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Investment

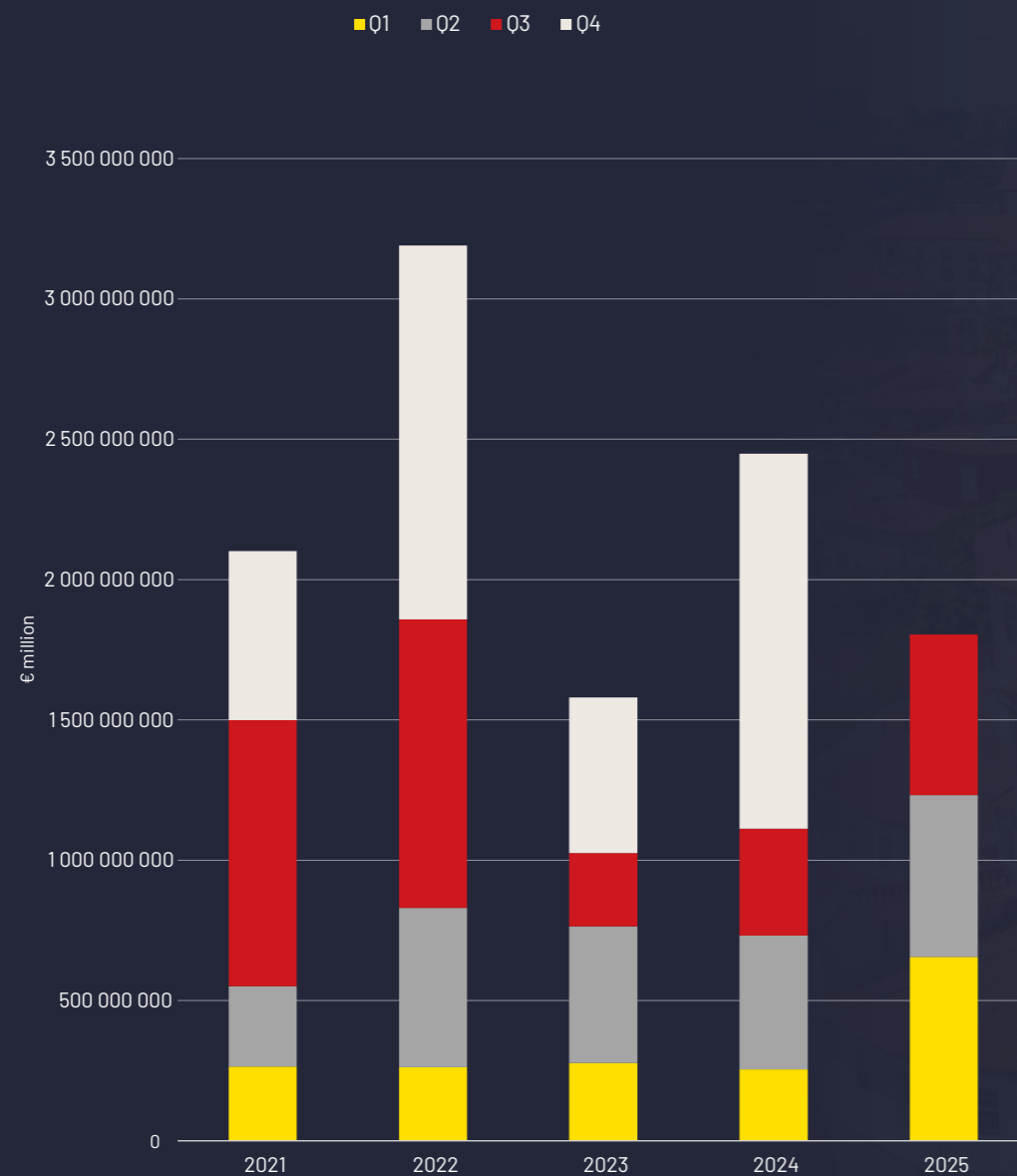
Market Overview

Market Overview
Q3 2025

Lisbon
2025

Investment Portugal Capital Markets Q3 2025

— Total Investment Volume Commercial Real Estate —



Q3 2025
TOTAL INVESTMENT VOLUME

€572 M
(+50% Q3 2024)

YTD Q3 2025
TOTAL INVESTMENT VOLUME

€1.80 M
(+62% YTD Q3 2024)

» Cumulatively up to the end of the third quarter of 2025, the market recorded a total investment volume of around €1.8 billion, reflecting significant growth of over 60% compared to the same period in 2024.

» The third quarter reinforced the current dynamism of the Portuguese market, with a 50% positive change against the same quarter of the previous year.

» The average ticket per transaction increased by 47%, indicating a higher capital concentration per deal. Compared to the three-year average for the same period, cumulative volume rose by 35%, confirming a sustained growth trend.

» Following a period of expectation adjustment driven by rising interest

rates, signs of market stabilization are beginning to emerge, supported by the prospect of a more accommodative monetary stance from the European Central Bank.

» Investor appetite for high-quality assets in prime locations remains strong across all segments, reflecting a gradual recovery in confidence.

» Market sentiment remains broadly positive, with investors remaining active yet highly selective. Demand remains focused on development-led strategies, value-add opportunities, and core assets.

» Considering the current pipeline of market processes, 2025 is projected to rank among the strongest years on record, with performance likely to be surpassed only by the exceptional results achieved in 2022.

INVESTMENT VOLUME
3 YEARS AVERAGE YTD Q3

+35%

YTD Q3 2025
AVERAGE DEAL SIZE

€33M
(+47% YTD Q3 2024)

Retail & Hospitality

» accounted for over half of total investment volume in the first nine months of 2025, registering year-on-year growth of 99% and 21%, respectively. This performance reflects a broader rebalancing of investor focus toward sectors with strong structural and operational fundamentals.

» In Retail, shopping centres stood out as the most active asset class, attracting more than €500 million in capital. This performance reinforces the attractiveness and maturity of the asset class, which continues to attract capital from a broad spectrum of investors—from institutional funds to private equity—with particular focus on assets offering potential for rebranding and strategic repositioning.

» Hospitality, continues to benefit from its deep integration with the national economy and sustained operational outperformance.

Offices

» Office assets are gradually regaining investor attention, supported by stable occupancy levels and a scarcity of high-quality space in prime locations. This dynamic is reinforcing the case for selective repositioning and development strategies in core locations.

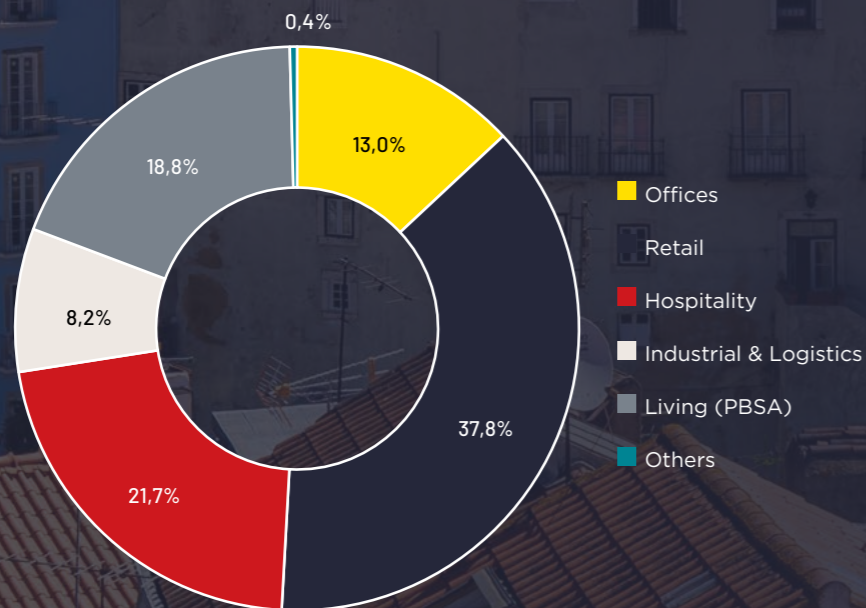
Industrial & Logistics

» the sector's momentum remains strong. Investment intentions currently in the pipeline suggest the largest wave of development activity on record, while transaction volumes for standing assets are also on the rise, underlying the sector's continued appeal.

There is a gradual expansion of investor interest in alternative asset classes, with Purpose-Built Student Accommodation (PBSA) gaining consistent market share. This segment has attracted predominantly international capital, driven by the long-term demand fundamentals associated with student populations in key university cities such as Lisbon, Porto and Coimbra.

Investment Volume

BY SECTOR | YTD Q3 2025



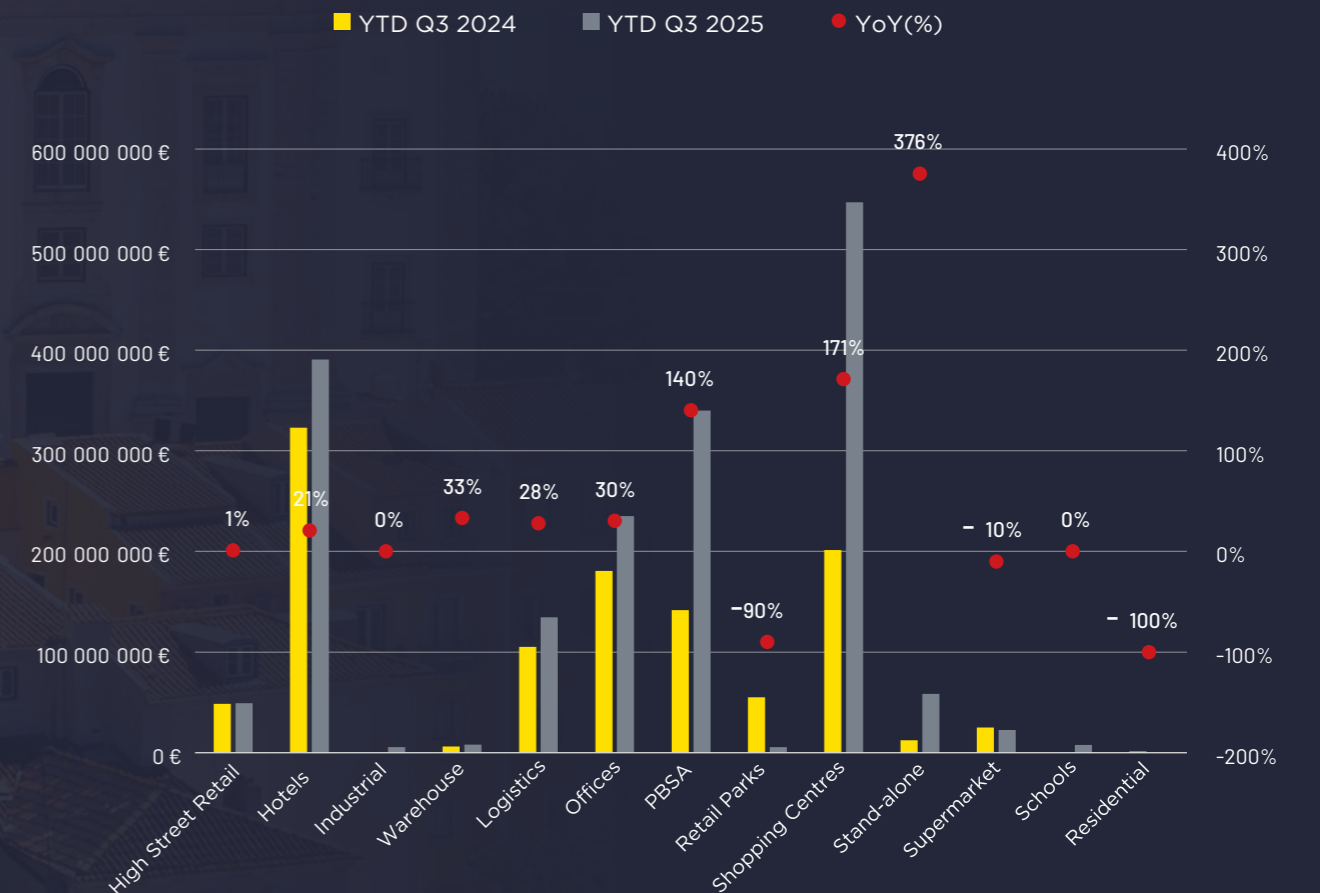
Investment Volume

BY SECTOR

SECTOR	YTD Q3 2024	YTD Q3 2025	YoY (%)
Offices	€180.5M	€235.2M	30%
Retail	€342.3M	€682.5M	99%
Hospitality	€323.1M	€390.7M	21%
Industrial & Logistics	€111.0M	€148.0M	33%
Living	€155.6M	€340.0M	118%
Others	€0M	€7.5M	N.A
Total Market	€1.11Bn	€1.80 Bn	62%

Distribution of Investment Volume

BY ASSET CLASS



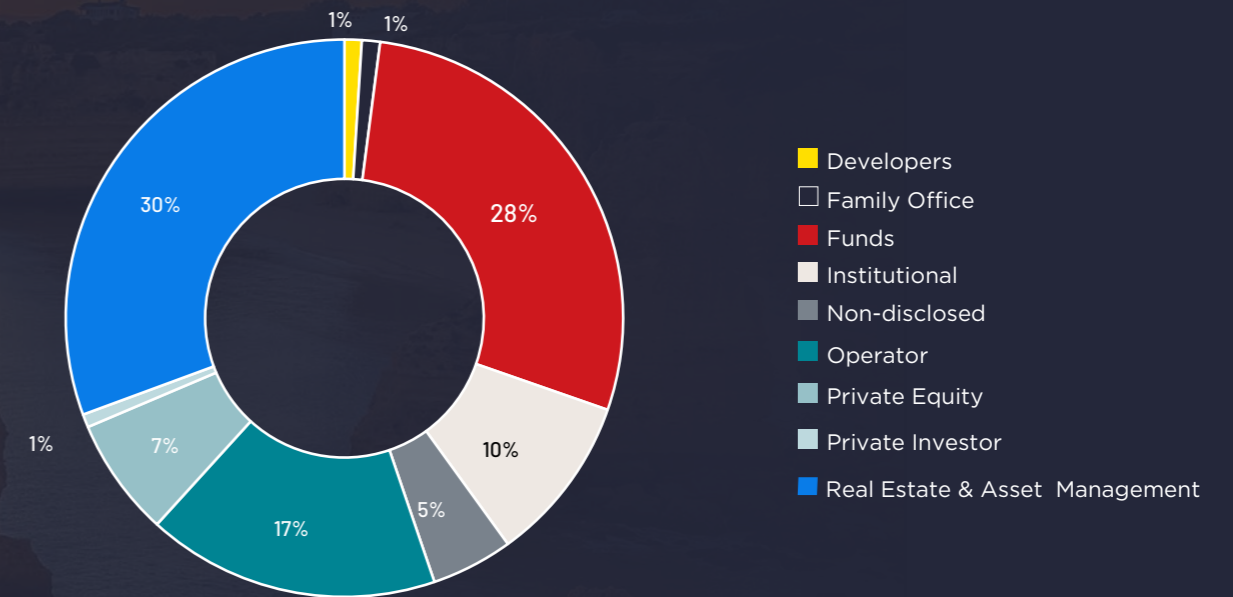
The Portuguese real estate market continues to consolidate its position as a stable and attractive destination for both domestic and international capital, reflecting the sector's increasing sophistication and maturity.

» Between January and September 2025, investment funds and real estate asset management companies accounted for over half of total transaction volume, signaling a clear preference for long-term strategies and stabilized assets.

» Institutional investors remain consistently active, with a particular focus on the office and retail segments.

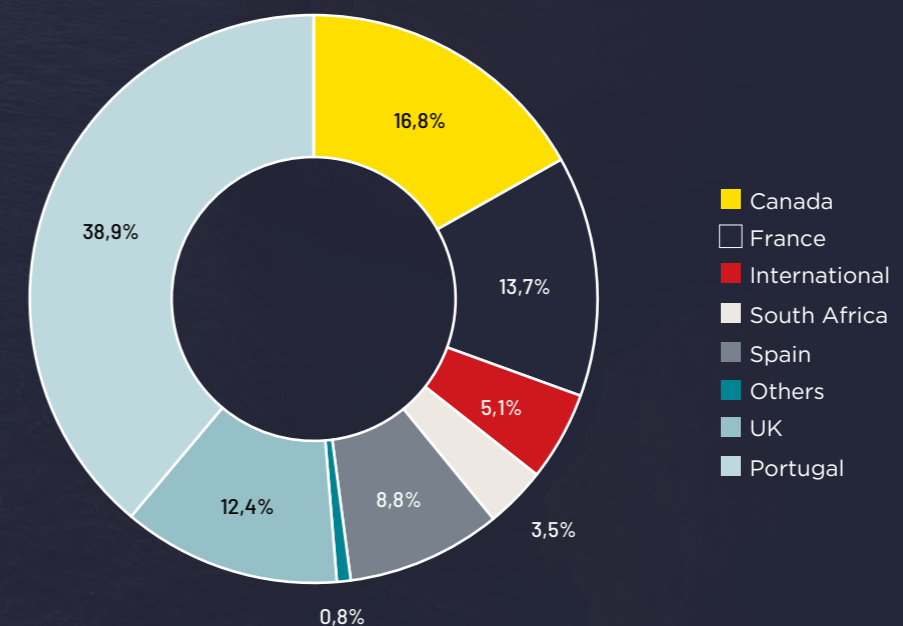
— Investment Volume —

BY INVESTORS CATEGORY



— Share of Investment Volume —

BY INVESTORS NATIONALITY



— Top Investment Transactions —

YTD Q3 2025

YEAR QUARTER	ASSET	SELLER	BUYER	METRIC	INVESTMENT VOLUME (€M)
Q1 2025	Vilamoura	Minor International	Arrow	280 rooms	€75M
Q1 2025	Ramalho Ortigão 51	Incus Capital	BPI Fomento	11,456 sqm	Confidential
Q2 2025	Hotel Miragem	GJC Hotels	JV ARD + Ibervalles	192 rooms	€125M
Q2 2025	Nosso Shopping	DWS	Catterton	22,720 sqm	€70M - €80M
Q2 2025	Forum Madeira	DWS	Castella Properties	21,472 sqm	€60M - €70M
Q3 2025	Livensa Living	Brookfield	Nido Living	2,000 beds	Confidential
Q3 2025	Office Building Mutual	Mutual SIC Imobiliária Fechada	BPI Imofomento	10,370 sqm	€40M - €50M
Q3 2025	Hilton Porto Gaia	Davidson Kepner	JV Extendam Société anonyme + HCI Douro UK Holding	194 rooms	€40M - €50M

» With expectations of policy rates remaining at current levels, investor focus has shifted towards asset-level fundamentals and market conditions.

» Portugal continues to register above-average growth, maintains competitive energy costs within the European context, and demonstrates fiscal discipline. These factors contribute to the performance of the commercial real estate market and reinforce Portugal's positioning as a destination for institutional capital.

— Prime Yields —

SECTOR	Q3 2025	QoQ Change
Offices Prime CBD Lisbon	5.00%	+ 0.25 pp
Prime Shopping Centers	6.50%	Stable
Retail Parks	7.00%	Stable
High Street	4.75%	- 0.25 pp
Supermarkets	6.00%	Stable
Industrial & Logistics	5.50%	Stable
PBSA	5.00%	- 0.50 pp
Hotels	5.50%	Stable

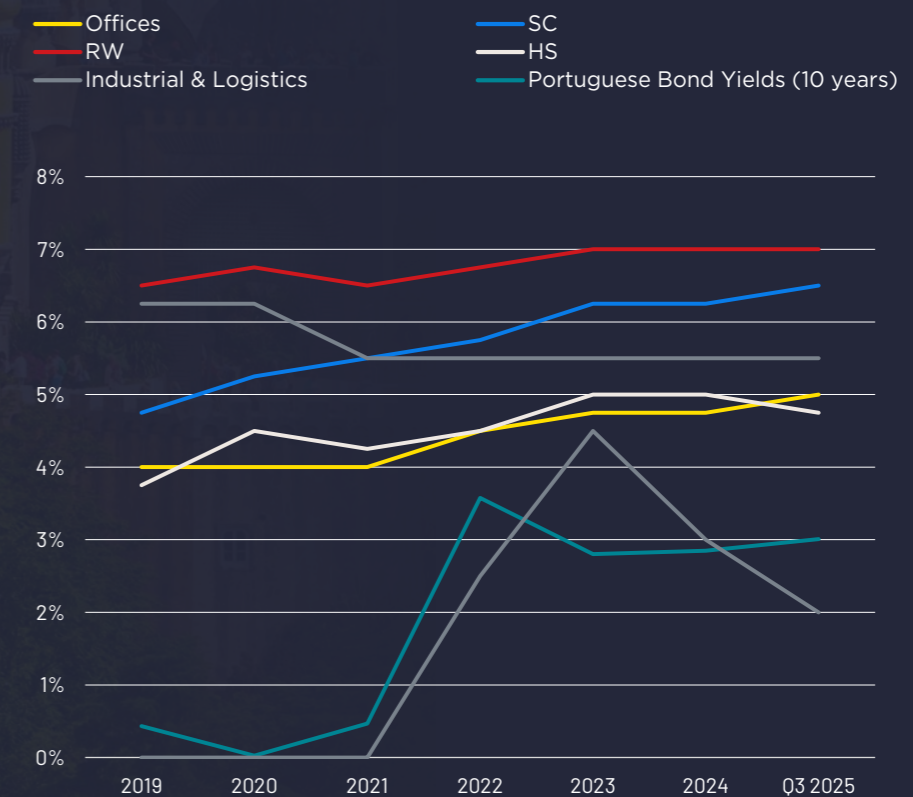
» Prime yields remained broadly stable across most segments in Q3 2025. The compression observed in high-street retail and Purpose-Built Student Accommodation (PBSA) is driven by sustained investor appetite

» In both cases, structural undersupply, demographic tailwinds, and strong occupancy fundamentals have supported pricing, particularly in core urban locations with consistent

demand. In contrast, the slight upward adjustment in office yields stems from a growing divergence between prime and non-prime stock.

» The scarcity of prime product has constrained deal flow, while assets lacking these attributes face pricing pressure due to higher vacancy risk, elevated retrofit costs and weaker tenant covenant strength.

— Prime Yields vs Portuguese 10-year Bond & Interest Rates —





Savills Research

We're a dedicated team with an unrivalled reputation for producing well-informed and accurate analysis, research and commentary across all sectors.

Ricardo Valente

Managing Director | Porto Division
+351 916 330 336
ricardo.valente@savills.pt

Pedro Figueiras

Director | Head of Capital Markets
+351 910 480 777
pedro.figueiras@savills.pt

Frederico Leitão de Sousa

Director | Head of Offices
+351 910 484 140
frederico.sousa@savills.pt

José Galvão

Associate Director | Head of Retail
+351 912 91 31 51
jose.galvao@savills.pt

Pedro Simões

Senior Consultant | Capital Markets
+351 912 74 63 22
pedro.simoes@savills.pt

Alexandra Gomes

Associate Director | Head of Research
+351 914 440 033
alexandra.gomes@savills.pt

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