



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

#### **RELEVANT FACTS**

The scenario of reduction of interest rates, increase expectations regarding the resurgence of the real estate investment in Europe.

#### FUND KEY INDICATORS (31th May 2024)

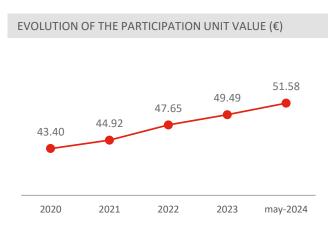
GROSS ASSET VALUE (GAV)	323,078,358€
RE ASSET UNDER MANAGEMENT	312,128,600€
NET ASSET VALUE (NAV)	277,067,577€
CASH AND EQUIVALENTS	5,758,392€
OCCUPANCY	95.2%
WAULTB / WAULT	8.1/ 9.8 years
LOAN-TO-VALUE RATIO	13%

#### RETURN PER YEAR<sup>1</sup>

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

**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.



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.

<sup>1</sup> 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 <sup>2</sup>

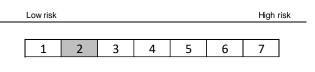
	1 year	2 years	3 years
RETURN	6.73%	5.58%	4.87%

<sup>2</sup> 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.

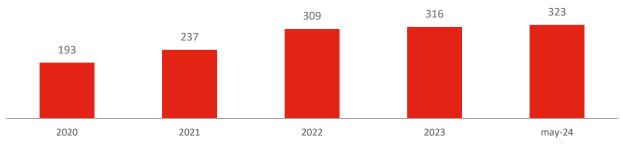
#### RISK<sup>3</sup>



 $^3$  The Fund has a level 2 risk, based on the summary risk indicator, which ranges from 1 (volatility range 0% to 0.5%) to 7 (volatility range greater than 25%).

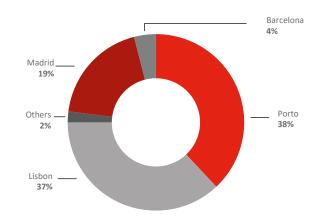


ASSET UNDER MANAGEMENT (2020-MAY 2024)

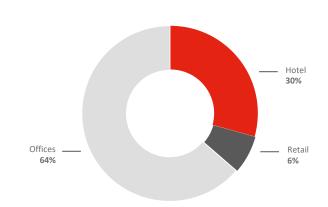


Values in millions Euros

#### GEOGRAPHICAL LOCATION (% RE AuM)



SECTORS (% RE AuM)



# **KEY TERMS**

PRODUCT	Real estate open-ended Fund since 2020 supervised by CMVM
ASSETS	Income producing properties
SECTORS	Offices, retail, hotels and logistics
GEOGRAPHY	lberia Focused in Lisbon, Oporto, Madrid e Barcelona for offices and consolidated areas for other sectors
RISK	LTV < 25% 2x/year portfolio independent valuation Risk level 2 (low)
SUBSCRIPTION FEE	0%: > €1 million 1%: ≤ €1 million
REDEMPTION	Min holding period of 12 months afterwards: half-yearly Redemption fee: 2%: =1year; 1%: >1 ≤ 3year; 0%: > 3year
FUND MANAGEMENT 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 (site Sociedade Gestora ("SG") Annual Report & Accounts (Site CMVM / site SG) Fund Propectus and Key Information Document (site CMVM / site SG)



# **MAIN PROPERTIES**



## EDIFÍCIO TRIANON

SECTOR **Offices** AREA **19,917 m2** BOOK VALUE **€59.6M** 



## BOAVISTA OFFICE CENTER

SECTOR **Offices** AREA **7,456 m2** BOOK VALUE **€29.7M** 



## URBO BUSINESS CENTER

SECTOR Offices AREA 15,709 m2 BOOK VALUE €50.3M



## INFANTE D. HENRIQUE 26

SECTOR **Offices** AREA **7,621 m2** BOOK VALUE **€17.9M** 



# IVENS 12-16

sector **Hotel** Area **7,889 m2** BOOK VALUE **€32.2M** 



## ANTÓNIO SERPA 13

SECTOR **Hotel** AREA **5,208 m2** BOOK VALUE **€16.7M** 



# DOM LUÍS | 28

SECTOR **Offices** AREA **11,523 m2** BOOK VALUE **€31.4M** 



#### CAN FATJO DELS AURONS 1

SECTOR Offices AREA **3,242 m2** BOOK VALUE **€10.5M** 



## GONÇALO CRISTÓVÃO 216

SECTOR **Hotel** AREA **7,794 m2** 300K VALUE **€30.5M** 



#### LOJA DA LIBERDADE 266

SECTOR **Retail** AREA **1,228 m2** BOOK VALUE **€9.9M** 

# **ANNEX – PORTFOLIO DETAIL AS 31.05.2024**

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 Trianon - Avenida de los Poblados, 9	19886	30-06-2022	60,890,938	01-04-2024	59,628,000	01-04-2024	59,631,000	59,629,500	ESMadrid
Prédio Urbano - Can Fatjo dels Aurons 1 - Avinguda Can Fatjo dels Aurons,1	3242	08-07-2022	10,467,407	01-04-2024	10,416,000	01-04-2024	10,505,000	10,460,500	ESBarcelona
Prédio Urbano - Eborim 16 e 18 - Rua do Eborim, nºs 16 e 18 e Rua Cicioso, nºs 14-B, 14-C e 14-D	6836	27-12-2018	7,204,215	01-04-2024	7,083,000	01-04-2024	7,195,000	7,139,000	PTÉvora
Prédio Urbano - Loja Alvor - R. Dr. António José de Alvor n.º 1 e n.º 3 - A	109	19-01-2007	606,026	01-04-2024	307,800	01-04-2024	311,300	309,550	PTPortimão
Prédio Urbano - António Serpa 13 - Avenida António de Serpa, nº 13, nº13A e 13ºB	5208	27-12-2018	10,594,766	01-04-2024	16,688,000	01-04-2024	16,803,000	16,745,500	PTLisboa
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	26,817,410	01-04-2024	30,413,300	01-04-2024	32,458,000	31,435,650	PTLisboa
Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - Bl	105	28-09-2007	399,111	01-04-2024	435,100	01-04-2024	459,000	447,050	PTLisboa
Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - BJ	118	28-09-2007	449,391	01-04-2024	490,100	01-04-2024	512,000	501,050	PTLisboa
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	01-04-2024	6,196,000	01-04-2024	6,346,000	6,271,000	PTLisboa
Prédio Urbano - Ivens 12-16 - Rua Ivens nºs 12 a 16, Rua Capelo nºs 1 a 9	7889	30-12-2021	30,720,713	01-04-2024	32,048,000	01-04-2024	32,384,000	32,216,000	PTLisboa
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	01-04-2024	17,420,600	01-04-2024	18,473,000	17,946,800	PTLisboa
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	01-04-2024	9,755,000	01-04-2024	10,142,000	9,948,500	PTLisboa
Prédio Urbano - Urbo Business Centre - Av <sup>a</sup> . Dr. Manuel Teixeira Ruela. nºs 23. 39. 57 e 71. Rua Henrique Pousão. nº 900 e	1220	25-00-2021	14,040,405	01-04-2024	3,733,000	01-04-2024	10,142,000	3,548,500	FILISUUA
Predo or balances Centre - Av Dr. Mander Teixeira Adela, 163-23, 59, 57 e 71, Ada Teiringde Fousad, 16 500 e Ria Nova de Mandorninha. nº: 20 e 59	15709	26-12-2019	49.382.057	01-04-2024	49.931.200	01-04-2024	50.654.000	50.292.600	PTMatosinhos
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	445	19-05-2021	1,578,655	01-04-2024	1.693.800	01-04-2024	1,696,676	1,695,238	PTPorto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	324	19-05-2021	1,151,092	01-04-2024	1,235,000	01-04-2024	1,238,539	1,236,770	PTPorto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	563	19-05-2021	2,001,292	01-04-2024	2,128,381	01-04-2024	2,142,800	2,135,591	PTPorto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	479	19-05-2021	1,705,401	01-04-2024	1,806,760	01-04-2024	1,826,000	1,816,380	PTPorto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	563	19-05-2021	2,001,292	01-04-2024	2,128,381	01-04-2024	2,142,800	2,135,591	PTPorto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	479	19-05-2021	1,705,401	01-04-2024	1,806,760	01-04-2024	1,826,000	1,816,380	PTPorto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	563	19-05-2021	2.001.292	01-04-2024	2.128.381	01-04-2024	2.143.000	2.135.691	PTPorto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	479	19-05-2021	1,705,401	01-04-2024	1,806,760	01-04-2024	1,826,000	1,816,380	PTPorto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	563	19-05-2021	2,001,292	01-04-2024	2,128,381	01-04-2024	2,143,000	2,135,691	PTPorto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	479	19-05-2021	1,705,401	01-04-2024	1,806,760	01-04-2024	1,826,000	1,816,380	PTPorto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	563	19-05-2021	2,001,292	01-04-2024	2,128,381	01-04-2024	2,143,000	2,135,691	PTPorto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	479	19-05-2021	1,705,401	01-04-2024	1,806,760	01-04-2024	1,826,000	1,816,380	PTPorto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	563	19-05-2021	2,001,292	01-04-2024	2,128,381	01-04-2024	2,143,000	2,135,691	PTPorto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	479	19-05-2021	1,705,401	01-04-2024	1,806,760	01-04-2024	1,826,000	1,816,380	PTPorto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	479	19-05-2021	1,542,975	01-04-2024	1,649,000	01-04-2024	1,653,864	1,651,432	PTPorto
Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980	433	19-05-2021	1,342,975	01-04-2024	1,400,475	01-04-2024	1,403,000	1,401,738	PTPorto
Prédio Urbano - Boavista Office Center - Rua Acevedo Columno n=35 e Avenida da Boavista 1980 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	28,267,732	01-04-2024	29,553,000	01-04-2024	31,514,000	30,533,500	PTPorto
									PTVila Nova de Gai
Prédio Urbano - Loja Gaia Shopping - Avenida dos Descobrimentos, nº 374, Santa Marinha - AS	3378	04-02-2022	7,925,548	01-04-2024	8,390,000	01-04-2024	8,720,000	8,555,000	PTVIIa Nova de Gala
Financial Liquidity	Amount	Currency	Acquisition Value	Evaluation Date	Evaluation Value	Evaluation Method	Interest incurred	Total Amount	
CC02 LIQUIDITY - Cash and cash equivalents		5110						4 4 9 7 9 6 6 6	
PRT11200001-DO 1001 CGD 0.00%		EUR						4,127,065	
PRT11200001-DO 1002 CGD PRT11200001-DO 3001 BI		EUR						169,123	
								31,642	
PRT11200001-DO 1003 CGD		EUR						1,319,456	
ESP11200001-DO 4002 PRT11200001-DO 4001		EUR						37,682 73,424	
Loans	Amount	Currency	Acquisition Value	Evaluation Date	Evoluation Value	Evaluation Method	Interest incurred		
CC07 LOANS	Amount	currency	Acquisition value	cvaluation Date	contraction value	contraction method	erescincutted	.otal Amount	
PRT11200008-33 CGD 1.7% 20220624 202906		EUR						-42,583,529	
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						185,509	
CC13 ASSETS VALUES TO SETTLE - Others		Lon							
Others		EUR						5,005,858	
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		51 ID						254.525	
Security Deposits		EUR						-354,526	
CC18 LIABILITIES VALUES TO SETTLE - Advance Rents									
Advance Rents		EUR						-941,241	
CC19 LIABILITIES VALUES TO SETTLE - Others									
Others		EUR						-2,131,485	
B - Net Asset Value (NAV): 277.067.577,20									
D - Investment funds Participation Units information									

ent funds Participation Units informa

Note: This file only includes the records shown on the website from which it was created.



# ANNEX – Balance Sheet as 31.05.2024

Description		May-23			
	Gross Amount	Gains	Losses	Net Amount	Net Amount
	ASS	ETS			
Real Estate Assets					
Lands	0.00	0.00	0.00	0.00	0.00
Buildings	296,796,796.34	21,053,743.21	-5,721,939.55	312,128,600.00	300,052,150.00
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	608,570.60	0.00	0.00	608,570.60	0.00
Total Real Estate Assets	297,405,366.94	21,053,743.21	-5,721,939.55	312,737,170.60	300,052,150.00
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	185,508.62	0.00	0.00	185,508.62	137,571.86
Other debtors accounts	1,324,243.64	0.00	0.00	1,324,243.64	866,549.75
Total Subledger Accounts	1,509,752.26	0.00	0.00	1,509,752.26	1,004,121.61
Availability					
Cash	0.00	0.00	0.00	0.00	0.00
Deposits with bank	5,758,391.61	0.00	0.00	5,758,391.61	5,527,783.99
Fixed-term and Prior Notice deposits	0.00	0.00	0.00	0.00	2,600,000.00
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	5,758,391.61	0.00	0.00	5,758,391.61	8,127,783.99
Accruals and Deferrals					
Accrued revenues	2,352,281.25	0.00	0.00	2,352,281.25	1,662,846.95
Deferrals expenses	656,044.49	0.00	0.00	656,044.49	702,418.75
Others Accruals and Deferrals	64,718.04	0.00	0.00	64,718.04	21,649.11
Transitional clearing accounts	0.00	0.00	0.00	0.00	0.00
Total Accruals and Deferrals	3,073,043.78	0.00	0.00	3,073,043.78	2,386,914.81
Total Assets	307,746,554.59	21,053,743.21	-5,721,939.55	323,078,358.25	311,570,970.41

<u>May-24</u> Net Amount ID LIABILITIES 267,932,737.53 -27,900,448.01 25,891,138.19 0.00 11,144,149.49	May-23 Net Amount 267,936,178.83 -27,900,439.60 15,902,956.50
<b>ID LIABILITIES</b> 267,932,737.53 -27,900,448.01 25,891,138.19 0.00	267,936,178.83 -27,900,439.60
267,932,737.53 -27,900,448.01 25,891,138.19 0.00	-27,900,439.60
-27,900,448.01 25,891,138.19 0.00	-27,900,439.60
-27,900,448.01 25,891,138.19 0.00	-27,900,439.60
25,891,138.19 0.00	
0.00	15,902,956.50
11 144 149 49	0.00
11,144,149.49	3,657,357.12
277,067,577.20	259,596,052.85
0.00	0.00
	0.00
· · · · · · · · · · · · · · · · · · ·	83,723.55 83723.55
0.00	0.00
0.00	0.00
0.00	0.00
918,724.42	220,611.59
42,129,482.45	48,815,861.85
0.00	0.00
43,048,206.87	49,036,473.44
1 452 580 23	1,183,474.09
	1,652,379.85
	18,866.63
	0.00
	2,854,720.5
	0.00 167,202.91 <b>167,202.91</b> 0.00 0.00 0.00 918,724.42 42,129,482.45 0.00

# ANNEX –Income Statement as 31.05.2024

Description May-24 May-23		Description	May-24	May-23	
			Income and Gains		
Current expenses and losses			Current income and gains		
Interest payable and similar charges			Interest receivable and similar income		
Current operations	1,075,877.60	801,531.40	Investment portfolio and other equity	0.00	0.00
Off-balance sheet operations	0.00	0.00	Other of current operations	26,961.10	7,846.95
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	0.00	0.00	Income of investment		
Other of current operations	1,354,719.86	1,133,394.78	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	44,000.00	2,150,650.00	Investment portfolio and other equity	0.00	0.00
Other current operations	0.00	0.00	Real estate assets	8,070,738.09	2,226,250.00
Off-balance sheet operations	44.01	0.00	Other current operations	0.00	0.00
Taxes			Off-balance sheet operations	0.00	0.00
Income tax	108,028.13	2,844.50	Replacement and reversal of provisions		
Indirect taxes	184,665.36	157,438.97	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	0.00	83,723.55	Income from Real estate assets	7,023,075.87	6,614,643.06
Provisions for charges	0.00	0.00	Other Current income and gains		
Supplies and services			Other Current income and gains	0.00	0.00
Supplies and services	1,196,146.67	857,265.17	Total of Current income and gains	15,120,775.06	8,848,740.01
Other current operating expenses					
Other current operating expenses	0.00	4,534.57	Extraordinary income and gains		
Total Current expenses and losses	3,963,481.63	5,191,382.94	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	0.64	0.05
Extraordinary losses	79.90	0.00	Total of Extraordinary income and gains	0.64	0.05
Losses from previous years	13,064.68	0.00			
Other Extraordinary costs and losses	0.00	0.00			
Total of Extraordinary costs and losses	13,144.58	0.00			
Net profit for the period	11,144,149.49	3,657,357.12	Net profit for the period	0.00	0.00
TOTAL	15,120,775.70	8,848,740.06	TOTAL	15,120,775.70	8,848,740.06

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