MARKETBEAT
# PORTUGAL
## INVESTMENT Q3 2025

CUSHMAN & WAKEFIELD

### MARKET FUNDAMENTALS

| | YOY Chg | 12-Month Forecast |
|---|---|---|
| **€1,879m** Total Volume* | ▲ | ▲ |
| **€272m** Office Volume* | ▲ | ▲ |
| **€653m** Retail Volume* | ▲ | ▼ |
| **€426m** Hospitality Volume* | ▲ | ▲ |
| **€181m** Industrial Volume* | ▲ | ▲ |

**January to September*

### ECONOMIC INDICATORS

| | YOY Chg | 12-Month Forecast |
|---|---|---|
| **1.7%** GDP Growth | ▼ | ▲ |
| **4.9%** Investment Growth | ▲ | ▼ |
| **6.1%** Unemployment Rate | ▼ | ▼ |
| **3.1%** 10-Yr Treasury Yield | — | — |

*Source: Moody's Analytics*

### ECONOMY: GDP GROWTH OF 1.7% IS FORESEEN FOR 2025, FOLLOWED BY A MODERATE ACCELERATION IN 2026 AND 2027

According to Moody's Analytics, Portuguese GDP is expected to grow by 1.7%, in 2025 followed by a 2.0% growth in 2026 and 2.1% in 2027. This exceeds the Euro average and reflects a moderate acceleration. Exports, though facing some challenges, are expected to grow by 0.9% in 2025 and accelerate in the short term (+ 2.6% in 2026), while domestic demand remains a key driver of the economy. The inflation rate, which stood at 2.4% in 2024, is anticipated to moderate gradually, maintaining 2.4% in 2025 and stabilizing at 2.0% in 2026 and 2027. After reaching 6.4% in 2024, the unemployment rate is forecast to continue its downward trend, falling from 6.1% in 2025 to 5.7% in 2026, reaching its lowest level since 2001.

### INVESTMENT: 73% YEAR ON YEAR RISE IN TOTAL INVESTMENT VOLUME UP TO SEPTEMBER

Commercial real estate investment reached €623 million in the third quarter of 2025, contributing to a total volume up to September of €1,879 million, representing a 73% growth when compared to the same period in 2024.

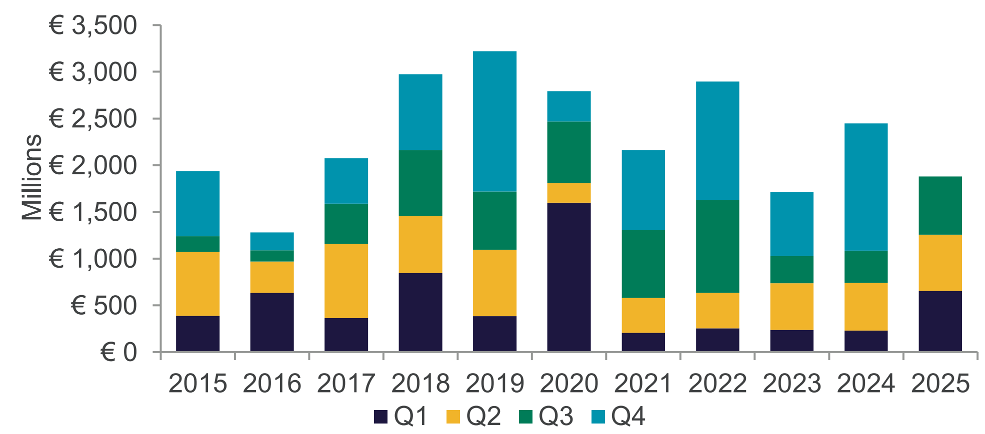
The acquisition by Nido Living, for around €300 million, of the Livensa Living Portfolio from Brookfield Asset Management was the main contributor to this result, representing almost half of the invested volume in this quarter. This also contributed to the alternatives sector being the most representative in Q3 2025, with 49% of the total volume.

The sale of Mutual building in Porto for €45-50 million was the largest deal in the office sector, which represented 17% of the investment volume in this quarter. The hospitality sector accounted for 14% of the investment volume, with the sale of Hilton Porto Gaia from Minor Hotels for €40-50 being the largest transaction in this sector.

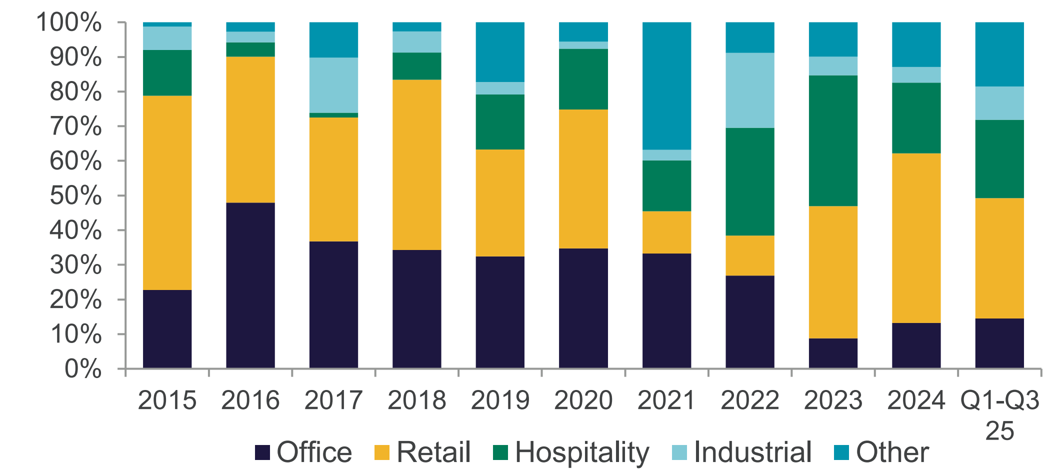
Following the contraction of prime yields in the retail and industrial sectors in the first semester of 2025, a prime yield compression of 25 basis points was registered in Porto office in Q3-25.

Prime yields currently stand at 5.00% for offices, 4.00% for high street retail, 5.50% for logistics, 6.25% for shopping centers and 6.75% for retail parks.

### INVESTMENT SALES VOLUME



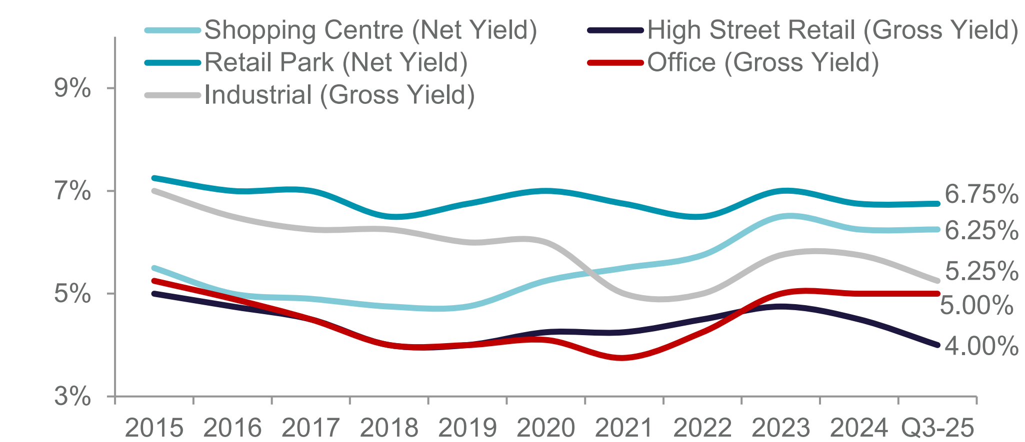

### INVESTMENT SALES VOLUME BY SECTOR



## INVESTMENT ACTIVITY

| PROPERTY TYPE | NR. OF DEALS | TOTAL VOLUME (€M) | AVERAGE DEAL SIZE |
|---|---|---|---|
| Office | 12 | €272 M | €23 M |
| Retail | 21 | €653 M | €31 M |
| Hospitality | 12 | €426 M | €36 M |
| Industrial | 16 | €181 M | €11 M |
| Other | 3 | €348 M | €116 M |
| **TOTAL** | **64** | **€1,879 M** | **€29 M** |

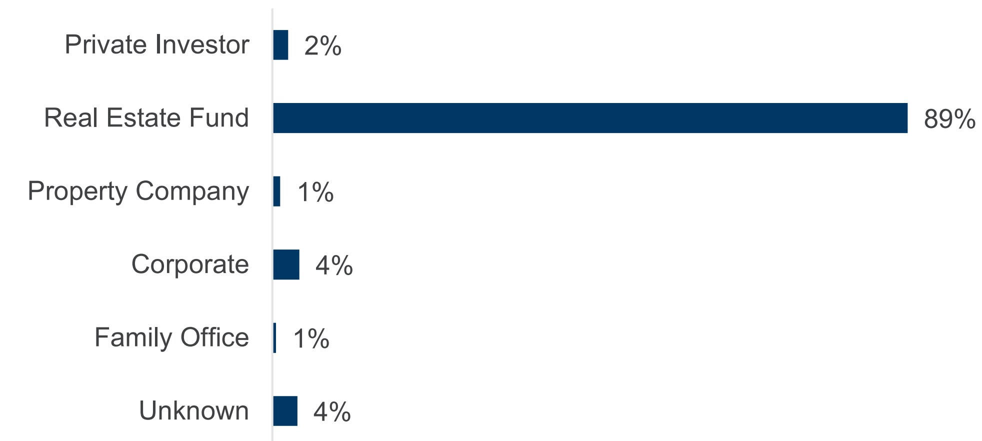
## PRIME YIELDS BY SECTOR




## MAIN INVESTMENT TRANSACTIONS Q3 2025

| PROPERTY NAME | SECTOR | MARKET | AREA (SQ.M) | SELLER | BUYER | PRICE (€M) | YIELD (%) |
|---|---|---|---|---|---|---|---|
| Livensa Living Portfolio | Other | Several Locations | 2,000 beds | Brookfield Asset Management | Nido Living | €300 M | - |
| Mutual | Office | Porto | 10,370 | Osborne | BPI Gestão de Ativos | €45-50 M | 5.0-5.5% |
| Hilton Porto Gaia | Hospitality | Vila Nova de Gaia | 194 keys | DK | Extendam / HighGate | €40-50 M | - |
| Barata Salgueiro, 33 | Office | Lisbon | 4,140 | Zurich | Santalucía | €25-30 M | 4.5-5.0% |
| Vida Ovar | Retail | Ovar | 13,000 | White Sand Capital | Serris | €22 M | 8.0-8.5% |

## TOTAL INVESTMENT BY CAPITAL SECTOR 2025

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