

# FIDELIDADE

SOCIEDADE GESTORA



> **IMOFID**

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# FIIA IMOFID

## Objective and Investment Policy

IMOFID's objective is to provide to investors a stable 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 investors who have a medium-term investment horizon with a minimum recommended investment period of 3 years.

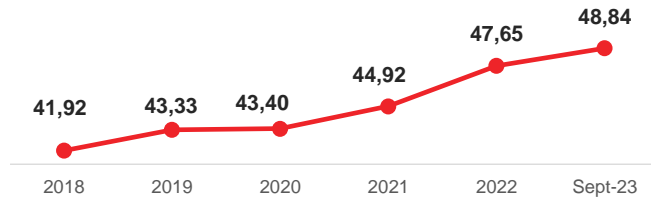
## KEY TERMS

Product	Real estate open-ended fund since 2020 Domicile in Portugal, supervised by CMVM
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
Risk	LTV < 25% 2x/year portfolio independent valuation
Subscription fee	0%: > €1 million 1%: ≤ €1 million
Redemption	Min holding period of 12 months afterwards: 2x/year Redemption fee: 2%: =1year; 1%: >1 ≤ 3year; 0%: > 3year
Fund Mng. Fees (year/% NAV) (cumulative values)	1,0%: NAV ≤ €300 million 0,7%: €300 million < NAV ≤ €500 million 0,5%: NAV > €500 million
Depository Fees (year/% NAV) (cumulative values)	0,07625%: NAV ≤ €300 million 0,0525%: €300 million < NAV ≤ €500 million 0,0375%: NAV > €500 million
Fund Information	Daily publication of unit value: CMVM site and Bloomberg (ISIN code: PTFDDAHM0004) Monthly note (FSG) Annual Report & Accounts (CMVM / FSG) Fund regulation (CMVM / FSG)

NAV: Net Asset Value

## KEY INDICATORS

### > Evolution of the Participation Unit Value(€)



### > Historical Returns

	YTD (September 2023)	1 year	2 years
Returns*	2,65%	4,05%	4,39%

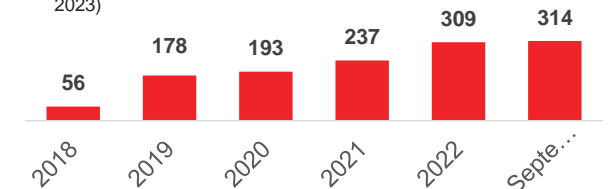
\*Notes:

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.

### > Fund Key Indicators (as of 30<sup>th</sup> September 2023)

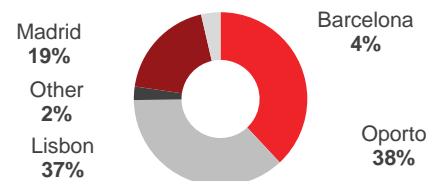
Gross Asset Value (GAV)	313.418.953 €
RE Asset under Management	300.262.151 €
Net Asset Value (NAV)	262.337.173 €
Cash and Equivalents	9.602.889 €
Occupancy	94,7%
WAULTB / WAULT	10,4 / 8,9 (years)
LTV	15,3%

### > Assets under Management (AuM)\* (2018–September 2023)

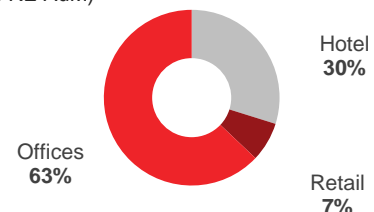


\* Values in millions €

### > Geographical location (% RE AuM)



### > Sectors (% RE AuM)



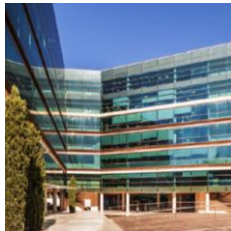
## Relevant facts

The recent Economic Bulletin from Bank of Portugal has review downwards the economic growth for the next two years (2024, 2025) due to the exports and private consumption expected behaviour.

Notwithstanding the ongoing portfolio initiatives, which were already mentioned in previous factsheets, during last September Boavista Office Center was fully let to the national operation of flexi offices business - LACS.

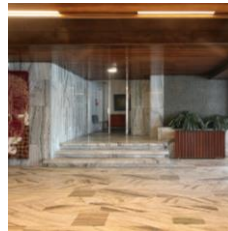


## MAIN PROPERTIES



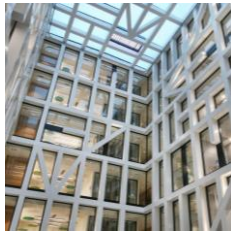
### Edifício Trianon

Sector	Offices
Area	19,917 sqm
Book Value	€56.3M



### Boavista Office Center

Sector	Offices
Area	7,456 sqm
Book Value	€27.2M



### Urbo Business Center

Sector	Offices
Area	15,709 sqm
Book Value	€49.2M



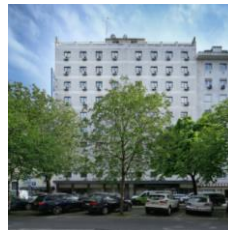
### Infante D. Henrique 26

Sector	Offices
Area	7,621 sqm
Book Value	€17.0M



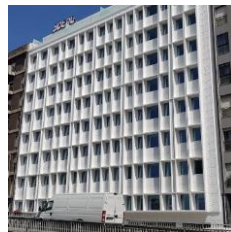
### Ivens 12-16

Sector	Hotel
Area	7,889 sqm
Book Value	€30.8M



### António Serpa 13

Sector	Hotel
Area	5,208 sqm
Book Value	€15.7M



### Gonçalo Cristóvão 216

Sector	Hotel
Area	7,794 sqm
Book Value	€29.4M



### Loja da Liberdade 266

Sector	Retail
Area	1,228 sqm
Book Value	€12.0M



### Dom Luís I 28

Sector	Offices
Area	11,523 sqm
Book Value	€29.6M



### Can Fatjo dels Aurons 1

Sector	Offices
Area	3,242 sqm
Book Value	€10.5M

## DISCLAIMER

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ANNEXES

➤ Portfolio Details as of 30.09.2023

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 Trirano - Avenida de los Pobladors, 9	19917	30-06-2022	58.638.315,11	01-04-2023	56.109.000,00	01-04-2023	56.405.000,00	56.257.000,00	ES	Madrid
Prédio Urbano - Can Fatjo dels Aurons 1 - Avinguda Can Fatjo dels Aurons,1	3242	08-07-2022	10.467.406,75	01-04-2023	10.148.000,00	01-04-2023	10.814.000,00	10.481.000,00	ES	Barcelona
Prédio Urbano - Eborim 16 e 18 - Rua do Eborim, nºs 16 e 18 e Rua Cicoso, nºs 14-B, 14-C e 14-D	8106	27-12-2018	7.204.214,54	01-04-2023	6.894.000,00	01-04-2023	7.138.000,00	7.016.000,00	PT	Évora
Prédio Urbano - Loja Alvor - R. Dr. António José de Alvor n.º 1 e n.º 3 - A	109	19-01-2007	606.025,54	01-04-2023	287.400,00	01-04-2023	304.000,00	295.700,00	PT	Portimão
Prédio Urbano - António Serpa 13 - Avenida António de Serpa, nº 13, nº13A e 13PB	5208	27-12-2018	10.594.766,43	01-04-2023	15.273.000,00	01-04-2023	16.204.000,00	15.738.500,00	PT	Lisboa
Prédio Urbano - Dom Luís 128 - 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	01-04-2023	29.510.900,00	01-04-2023	29.698.400,00	29.604.650,00	PT	Lisboa
Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - B1	105	28-09-2007	399.111,33	01-04-2023	412.100,00	01-04-2023	424.280,00	418.190,00	PT	Lisboa
Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - B1	118	28-09-2007	449.390,67	01-04-2023	464.000,00	01-04-2023	477.720,00	470.860,00	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	4.641.516,72	01-04-2023	5.562.000,00	01-04-2023	5.990.000,00	5.776.000,00	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	01-04-2023	30.246.000,00	01-04-2023	31.295.000,00	30.770.500,00	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 e 28 e 30	7621	27-12-2018	16.563.685,01	01-04-2023	16.900.200,00	01-04-2023	17.123.700,00	17.011.950,00	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 Mandominha, nºs 20 e 59	15709	26-11-2019	49.382.056,57	01-04-2023	48.953.300,00	01-04-2023	49.484.000,00	49.218.650,00	PT	Matosinhos
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	423	19-05-2021	1.578.655,18	01-04-2023	1.528.600,00	01-04-2023	1.568.200,00	1.548.400,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	308	19-05-2021	1.151.001,85	01-04-2023	1.114.500,00	01-04-2023	1.144.700,00	1.129.600,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	536	19-05-2021	2.003.291,95	01-04-2023	1.937.900,00	01-04-2023	1.971.900,00	1.954.900,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	457	19-05-2021	1.705.401,41	01-04-2023	1.651.400,00	01-04-2023	1.673.900,00	1.662.650,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	536	19-05-2021	2.003.291,94	01-04-2023	1.937.900,00	01-04-2023	1.971.900,00	1.954.900,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	457	19-05-2021	1.705.401,40	01-04-2023	1.651.400,00	01-04-2023	1.673.900,00	1.662.650,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	536	19-05-2021	2.003.291,94	01-04-2023	1.937.900,00	01-04-2023	1.971.900,00	1.954.900,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	457	19-05-2021	1.705.401,40	01-04-2023	1.651.400,00	01-04-2023	1.673.900,00	1.662.650,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	536	19-05-2021	2.003.291,94	01-04-2023	1.937.900,00	01-04-2023	1.971.800,00	1.954.850,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	457	19-05-2021	1.705.401,40	01-04-2023	1.651.400,00	01-04-2023	1.673.900,00	1.662.650,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	536	19-05-2021	2.003.291,94	01-04-2023	1.937.900,00	01-04-2023	1.971.800,00	1.954.850,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	457	19-05-2021	1.705.401,40	01-04-2023	1.651.400,00	01-04-2023	1.673.900,00	1.662.650,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	413	19-05-2021	1.542.975,12	01-04-2023	1.494.100,00	01-04-2023	1.533.600,00	1.513.850,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	352	19-05-2021	1.312.995,61	01-04-2023	1.271.400,00	01-04-2023	1.298.900,00	1.285.150,00	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	28.267.731,94	01-04-2023	28.760.000,00	01-04-2023	30.002.000,00	29.381.000,00	PT	Porto
Prédio Urbano - Loja Gaia Shopping - Avenida dos Descobrimentos, nº 374, Santa Marinha - AS	3378	04-02-2022	7.925.547,61	01-04-2023	8.028.000,00	01-04-2023	8.825.000,00	8.426.500,00	PT	Vila Nova de Gaia
CC06 REAL ESTATES ASSETS LOCATED IN EUROPEAN UNION'S MEMBER ESTATES - Fully constructed non-rented buildings										
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	44376	14.040.404,59	01-04-2023	11.710.000,00	01-04-2023	12.297.000,00	12.003.500,00	PT	Lisboa
Financial Liquidity										
	Amount	Currency	Acquisition Value	Evaluation Date	Evaluation Value	Evaluation Method	Interest Incurred	Total Amount		
CC02 LIQUIDITY - Cash and cash equivalents										
PRT11200003-00 1001 CGD 0.00%		EUR						1.791.138,26		
PRT11200001-00 1002 CGD		EUR						161.094,96		
PRT11200003-00 3001 BI		EUR						31.803,07		
PRT11200001-00 1003 CGD		EUR						1.319.455,86		
ESP11200001-00 4002		EUR						281.980,14		
PRT11200001-00 4001		EUR						17.416,39		
CC04 - DEPOSITS										
PRT11200003-132.10P Banco 2.65% 202304		EUR						3.020.100,00		
PRT11200004-134.20P Banco 3.6% 2023090		EUR						3.006.900,00		
Loans										
	Amount	Currency	Acquisition Value	Evaluation Date	Evaluation Value	Evaluation Method	Interest Incurred	Total Amount		
CC07 LOANS										
PRT11200008-33 CGD 1.7% 20220624202906		EUR						-48.023.789,72		
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						166.562,87		
CC13 ASSETS VALUES TO SETTLE - Others										
Others		EUR						3.570.496,80		
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						-186.758,45		
CC18 LIABILITIES VALUES TO SETTLE - Advance Rents										
Advance Rents		EUR						-1.036.399,93		
CC19 LIABILITIES VALUES TO SETTLE - Others										
Others		EUR						-1.834.976,85		
B - Net Asset Value (NAV): 262.337.173,40										
D - Investment Funds Participation Units Information										
Total	Category A	Category B	Category C	Others						

## > Balance sheet as of 30.09.2023

Description	PERIOD				
	September-23			September-22	
	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	294.544.173,32	11.231.870,85	-5.723.894,17	300.052.150,00	300.029.959,15
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	210.000,66	0,00	0,00	210.000,66	0,00
<b>Total Real Estate Assets</b>	<b>294.754.173,98</b>	<b>11.231.870,85</b>	<b>-5.723.894,17</b>	<b>300.262.150,66</b>	<b>300.029.959,15</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	166.562,87	0,00	0,00	166.562,87	234.462,96
Other debtors accounts	934.216,43	0,00	0,00	934.216,43	270.380,56
<b>Total Subledger Accounts</b>	<b>1.100.779,30</b>	<b>0,00</b>	<b>0,00</b>	<b>1.100.779,30</b>	<b>504.843,52</b>
Availability					
Cash	0,00	0,00	0,00	0,00	0,00
Deposits with bank	3.602.888,68	0,00	0,00	3.602.888,68	8.700.046,14
Fixed-term and Prior Notice deposits	6.000.000,00	0,00	0,00	6.000.000,00	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>9.602.888,68</b>	<b>0,00</b>	<b>0,00</b>	<b>9.602.888,68</b>	<b>8.700.046,14</b>
Accruals and Deferrals					
Accrued revenues	1.809.239,23	0,00	0,00	1.809.239,23	1.470.000,00
Deferrals expenses	624.519,25	0,00	0,00	624.519,25	643.646,69
Others Accruals and Deferrals	19.375,83	0,00	0,00	19.375,83	5,99
Transitional clearing accounts	0,00	0,00	0,00	0,00	0,00
<b>Total Accruals and Deferrals</b>	<b>2.453.134,31</b>	<b>0,00</b>	<b>0,00</b>	<b>2.453.134,31</b>	<b>2.113.652,68</b>
<b>Total Assets</b>	<b>307.910.976,27</b>	<b>11.231.870,85</b>	<b>-5.723.894,17</b>	<b>313.418.952,95</b>	<b>311.348.501,49</b>

Description	PERIOD	
	September-23	September-22
	Net Amount	Net Amount
<b>EQUITY AND LIABILITIES</b>		
Equity		
Participation Units	267.937.276,59	267.929.576,21
Patrimonial variations	-27.900.473,45	-27.898.742,27
Retained earnings	15.902.956,50	1.474.128,26
Profits distributed	0,00	0,00
Net profit for the period	6.397.413,76	10.610.761,85
<b>Total Equity</b>	<b>262.337.173,40</b>	<b>252.115.724,05</b>
Adjustments and provisions		
Provisions for credit overdue	0,00	0,00
Other accounts payable	169.964,31	0,00
<b>Total Adjustments and Provisions</b>	<b>169.964,31</b>	<b>0,00</b>
Subledger Accounts		
Participants revenue	0,00	0,00
Participants withdrawals	0,00	0,00
Commissions and other accounts payables	6.811,44	0,00
Other liabilities	459.442,62	144.340,35
Loans	47.972.672,15	55.791.051,55
Advances of real estate sales	0,00	0,00
<b>Total Subledger Accounts</b>	<b>48.438.926,21</b>	<b>55.935.391,90</b>
Accruals and Deferrals		
Accrued expenses	1.028.821,46	930.707,93
Deferrals income	1.223.158,38	2.299.827,03
Other accruals and deferrals	220.909,19	66.850,58
Transitional liability accounts	0,00	0,00
<b>Total Accruals and Deferrals</b>	<b>2.472.889,03</b>	<b>3.297.385,54</b>
<b>Total equity and liabilities</b>	<b>313.418.952,95</b>	<b>311.348.501,49</b>
Participation Units	5.371.659	48,8373

## > Income statement as of 30.09.2023

Description	September-23	September-22	Description	September-23	September-22
			<b>Income and Gains</b>		
<b>Current expenses and losses</b>			<b>Current income and gains</b>		
Interest payable and similar charges			Interest receivable and similar income		
Current operations	1.615.280,47	266.939,83	Investment portfolio and other equity	0,00	0,00
Off-balance sheet operations	0,00	0,00	Other of current operations	44.416,39	0,00
Commissions			Off-balance sheet operations	0,00	0,00
Investment portfolio and other equity	0,00	0,00	<b>Current income and gains</b>		
Real estate assets	380.404,15	0,00	Income of investment		
Other of current operations	1.995.441,13	2.235.986,37	Investment portfolio and other equity	0,00	0,00
Off-balance sheet operations	0,00	0,00	Other current operations	0,00	0,00
Losses on financial operations and Real estate assets			Off-balance sheet operations	0,00	0,00
Investment portfolio and other equity	0,00	0,00	Gains on financial operations and Real estate assets		
Real estate assets	2.150.650,00	2.496.822,82	Investment portfolio and other equity	0,00	0,00
Other current operations	0,00	0,00	Real estate assets	2.226.250,00	7.409.630,45
Off-balance sheet operations	0,00	0,00	Other current operations	0,00	0,00
Taxes			Off-balance sheet operations	0,00	0,00
Income tax	4.292,04	148.187,89	Replacement and reversal of provisions		
Indirect taxes	300.121,58	347.661,18	For credit overdue	0,00	0,00
Other taxes	0,00	0,00	For liabilities and charges	0,00	0,00
Provisions for the Year			Income from Real estate assets		
Provisions for credit overdue	169.964,31	0,00	Income from Real estate assets	12.631.587,16	9.753.745,17
Provisions for charges	0,00	0,00	Other Current income and gains		
Supplies and services			Other Current income and gains	0,00	509,73
Supplies and services	1.728.348,73	1.057.476,17	<b>Total of Current income and gains</b>	<b>14.902.253,55</b>	<b>17.163.895,19</b>
Other current operating expenses			<b>Extraordinary income and gains</b>		
Other current operating expenses	4534,57	59,00	Doubtful debts recovery	0,00	0,00
<b>Total Current expenses and losses</b>	<b>8.349.036,98</b>	<b>6.553.133,26</b>	Extraordinary gains	0,00	0,00
<b>Extraordinary costs and losses</b>			Gains from previous years	0,00	0,00
Doubtful debts	0,00	0,00	Other extraordinary income and gains	0,03	0,00
Extraordinary losses	0,00	0,00	<b>Total of Extraordinary income and gains</b>	<b>0,03</b>	<b>0,00</b>
Losses from previous years	155802,85	0,00			
Other Extraordinary costs and losses	0	0,08			
<b>Total of Extraordinary costs and losses</b>	<b>155.802,85</b>	<b>0,08</b>			
Net profit for the period	6.397.413,76	10.610.761,85	Net profit for the period	0,00	0,00
<b>TOTAL</b>	<b>14.902.253,59</b>	<b>17.163.895,19</b>	<b>TOTAL</b>	<b>14.902.253,59</b>	<b>17.163.895,19</b>



**FIDELIDADE**  
**SOCIEDADE GESTORA**

**Fidelidade – Sociedade Gestora de Organismos de Investimento Coletivo, S.A.**

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