANAGEMENT (2020-OCTOBER 2024)



GEOGRAPHICAL LOCATION (% RE AuM)



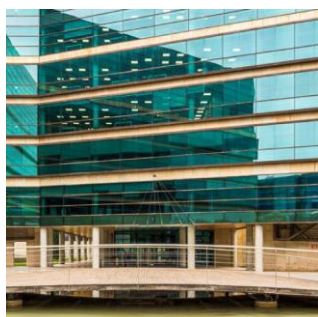
SECTORS (% RE AuM)



KEY TERMS

	ACTUAL	SUBSTANTIAL AMENDMENTS NOTIFIED ON 26.09.2024 (ENTRY INTO FORCE ON 05.12.2024)
PRODUCT	Open-ended real estate distribution Fund supervised by CMVM	Open-ended real estate accumulation Fund supervised by CMVM
TAXONOMY	-	Artº 8 SFDR
ASSETS	Income producing properties	Income producing properties
SECTORS	Offices, retail, hotels and logistics	Offices, retail, hotels and logistics
GEOGRAPHY	Iberia Focused in Lisbon, Oporto, Madrid e Barcelona for offices and consolidated areas for other sectors	Iberia Focused in Lisbon, Oporto, Madrid e Barcelona for offices and consolidated areas for other sectors
PROPERTY VALUATION	2x/year portfolio independent valuation	2x/year portfolio independent valuation
LEVERAGE LIMIT	LTV < 25%	LTV < 25%
SUBSCRIPTION FEE	0%: > €1 million 1%: ≤ €1 million	N/A
REDEMPTION	Notice period of 6 months Redemptions gates: 2x/year Redemption fee: 2%: =1year; 1%: >1 ≤ 3year; 0%: > 3year	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) (cumulative values)	1.0%: NAV ≤ €300 million 0.7%: €300 million < NAV ≤ €500 million 0.5%: NAV > €500 million	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	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 (site Sociedade Gestora ("SG")) Annual Report & Accounts (Site CMVM / site SG) Fund Prospectus and Key Information Document (site CMVM / site SG)	Daily publication of unit value: CMVM site and Bloomberg (ISIN code: PTFDDAHM0004) Monthly note (site Sociedade Gestora ("SG")) Annual Report & Accounts (Site CMVM / site SG) Fund Prospectus and Key Information Document (site CMVM / site SG)

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**



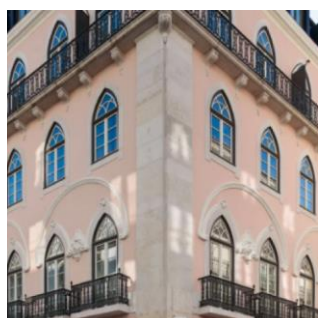
URBO BUSINESS CENTER

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



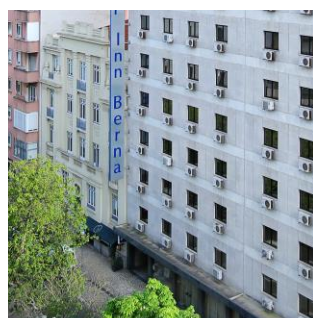
INFANTE D. HENRIQUE 26

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**



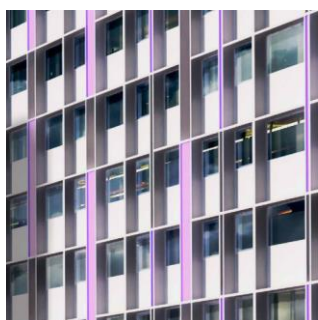
DOM LUÍS | 28

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



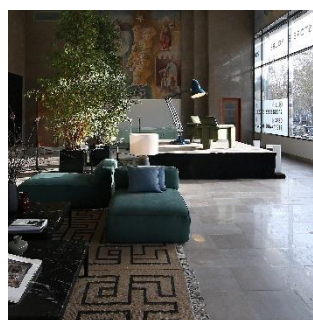
CAN FATJO DELS AURONS 1

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 31.10.2024

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 Triunfo - Avenida de los Pobladors, 9	19886	30-06-2022	60.890.938	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 Cícero, 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 128 - Largo Conde Barão, 13 e 14, Boqueirão do Durão, 38, 40 e 42, Rua D. Luís (28, 28A e 28B.	11523	30-12-2019	26.817.410	01-10-2024	30.547.000	01-10-2024	31.915.900	31.231.450	PT	Lisboa
Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - B1	105	28-09-2007	399.111	01-10-2024	456.800	01-10-2024	484.300	470.550	PT	Lisboa
Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - B1	118	28-09-2007	449.391	01-10-2024	510.700	01-10-2024	545.500	528.100	PT	Lisboa
Prédio Urbano - Oliveira ao Carmo 1 e 3 - Rua da Oliveira ao Carmo, nº1 e nº3 e Rua Trindade, nº2	2372	27-12-2018	4.641.517	01-10-2024	6.142.000	01-10-2024	6.538.000	6.340.000	PT	Lisboa
Prédio Urbano - 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 - Av.º Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorinha, 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	2.089.387	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 Magalhães, n.ºs 58, 64, 68 e 70	7794	21-04-2022	28.267.732	01-10-2024	29.417.500	01-10-2024	31.462.000	30.439.750	PT	Porto
Prédio Urbano - Loja Gaia Shopping - Avenida dos Descobrimentos, nº 374, Santa Marinha - AS	3378	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						4.008.894
PRT11200001-DO 1002 CGD		EUR						120.140
PRT11200001-DO 3001 B1		EUR						42.272
PRT11200001-DO 1003 CGD		EUR						1.319.456
ESP11200001-DO 4002		EUR						337.721
PRT11200001-DO 4001		EUR						73.424

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						-41.515.000

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						4.272.778

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						-354.526
CC18 LIABILITIES VALUES TO SETTLE - Advance Rents								
Advance Rents		EUR						-962.621
CC19 LIABILITIES VALUES TO SETTLE - Others								
Others		EUR						-2.264.945

B - Net Asset Value (NAV): 279.938.697,50

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 31.10.2024

Description	PERIOD				
	Oct-24			Oct-23	
	Gross Amount	Gains	Losses	Net Amount	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	0.00	0.00	0.00	0.00	0.00
Total Real Estate Assets	299,995,047.96	23,331,886.96	-8,621,934.42	314,705,000.50	302,637,950.00
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	242,802.42
Other debtors accounts	1,179,772.15	0.00	0.00	1,179,772.15	1,028,087.78
Total Subledger Accounts	1,335,876.40	0.00	0.00	1,335,876.40	1,270,890.20
Availability					
Cash	0.00	0.00	0.00	0.00	0.00
Deposits with bank	5,901,907.05	0.00	0.00	5,901,907.05	4,455,529.48
Fixed-term and Prior Notice deposits	0.00	0.00	0.00	0.00	5,000,000.00
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	5,901,907.05	0.00	0.00	5,901,907.05	9,455,529.48
Accruals and Deferrals					
Accrued revenues	2,385,840.59	0.00	0.00	2,385,840.59	1,995,158.76
Deferrals expenses	609,331.55	0.00	0.00	609,331.55	633,338.54
Others Accruals and Deferrals	97,833.65	0.00	0.00	97,833.65	23,447.30
Transitional clearing accounts	0.00	0.00	0.00	0.00	0.00
Total Accruals and Deferrals	3,093,005.79	0.00	0.00	3,093,005.79	2,651,944.60
Total Assets	310,325,837.20	23,331,886.96	-8,621,934.42	325,035,789.74	316,016,314.28

Description	PERIOD	
	Oct-24	Oct-23
	Net Amount	Net Amount
EQUITY AND LIABILITIES		
Equity		
Participation Units	267,935,530.80	267,937,276.59
Patrimonial variations	-27,900,337.67	-27,900,473.45
Retained earnings	25,891,138.19	15,902,956.50
Profits distributed	0.00	0.00
Net profit for the period	14,012,366.18	8,836,049.30
Total Equity	279,938,697.50	264,775,808.94
Adjustments and provisions		
Provisions for credit overdue	0.00	0.00
Other accounts payable	167,202.91	191,524.50
Total Adjustments and Provisions	167,202.91	191,524.50
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	1,207,202.19	282,634.43
Loans	41,286,292.75	47,972,672.15
Advances of real estate sales	0.00	0.00
Total Subledger Accounts	42,493,494.94	48,255,306.58
Accruals and Deferrals		
Accrued expenses	1,098,171.79	1,254,164.98
Deferrals income	1,317,147.08	1,318,600.09
Other accruals and deferrals	21,075.52	220,909.19
Transitional liability accounts	0.00	0.00
Total Accruals and Deferrals	2,436,394.39	2,793,674.26
Total equity and liabilities	325,035,789.74	316,016,314.28

ANNEX –Income Statement as 31.10.2024

Description	Oct-24	Oct-23	Description	Oct-24	Oct-23
Current expenses and losses			Income and Gains		
Interest payable and similar charges			Current income and gains		
Current operations	2,043,547.39	1,841,658.28	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	26,961.10	60,269.18
Investment portfolio and other equity	0.00	0.00	Off-balance sheet operations	0.00	0.00
Real estate assets	0.00	380,404.15	Current income and gains		
Other of current operations	2,702,892.87	2,232,025.33	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	4,066,801.12	5,364,161.11	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	44.01	0.00	Real estate assets	11,471,688.09	7,236,850.00
Taxes			Other current operations	0.00	0.00
Income tax	219,241.60	4,483.58	Off-balance sheet operations	0.00	0.00
Indirect taxes	372,707.87	332,705.35	Replacement and reversal of provisions		
Other taxes	0.00	0.00	For credit overdue	0.00	0.00
Provisions for the Year			For liabilities and charges	0.00	0.00
Provisions for credit overdue	0.00	191,524.50	Income from Real estate assets		
Provisions for charges	0.00	0.00	Income from Real estate assets	14,318,937.65	14,011,169.81
Supplies and services			Other Current income and gains		
Supplies and services	2,277,336.96	1,964,940.00	Other Current income and gains	699.80	0.00
Other current operating expenses			Total of Current income and gains	25,818,286.64	21,308,288.99
Other current operating expenses	0.00	4,534.57	Extraordinary income and gains		
Total Current expenses and losses	11,682,571.82	12,316,436.87	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	0.00	0.00
Extraordinary losses	89.11	0.00	Other extraordinary income and gains	0.74	0.03
Losses from previous years	123,260.22	155,802.85	Total of Extraordinary income and gains	0.74	0.03
Other Extraordinary costs and losses	0.05	0.00			
Total of Extraordinary costs and losses	123,349.38	155,802.85			
Net profit for the period	14,012,366.18	8,836,049.30	Net profit for the period	0.00	0.00
TOTAL	25,818,287.38	21,308,289.02	TOTAL	25,818,287.38	21,308,289.02



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