DILS

Dils Business Intelligence

2025 REWIND & 2026 FAST FORWARD

Investment

DILS

€2.8bn
2025
Investment turnover

+21% YoY
+10% vs 10Y average
(€2.5bn)

60%
International
Investment

but domestic investment
has almost tripled from
2024 to 2025

54%
Turnover in
Retail & Office

Traditional Portuguese sectors
but Hospitality (20%) & Living
(14%) on the rise

73%
Core & Value Add

Main investors profile

MAIN TRANSACTIONS

Retail
Norte Shopping (50%)
57,863 sqm | €340m
Buyer: Sonae Sierra | **Seller:** Nuveen

Living
Portfolio PBSA Livensa Living
2,470 beds | €300m
Buyer: Nido Living | **Seller:** Livensa Living

Hospitality
Hotel Cascais Miragem 5*
195 keys | €125m
Buyer: Ibervalles e ARD Investment & Development (JV) | **Seller:** GJC Hotels

YIELD STABILIZATION

4.50%
High Street Retail

5.0%
Office Lisbon

6.25%
Prime Shopping Centers

5.75%
Lisbon Big Box

7.0%
Retail Parks

Fast Forward

1 National RE Funds with dry powder to deploy will led to an increasing share in the investment panorama and leverage off market opportunities

2 Institutional capital will tend to be more selective, targeting core-quality assets even with yield compression assumptions

3 Retail, particularly grocery anchored schemes, and logistics backed by strong market fundamentals, with scope for further yield compression

Leasing

DILS

OFFICE

Lisbon

Take Up 2025	Prime Rent (€/sqm/month)	Vacancy Rate
204,241 sqm	€30	7.7%
-8% YoY	+3% YoY	+2% bp YoY

Porto

Take Up 2025	Prime Rent (€/sqm/month)	Vacancy Rate
43,704 sqm	€21	4.3%
-43% YoY	0% YoY	+12% bp YoY

INDUSTRIAL & LOGISTICS

Lisbon

Take Up 2025	Prime Rent (€/sqm/month)
253,074 sqm	€5.5
-31% YoY	+5% YoY

Porto

Take Up 2025	Prime Rent (€/sqm/month)
120,510 sqm	€5.75
-8% YoY	+5% YoY

Portugal

Take Up 2025

484,967 sqm

-39% YoY

RETAIL

Main openings in high street retail	Prime Rent (€/sqm/month)
LISBON	HSR LISBON
Av da Liberdade: Eleventy Milano Downtown & Chiado: Sephora & Wells Garrett	€140 +5% YoY
PORTO	HSR PORTO
R. Santa Catarina: Pandora Av. Aliados: Grupo David Rosas	€85 +5% YoY

Prime Shopping Centers
€130
0% YoY

Grocery Retail
€13
+8% YoY

Retail Parks
€13
+8% YoY

Stand Alones
€11
0% YoY

Fast Forward

1 The current shortage of “fit-for-purpose” office supply, the post covid shift to longer leases and a more selective approach from tenants is leading to a less volatile take-up while prime rents will continue under upward pressure in prime and central locations

2 I&L demand will remain robust in a highly competitive market. Although more selective, with stricter technical requirements (energy, flexibility and ESG) the scarcity of quality supply will continue to drive absorption in lower credential stock and continue to push rents up across the market spectrum

3 In 2026, a mature retail market will favour curated, not indiscriminate, expansion, aligning landlords, brands and consumers’ requirements and placing upward pressure on prime rents

Hospitality

DILS

2,934 New Hotel Rooms	+5% YoY
8,688 Hotel Rooms under construction	Relevant pipeline mainly in the upscale, upper upscale and luxury that account to c. 70% of the upcoming supply
82M Overnights in Portugal	+ 3% YoY (last 12 months)
33M Guests in Portugal	+ 2% YoY (last 12 months)
5.5M USA Tourists	Major growth among top markets + 7% YoY (last 12 months) and ranking third after the Uk and Germany

MAIN KPI'S

Occupancy rate still below Pre-Covid levels but increases in ADR and RevPar

	Lisbon	Porto	Algarve
Occupancy Rate	74%	68%	60%
ADR	€178	€133	€193
RevPar	€131	€91	€116

Fast Forward

1 Solid demand with growth increasingly tied to international markets which are supporting higher-spend segments over the year

2 Ongoing upgrade of supply with upscale and lifestyle concepts, favoring experiential and wellness led products which are driving ADR premiums with the opening hotel slate (Andaz Lisbon, The Standard) reinforcing the up-market shift

3 Lisbon and Porto are seeing rapid expansion of limited- or no-service serviced/touristic apartments, with strong operator activity and rising institutional backing, sharpening the investment case for the segment

Residential

DILS

170,000 Est.	€41bn Est.	80%	74%
Dwellings sold in 2025	2025 Sales Volume	Existing Units Sales	Existing Units Volume
+9% YoY +33% vs 20Y average (128,000)	+20% YoY More than doubling the average sales volume over the last 20 years (€19,000M)	Vs 59% in 2009 Dominance of the existing units both in the number and volume of sales	Vs 44% in 2009 Dominance of the existing units both in the number and volume of sales

95%	~60%	+10% YoY
Dwellings purchased by the domestic market	Housing Mortgages vs Sales Volume in 2025	Continued Price Upsurge in 2025
With a decrease in the exposure of the international market	+18% YoY (up to Nov 2025) in a more balanced market (+85% of housing mortgages vs sales volume previous 2008)	In Lisbon and Porto cities and Metropolitan Areas

Fast Forward

1. Market correction catalyzing a rise in affordable residential supply—balanced typology mix, smarter layouts and unit sizes, and market-appropriate pricing
2. Rising traction in secondary submarkets, especially those well served by public transport, amenities, and infrastructure, positioned to compete on both attractiveness and affordability
3. Lease market dynamics are accelerating, underpinned by the government policy framework and rising appetite for build-to-rent (BTR) projects