

FIDELIDADE

SOCIEDADE GESTORA



> **IMOFID**

November 2023

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

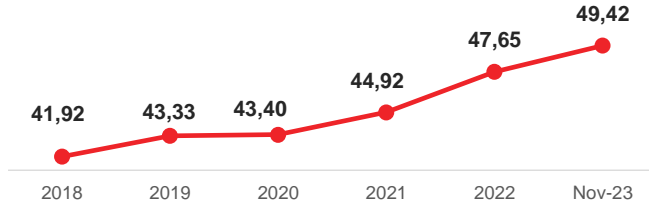
KEY TERMS

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
Depositary 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 (November 2023)	1 year	2 years
Returns*	3,88%	4,09%	4,98%

*Notes:

The returns are calculated based on the monthly latest working day.

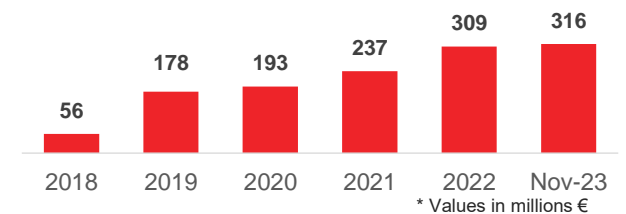
The returns are net of management fees, depositary fees, property taxes and all fund level costs and taxes.

The returns don't include eventual subscription and redemption fees or taxation at the participant level.

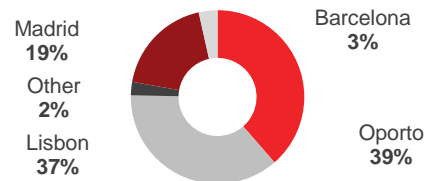
> Fund Key Indicators (as of 30th November 2023)

Gross Asset Value (GAV)	316.664.082 €
RE Asset under Management	302.637.950 €
Net Asset Value (NAV)	265.479.513 €
Cash and Equivalents	9.956.167 €
Occupancy	94,6%
WAULT / WAULTB	10,3 / 8,7 (years)
LTV	15,2%

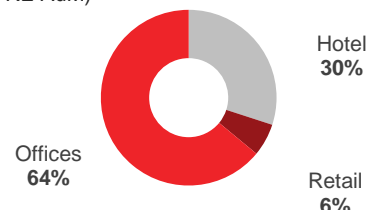
> Assets under Management (AuM)* (2018–November 2023)



> Geographical location (% RE AuM)



> Sectors (% RE AuM)



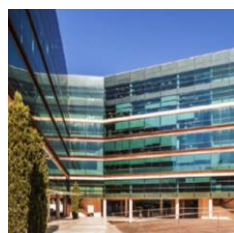
Relevant facts

Lately euro-area inflation slows more than expected which is changing investors' expectations regarding ECB eventual cut on reference rates during 2024.

Notwithstanding, economic challenges for 2024 continue to be strong with expected a limited growth for Portugal and the possibility of a shallow recession on some largest economies.

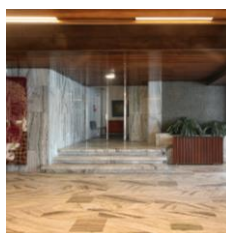
This month no relevant information regarding fund's activity to report.

MAIN PROPERTIES



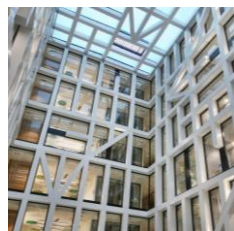
Edifício Trianon

Sector	Offices
Area	19,917 sqm
Book Value	€56.6M



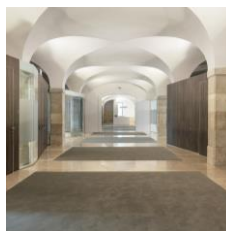
Boavista Office Center

Sector	Offices
Area	7,456 sqm
Book Value	€29.2M



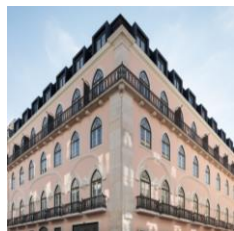
Urbo Business Center

Sector	Offices
Area	15,709 sqm
Book Value	€49.7M



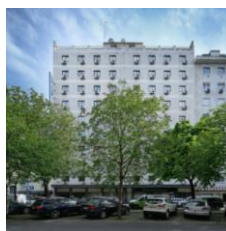
Infante D. Henrique 26

Sector	Offices
Area	7,621 sqm
Book Value	€17.4M



Ivens 12-16

Sector	Hotel
Area	7,889 sqm
Book Value	€31.2M



António Serpa 13

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



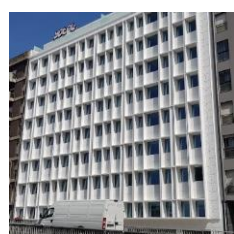
Dom Luís | 28

Sector	Offices
Area	11,523 sqm
Book Value	€30.7M



Can Fatjo dels Aurons 1

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



Gonçalo Cristóvão 216

Sector	Hotel
Area	7,794 sqm
Book Value	€29.6M



Loja da Liberdade 266

Sector	Retail
Area	1,228 sqm
Book Value	€9.4M

DISCLAIMER

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ANNEXES

➤ Portfolio Details as of 30.11.2023

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 Trianon - Avenida de los Poblados, 9	19917	30-06-2022	59.427.026,22	01-10-2023	56.308.800,00	01-10-2023	56.859.000,00	56.583.900,00	ES	Madrid
Prédio Urbano - Can Fatjo dels Aurons 1 - Avinguda Can Fatjo dels Aurons,1	3242	08-07-2022	10.467.406,75	01-10-2023	10.396.000,00	01-10-2023	10.540.000,00	10.468.000,00	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	8106	27-12-2018	7.204.214,54	01-10-2023	7.011.000,00	01-10-2023	7.340.000,00	7.175.500,00	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	01-10-2023	300.000,00	01-10-2023	311.000,00	305.500,00	PT	Portimão
Prédio Urbano - António Serpa 13 - Avenida António de Serpa, nº 13, nº13A e 13ªB	5208	27-12-2018	10.594.766,43	01-10-2023	15.494.000,00	01-10-2023	15.840.000,00	15.667.000,00	PT	Lisboa
Prédio Urbano - Dom Luis 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	01-10-2023	29.739.500,00	01-10-2023	31.629.000,00	30.684.250,00	PT	Lisboa
Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - BI	105	28-09-2007	399.111,33	01-10-2023	425.000,00	01-10-2023	454.800,00	439.900,00	PT	Lisboa
Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - BJ	118	28-09-2007	449.390,67	01-10-2023	475.000,00	01-10-2023	512.200,00	493.600,00	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	01-10-2023	5.783.000,00	01-10-2023	5.889.000,00	5.836.000,00	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	01-10-2023	31.007.000,00	01-10-2023	31.449.000,00	31.228.000,00	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	7621	27-12-2018	16.563.685,01	01-10-2023	17.264.000,00	01-10-2023	17.586.000,00	17.425.000,00	PT	Lisboa
Prédio Urbano - Urbo Business Centre - Av.ª Dr. Manuel Teixeira Ruela, nºs 23, 39, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorlinhos, nºs 20 e 59	15709	26-12-2019	49.382.056,57	01-10-2023	49.459.000,00	01-10-2023	50.022.000,00	49.740.500,00	PT	Matosinhos
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	423	19-05-2021	1.578.655,18	01-10-2023	1.664.600,00	01-10-2023	1.670.000,00	1.667.300,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	308	19-05-2021	1.151.091,85	01-10-2023	1.214.900,00	01-10-2023	1.217.000,00	1.215.950,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	536	19-05-2021	2.001.291,95	01-10-2023	2.091.500,00	01-10-2023	2.112.000,00	2.101.750,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	457	19-05-2021	1.705.401,41	01-10-2023	1.776.700,00	01-10-2023	1.800.000,00	1.788.350,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	536	19-05-2021	2.001.291,94	01-10-2023	2.091.500,00	01-10-2023	2.112.000,00	2.101.750,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	457	19-05-2021	1.705.401,40	01-10-2023	1.776.700,00	01-10-2023	1.800.000,00	1.788.350,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	536	19-05-2021	2.001.291,94	01-10-2023	2.091.500,00	01-10-2023	2.112.000,00	2.101.750,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	457	19-05-2021	1.705.401,40	01-10-2023	1.776.700,00	01-10-2023	1.800.000,00	1.788.350,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	536	19-05-2021	2.001.291,94	01-10-2023	2.091.500,00	01-10-2023	2.112.000,00	2.101.750,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	457	19-05-2021	1.705.401,40	01-10-2023	1.776.700,00	01-10-2023	1.800.000,00	1.788.350,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	536	19-05-2021	2.001.291,94	01-10-2023	2.091.500,00	01-10-2023	2.112.000,00	2.101.750,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	457	19-05-2021	1.705.401,40	01-10-2023	1.776.700,00	01-10-2023	1.800.000,00	1.788.350,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	536	19-05-2021	2.001.291,94	01-10-2023	2.091.500,00	01-10-2023	2.112.000,00	2.101.750,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	413	19-05-2021	1.542.975,12	01-10-2023	1.622.300,00	01-10-2023	1.626.000,00	1.624.150,00	PT	Porto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	352	19-05-2021	1.312.995,61	01-10-2023	1.375.000,00	01-10-2023	1.384.000,00	1.379.500,00	PT	Porto
Prédio Urbano - Gonçalo Cristóvão 216 - Rua Gonçalo Cristóvão nº 216 e Rua Régulo Magaunha, n.ºs 58, 64, 68 e 70	7794	21-04-2022	28.267.731,94	01-10-2023	28.824.000,00	01-10-2023	30.377.000,00	29.600.500,00	PT	Porto
Prédio Urbano - Loja Gaia Shopping - Avenida dos Descobrimientos, nº 374, Santa Marinha - AS	3378	04-02-2022	7.925.547,61	01-10-2023	7.897.900,00	01-10-2023	8.782.000,00	8.339.950,00	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	01-10-2023	9.275.700,00	01-10-2023	9.570.000,00	9.422.850,00	PT	Lisboa

Financial Liquidity	Amount	Currency	Acquisition Value	Evaluation Date	Evaluation Value	Evaluation Method	Interest Incurred	Total Amount
CC02 LIQUIDITY - Cash and cash equivalents								
PRT11200001-DO 1001 CGD 0.00%		EUR						3.279.479,13
PRT11200001-DO 1002 CGD		EUR						153.511,21
PRT11200001-DO 3001 BI		EUR						29.651,15
PRT11200001-DO 1003 CGD		EUR						1.319.455,86
ESP11200001-DO 4002		EUR						170.432,35
PRT11200001-DO 4001		EUR						3.637,26
CC04 - DEPOSITS								
PRT11200003-132.1DP Banco 2.65% 202304		EUR						3.025.200,00
PRT11200004-134.2DP Banco 3.6% 2023090		EUR						2.006.577,78

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						-48.469.242,83
Assets values to settle								
CC12 ASSETS VALUES TO SETTLE - Outstanding Rent Leases								
Outstanding Rent Leases		EUR						159.383,69
CC13 ASSETS VALUES TO SETTLE - Others								
Others		EUR						3.878.803,61
Liabilities values to settle								
CC17 LIABILITIES VALUES TO SETTLE - Security Deposits								
Security Deposits		EUR						-279.526,37
CC18 LIABILITIES VALUES TO SETTLE - Advance Rents								
Advance Rents		EUR						-1.018.925,07
CC19 LIABILITIES VALUES TO SETTLE - Others								
Others		EUR						-1.416.874,69

B - Net Asset Value (NAV): 265.479.513,08

D - Investment funds Participation Units information

Total	Category A	Category B	Category C	Others
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> Balance sheet as of 30.11.2023

Description	PERIOD				
	Nov-23			Nov-22	
	Gross Amount	Gains	Losses	Net Amount	Net Amount
ASSETS					
Real Estate Assets					
Lands	0,00	0,00	0,00	0,00	0,00
Buildings	295.332.884,43	15.094.986,46	-7.789.920,89	302.637.950,00	301.576.550,00
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	178.316,05	0,00	0,00	178.316,05	0,00
Total Real Estate Assets	295.511.200,48	15.094.986,46	-7.789.920,89	302.816.266,05	301.576.550,00
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	159.383,69	0,00	0,00	159.383,69	185.817,75
Other debtors accounts	931.660,96	0,00	0,00	931.660,96	444.274,55
Total Subledger Accounts	1.091.044,65	0,00	0,00	1.091.044,65	630.092,30
Availability					
Cash	0,00	0,00	0,00	0,00	0,00
Deposits with bank	4.956.166,96	0,00	0,00	4.956.166,96	9.901.944,57
Fixed-term and Prior Notice deposits	5.000.000,00	0,00	0,00	5.000.000,00	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
Total Availability	9.956.166,96	0,00	0,00	9.956.166,96	9.901.944,57
Accruals and Deferrals					
Accrued revenues	2.143.402,05	0,00	0,00	2.143.402,05	1.610.000,00
Deferrals expenses	609.322,76	0,00	0,00	609.322,76	622.976,56
Others Accruals and Deferrals	47.879,57	0,00	0,00	47.879,57	70.946,91
Transitional clearing accounts	0,00	0,00	0,00	0,00	0,00
Total Accruals and Deferrals	2.800.604,38	0,00	0,00	2.800.604,38	2.303.923,47
Total Assets	309.359.016,47	15.094.986,46	-7.789.920,89	316.664.082,04	314.412.510,34

Description	PERIOD	
	Nov-23	Nov-22
	Net Amount	Net Amount
EQUITY AND LIABILITIES		
Equity		
Participation Units	267.932.937,05	267.932.668,15
Patrimonial variations	-27.900.427,73	-27.898.884,06
Retained earnings	15.902.956,50	1.474.128,26
Profits distributed	0,00	0,00
Net profit for the period	9.544.047,26	13.538.748,38
Total Equity	265.479.513,08	255.046.660,73
Adjustments and provisions		
Provisions for credit overdue	0,00	0,00
Other accounts payable	145.642,72	0,00
Total Adjustments and Provisions	145.642,72	0,00
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	390.258,73	126.583,84
Loans	47.972.672,15	55.791.051,55
Advances of real estate sales	0,00	0,00
Total Subledger Accounts	48.362.930,88	55.917.635,39
Accruals and Deferrals		
Accrued expenses	1.156.635,34	1.418.829,08
Deferrals income	1.298.451,44	2.029.385,14
Other accruals and deferrals	220.908,58	0,00
Transitional liability accounts	0,00	0,00
Total Accruals and Deferrals	2.675.995,36	3.448.214,22
Total equity and liabilities	316.664.082,04	314.412.510,34
Participation Units	5.371.572	49,4231

> Income statement as of 30.11.2023

Description	Nov-23	Nov-22	Description	Nov-23	Nov-22
			Income and Gains		
Current expenses and losses			Current income and gains		
Interest payable and similar charges			Interest receivable and similar income		
Current operations	2.060.733,58	464.990,36	Investment portfolio and other equity	0,00	0,00
Off-balance sheet operations	0,00	0,00	Other of current operations	75.435,84	0,00
Commissions			Off-balance sheet operations	0,00	0,00
Investment portfolio and other equity	0,00	0,00	Current income and gains		
Real estate assets	380.404,15	0,00	Income of investment		
Other of current operations	2.461.346,13	2.713.265,99	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	5.364.161,11	5.319.987,93	Investment portfolio and other equity	0,00	0,00
Other current operations	0,00	0,00	Real estate assets	7.236.850,00	11.780.623,70
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	4.662,56	316.608,98	Replacement and reversal of provisions		
Indirect taxes	364.378,40	410.432,90	For credit overdue	45.881,78	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	191.524,50	0,00	Income from Real estate assets	15.379.317,41	12.502.967,50
Provisions for charges	0,00	0,00	Other Current income and gains		
Supplies and services			Other Current income and gains	42,94	549,07
Supplies and services	2.206.273,01	1.520.082,21	Total of Current income and gains	22.737.527,97	24.284.140,27
Other current operating expenses					
Other current operating expenses	4.534,57	59,00	Extraordinary income and gains		
Total Current expenses and losses	13.038.018,01	10.745.427,37	Doubtful debts recovery	0,00	0,00
			Extraordinary gains	0,00	0,00
Extraordinary costs and losses			Gains from previous years	0,00	0,00
Doubtful debts	0,00	0,00	Other extraordinary income and gains	0,74	35,56
Extraordinary losses	0,00	0,00	Total of Extraordinary income and gains	0,74	35,56
Losses from previous years	155.463,44	0,00			
Other Extraordinary costs and losses	0,00	0,08			
Total of Extraordinary costs and losses	155.463,44	0,08			
Net profit for the period	9.544.047,26	13.538.748,38	Net profit for the period	0,00	0,00
TOTAL	22.737.528,71	24.284.175,83	TOTAL	22.737.528,71	24.284.175,83



FIDELIDADE
SOCIEDADE GESTORA

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

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