



# IMOFID

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

## RELEVANT FACTS

IMOFID recently leased approximately 615m2 at Avenida da Liberdade 266.

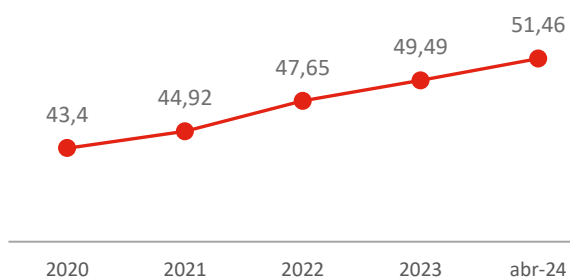
The Fund continues Trianon asset repositioning capex and the development of ESG.

On April, following the half year independent real estate valuations, IMOFID record net potential gains of real estate assets of € 8 million.

## 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. For further information and historical data, please consult the Prospectus, the Annual Report and the Key Information Document, available at [www.cmvm.pt](http://www.cmvm.pt) and/or [www.fidelidadedadesociedadegestora.pt](http://www.fidelidadedadesociedadegestora.pt).

### 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 assets.

### FUND KEY INDICATORS (30th April 2024)

|                           |               |
|---------------------------|---------------|
| GROSS ASSET VALUE (GAV)   | 321.585.577 € |
| RE ASSET UNDER MANAGEMENT | 312.128.600 € |
| NET ASSET VALUE (NAV)     | 276.452.538 € |
| CASH AND EQUIVALENTS      | 5.106.652 €   |
| OCCUPANCY                 | 95,2%         |
| WAULTB / WAULT            | 8,2/ 9,8 Anos |
| LOAN-TO-VALUE RATIO       | 13,1%         |

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

| Year   | 2020  | 2021  | 2022  | 2023  |
|--------|-------|-------|-------|-------|
| Return | 0,16% | 3,50% | 5,93% | 4,03% |

<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 | 6,80%  | 5,61%   | 4,85%   |

<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>

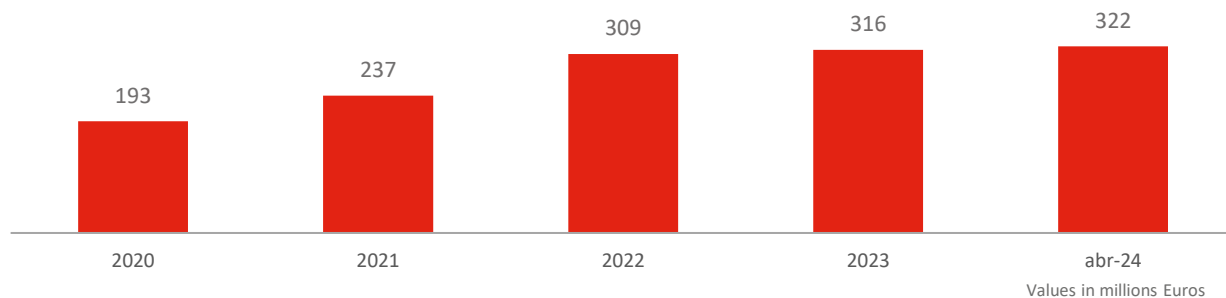
Low risk

High risk

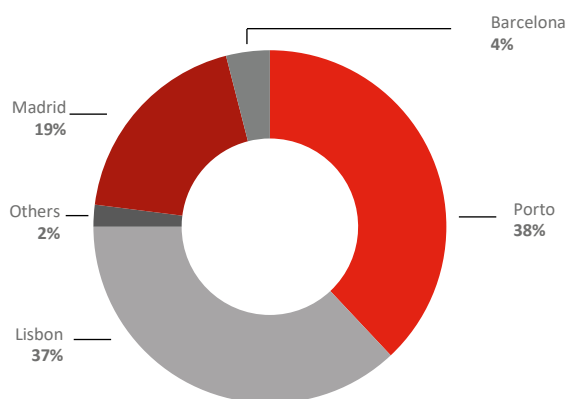
|   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|

<sup>3</sup> 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%).

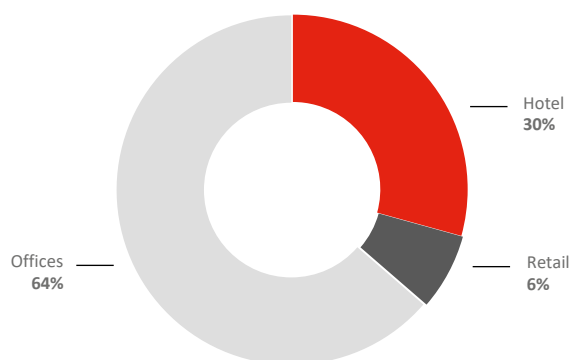
## ASSET UNDER MANAGEMENT (2020-APRIL 2024)



### GEOGRAPHICAL LOCATION (% RE AuM)



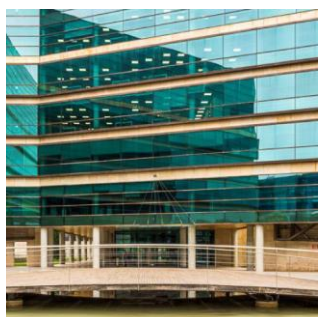
### SECTORS (% RE AuM)



## KEY TERMS

|  |  |
|--|--|
| PRODUCT  | Real estate open-ended Fund since 2020 supervised by CMVM  |
| ASSETS   | Income producing properties  |
| SECTORS  | Offices, retail, hotels and logistics  |
| GEOGRAPHY  | Iberia<br>Focused in Lisbon, Oporto, Madrid e Barcelona for offices and consolidated areas for other sectors   |
| RISK   | LTV < 25%<br>2x/year portfolio independent valuation<br>Risk level 2 (low)   |
| SUBSCRIPTION FEE                                     | 0%: > €1 million<br>1%: ≤ €1 million   |
| REDEMPTION   | Min holding period of 12 months afterwards: half-yearly<br>Redemption fee:<br>2%: =1year; 1%: >1 ≤ 3year; 0%: > 3year  |
| FUND MANAGEMENT FEES (YEAR/%NAV) (CUMULATIVE VALUES) | 1,0%: NAV ≤ €300 million<br>0,7%: €300 million < NAV ≤ €500 million<br>0,5%: NAV > €500 million  |
| DEPOSITARY FEES (YEAR/% NAV) (CUMULATIVE VALUES)     | 0,07625%: NAV ≤ €300 million<br>0,0525%: €300 million < NAV ≤ €500 million<br>0,0375%: NAV > €500 million  |
| FUND INFORMATION                                     | Daily publication of unit value: CMVM site and Bloomberg (ISIN code: PTFDDAHM0004)<br>Monthly note (site Sociedade Gestora ("SG"))<br>Annual Report & Accounts (Site CMVM / site SG)<br>Fund Prospectus 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**



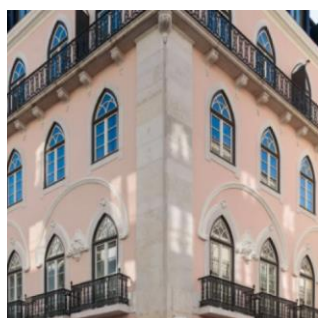
### URBO BUSINESS CENTER

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**



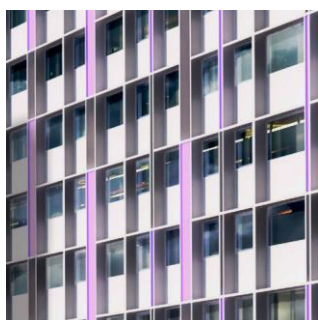
### DOM LUÍS | 28

SECTOR **Offices**  
AREA **11.523 m2**  
BOOK VALUE **€31.4M**



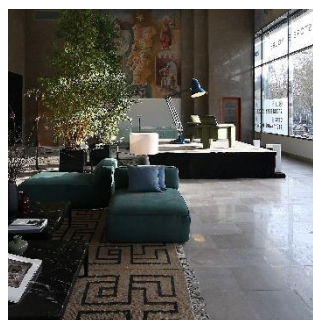
### CAN FATJO DELS AURONS 1

SECTOR **Offices**  
AREA **3.242 m2**  
BOOK VALUE **€10.5M**



### GONÇALO CRISTÓVÃO 216

SECTOR **Hotel**  
AREA **7.794 m2**  
BOOK VALUE **€30.5M**



### LOJA DA LIBERDADE 266

SECTOR **Retail**  
AREA **1.228 m2**  
BOOK VALUE **€9.9M**

# ANNEX – PORTFOLIO DETAIL AS 30.04.2024

## 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 Pobladors, 9  | 19886      | 30-06-2022       | 60.890.938,13     | 01-04-2024        | 59.628.000,00      | 01-04-2024        | 59.631.000,00      | 59.629.500,00 | ES      | Madrid            |
| Prédio Urbano - Can Fatjo dels Aurons 1 - Avinguda Can Fatjo dels Aurons,1  | 3242       | 08-07-2022       | 10.467.406,75     | 01-04-2024        | 10.416.000,00      | 01-04-2024        | 10.505.000,00      | 10.460.500,00 | ES      | Barcelona         |
| Prédio Urbano - Eborim 16 e 18 - Rua do Eborim, nºs 16 e 18 e Rua Cicoso, nºs 14-8, 14-C e 14-D   | 6836       | 27-12-2018       | 7.204.214,54      | 01-04-2024        | 7.083.000,00       | 01-04-2024        | 7.195.000,00       | 7.139.000,00  | 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        | 01-04-2024        | 307.800,00         | 01-04-2024        | 311.300,00         | 309.550,00    | PT      | Portimão          |
| Prédio Urbano - António Serpa 13 - Avenida António de Serpa, nº 13, nº13A e 13ªB  | 5208       | 27-12-2018       | 10.594.766,43     | 01-04-2024        | 16.688.000,00      | 01-04-2024        | 16.803.000,00      | 16.745.500,00 | 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     | 01-04-2024        | 30.413.300,00      | 01-04-2024        | 32.458.000,00      | 31.435.650,00 | PT      | Lisboa            |
| Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - BI  | 105        | 28-09-2007       | 399.111,33        | 01-04-2024        | 435.100,00         | 01-04-2024        | 459.000,00         | 447.050,00    | PT      | Lisboa            |
| Prédio Urbano - Loja Expo Norte - Alameda dos Oceanos, Lote 4.43.01 - BI  | 118        | 28-09-2007       | 449.390,67        | 01-04-2024        | 490.100,00         | 01-04-2024        | 512.000,00         | 501.050,00    | PT      | Lisboa            |
| Prédio Urbano - Oliveiraao Carmo 1 e 3 - Rua da Oliveira ao Carmo, nº1 e nº3 e Rua Trindade, nº2  | 2372       | 27-12-2018       | 4.641.516,72      | 01-04-2024        | 6.196.000,00       | 01-04-2024        | 6.346.000,00       | 6.271.000,00  | 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     | 01-04-2024        | 32.048.000,00      | 01-04-2024        | 32.384.000,00      | 32.216.000,00 | 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     | 01-04-2024        | 17.420.600,00      | 01-04-2024        | 18.473.000,00      | 17.946.800,00 | 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                                      | 1228       | 29-06-2021       | 14.040.404,59     | 01-04-2024        | 9.755.000,00       | 01-04-2024        | 10.142.000,00      | 9.948.500,00  | PT      | Lisboa            |
| Prédio Urbano - Urbo Business Centre - Av.º Dr. Manuel Teixeira Ruela, nºs 23, 29, 57 e 71, Rua Henrique Pousão, nº 900 e Rua Nova de Mandorrinha, nºs 20 e 59                | 15709      | 26-12-2019       | 49.382.056,57     | 01-04-2024        | 49.931.200,00      | 01-04-2024        | 50.654.000,00      | 50.292.600,00 | PT      | Matosinhos        |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980   | 445        | 19-05-2021       | 1.578.655,18      | 01-04-2024        | 1.693.800,00       | 01-04-2024        | 1.696.676,00       | 1.695.238,00  | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980   | 324        | 19-05-2021       | 1.151.091,85      | 01-04-2024        | 1.235.000,00       | 01-04-2024        | 1.238.539,00       | 1.236.769,50  | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980   | 563        | 19-05-2021       | 2.001.291,95      | 01-04-2024        | 2.128.381,00       | 01-04-2024        | 2.142.800,00       | 2.135.590,50  | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980   | 479        | 19-05-2021       | 1.705.401,41      | 01-04-2024        | 1.806.760,00       | 01-04-2024        | 1.826.000,00       | 1.816.380,00  | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980   | 563        | 19-05-2021       | 2.001.291,94      | 01-04-2024        | 2.128.381,00       | 01-04-2024        | 2.142.800,00       | 2.135.590,50  | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980   | 479        | 19-05-2021       | 1.705.401,40      | 01-04-2024        | 1.806.760,00       | 01-04-2024        | 1.826.000,00       | 1.816.380,00  | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980   | 563        | 19-05-2021       | 2.001.291,94      | 01-04-2024        | 2.128.381,00       | 01-04-2024        | 2.143.000,00       | 2.135.690,50  | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980   | 479        | 19-05-2021       | 1.705.401,40      | 01-04-2024        | 1.806.760,00       | 01-04-2024        | 1.826.000,00       | 1.816.380,00  | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980   | 563        | 19-05-2021       | 2.001.291,94      | 01-04-2024        | 2.128.381,00       | 01-04-2024        | 2.143.000,00       | 2.135.690,50  | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980   | 479        | 19-05-2021       | 1.705.401,40      | 01-04-2024        | 1.806.760,00       | 01-04-2024        | 1.826.000,00       | 1.816.380,00  | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980   | 563        | 19-05-2021       | 2.001.291,94      | 01-04-2024        | 2.128.381,00       | 01-04-2024        | 2.143.000,00       | 2.135.690,50  | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980   | 479        | 19-05-2021       | 1.705.401,40      | 01-04-2024        | 1.806.760,00       | 01-04-2024        | 1.826.000,00       | 1.816.380,00  | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980   | 433        | 19-05-2021       | 1.542.975,12      | 01-04-2024        | 1.649.000,00       | 01-04-2024        | 1.653.864,00       | 1.651.432,00  | PT      | Porto             |
| Prédio Urbano - Boavista Office Center - Rua Azevedo Coutinho nº39 e Avenida da Boavista 1980   | 368        | 19-05-2021       | 1.312.995,61      | 01-04-2024        | 1.400.475,00       | 01-04-2024        | 1.403.000,00       | 1.401.737,50  | 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     | 01-04-2024        | 29.553.000,00      | 01-04-2024        | 31.514.000,00      | 30.533.500,00 | PT      | Porto             |
| Prédio Urbano - Loja Gaia Shopping - Avenida dos Descobrimentos, nº 374, Santa Marinha - AS   | 3378       | 04-02-2022       | 7.925.547,61      | 01-04-2024        | 8.390.000,00       | 01-04-2024        | 8.720.000,00       | 8.555.000,00  | 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      |                   |                 |                  |                   |                   | 3.471.592,82 |
| PRT11200001-DO 1002 CGD                    |        | EUR      |                   |                 |                  |                   |                   | 155.747,54   |
| PRT11200001-DO 3001 BI                     |        | EUR      |                   |                 |                  |                   |                   | 18.647,54    |
| PRT11200001-DO 1003 CGD                    |        | EUR      |                   |                 |                  |                   |                   | 1.319.455,86 |
| ESP11200001-DO 4002                        |        | EUR      |                   |                 |                  |                   |                   | 67.784,62    |
| PRT11200001-DO 4001                        |        | EUR      |                   |                 |                  |                   |                   | 73.423,87    |

| 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      |                   |                 |                  |                   |                   | -42.379.537,27 |
| Assets values to settle                                |        |          |                   |                 |                  |                   |                   |                |
| CC12 ASSETS VALUES TO SETTLE - Outstanding Rent Leases |        |          |                   |                 |                  |                   |                   |                |
| Outstanding Rent Leases                                |        | EUR      |                   |                 |                  |                   |                   | 156.104,25     |
| CC13 ASSETS VALUES TO SETTLE - Others                  |        |          |                   |                 |                  |                   |                   |                |
| Others   |        | EUR      |                   |                 |                  |                   |                   | 4.194.220,94   |
| 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      |                   |                 |                  |                   |                   | -928.376,18    |
| CC19 LIABILITIES VALUES TO SETTLE - Others             |        |          |                   |                 |                  |                   |                   |                |
| Others   |        | EUR      |                   |                 |                  |                   |                   | -1.545.599,85  |

B - Net Asset Value (NAV): 276.452.537,77

## 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 30.04.2024

| Description                          | PERIOD                |                      |                      |                       |                       |
|--------------------------------------|-----------------------|----------------------|----------------------|-----------------------|-----------------------|
|                                      | Apr-24                |                      |                      | Apr-23                |                       |
|                                      | Gross Amount          | Gains                | Losses               | Net Amount            | Net Amount            |
| <b>ASSETS</b>                        |                       |                      |                      |                       |                       |
| <b>Real Estate Assets</b>            |                       |                      |                      |                       |                       |
| 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                         | 0,00                  | 0,00                 | 0,00                 | 0,00                  | 0,00                  |
| <b>Total Real Estate Assets</b>      | <b>296.796.796,34</b> | <b>21.053.743,21</b> | <b>-5.721.939,55</b> | <b>312.128.600,00</b> | <b>300.052.150,00</b> |
| <b>Investment Portfolio</b>          |                       |                      |                      |                       |                       |
| 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>           |
| <b>Subledger Accounts</b>            |                       |                      |                      |                       |                       |
| 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            | 132.503,39            |
| Other debtors accounts               | 1.208.596,63          | 0,00                 | 0,00                 | 1.208.596,63          | 880.531,15            |
| <b>Total Subledger Accounts</b>      | <b>1.364.700,88</b>   | <b>0,00</b>          | <b>0,00</b>          | <b>1.364.700,88</b>   | <b>1.013.034,54</b>   |
| <b>Availability</b>                  |                       |                      |                      |                       |                       |
| Cash                                 | 0,00                  | 0,00                 | 0,00                 | 0,00                  | 0,00                  |
| Deposits with bank                   | 5.106.652,25          | 0,00                 | 0,00                 | 5.106.652,25          | 4.710.264,25          |
| 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                  |
| <b>Total Availability</b>            | <b>5.106.652,25</b>   | <b>0,00</b>          | <b>0,00</b>          | <b>5.106.652,25</b>   | <b>7.310.264,25</b>   |
| <b>Accruals and Deferrals</b>        |                       |                      |                      |                       |                       |
| Accrued revenues                     | 2.269.495,21          | 0,00                 | 0,00                 | 2.269.495,21          | 1.662.809,77          |
| Deferrals expenses                   | 683.342,85            | 0,00                 | 0,00                 | 683.342,85            | 728.953,55            |
| Others Accruals and Deferrals        | 32.786,25             | 0,00                 | 0,00                 | 32.786,25             | 5.133,45              |
| Transitional clearing accounts       | 0,00                  | 0,00                 | 0,00                 | 0,00                  | 0,00                  |
| <b>Total Accruals and Deferrals</b>  | <b>2.985.624,31</b>   | <b>0,00</b>          | <b>0,00</b>          | <b>2.985.624,31</b>   | <b>2.396.896,77</b>   |
| <b>Total Assets</b>                  | <b>306.253.773,78</b> | <b>21.053.743,21</b> | <b>-5.721.939,55</b> | <b>321.585.577,44</b> | <b>310.772.345,56</b> |

| Description                             | PERIOD                |                       |
|---|-----------------------|-----------------------|
|   | Apr-24                | Apr-23                |
|   | Net Amount            | Net Amount            |
| <b>EQUITY AND LIABILITIES</b>           |                       |                       |
| <b>Equity</b>                           |                       |                       |
| Participation Units                     | 267.937.725,51        | 267.936.178,83        |
| Patrimonial variations                  | -27.900.283,34        | -27.900.439,60        |
| Retained earnings                       | 25.891.138,19         | 15.902.956,50         |
| Profits distributed                     | 0,00                  | 0,00                  |
| Net profit for the period               | 10.523.957,41         | 2.919.908,28          |
| <b>Total Equity</b>                     | <b>276.452.537,77</b> | <b>258.858.604,01</b> |
| <b>Adjustments and provisions</b>       |                       |                       |
| Provisions for credit overdue           | 0,00                  | 0,00                  |
| Other accounts payable                  | 167.202,91            | 62.163,36             |
| <b>Total Adjustments and Provisions</b> | <b>167.202,91</b>     | <b>62163,36</b>       |
| <b>Subledger Accounts</b>               |                       |                       |
| Participants revenue                    | 0,00                  | 0,00                  |
| Participants withdrawals                | 0,00                  | 0,00                  |
| Commissions and other accounts payables | 0,00                  | 6.717,17              |
| Other liabilities                       | 397.887,62            | 277.941,27            |
| Loans                                   | 42.129.482,45         | 48.815.861,85         |
| Advances of real estate sales           | 0,00                  | 0,00                  |
| <b>Total Subledger Accounts</b>         | <b>42.527.370,07</b>  | <b>49.100.520,29</b>  |
| <b>Accruals and Deferrals</b>           |                       |                       |
| Accrued expenses                        | 1.230.564,14          | 1.079.117,80          |
| Deferrals income                        | 1.207.902,55          | 1.652.393,86          |
| Other accruals and deferrals            | 0,00                  | 19.546,24             |
| Transitional liability accounts         | 0,00                  | 0,00                  |
| <b>Total Accruals and Deferrals</b>     | <b>2.438.466,69</b>   | <b>2.751.057,90</b>   |
| <b>Total equity and liabilities</b>     | <b>321.585.577,44</b> | <b>310.772.345,56</b> |
| Participation Units                     | 5.371.572             | 51,4659               |

# ANNEX –Income Statement as 30.04.2024

| Description   | Apr-24               | Apr-23              |
|---|----------------------|---------------------|
| <b>Current expenses and losses</b>                    |                      |                     |
| Interest payable and similar charges                  |                      |                     |
| Current operations                                    | 871.885,51           | 619.095,78          |
| Off-balance sheet operations                          | 0,00                 | 0,00                |
| Commissions   |                      |                     |
| Investment portfolio and other equity                 | 0,00                 | 0,00                |
| Real estate assets                                    | 0,00                 | 0,00                |
| Other of current operations                           | 1.083.838,07         | 901.712,54          |
| 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                                    | 44.000,00            | 2.150.650,00        |
| Other current operations                              | 0,00                 | 0,00                |
| Off-balance sheet operations                          | 44,01                | 0,00                |
| Taxes   |                      |                     |
| Income tax  | 807,04               | 2.295,00            |
| Indirect taxes  | 146.485,59           | 125.032,37          |
| Other taxes   | 0,00                 | 0,00                |
| Provisions for the Year                               |                      |                     |
| Provisions for credit overdue                         | 0,00                 | 62.163,36           |
| Provisions for charges                                | 0,00                 | 0,00                |
| Supplies and services                                 |                      |                     |
| Supplies and services                                 | 961.597,85           | 743.553,96          |
| Other current operating expenses                      |                      |                     |
| Other current operating expenses                      | 0,00                 | 4.534,57            |
| <b>Total Current expenses and losses</b>              | <b>3.108.658,07</b>  | <b>4.609.037,58</b> |
| <b>Extraordinary costs and losses</b>                 |                      |                     |
| Doubtful debts  | 0,00                 | 0,00                |
| Extraordinary losses                                  | 0,00                 | 0,00                |
| Losses from previous years                            | 13.064,68            | 0,00                |
| Other Extraordinary costs and losses                  | 0,00                 | 0,00                |
| <b>Total of Extraordinary costs and losses</b>        | <b>13.064,68</b>     | <b>0,00</b>         |
| <b>Net profit for the period</b>                      | <b>10.523.957,41</b> | <b>2.919.908,28</b> |
| <b>TOTAL</b>  | <b>13.645.680,16</b> | <b>7.528.945,86</b> |

| Description  | Apr-24               | Apr-23              |
|--|----------------------|---------------------|
| <b>Income and Gains</b>                              |                      |                     |
| <b>Current income and gains</b>                      |                      |                     |
| Interest receivable and similar income               |                      |                     |
| Investment portfolio and other equity                | 0,00                 | 0,00                |
| Other of current operations                          | 26.961,10            | 1.913,89            |
| Off-balance sheet operations                         | 0,00                 | 0,00                |
| <b>Current income and gains</b>                      |                      |                     |
| 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                                   | 8.070.738,09         | 2.226.250,00        |
| 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                 | 0,00                |
| For liabilities and charges                          | 0,00                 | 0,00                |
| Income from Real estate assets                       |                      |                     |
| Income from Real estate assets                       | 5.547.980,35         | 5.300.781,97        |
| Other Current income and gains                       |                      |                     |
| Other Current income and gains                       | 0,00                 | 0,00                |
| <b>Total of Current income and gains</b>             | <b>13.645.679,54</b> | <b>7.528.945,86</b> |
| <b>Extraordinary income and gains</b>                |                      |                     |
| Doubtful debts recovery                              | 0,00                 | 0,00                |
| Extraordinary gains                                  | 0,00                 | 0,00                |
| Gains from previous years                            | 0,00                 | 0,00                |
| Other extraordinary income and gains                 | 0,62                 | 0,00                |
| <b>Total of Extraordinary income and gains</b>       | <b>0,62</b>          | <b>0,00</b>         |
| <b>Net profit for the period</b>                     | <b>0,00</b>          | <b>0,00</b>         |
| <b>TOTAL</b>   | <b>13.645.680,16</b> | <b>7.528.945,86</b> |



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