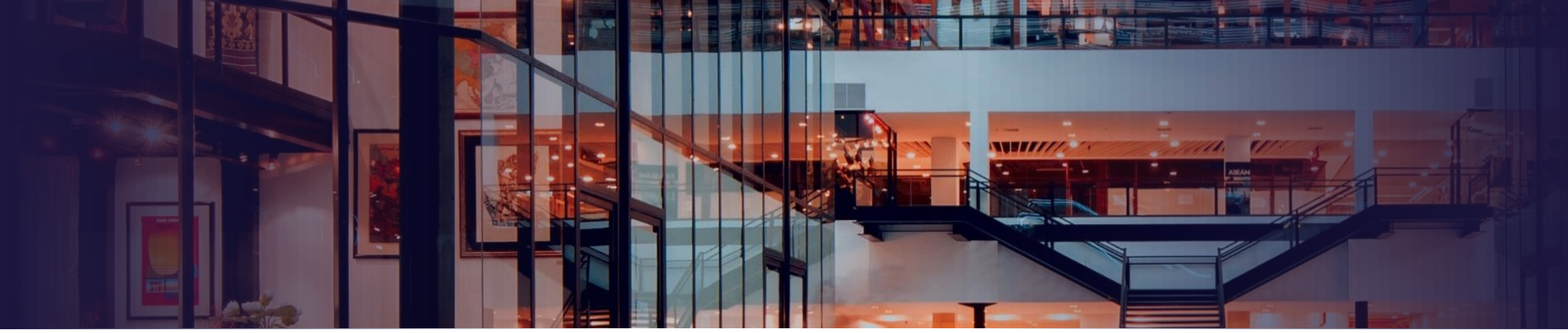
MARKETBEAT

PORTUGAL

RETAIL Q3 2025



CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
€1,298 Average Monthly Income	▲	▲
10,750K Population	▲	▲
6.1% Unemployment Rate	▼	▼

Source: Moody's Analytics; INE

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
1.7% GDP Growth	▼	▲
3.2% Consumer Spending Growth	▬	▼
5.7% Retail Sales Growth	▲	▲

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.

DEMAND: 187,300 SQ.M GLA OF RETAIL SCHEMES IN PIPELINE AND 580 NEW OPENINGS DURING THE FIRST NINE MONTHS OF 2025

During the third quarter of 2025 one retail scheme was completed: JOM Retail Park in Felgueiras with 4,930 sq.m. The pipeline for the next three years indicates higher development volumes in retail parks. Of the forecasted 187,300 sq.m of GLA, 86% is allocated to this segment. Among the 77,300 sq.m currently under construction, the largest retail park projects regard Retail Park Póvoa de Varzim with 21,000 sq.m and Azores Retail Park (Ponta Delgada) with 18,000 sq.m, and for shopping centres the highlight is City Center Covilhã, with 18,000 sq.m.

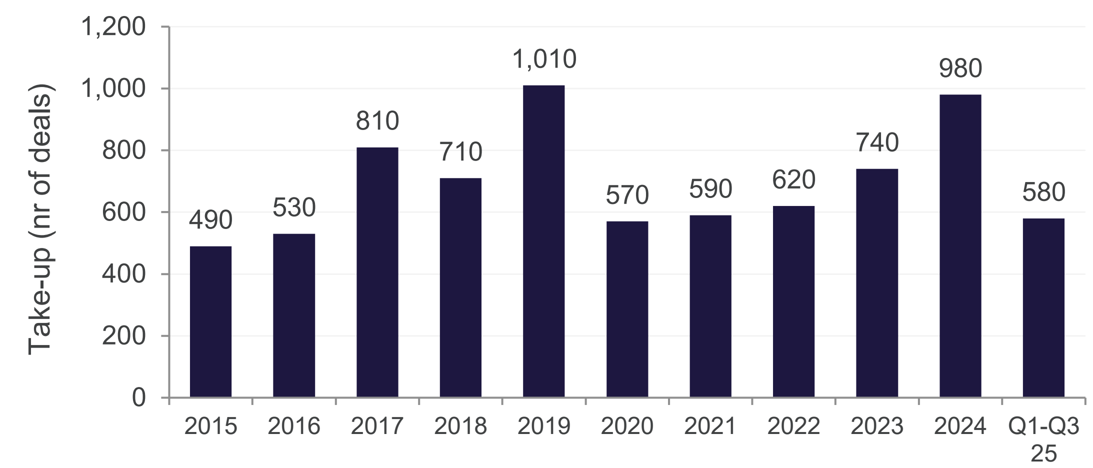
According to Cushman & Wakefield, retail take-up recorded a total of 180 new openings during the third quarter of 2025, contributing to an accumulated volume of 580 inaugurations in the first nine months of the year, marking an 11% year-on-year decrease. In this period, high street retail remained the dominant format with 69% of the new openings, followed by shopping centers with 17%. In terms of sectors, Food & Beverage (F&B) represented 46% of total openings.

RENTS: INCREASE IN AVENIDA DA LIBERDADE

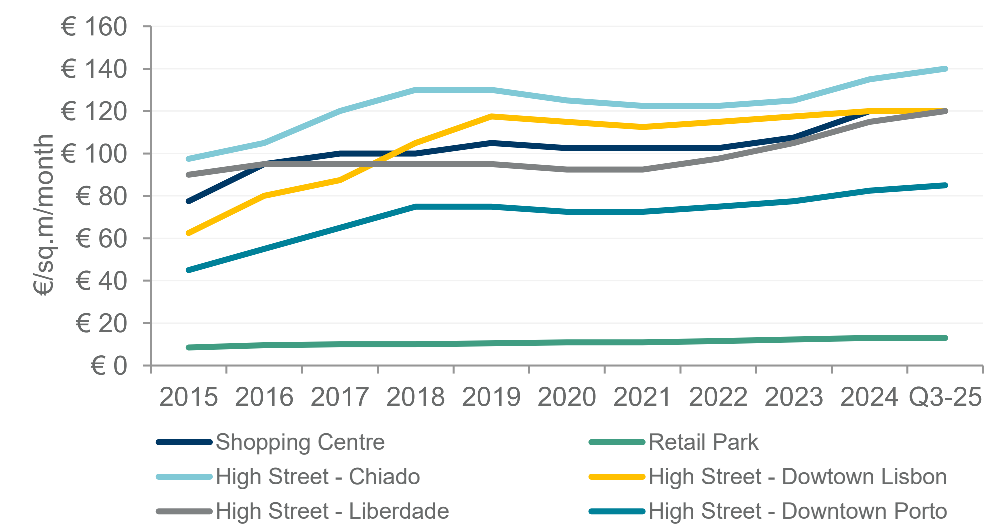
When compared with the previous quarter, prime rental values registered an increase of €5.0/sq.m/month in high street retail in Avenida da Liberdade (Lisbon).

Prime rental values remained stable in the other retail formats but are expected to increase in the short term.

DEMAND EVOLUTION



PRIME RENTS



MARKET STATISTICS

SUBMARKET	RETAIL SCHEMES STOCK (SQ.M)	RETAIL SCHEMES PIPELINE (SQ.M)
North	596,850	15,030
Greater Porto	791,520	21,000
Centre	710,620	43,240
Lisbon Metropolitan Area	1,034,980	35,400
Setúbal Peninsula	379,060	12,340
South	418,220	42,330
Islands	92,510	18,000
PORTUGAL TOTALS	**4,023,750**	**187,340**

FORMAT	LOCATION	PRIME RENT (€/SQ.M./MONTH)	PRIME YIELD (%)
High Street Retail	Lisbon – Chiado	€140.0	4.00%
	Lisbon – Av. Liberdade	€120.0	4.25%
	Porto - Downtown	€85.0	5.25%
Shopping Centres	Portugal	€120.0	6.25%
Retail Parks	Portugal	€13.0	6.50%

MAIN OCCUPANCY TRANSACTIONS Q3 2025

RETAIL FORMAT	LOCATION	TENANT	AREA (SQ.M)	RETAILER TYPE
Stand Alone	Matosinhos	Guerin	3,800	Cross Border
Stand Alone	Maia	Pingo Doce	2,600	Multiple
Stand Alone	Marinha Grande	Continene Bom Dia	2,400	Multiple
Stand Alone	Loures	Continente Bom Dia	2,400	Multiple
Stand Alone	Odivelas	Continente Bom Dia	2,400	Multiple

ANA GOMES
Partner
Head of Research & Insight
ana.gomes@cushwake.com

JOÃO ESTEVES
Partner
Head of Retail Agency
joao.esteves@cushwake.com

DAVID LOPES
Partner
Head of Investment
david.lopes@cushwake.com