

**March
9-13**

**MIPIM
2026**

**Palais des
Festivals
Cannes, France**



Lisboa Region

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Lisbon, Portugal

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LISBOA REGION

Lisboa Region is **Portugal's economic powerhouse**
3rd most important region in Iberia in terms of total investment volume





In just 3% of Portugal's territory, **the Lisbon Metropolitan Area is:**



Portugal's economic powerhouse

37% of the national GDP
 11,5% of the Lisbon Region's GDP from Real Estate Sector
 15 million tourists annually



The most populated region

3.0 million residents (28% of the national population)
 49% of Portugal's foreign resident population



Portugal's largest employer

31% of the country's jobs productivity
 20% higher than the national average



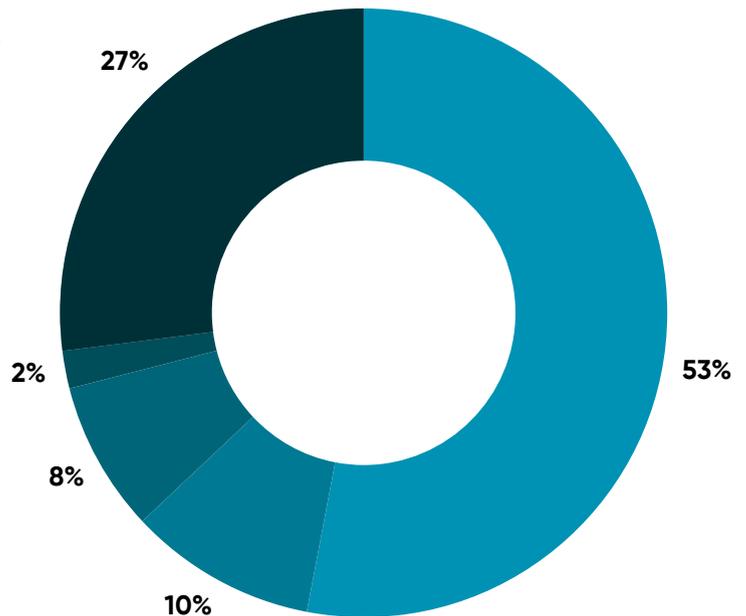
The most entrepreneurial and innovative region

29.1% of the country's businesses

Real estate investment

Investment breakdown by region – Portugal 2024

- Lisbon
- Porto
- Algarve
- Islands
- Other Portugal





Carlos Moedas,
Mayor of Lisbon
©CML

LISBON: EUROPE'S HUB FOR INNOVATION AND SUSTAINABLE URBAN INVESTMENT

At MIPIM 2026, Lisbon presents itself as a dynamic European capital where innovation drives sustainable growth. With a strong economic track record, ongoing urban regeneration and over 250 hectares of prime development land, the city offers investors transparency, reliability, and long-term value. Lisbon is emerging as a strategic, forward-looking destination for global capital.

MIPIM has evolved into a forum where cities are judged as much on credibility and execution as on vision. What are the municipality's main objectives in participating in MIPIM 2026, and how do you measure success beyond visibility and networking?

Participation in MIPIM 2026 forms part of a broader territorial promotion and investment attraction strategy, positioning Lisbon as the European capital of innovation and entrepreneurship, and as a competitive and sustainable urban destination.

More than a real estate trade fair, MIPIM is now a leading international forum where cities are evaluated on their strategic vision, coherence and capacity to deliver.

Lisbon's main objectives include:

- Positioning Lisbon as a dynamic urban investment ecosystem, bringing together public and private stakeholders;
- Reinforcing the Municipality's role as a credible partner and investment facilitator, with concrete solutions and proven delivery capacity;
- Strengthening institutional cooperation between the four municipalities represented at the joint stand;
- Engaging with international funds and operators not yet regularly active in Portugal;
- Identifying trends and best practices in sustainability, technological innovation and territorial governance.

The joint stand – bringing together four municipalities and more than 20 private partners – already represents a significant achievement,

by energising regional investment and presenting an integrated and competitive offer.

The presence of key members of the Executive – the Mayor, the Councillor for Urban Planning and Housing, and the Municipal Directorate for Urban Planning – reinforces credibility and provides direct access to those who plan, decide and deliver the city, a decisive factor for investors.

Which strategic projects or urban transformations will be most decisive in reinforcing Lisbon’s attractiveness over the next five to ten years, particularly in areas such as housing, infrastructure, mixed-use development and innovation districts?

Our strategy focuses on the regeneration of strategic urban areas, promoting territorial cohesion, quality of life and sustainability. Projects such as Vale de Santo António, Quinta do Ferro, Chelas and Marvila-Beato are concrete examples of urban transformation, combining new housing developments, innovation districts and hubs of economic and cultural activity.

These projects integrate affordable housing, efficient mobility, green spaces, public facilities and heritage enhancement. The objective is to create inclusive and sustainable territories capable of attracting investment, generating employment and offering quality of life to those who live and work in the city.

This metropolitan vision integrates urban planning, economic development and social innovation, ensuring that each project contributes to a more resilient, competitive and globally attractive Lisbon.



Marvila Beato
©OODA



Vale de Santo António
©CML – Lisboa SRU

Finally, what message would you like international investors, developers and operators to take away from Lisbon Region at MIPIM – and what type of capital and partnerships is the region most actively seeking at this stage of its development?

We want investors to recognise the Lisbon Region as a territory of concrete and diversified opportunities, with strategic projects and areas undergoing profound transformation, ready to welcome private capital.

We seek capital that contributes to affordable housing, urban regeneration, integrated mobility, mixed-use developments and innovation districts – particularly core and core+ investors with whom we can develop longer-term strategies and large-scale regeneration projects.

Lisbon has approximately 250 hectares prepared for development and requires strong private partners willing to adopt a win-win collaboration model that combines financial return with social and urban value.

We have been implementing a consolidated housing strategy, framed within the Municipal Housing Charter, addressing current challenges in a determined manner. Our approach includes new construction, rehabilitation, regeneration of municipal neighbourhoods, rent support schemes and the recovery of housing cooperatives. The largest-ever municipal investment in housing is currently underway: by 2032, we expect to invest €900 million and deliver 7,400 new homes, including 3,000 municipal units.

We are also interested in partnerships that bring technical expertise, international experience and innovative solutions to accelerate the implementation of sustainable and complex urban projects.

In summary, Lisbon offers a complete, competitive and stable investment ecosystem, underpinned by a long-term metropolitan vision and a favourable economic context. We are seeking partners who share our ambition: to promote economic growth, sustainability and positive social impact, in service of the region's strategic and inclusive development.



Lisbon's Drainage Master Plan
©CML

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OFFICES

CBRE

CUSHMAN &
WAKEFIELD

DEVELOPER

FIDELIDADE
PROPERTY



Parque das Nações

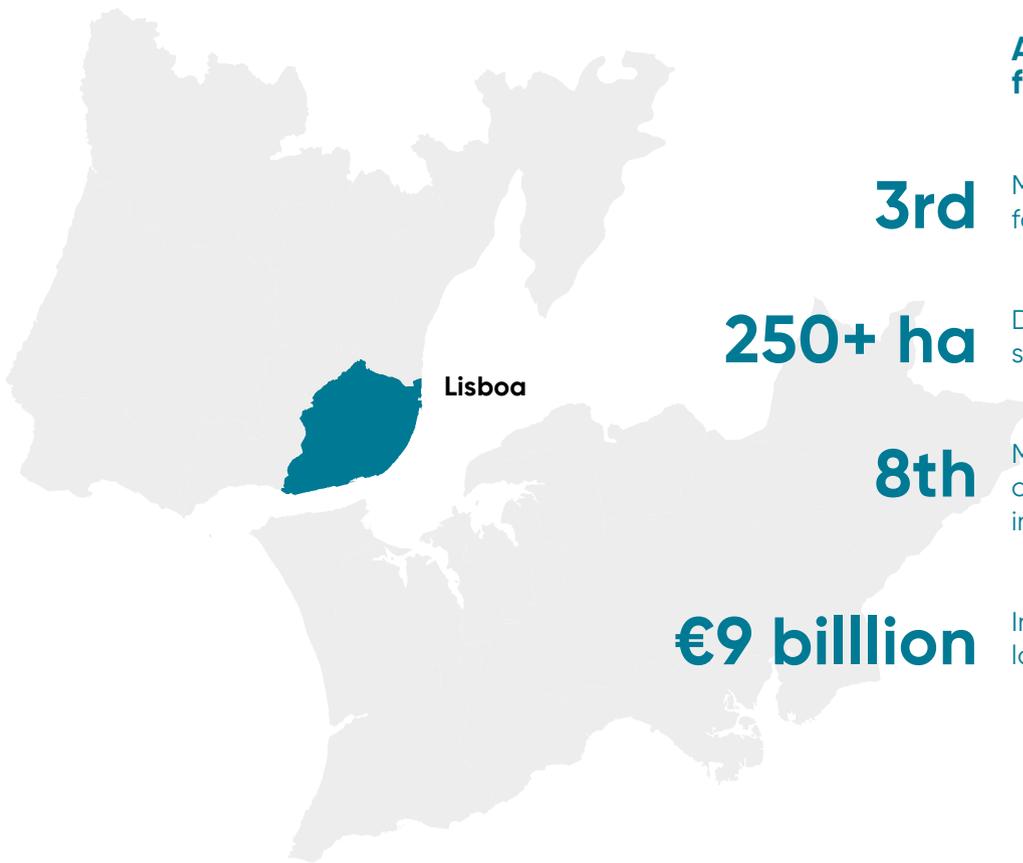
LISBON: THE CAPITAL OF INVESTMENT, INNOVATION, AND CULTURE

Capital & economic powerhouse: the largest city in Portugal in terms of residents, workforce, and business opportunities

A global innovation hub: European Capital of Innovation 2023

- Over **€1 billion** in funds raised
- **84** international companies established in the city
- **17** unicorns attracted, with offices in the city
- **16,000+** highly qualified jobs created through the tech sector

Portugal's leading university city: more than 130,000 students enrolled in its 65 Higher Education institutions, including 23,000 international students



A leading destination for real estate investment

3rd

Most important destination in Iberia for real estate investment volume

250+ ha

Development in housing, office space, and business

8th

Most attractive European city for cross-border investment intentions in 2025

€9 billion

Investment in Real Estate over the last 7 years



European Capital of Innovation 2023

36 innovation districts, Incubators and accelerators

83 co-working spaces

17 unicorns

€1 billion+ in funds raised

300+ startups and scaleups onboarded per year



Eastern Zone of Lisboa

654 ha Intervention Area

8,000+ Houses

Industrial Redevelopment

Innovation and Economic Activity

Enhanced Mobility

Investment opportunities

48 ha Santo António Valley

194 ha Chelas Valley

Unicorn Factory Lisboa

more information
lisboa.pt



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Inês de Medeiros,
Mayor, Almada

ALMADA: SHAPING THE FUTURE OF SUSTAINABLE URBAN LIVING

At the heart of the Lisbon Region, Almada is a strategic hub where connectivity, innovation, and quality of life meet. At MIPIM, the city showcases its transformation through major infrastructure investments, sustainable urbanism, the 15-minute city model, and waterfront regeneration – inviting long-term partners to help shape a resilient and forward-looking urban future.

What are the main objectives of Almada's participation in MIPIM, and what should be the main priorities of this presence?

The Lisbon Region occupies a singular position in Europe, serving as a vital bridge between Africa and the Americas, and a natural gateway to the European market. At the heart of this region lies Almada. Ideally situated between the Tagus River and the Atlantic Ocean, and in immediate proximity to Lisbon, Almada leverages a privileged geographical location. This logistical centrality is bolstered by unparalleled connectivity, supported by a robust rail and road network and close proximity to Humberto Delgado International Airport.

Almada's participation in MIPIM – as part of the Lisbon Region delegation alongside Lisboa, Loures and Vila Franca de Xira – serves as a strategic showcase for its ongoing transformation. The municipality is currently undergoing a profound evolution designed to attract foreign investment by fostering a model of innovation and sustainability. Central to this strategy is a commitment to a renewed urban planning, oriented toward the "15-minute city" concept, and the ambitious regeneration of its riverside areas.

What sets Almada apart is its ability to harmonize cosmopolitan urbanity with an exceptional natural heritage. The territory offers a distinctive quality of life, where landmark green spaces like Mata dos Medos and Parque da Paz meet a vibrant cultural and gastronomic scene. By merging tradition with innovation, Almada positions itself as a priority destination for developers and investors seeking projects that prioritize social and environmental resilience.

Beyond attracting capital, this international presence constitutes a fundamental platform for networking and knowledge exchange. By engaging with global decision-makers, Almada aligns itself with world-class best practices in mobility, housing, and sustainability. The



Arte Xávega Museum

ultimate goal is to consolidate Almada's role as a proactive urban agent – a forward-looking territory capable of anticipating global trends while creating high-quality employment and addressing the complex challenges of the 21st century.

What are the strategic projects that the city of Almada is currently developing, and what are the main real estate opportunities that the municipality is presenting at this year's MIPIM?

This year, we are strategically consolidating the Almada Innovation District, a new regional centre anchored by the Lisbon Region's second-largest university campus. Home to over 11,000 students, this urban ecosystem integrates R&D-driven activities with a firm commitment to sustainability and social inclusion.

Developed through close public-private collaboration, the district prioritizes soft mobility and mixed-use spaces—blending housing, offices, and commerce with high-quality public gardens and leisure facilities. Connectivity is a key catalyst: the Metro Sul do Tejo extension will add 7km and 10 new stations, linking the city to the world-class beaches of Costa da Caparica. Furthermore, the 15-minute ferry connection to Lisbon and the planned Trafaria-Algés immersed tunnel will reinforce Almada's regional centrality, driving economic growth and setting a new standard for quality of life in the Lisbon Metropolitan Area.

The planned transformation of the riverside is best exemplified by the Romeira area, a key territory close to the ambitious 'Cidades do Tejo' project. Announced by the Portuguese Government to promote sustainable urban growth along the Tagus, this initiative sets the stage for a complete rehabilitation of Almada's waterfront. The ongoing construction of the new Citizen's Shop (Loja de Cidadão) marks

Aroeira
5 Star Hotel



the first step in this journey, signaling a shift towards a mixed-use urban centre. Located just 5 minutes from Cacilhas, Romeira is evolving from its industrial past into a vibrant hub for culture, services, and high-quality living.

What are the main factors you value in attracting international investment, and how does participation in MIPIM fit into the municipality's broader strategy in this area?

For the Municipality of Almada, we value investors who position themselves as long-term strategic partners, sharing our vision of a resilient, inclusive city that leaves no one behind. We prioritise projects that harmonise innovation and economic success with environmental sustainability, while respecting the cultural identity and customs that define our territory's soul. Above all, we seek partners committed to the "15-minute city" model, promoting proximity-based urbanism where quality of life, access to services, and soft mobility are the pillars of integrated human and social development.

Participation in MIPIM is part of this global strategy as a premier showcase to select partners whose values align with our ambition for avant-garde, sustainable urbanism. This international event allows us to project the municipality's strategic assets and establish dialogues ensuring that captured investment acts as a catalyst for cohesion and innovation. Through this presence, we reinforce Almada's position as a global competitive hub that, by implementing urban proximity concepts, values its heritage and guarantees the well-being and daily functionality of its community.



Almada Innovation District

Lisbon Metropolitan riverfront. Institutional scale. Controlled risk.

Arco Ribeirinho Sul is the public development platform leading the renewal of the Lisbon Metropolitan Area riverfront, structuring and delivering large-scale urban regeneration operations in Barreiro, Seixal and Almada.

By securing land assembly, planning, remediation and infrastructure, Arco Ribeirinho Sul de-risks complex urban transformation and enables investment-ready projects through public-private partnerships. Private capital is mobilized into phased, mixed-use developments aligned with long-term metropolitan demand.

These operations redefine the relationship between the Lisbon Area and the Tagus River, unlocking prime riverfront locations with strong fundamentals.

Core value for investment funds:

- Metropolitan-scale riverfront assets
- Planning certainty and reduced entitlement risk
- Phased capital deployment
- ESG-led regeneration embedded by design



One platform. Multiple projects. Long-term value creation in the Lisbon Area

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Almada aerial view

ALMADA: THE PLACE TO BE

The centre of the metropolitan region: 3M inhabitants

Largest city on the south shore of Tagus River: 177k+ inhabitants

1,8% population growth (between 2011 and 2021)

Quality of life: work, live and play

10 km of riverfront and **13 km of white sand beaches**

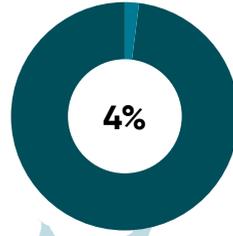
Inclusive city with strong cultural activity

Second biggest university hub: 11k+ students

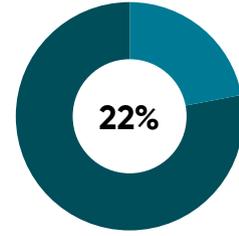
Infrastructures available: multimodal transportation, broadband networks, hospitals, and schools



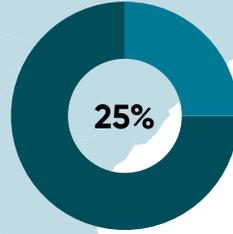
Land area



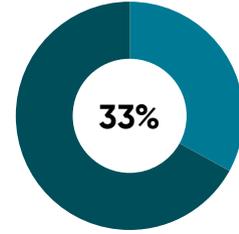
Population



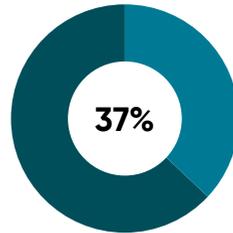
Companies



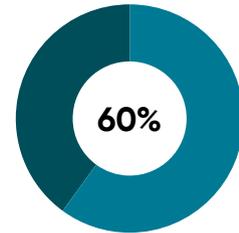
R&D companies



Research and Development units *



Total number of students enrolled in higher education



* The Research & Development units from private companies is attributed to the municipality where the company incurred the largest share of R&D expenditure.



Airport

30 min



Pragal Train Station

12 min
to the center of Lisbon



Surface Metro



Lisbon Cruise Terminal

30 min



Boat Fluvial Station

7 min
to the center of Lisbon



Bus Carris Metropolitana

18 min
to the center of Lisbon

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Fernando Paulo Ferreira,
Mayor of Vila Franca de Xira

VILA FRANCA DE XIRA: INVESTING IN AN EXPANDING REGION

Building “bridges” with investors from all over the world, Vila Franca de Xira will be participating at MIPIM for the fifth consecutive year, presenting structural projects that promise to shape the future of a region that is part of one of the most dynamic economies in Europe. Focusing on growth, competitiveness and quality of life, this municipality offers a variety of major real estate opportunities, ranging from logistics to residential.

What are the primary goals and key priorities for this city's participation in MIPIM?

2026 will be the fifth year that Vila Franca de Xira goes to MIPIM. Our participation in this event has been rich and productive as, year after year, we present the most interesting projects in different sectors, addressing the needs of investors and “building bridges” with the stakeholders of projects in Vila Franca de Xira.

We have a vision for strategic development, creating business opportunities that are relevant to the municipality and attractive to potential investors, both in new-build but also pre-existing projects.

Our goal is to offer investment opportunities for capital from different origins that see Portugal as a dynamic economy with worthy projects to add to their portfolio.

Investors want to understand how and why the Portuguese economy has achieved the greatest growth in Europe over the last year. They want to find out why a prestigious magazine like “The Economist” selected Portugal as the “Economy of the Year” in December 2025. Namely, the country’s GDP growth, controlled inflation rate, dynamic labour market with skilled workers, a positive outlook on solutions arriving from abroad, and safety, are core factors for Portugal’s strong appeal.

Our participation in this trade fair will be above all to demonstrate how Vila Franca de Xira is one of the most dynamic municipalities in Portugal, featuring a growing population and increasing foreign investment in various sectors; reasons that place it on investors’ radars.

On the other hand, our return to the 2026 edition of MIPIM will also help us learn from other municipalities and entities participating in the event, to adjust Vila Franca’s approach and strategy within a continuous learning process.

What strategic projects is the city currently developing, and what real estate opportunities will the municipality be presenting at MIPIM this year?

Vila Franca de Xira has a unique geographical advantage. We are the northern gateway to Lisbon, the country's capital. We are located just 20 km north of the primary Portuguese airport, 20 km north of Lisbon's financial district and we are situated on the banks of the Tagus River, with a riverfront spanning almost 23 km.

In addition to other dynamic economic sectors, business centres (logistics) are a key focus in our municipality. We have been developing the PLLN – Plataforma Logística Lisboa Norte project at the northern part of the Vila Franca de Xira region, at Castanheira do Ribatejo. In this sector, our privileged location offers a road network that includes three important highways in Portugal, major train lines, especially now with the development of the Portuguese TGV (high speed train), as well as close proximity to Tagus River ports, including the potential to collaborate with the Lisbon port located 40 km south. This Logistic Hub has already generated thousands of direct jobs and is expanding.

Another key dimension we will be bringing to this edition of MIPIM is the development of quality real estate projects that address the growing demand for upscale residential projects in the Greater Lisbon Area. We will offer quality housing projects aimed for a young and skilled population, such as digital nomads, but also for a retired generation looking for quality of life. Our brochure offers several examples at different stages of completion and in different areas of our municipality.

Due to all of this, we are confident that our city represents an attractive opportunity.



Puro Rio condominium,
Alhandra



Public housing and services,
Vialonga



Vila Rio new neighborhood,
Póvoa de Santa Iria

What are the key factors you value most when attracting international investment, and how does attending MIPIM fit into the municipality's broader strategy in this area?

Vila Franca de Xira is an expanding region for economic, logistical and new technological investments. Portugal has historically been an open economy and will continue to be so.

Building relationships with foreign investors who have a solid financial capacity and bring long-term commitment is a priority for our municipality and our community.

We are proud that part of our strong performance and growth was driven by investments attracted through MIPIM, which are already taking root in our region. And we want to show this to new potential investors and business partners.

We have the best reasons for you to invest and live in Vila Franca de Xira. Come meet us! Come visit us!



Asset Management

Real Estate Asset Management with **OUTSTANDING RESULTS.**

- Awarded 15x MSCI, 6x APFIPP and 3x Euromoney
- 2.6 Billion of Assets Under Management (January 2026)
- Manager of the biggest Open-Ended Real Estate Fund in Iberia





Fábrika das Palavras
Municipal library

VILA FRANCA DE XIRA: A MUNICIPALITY WITH STRONG CONNECTIONS

Strategic objectives: modernizing the territory, attracting investment, and improving quality of life

Prime location & connectivity: the northern gateway to the Lisbon region; navigability of the Tagus River

15-Minute City Concept: more services, more housing, and more time to live

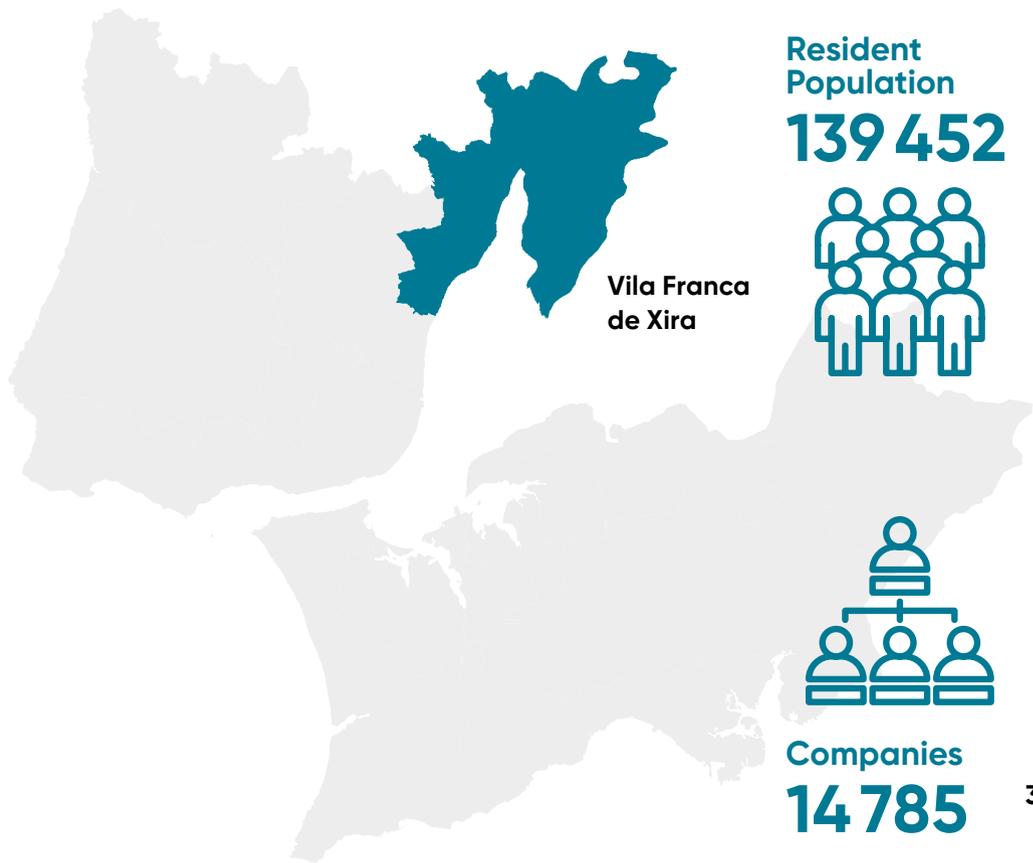
Innovation & business growth: a new business hub in the Northern Lisbon region

Green industry: driving corporate climate transition

Sustainable mobility: transitioning to multimodal, electric, and smooth mobility

Integration to European city networks: new leisure spaces

Quality of life & well-being: better schools, cultural diversity, expanded sports facilities, and enhanced healthcare service



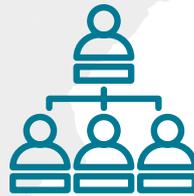
Vila Franca de Xira

Resident Population
139 452

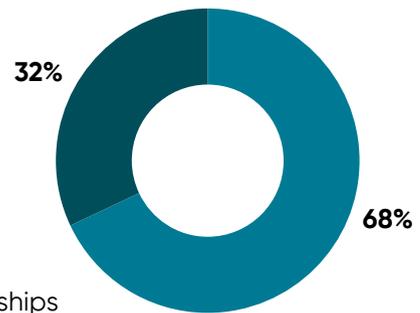


Area
318 194 km²

Population Density
438.3 Inhab./km²



Companies
14 785



- Corporations
- Sole Proprietorships



Airport



Train



Car



Bus

20 min
to the center of Lisbon

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Ricardo Leão,
Mayor of Loures

LOURES: A WELL-PREPARED TERRITORY WITH A CLEAR, CONSISTENT VISION FOR THE FUTURE

Strategically located in the heart of the Lisbon Metropolitan Area, Loures presents itself as a dynamic, forward-looking territory. It combines urban regeneration, high-quality real estate projects, and sustainable mobility solutions to attract responsible international investment.

What are the main objectives behind the city's participation in MIPIM, and what should be the key priorities of this presence?

The Municipality of Loures is strategically positioning itself as a competitive, sustainable and attractive territory for both national and international investment.

This year, our presence is guided by key priorities such as investment attraction, the promotion of urban regeneration projects, economic development initiatives, and the enhancement of infrastructure and strategic geographical location. These factors have been instrumental in transforming Loures into an increasingly attractive territory, particularly for those who work in the capital and seek high-quality housing combined with accessibility and quality of life.

We prioritise a sustainable mobility model that delivers economic, social and environmental benefits, supported by a public transport network designed to ensure coordination and optimisation with regional connectivity infrastructures, maximising the efficiency of passenger transport services.

Major public transport improvement projects, such as the extension of the Lisbon Metropolitan to Loures – the Violet Line – and the Sustainable Intermodal Line – LIOS Oriental, operating in BRT mode and connecting the municipalities of Loures, Lisbon and Oeiras, will significantly enhance connectivity. These projects will reduce travel times and improve mobility for the thousands of people who commute daily within and beyond Loures. The aim is to enhance connectivity between territories and implement new public transport corridors, once again placing Loures at the centre.

By participating once more on this major international stage, we reaffirm our ambition and strategic vision. The Municipality of Loures stands ready to welcome investment, create jobs and foster bal-

anced and sustainable growth, while preserving and enhancing the diverse territorial vocations.

Which strategic projects is the city currently developing, and what are the main real-estate opportunities the municipality is presenting at MIPIM this year?

In the very heart of the city of Loures, the República Plaza real estate development is emerging as a new urban landmark. Located in a prime central area, this project represents a natural meeting point within the city, harmoniously combining the urban environment with Loures rural character and local traditions.

Designed by ARX Portugal Arquitectos, Republica Plaza aims to reinforce residential stability through the creation of approximately 200 new high-quality house units, contributing to the attractiveness of the city centre.

In the eastern area of the municipality of Loures, more specifically in the centre of Sacavém, the Clarissas Development is taking shape. This project is being developed by Thomas & Piron, an exclusive construction and real estate development company, and designed by Saraiva e Associados.

The Clarissas Development is a unique residential and mixed-use project that aims to offer high-quality housing, integrating green spaces, modern infrastructure and accessibility. It comprises around 37 buildings, more than 700 residential units, street-level retail and a commercial area, a major social facility, as well as a large urban park, representing a total investment of €300 million. A key distinguishing factor of the project is its strong commitment to preserving and valuing the history and traditions of Sacavém, ensuring a balanced integration between heritage and contemporary urban living.



Clarissas Development, Sacavém



Foz do Trancão

In parallel, it is important to highlight that in 2024, four execution units for economic activities were approved in the Tocadelos area, enabling the construction of more than 226,000 square metres of built space. This initiative is aimed at the urban regeneration of this industrial zone, alongside the upgrading and hierarchisation of the local road network and its connections to the surrounding road infrastructure. This approach is based on a systemic and integrated vision, designed to contribute to the sustainable development of the municipal territory.

The Municipal Council is committed to the economic, technological, demographic and social development of the territory, within a sustainable municipality model. One of its core priorities is to promote and support projects that directly contribute to improving quality of life, reinforcing Loures as a balanced, resilient and future-oriented territory.

What are the key factors you value most when attracting international investment, and how does attending MIPIM fit into the municipality's broader strategy in this area?

The key factors we value to attract international investment are those that combine value creation for both the territory and its population. Our approach prioritises projects that combine economic viability with social responsibility, placing particular emphasis on sustainability, job creation, and full compliance with spatial planning principles and socio-territorial cohesion.

We value responsible investment, aligned with our urban development strategy, the challenges and opportunities set by the climate transition, and the continuous improvement of quality of life.

Participation in MIPIM is a fundamental instrument in achieving these objectives. It provides a privileged platform to present our strategic vision and priority projects directly, fostering open dialogue and the development of solid, transparent and long-term partnerships.

Direct contact with key decision-makers accelerates processes, strengthens mutual trust and reinforces the image of the Municipality of Loures as a credible, well-prepared territory, with a clear and consistent vision for the future.



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Formoso

MARVILA

Garden ♦ Swimming Pool ♦ Club house ♦ Gym ♦ Private Parking

Marvila's Hidden Gem.

ARRIVE. STAY. BELONG.

*Private Condominium
with 49 apartments*

T1 TO T4 DUPLEX

Situated in the vibrant parish of Marvila, in Lisbon, this new real estate development is set in an environment of arts, technology, and leisure in full expansion, ready to become the epicenter of all events.

Designed for a practical and comfortable life, it includes parking, a garden, a clubhouse with reception and concierge, a bicycle park, a swimming pool, electric charging, a gym, and a sauna.

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KREST

Build
beyond



Loures Riverside Path

LOURES: AT THE HEART OF INVESTMENT

Cohesion and cultural diversity: a home for more than 210.000 people

Strategic location

Competitive positioning

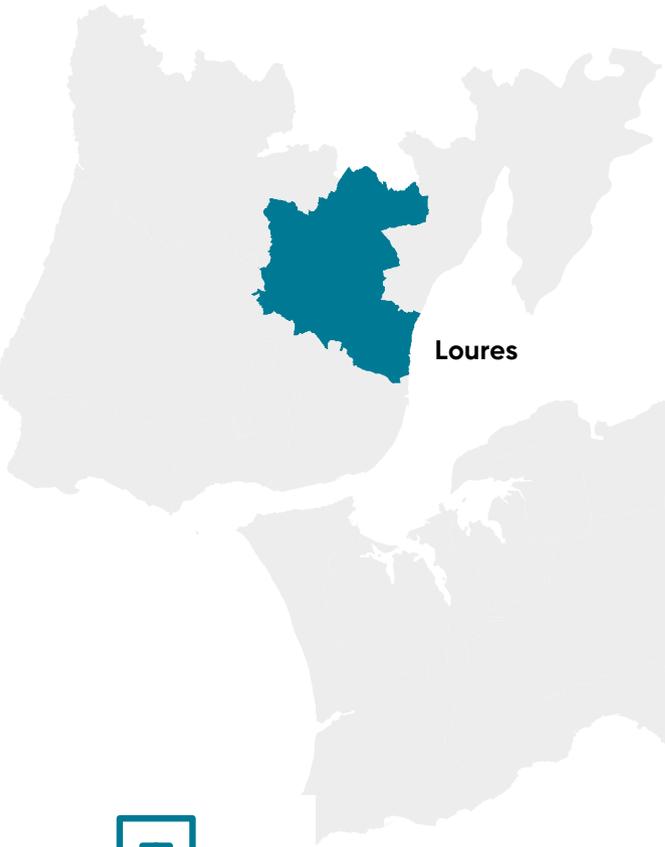
Strong connectivity: infrastructure and accessibility

Enhancement of territorial areas

Growth and investment: establishment of over 25.000 companies

Quality of life: unique and distinctive natural heritage

Bureaucratic simplification: close cooperation with investors



Loures

Loures is today, more than ever, a competitive and innovative municipality, positioning itself at the center of strategic investment in the Lisbon region.

The ongoing strategic partnerships, the investments made in various types of infrastructure and the streamlined processes designed with entrepreneurs, make this municipality a national reference in terms of investment opportunities.



Population

210 000

resident population

Population Density: **1.254 (n.º/km2)**

Young municipality

>32% up to 35 years old

64% of the population in working age



Housing

+ 1000

new houses



Economy

25 120

headquartered companies

Growth of 34% | + 6.386 companies

90 000 people employed | +7%

Total gross value added: **€3 billion**

Total business volume: **€10 billion |**

+3%

Business volume of real estate activities: **€200 million**



Airport



Train



Metro



Car



**Bus Carris
Metropolitana**

15 min
to the center of Lisbon

more information
cm-loures.pt

visit us >



RESIDENTIAL MARKET PICKS UP SPEED IN GREATER LISBON

Lisbon’s housing market picks up speed again on all fronts, with 2025 bringing double digit growth to sales prices and more than a 60% rise in investment in new residential development.

**An analysis by
Confidencial Imobiliário**

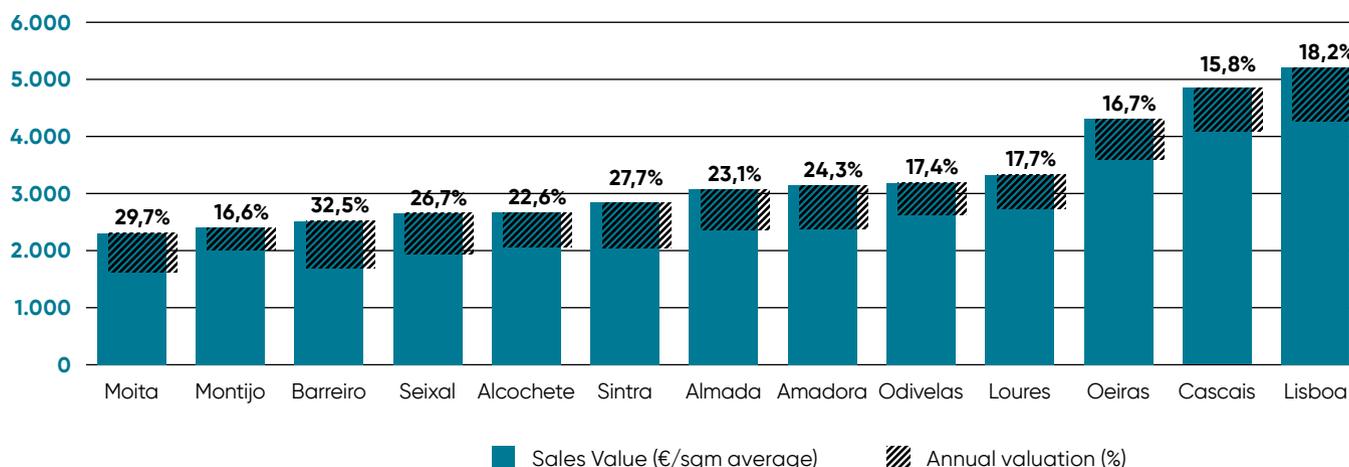
According to the Residential Price Index by Confidencial Imobiliário (Ci), the average sales prices for housing in the Lisbon municipality appreciated 18.2% last year, more than tripling the price increase of 5.5% observed in 2024 and reversing the deceleration cycle witnessed since 2022. Establishing itself as the most expensive region in Portugal, the average sale price in Lisbon was €5,207/sqm in 2025.

Lisbon’s performance extends across the entire Lisbon Metropolitan Area (Lisbon MA), presenting a significant upsurge in prices in most markets. This phenomenon is particularly evident in the South Bank councils, which once again led appreciation in the region. Featuring an increase of 32.5%, Barreiro stood out as the market with the highest price growth in 2025, reaching almost €2,500/sqm. Moita also excelled, presenting an increase of almost 30%, with homes sold at an average price of €2,300/sqm, the lowest figure in the Lisbon MA in 2025.

But this robust appreciation did not just occur in markets with lower base prices. Cascais and Oeiras – the most expensive markets in the region after the capital city, Lisbon – also featured increases of around 16% in 2025, compared with the 10% to 12% rises observed in 2024. This performance led both markets to close deals above €4,000/sqm in 2025. Among Lisbon’s secondary markets, Sintra is the municipality with the greatest appreciation, featuring a price growth of almost 28% in 2025, while we note that Amadora also presented an increase above 20% last year.

Residential Price Index – AM Lisboa 2025

Source: SIR – Sistema de Informação Residencial e Índice de Preços Residenciais



€3,543/sqm average sale price in LMA

Last year, the Lisbon Metropolitan Area (LMA) established itself as the most expensive region in the country, featuring average sales prices of €3,543/sqm.

€19/sqm average rent in Lisbon

Ending the cycle of quarterly declines initiated at the end of 2024, the average residential rent negotiated in the Portuguese capital reached €19/sqm in 2025, closing the year with an annual variation of 0.2%.

4.6% residential yield

As housing prices regain momentum and residential rents tend to stabilise in Lisbon, the yield compression initiated in mid-2024 maintained, reaching 4.6% in the fourth quarter of 2025.

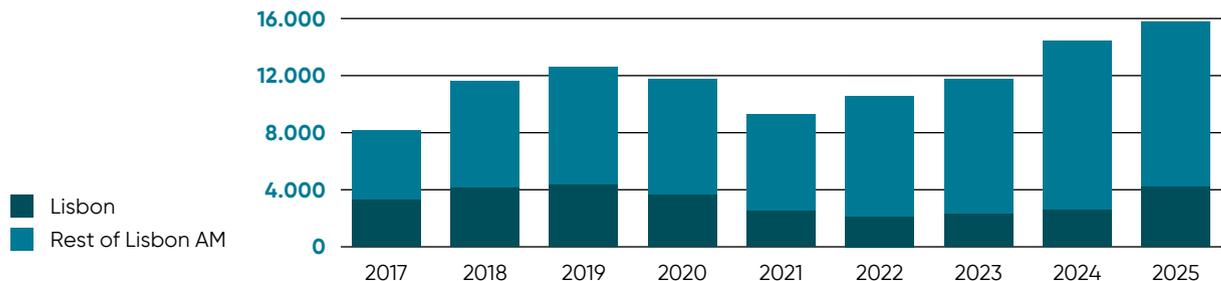
4,250 new homes in the pipeline in the capital

Consolidated as one of the primary destinations for investment in residential development, in 2025 Lisbon had a portfolio of approximately 4,250 new homes in the pipeline, a substantial 62% increase from 2024. Large-scale development was another important driver of this market in 2025, featuring projects for 10 buildings with over 100 apartments, totalling more than 1,510 new units.

Evolution of the residential pipeline – Lisbon AM

Number of dwellings

Source: Pipeline Imobiliário – Ci/ADENE



77% of the supply under licensing is for new housing

This growth was driven solely by new build projects, which more than doubled to around 3,300 units, now accounting for 77% of the portfolio of new homes with licensing applications. On the other hand, regeneration presented a y-o-y decrease of 19%, amounting to around 990 units (23% of the pipeline).

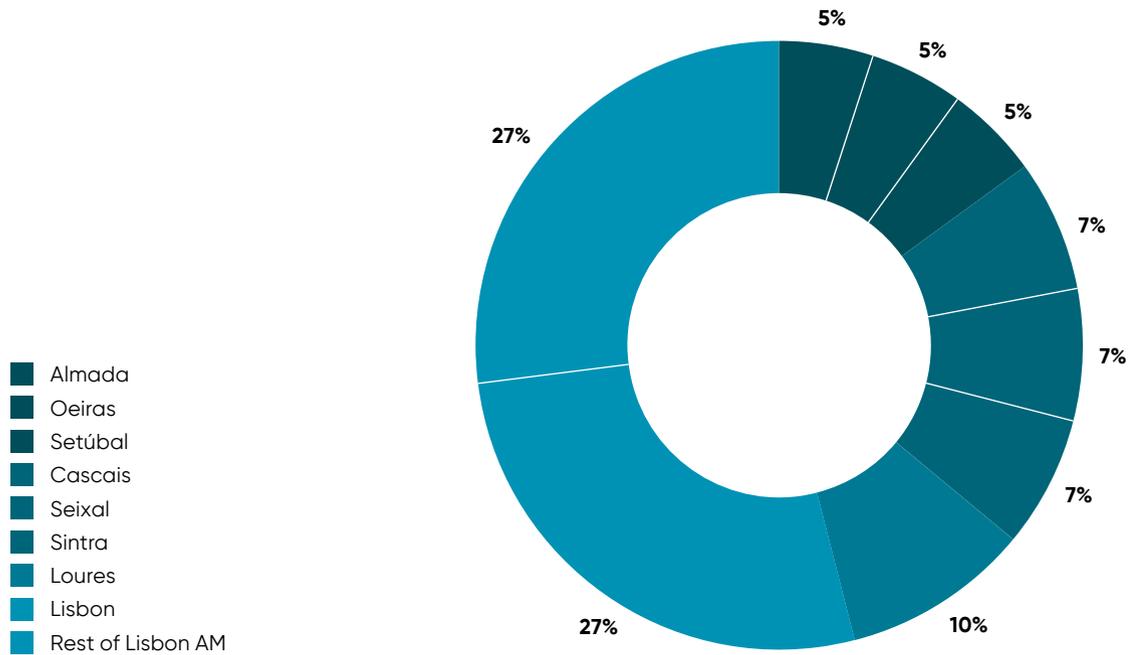
Therefore, 2025 marks a significant structural shift in the landscape of Lisbon's residential development, as this is the first time in almost a decade that regeneration represents less than 40% of housing development.

Almost 15,750 homes with licensing applications submitted in the LMA

In 2025, there were an estimated 15,750 homes awaiting licensing in the LMA councils, representing almost 22% of the number of homes in the pipeline nationwide. Directly behind Lisbon, the Loures, Sintra, Seixal and Cascais municipalities lead the volume of new supply planned for the region, with licensing applications for around 1,000 units each.

Residential pipeline Lisbon AM % in the number of dwellings 2025

Source: Pipeline Imobiliário – Ci/ADENE

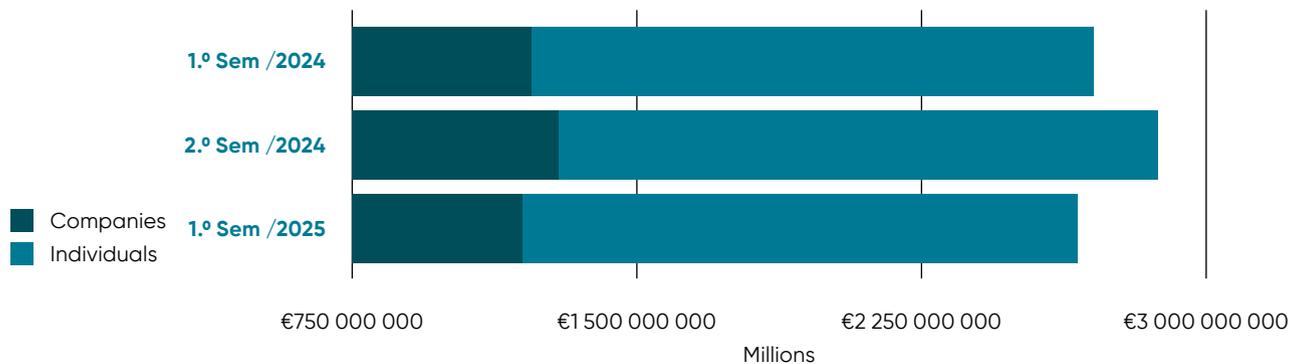


Investment in the historic centre continues to grow

Meanwhile, the investment in housing in Lisbon’s Urban Regeneration Area remained at record highs in 2025, totalling 1,912 million euros and deals involving 3,850 properties in the first half of the year alone – a performance in line with the same period in 2024, which we note was the best year ever for this sector in Lisbon, for the first time reaching 4 billion euros in transactions.

Investment in housing in the Lisbon Aru

Source: Confidencial Imobiliário



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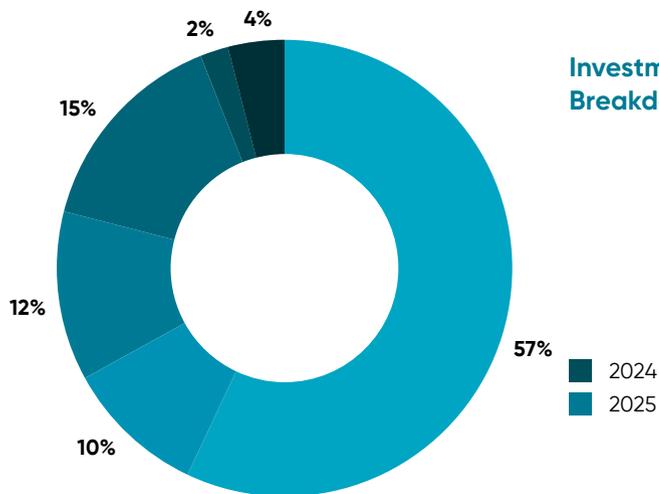
LISBON ATTRACTED ALMOST €9 BILLION OVER RECENT YEARS

An analysis by Iberian Property

Globally recognised as an increasingly competitive destination, over the last seven years Lisbon has attracted more than €8.8 billion in commercial real estate investment, drawing capital from the four corners of the world.

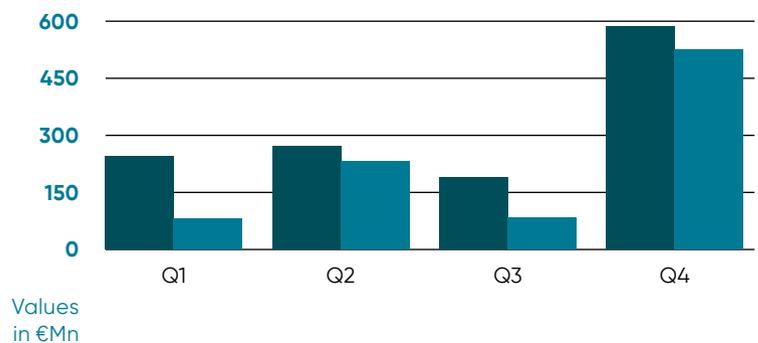
In 2025 alone, €920 million were invested in the Portuguese capital, which is the major driver of real estate investment in the country. Over half of this figure (58%), namely €529 million, was allocated to offices, proving the solidity of this sector's fundamentals. Hotels attracted €136 million and logistics another €108 million, making these the second and third most preferred asset classes among investors, accounting for, respectively, 15% and 14% of the amount invested in the region. Retail comes next, with €94 million (10%), followed by Alternative assets, with €35 million (4%) and Multifamily, with just €18 million (2%) in transactions in 2025.

Investment in Greater Lisbon Breakdown by sector, 2025



- Office
- Retail
- Logistics
- Hotels
- Multifamily
- Alternative

Investment in Greater Lisbon Breakdown by quarter



Forecasts point to a year of stability

Looking forward, overall, the forecasts are good for occupier markets in 2026, with a performance that is expected to remain in line with the previous year. A trend that should also be reflected in capital markets.

Offices

Office take-up in Lisbon reached 204,200 sqm in 2025, curbing the performance (-8%) compared with the previous year, which we recall was the third best ever, with almost 220,000 sqm taken up. In 2026, take-up is expected to stabilise, once again staying close to 200,000 sqm.

In the meantime, Lisbon features the largest volume of Gross Leasable Area (GLA) in the pipeline in the last decade, with around 370,000 sqm planned until 2028. Of this volume, 126,000 sqm are under construction and due to be concluded in 2026.

After reaching €32/sqm/month in 2025, the prime rent is expected to stabilise in 2026.

204,000 sqm | -8% y-o-y

Take-up 2025 vs 2024

€32/sqm/month | +7% y-o-y

Prime Rent 2025

7.7% | +2 b.p. y-o-y

Vacancy Rate 2025

126,000 sqm

New stock concluded in 2026 (forecast)

5,00%

Prime Yield

Logistics

The Greater Lisbon Area recorded a take-up of 268,000 sqm in 2025, representing 60% of the national market. The fact that demand continues to outgrow supply caused a slowdown in take-up, which decreased 32% compared with 2024. However, this scenario keeps investment in new product at a high, with several major projects currently under development and 406,000 sqm of new GLA due to be delivered in 2026, thus sustaining forecasts for growth in take-up, while prime rents are expected to remain stable at €6,00/sqm for Big Boxes.

268,000 sqm | -32% y-o-y

Take-up 2025 vs 2024

€6/sqm/month | +5% y-o-y

Prime Rent 2025 (Big Box)

7.7% | +2 b.p. y-o-y

Vacancy Rate 2025

406,000 sqm

New stock concluded 2026 (forecast)

5,75%

Prime Yield (Big Box)

High Street Retail

Strongly driven by tourism, as well as economic growth, retail performance remained high over the last year, with shopping centre transactions in Portugal increasing 10% compared with 2024. This momentum was also observed in high street retail, which featured over 180 openings on the prime axes, with rents reaching €145/sqm on Rua Garrett, the prime benchmark in the city, and which are expected to keep rising between 3% and 5% this year, predictably to €155/sqm.

182 | +22% y-o-y

Openings in Lisbon 2025

€145/sqm/month |

Prime Rent 2025 (Chiado)

12%

Vacancy Rate 2025

4,00%

Prime Yield (Big Box)

Hotels

One of the major drivers of economic development in the region, tourism continues to grow in the Portuguese capital, and the numbers confirm this. Lisbon's airport reached a new record number of passengers last year, totalling 36.1 million, 2.9% more than in 2024. In addition, from January to November 2025, tourist accommodation in the Lisbon region received more than 8.9 million guests and recorded 19.7 million overnights, representing y-o-y increases of 2.7% and 1.1%, respectively, along with a growth of 2.5% in total revenue, to more than €2.053 billion.

36.1 million | +2.9% y-o-y

Passengers Lisbon Airport 2025

8.9 million | +2.7% y-o-y

Guests 2025

€155.87 | +2.6% y-o-y

ADR 2025

€144.46 | +2.2% y-o-y

RevPar 2025

Sources: INE, Visit Lisboa, CBRE, Cushman & Wakefield, DILS, ANA Aeroportos

PROGRAMME LISBOA REGION

- March 10 12h00 Projects Presentation**
Lisbon Largest Ongoing Riverfront Regeneration
– Prata Riverside & Matinha
Speaker: João Cabaça, *CEO, VIC Properties*
- 14h30 Lisbon Region Opportunity: Loures**
Meet the Cities of Lisbon Region where to find the best Opportunities!
Speaker: Ricardo Leão, *Mayor of Loures*
- 15h30 Investors Talk by Iberian Property**
How to invest in Portugal, the French Investors view
Speakers:
Jorge Bota, *B. Prime*
To be nominated, *French Investors*
Moderator: António Gil Machado, *Diretor, Iberimmo*
- 16h30 Projects Presentation**
Entrecampos, Lisbon's New Original
Speaker: Miguel Santana, *CEO, Fidelidade Property*
- 17h30 Investors Talk by Iberian Property**
Portugal's Hospitality Market: Where Global Brands Meet Sophisticated Investors
Speakers:
José Gil Duarte, *Managing Partner Portugal, Horwarth*
Margarida Caldeira, *Chair of EMEA, Broadway Malyan*
Pedro Seabra, *CEO, Refundos Explorer*
Moderator: António Gil Machado, *Diretor, Iberimmo*
- 11h00 Lisbon Region Opportunity: Vila Franca de Xira**
Meet the Cities of Lisbon Region where to find the best Opportunities!
Speaker: Fernando Paulo Ferreira, *Mayor of Loures*
- March 11 12h00 City Meeting: Barcelona**
Lisbon Region welcomes the Iberian cities to share views on today city's challenges!
Speakers:
Elena Amat, *Manager of Metropolitan Coordination and Major City Transformations, Barcelona City Council*
Vasco Moreira Rato, *Council Member, Lisbon Municipality*

15h00 Lisbon Region Opportunity: Lisbon

Meet the Cities of Lisbon Region where to find the best Opportunities!

Speaker: Carlos Moedas, *Mayor of Lisbon*

16h00 Investors Talk by Square AM

Finding the best Vehicles to invest in Portugal

Speakers:

Nuno Nunes, *CIO, Square Asset Management*

To be nominated, *International Investors*

Moderator: António Gil Machado, *Diretor, Iberimmo*

18h00 Grand' Portuguese Conference In Mipim

@ Debussy Room in MIPIM Grand Palais, Presented by Iberian Property & APPII

March 12 11h00 Lisbon Region Opportunity: Almada

12h00 City Meeting: Madrid

Lisbon Region welcomes the Iberian cities to share views on today city's challenges!

Speakers:

Representative to be confirmed, *Madrid City Council*

Vasco Moreira Rato, *Council Member, Lisbon Municipality*

15h00 Investors Talk by Krest Investments

Where & how to Invest in Lisbon?

Speakers:

Claude Kandyoti, *Krest Investments*

Paulo Diogo, *Diretor Municipal, Lisbon Municipality*

Ricardo Guimarães, *Confidencial Imobiliário*

Moderator: António Gil Machado, *Diretor, Iberimmo*

16h00 The opportunity across Portugal

Future developments & investment Opportunities across Portugal

Speakers:

Speakers from leading municipalities to be announced

17h00 Lisbon Region Opportunity: Lisbon

Welcome to Portuguese Stands & Closing

Sponsored by Arco Ribeirinho Sul

A celebration where the Portuguese Family is invited to celebrate with a Closing Port Wine!

SOGRAPE



Founded in 1942 by Fernando Van Zeller Guedes, Sogrape was born to demonstrate the quality of Portuguese wines to the world.

From a single winery in the Douro Valley focused on the production of Mateus Rose, this family company has become global, with presence in more than 120 markets, owning c. 1,600 hectares of vineyards in Portugal, Spain, Chile, Argentina and New Zealand.

Moved by the purpose of bringing Friendship and Happiness to everyone it touches through its wonderful wines, the family spirit and the peak performing team culture lived at Sogrape are key in

the successful path that it has been building for more than 80 years.

Under the leadership of Fernando da Cunha Guedes, current President and 3rd generation of the founding family, the leading company in Portugal aims to spread Sograpiness through the world and be affirmed as a catalyst for positive societal change, respecting the limits of the planet in the construction of a more sustainable and inclusive future.

The background consists of a grid of squares in two colors: black and teal. The squares are arranged in a pattern that is not perfectly uniform, with some squares missing or overlapping, creating a modern, geometric aesthetic. The teal color is a dark, muted blue-green.

Companies directory



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Sul

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Chairwoman
Alexandre Capucha
Vice Chairman

Arco Ribeirinho Sul, S.A. is a public company responsible for the development and management of the Arco Ribeirinho Sul Project, covering the municipalities of Barreiro, Seixal, and Almada. Its mission is to promote urban and environmental regeneration and the sustainable real estate valorisation of former industrial areas on the southern bank of the Tagus River.

The company operates across several strategic areas, including urban redevelopment, real estate promotion and management, energy and environmental efficiency, and business park management, while also integrating services related to soil and water decontamination and sustainable mobility.

With a long-term strategic vision, Arco Ribeirinho Sul plays a central role in the territorial and economic transformation of the Lisbon Metropolitan Area, contributing to the creation of new urban centralities and the repositioning of the southern riverfront as a key axis of sustainable growth.

Through its operations, the company creates attractive investment opportunities by leveraging large-scale regeneration projects and fostering public-private

partnerships, enabling investors to participate in the redevelopment of high-potential locations while aligning profitability with environmental responsibility and social impact. Arco Ribeirinho Sul thus acts as a strategic platform for sustainable investment, reinforcing Lisbon's competitiveness and resilience at a metropolitan and international level.



Barreiro, Portugal

Urban transformation operations in Barreiro focus on the regeneration of the Tagus riverfront, converting former industrial areas into mixed-use districts with housing, economic activities, public spaces, and leisure areas. The river is repositioned as a key urban and environmental asset, strengthening accessibility and quality of life.

A central element of this transformation is the planned new river crossing, which will significantly improve direct connectivity with Lisbon, integrating Barreiro more closely into the metropolitan core. Enhanced accessibility reinforces Barreiro's role as a strategic extension of Lisbon, creating new urban centralities and generating strong opportunities for sustainable development and investment.

Seixal, Portugal

Urban transformation operations in Seixal focus on the redevelopment of former industrial areas into sustainable mixed-use districts, positioned as a preferred location for economic activities. These operations are supported by integrated energy production infrastructure, ensuring a high level of local energy autonomy and long-term environmental performance.

The riverfront plays a central role in the urban structure, improving accessibility, landscape quality, and the relationship between productive uses and the river. By combining riverfront regeneration, energy self-sufficiency, and an economic focus, Seixal emerges as a strategic and resilient hub within the Lisbon Area, offering strong opportunities for sustainable investment.



Lisnave – Almada, Portugal

Urban transformation operations at Lisnave, in Almada, focus on the regeneration of a strategic riverfront site structured around historic docks, water systems, and the Tagus River. Former shipyard areas are redeveloped into mixed-use districts combining housing, tourism, leisure, and public spaces, with the docks as key urban and identity elements.

The strong relationship with the river supports tourism and waterfront activities, while Almada's immediate proximity to Lisbon positions Lisnave as a natural extension of the capital, offering high-quality urban environments and attractive investment opportunities in a prime metropolitan location.





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João Andrade
Member of the Executive Board

Fidelidade Property is the real estate arm of the Fidelidade Insurance Company Group. Fidelidade Property supports the Group's real estate investments in Portugal and abroad and the management of its asset portfolios.

Thought a rigorous and prudent policy, with an intervention at all stages of the real estate, and supported by solid market knowledge, Fidelidade Property holds and manages real estate investments worldwide, both directly and through investment funds.



EntreCampos – Lisboa, Portugal

Located in the heart of Lisbon, EntreCampos is one of the city's largest and most transformative real estate developments in decades. This mixed-use project will deliver 140,000m² of office space, 20,000m² of retail, 250 apartments, and over 17,000m² of public parks and plazas.

Once the location of Lisbon's funfair, but derelict for 20 years, EntreCampos will revitalize a beloved area of the city. Developed by Fidelidade in collaboration with internationally renowned architects, as Gensler, Promontório, KPF, Saraiva + Associados, Souto Moura, Siza Vieira e Ana Costa, EntreCampos will create a vibrant city destination. EntreCampos is centred around its expansive public realm, ensuring a close connection with the community, and delivers an open-air, curated high street retail district, the first of its kind in Lisbon.

The sustainability goals of the project are reflected in several environmental strategies. The project holds prestigious ESG certifications: WELL Gold, LEED Neighbourhood Gold, awarded for the first time in Portugal, and WiredScore Neighbourhood, a first in Continental Europe.

The design of the buildings was implemented to ensure minimal carbon footprint of the project, with the adoption of top-of-efficiency-class chillers, efficient lighting fixtures, implementation of geothermal energy and solar photovoltaic systems.

EntreCampos is an innovative, sustainability-driven project designed from scratch, with key principles of environmental, social, and technological excellence embedded from the outset.



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Claude Kandiyoti
Chief Servant Officer
Ilan Zatalovski
Chief Financial Officer

Krest Investments is a leading family-owned real estate developer and investor.

We are dedicated to shaping the future of real estate across diverse markets and redefining the urban landscape by developing innovative, high-quality and sustainable projects which enrich communities.

Through strategic partnerships, we invest in forward-thinking concepts that aim to enhance living and working experiences across Europe.

Operating in Belgium and Portugal, our portfolio extends across residential, hospitality, logistics, offices, business parks and retail.



Alvôr The Breeze – Alvor, Algarve, Portugal

Set on the seafront, with stunning views over the Alvor Lagoon and the Atlantic Ocean, this gated development offers 24 two- and three-bedroom apartments, featuring private pools, landscaped gardens, a clubhouse and a gym. Just a few steps from the beach, it was designed to promote a healthy lifestyle in harmony with nature and a strong sense of community.

Formoso Marvila – Lisboa, Portugal

Located in Marvila, Lisbon, the project emerges from the rehabilitation of a former wine warehouse, preserving and celebrating its key architectural elements. Set within a vibrant neighbourhood shaped by art, technology, and leisure, Formoso Marvila comprises 49 apartments, ranging from one- to four-bedroom units, many of which enjoy views over the Tagus River.



Arcoverde – Paço de Arcos, Oeiras, Portugal

With more than 200 units, from one- to four-bedroom apartments and retail, this project is part of an urban regeneration initiative promoted by the Municipality of Oeiras. Developed through a partnership between KREST and REVIVE, it features a contemporary design focused on sustainability and energy efficiency, contributing to the well-being of the Paço de Arcos community.

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Asset Management

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Nuno Nunes
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Jorge Pereira
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Square Asset Management is the leading independent open-ended real estate asset manager in Iberia, serving both institutional and private investors and holding a prominent position in the Iberian investment landscape.

Square AM has more than €2.6 billion in assets under management and has received the prestigious MSCI award for the best-performing balanced portfolio for 15 consecutive years, a distinction that reflects its strong track record of delivering consistent long-term performance.

Square is authorised and supervised by the Portuguese Securities Market Commission (CMVM) and is recognised as an Alternative Investment Fund Manager (AIFM) under European regulation.

The Square management team, bringing together more than 35 years of combined experience across asset management, real estate development, legal advisory and banking, represents a highly differentiated and multidisciplinary manager in the Iberian market.

Square takes ESG considerations into account across its investment and asset management activities, aligned with environmental and social responsibility alongside its financial objectives. Square is a member of the UN Global Compact and a signatory to the Ten Principles derived from four universally accepted international declarations and conventions.

Square AM group manages real estate funds and consultancy services:

Income Funds – Management of risk/return on core and core plus assets, especially in office, retail, logistics and distribution, among others:

- 2 open ended real estate funds, CA Património Crescente with €1,430 million of AUM. It is

the largest and most awarded real estate fund in Portugal and Property Core Real Estate Fund, an Iberian Fund, recently launched for institutional and retail clients (€360 million AUM).

Specialised Funds – Tailored management of thematic assets to optimise market value and performance. In this realm, Square AM oversees a spectrum of funds covering healthcare and hospitals, supermarkets, shopping centres, hotels and logistics.

Distressed Asset Funds – Long-term management of non-core assets, aimed at increasing their market value and selling them.

Consultancy & Services – Square AM is positioned as a partner of institutional investors wishing to contract the management of their investments, either through an investment fund or another specific consultancy solution.

CA Património Crescente Fund

This flagship fund has been recognized by MSCI for 14 consecutive years as the best-performing Iberian/Portuguese balanced portfolio. Managed as a balanced fund with solid tenants on long-term leases, it is the largest Open-End Real Estate Fund in Iberia. It is also classified under SFDR – Article 8.

Property Core Real Estate Fund

Although it was launched only 5 years ago, it has already been recognized by MSCI as the best-performing Portuguese balanced portfolio. It is built on assets with strong long-term leases through direct investment in commercial real estate across the Iberian Peninsula. It is also classified under SFDR – Article 8.



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Telmo Silva
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Founded in 2018, and with a development volume of over 3.0 billion euros under management, VIC Properties is a vibrant, dynamic, and fully integrated real estate developer.

With a mission of creating unforgettable memories alongside a strong sense of community, VIC Properties is focused on large scale development projects within the residential and hospitality sectors in Portugal.

Headquartered in Lisbon, and supported by a highly talented pool of employees, VIC Properties has developed a sound reputation and track-record over the years, a reflection of its iconic projects, extensive know-how and robust in-house technical capabilities.



Prata Riverside Village – Lisboa, Portugal

Inspired by Tagus river, the light and the beauty of Lisbon, Prata Riverside Village, is an urban village in the heart of the city. Designed by Pritzker Prize winner Renzo Piano, Prata reflects a new way of living in the city. With a true neighbourhood atmosphere, quiet, but full of life, this project combines modernity and functionality with sustainable and durable material technologies. With a unique connection to the Tagus river, and located next to the Parque Ribeirinho Oriente, Prata is integrated in a lively community, served by commerce, services, cultural and leisure facilities and green areas.

Matinha – Lisbon, Portugal

Situated on the Tagus River, between Parque das Nações and Marvila, the former 1940s industrial site has remained abandoned for over 25 years, disconnecting the city from the waterfront. Matinha, the largest residential neighborhood in Lisbon, with 245k sqm, represents the last major component of the waterside's reimagination into a thriving, pedestrian-centric destination and effective extension of the capital city. Matinha will bring 2,000 vibrant residential living spaces, 120,000 square metres of green space and leisure facilities, 65,000 square metres of restaurant and stores, as well as a new school, offices and entertainment venues. During the construction phase, more than 3,000 jobs will be created.



Pinheirinho Comporta – Melides, Portugal

Nestled between a pine forest, the dunes and the Atlantic Ocean, Pinheirinho extends across approximately 400 hectares within a natural reserve, with a total gross construction area of 200,000 square metres. The destination will comprise two luxury hotels, one of which will operate under the Six Senses brand and include branded residences, marking the brand's first residential offering in Portugal. The broader development will also feature plots, bespoke villas and apartments, all set within a carefully designed masterplan structured around its existing 18-hole golf course. With privileged direct access to the beach, the estate will offer a wide range of sports facilities, family-oriented amenities, as well as shops and services, and will provide residents and visitors with access to a dedicated beach club.



ARC⁷

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ARC-IDC is an international architecture and design consultancy company delivering fully integrated, in-house design solutions for complex real estate developments across Europe, the Middle East, and Africa.

With studios in Lisbon and London, we partner with developers and investors to deliver successful, commercially viable, and strongly designed assets.

From large-scale masterplans to hospitality, residential, healthcare, and cultural developments, we bring strategic thinking, technical depth, and design quality to every stage of our projects.

Our multidisciplinary team integrates architecture, interior design, landscape, and other disciplines to ensure coherence, efficiency, and long-term value creation.

At ARC-IDC, we design with purpose, and we design thinking together to create places that strengthen identity and deliver sustainable, long-term impact.

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Design thinking together.

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Nuno Ferreira
Head of Investment

B. Prime was founded in 2009 and is specialized in the Portuguese market, besides being the preferred partner for several worldwide consultancy firms.

B. Prime is regulated by RICS (Royal Institution of Chartered Surveyors), an LPI member (Lisbon Prime Index) and registered with the CMVM (Portuguese Securities Market Commission).

The core business of B. Prime is the commercial real estate through:

- Agency (Offices | Industrial & Logistics | Retail)
- Asset & Property Management
- ESG & Sustainability
- Investment
- Project Management & Technical Due Diligence
- Real Estate Valuation & Consultancy

Decades of Excellence in Building Portugal's Future

Décadas
de Excelência
na Construção
do Futuro de Portugal

B. Prime actively participates in the growth and dynamism of the business sector, through advice on the processes of buying, selling, leasing, valuating, managing and rehabilitating companies' real estate assets in Portugal.

A B. Prime participa ativamente no crescimento e no dinamismo do panorama empresarial, através do aconselhamento nos processos de compra, venda, arrendamento, avaliação, gestão e reabilitação do património imobiliário das empresas, em Portugal.

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Chairman
Luís Corrêa de Barros
Founder & CEO
Duarte Soares Franco
Board Member

Since our founding in 1999, Patron Capital has become a leading European real estate investment platform. We have deployed over €5 billion of equity, representing over €12 billion of assets across 117 investments and +200 transactions in 17 countries.

Over 27 years, Patron has delivered consistent long-term returns through our disciplined Western Europe strategy, supported by active asset management and deep local expertise. Our diversified programme spans multiple real estate sectors, with a focus on careful underwriting and execution.

Patron's performance across market cycles is underpinned by a senior team averaging 30 years of experience and more than 18 years working together – providing rare continuity and stability.

Backed by a global institutional investor base, we are committed to the highest standards of governance and responsible investment, including PRI and GRESB alignment.

Together, this enduring track record, institutional credibility and stable leadership position Patron as a trusted long-term partner in Western European real estate.

Habitat Invest is a private company in the real estate sector founded in 2001. Its activity is developed in investment, promotion, management and mediation of real estate assets, also extending to tourism. It is currently a local partner for institutional investors and family offices. The company's core is the residential sector, covering all segments, from middle class to premium.

The group's companies include Habitat Ventures (real estate investment and development), Habitat Project (project coordination and project management), Habitat Property (real estate asset management) and Habitat Broker (real estate brokerage). The group's tourism activity operates under the Five Stars – Premium Apartments brand and its brokerage activity under the Five Stars – Brokers brand.

Currently, Habitat Invest's projects represent an investment of over 690M€, 15 on going real estate projects, 1,517 units and more than 306K square meters of construction area. In 2025 the company will launch 3 new projects and phases.

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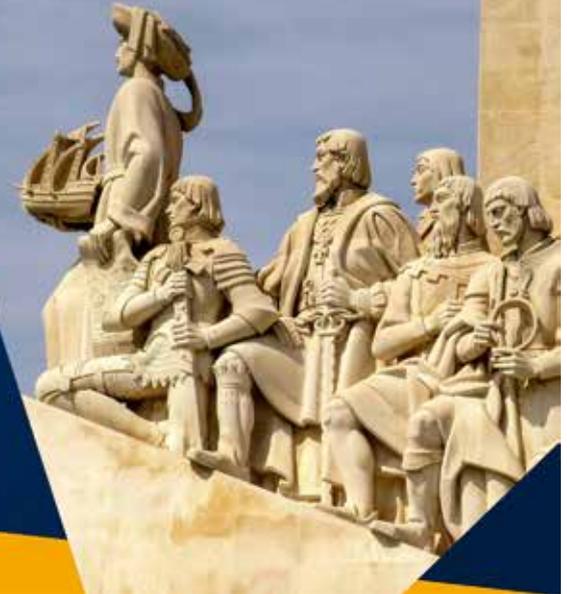
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Blending sophisticated architecture with nature-driven living, it offers concierge services, a gym, and a convenient turnkey option for comfort and peace of mind. Expansive openings link bright interiors to terraces, the pool, patios, and gardens for a serene lifestyle.

Designed by **Rafael Balestra**
from RCA – Regino Cruz Architects.

Bold steps forward

We help ambitious clients achieve extraordinary outcomes



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Senior Director

Horwath HTL Portugal is part of Horwath HTL, the world's leading hospitality, tourism and leisure advisory network, with over 100 years of global expertise. Across our international platform, we support governments, investors and developers in shaping sustainable, competitive and future-ready destinations. In Portugal, this commitment is embodied in our Centre of Excellence, a hub dedicated to advancing innovation and leadership across hospitality, tourism, leisure and entertainment.

Hospitality and tourism remain at the core of our approach. These sectors are fundamental to destination competitiveness, investment performance and long-term economic resilience. From hotel development and repositioning to integrated resort concepts and destination strategies, we help create distinctive, high-value experiences aligned with evolving market trends and traveller expectations. By connecting hospitality assets to the identity and ambitions of each destination, we unlock sustainable growth for investors and communities.

Leisure and entertainment are powerful catalysts of urban transformation. As fast-growing industries, they stimulate regeneration, attract investment and enhance the social and economic vitality of cities. When strategically embedded into the urban fabric, they activate public spaces, strengthen real estate performance and elevate destination appeal, positioning cities as inclusive and globally competitive environments.

Through our Centre of Excellence, we develop forward-thinking solutions in urban destination management, city centre revitalisation and public space activation. Our work includes the restoration and repositioning of cultural heritage assets, as well as innovative leisure and hospitality concepts – including waterfront and maritime developments – that modernise cities while respecting their identity.

Our approach integrates ESG principles, sustainability and regenerative development frameworks, guided by the 3Ps – People, Planet and Profit. We design interventions that create meaningful value for communities, generate long-term economic returns and respect environmental boundaries. By combining purpose-driven strategy with advanced tools such as artificial intelligence and digital technologies, we help destinations modernise responsibly while ensuring lasting social, environmental and financial impact.

Supported by the strength of our global network, we act as long-term strategic partners, aligning intelligence, innovation and sustainability to create enduring value and shape the future of destinations.



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We help ambitious clients achieve extraordinary outcomes



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Construímos o Mundo

Building the World



VILLAS
A MAP GROUP COMPANY



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Co-CEO & Founder
Diogo Abecasis
Co-CEO & Founder

MAP Group: An Ecosystem Built on Construction Excellence

MAP Group is a dynamic network of business units delivering comprehensive solutions for the real estate sector. At its foundation lies construction – the core of our identity and expertise. Three of our companies are dedicated construction operators, each highly specialized and strategically segmented, forming the bedrock upon which our wider ecosystem operates.

Our construction-centric pillars are:

- MAP Engenharia e Construção, leading large-scale projects across diverse sectors including residential, offices, hospitality, commercial, industrial, logistics, and services – known for quality, sustainability, technical rigor, and innovation.
- MAP Spaces, focused on high-end fit-out and refurbishment of offices, hotels, and commercial environments, translating architectural vision into built reality with precision and style.
- VILLAS, the boutique arm specialized in luxury villa construction – blending bespoke design, refined materials, and close client alignment to create signature residences.

Complementing these are our integrated business units:

- MAP Property Services manages and maintains buildings over their lifecycle, preserving value,

promoting durability, and ensuring that our constructions remain assets, not liabilities.

- MAP Real Estate acts as a co-investment platform, leveraging our deep construction knowledge to structure and co-develop projects with partners, sharing risk while maximizing return.
- MAP Capital invests in strategic innovations and business ventures that enhance our value chain – from green technologies to process optimization – further amplifying our group’s capacity for sustainable growth.

Originating from the organic growth of MAP Engenharia e Construção, MAP Group now operates as a unified and purposefully segmented entity, aligned under three core pillars: construction, services, and investment. Map Group+2MAP Engenharia e Construção+2 Our restructuring emphasizes that, while real estate services and investment are critical to our offering, they rest on the technical foundation and credibility we have built in construction.

Today, MAP Group is uniquely equipped to respond to evolving market demands with agility, integration, and specialization. By centering construction as our primary domain and layering complementary services, we deliver end-to-end solutions that balance risk, quality, sustainability, and value.



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Senior Partner
Frederico Arruda Moreira
Partner
Luis Carita
Partner

Refundos Explorer (RE) results from the merger of Explorer Investments Real Estate department and Refundos SGOIC, SA, a Portuguese CMVM regulated SGOIC. RE Board of Directors includes Pedro Seabra, Frederico Arruda and Luis Carita. The platform integrates the operational teams of Explorer Real Estate and Refundos.

The investment track record of its team gives RE a unique competitive advantage in the management of Real Estate assets in Portugal. RE is the investment advisor of a commercial real estate fund – Explorer Real Estate I, since 2017. It is also asset manager and co-investor of CPHP (Penha Longa), since 2018, which owns the Penha Longa Hotel & Golf Resort.

After heading CBRE in Portugal for 25 years, Pedro Seabra joined Explorer to head an hospitality fund – Discovery Portugal Real Estate Fund – in 2012. Frederico Arruda joined Refundos in 2007 as Director and Executive Committee Member, responsible for developing the Real Estate fund Maxirent. He previously worked in the Real Estate department of the Queiroz Pereira Family Group, developing and advising on a portfolio exceeding €350 M. He is also an Executive Board Member

of APFIPP (representing 90%+ of national funds). Luis Carita chaired Finimus, S.G.F.I.L., S.A., Grupo Finibanco in with €150M AuM. In 1999, within the Banif Group, he created real estate fund structures reaching €1.5B AuM across several countries. In 2014, at Silvip, SGOIC, S.A., he co-led strategic changes, raising mandates to reach 10 funds/SIC and €850M AuM.

RE is the asset manager for several investment vehicles, including SICs, with more than €1,200M in assets under management across diverse sectors ranging from residential to offices, hospitality and retail. Discretionary mandates include Penha Longa Edition, a 36 luxury villa development in Cascais, and The Park Cascais Residences, which comprises more than 60 apartments also in Cascais. Notably, RE has been selected to lead the management of an iconic multi sector development in Antas, Oporto, with 40.000 m² of above-ground area.



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APPII – the Portuguese Association of Real Estate Developers and Investors, founded in 1991, is the national entity representing real estate developers and investors, both domestic and international, operating in Portugal. The combined investment volume of its Members corresponds annually to approximately 15% of the country's GDP.

Over more than three decades, APPII has played a decisive role in advocating for public policies that promote a more competitive and transparent real estate sector oriented toward the sustainable development of the territory, while simultaneously contributing to the dynamism of the national economy, the qualification of Portuguese cities, the enhancement of urban heritage, and the strengthening of investment confidence.

At APPII, we are driven by the vision of contributing to a more innovative, sustainable, and inclusive urban future. Our mission is to bring together the sector's key stakeholders, public entities, and government in order to foster dialogue and drive the transformation of cities, making them more vibrant, interconnected, resilient, accessible, and prepared to address the social, economic, and environmental challenges of future generations. We promote knowledge, the sharing of best practices, and the development of solutions that reinforce the predictability, regulatory stability, and trust required for responsible urban development, while simultaneously

valuing innovation, urban regeneration, territorial cohesion, and the efficient use of resources.

Guided by the motto **"We Are City Makers"**, we lead the promotion of projects that shape the urban landscape of the future, with a clear commitment to innovation, environmental sustainability, energy efficiency, architectural quality, and positive social impact. We work in close collaboration with all stakeholders to achieve economic growth, the creation of skilled employment, the attraction of investment, urban regeneration, and the effective improvement of communities' quality of life.

We believe that responsible urban development is an essential driver of collective progress, territorial cohesion, international competitiveness, and social well-being. Accordingly, we continue to build bridges between the public and private sectors, generate knowledge, promote best practices, and position Portugal as a leading destination for sustainable, transparent, long-term real estate investment, aligned with the highest European and international standards.

Join us in building the cities of the future.

APEMIP

ASSOCIATION OF REAL ESTATE PROFESSIONALS
AND COMPANIES OF PORTUGAL

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APEMIP is the leading representative association of the real estate sector in Portugal, established in 2004 (through the merger of the two existing business associations in the sector at that time). It is the legitimate heir of all Portuguese institutions created to organize the associative activity of the class, including the former Grémio, which was dissolved in 1974. With a solid commitment to ethics, transparency, and sector qualification, APEMIP supports professionals and companies in promoting best practices and strengthening the market.

APEMIP's mission is to ensure a safe, dynamic, and professional business environment for real estate companies, promoting trust between consumers and sector agents. The association is guided by values such as integrity, innovation, transparency, and social responsibility, fostering sustainable market growth.

We believe that a solid real estate sector depends on well-prepared companies aligned with legal requirements and client needs. Therefore, we work to create an ecosystem where the quality of services and the credibility of professionals are guaranteed, contributing to greater market confidence.

What do we offer?

- Sector Representation: We defend the interests of real estate agents with governmental and regulatory entities.

- Training and Qualification: We organize courses and seminars to train sector professionals.
- Networking: We facilitate connections between companies and strategic partners.
- Legal and Technical Support: We provide specialized advice to guide members on legislation and best practices.
- Innovation and Technology: We promote digital tools and innovative solutions to modernize real estate mediation.

APEMIP works closely with national and international entities to strengthen the Portuguese real estate sector. We are members of reference organizations, actively contributing to the regulation and modernization of the activity.

Additionally, we maintain an ongoing dialogue with market agents, promoting initiatives that enhance the quality of services provided. We actively participate in events, conferences, and projects aimed at developing a more innovative and competitive sector.

The constant evolution of the real estate sector requires close monitoring of legislative changes and new market trends. APEMIP plays a fundamental role in this process, providing updated information, strategic guidance, and specialized support so that real estate agents can operate with excellence and security.

BUILDING THE FUTURE

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General Manager

A400 is a Portuguese full-service engineering consultancy with 31 years of experience specialising in residential and mixed-use development. Founding in 1995, we have completed over 3.000 projects, with a strong focus on housing solutions that respond to Portugal's evolving urban demands. Our multidisciplinary team of over 160 professionals provides integrated expertise in structural design, MEP systems, BIM coordination, and sustainability certifications, delivering technically robust, cost-efficient, and environmentally responsible buildings that maximize value for developers, investors, and residents. Headquartered in Porto with a strong presence in Lisbon, we are a trusted partner to leading real estate developers and institutional investors shaping Portugal's residential landscape.

What distinguishes A400 in the housing sector is our combination of digital excellence and sustainability leadership. We have achieved 100% BIM adoption, eliminating clashes and accelerating delivery timelines by up to 15%. As 1 of only 4 LEED for Homes Providers in Europe, we bring unparalleled green building credentials to residential projects. With over 65 housing projects registered for LEED, BREEAM, and WELL certifications, we transform sustainability from regulatory compliance into a competitive market advantage. Through our integrated ecosystem A400 (design), Buildgest (construction supervision), DTWay (smart building systems), and

A400 Soft (workflow innovation) we provide end-to-end solutions from concept to post-occupancy optimization.

In Lisbon, A400 is actively shaping the city's residential transformation through large-scale urban regeneration projects. Our portfolio includes EntreCampos (60.000 m²), one of the capital's most ambitious mixed-use developments redefining a central neighbourhood with modern housing, retail, and public realm enhancements; Sagres Campo Pequeno (64.711 m²), a landmark residential project pursuing LEED Multi-family certification in a prime location; Alcântara Residence (33.961 m²), a waterfront development combining housing with commercial spaces; and Marvila II (14.309 m²), contributing to the revitalization of Lisbon's eastern corridor. These projects demonstrate our capability to manage complex engineering challenges in dense urban environments optimising structures for more efficiency.

Driven by technical excellence, innovation, and sustainability A400 is engineering the future of housing in Portugal.

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COMMITMENT • INVESTMENT • TRUST



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CEO
Guira Kakoo
Executive Board Member

Innovative Real Estate Investment & Development in Portugal

Ashira Capital is a family-owned real estate investment firm specializing in residential and office markets. With a strong presence across mainland Portugal and the Azores, the company focuses on the development, management, and optimization of real estate assets.

Backed by a multidisciplinary team with decades of experience, Ashira Capital combines deep industry expertise with a forward-thinking approach. By prioritizing resource efficiency and sustainable growth, the company has established itself as a dynamic player in Portugal's real estate sector.

Ashira Capital operates through three key business units, each addressing distinct market opportunities:

Própria – A Game-Changer in Housing Affordability

Própria is an innovative real estate development company tackling Portugal's housing crisis. It introduces a pioneering real estate co-investment model—allowing buyers to act as investors in joint property acquisitions. This approach significantly reduces costs, enabling homeownership at prices at least 20% below market value.

Following the success of its first project, Luminare, Lisbon, Própria is now expanding, sourcing new locations and partners to scale its model and deliver thousands of residential units across Portugal.

Maleo – Redefining the Office Experience

Maleo is a leading provider of full-service flex office spaces in Portugal, managing over 20,000 m² of premium workspace. Home to numerous blue-chip and multinational companies, Maleo offers a seamless, hassle-free office experience that blends flexibility with top-tier hospitality services.

By prioritizing exceptional user experience and service culture, Maleo helps businesses foster a stable, motivated, and high-performing workforce.

Next stop (opening April 2025): Maleo Living.

One Latitude Properties – Elevating Luxury Living in the Azores

One Latitude Properties curates a collection of premium residential developments in the Azores, catering to international buyers seeking high-end real estate in one of Europe's most stunning destinations.

With over 50,000 m² of prime development land secured, One Latitude is set to elevate the region's property market, offering unique, high-quality living experiences that seamlessly blend luxury with the breathtaking natural beauty of the Azores.



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Country Director

Atenor: Upgrade the Future

Atenor is a leading real estate developer at the forefront of sustainability and urbanity. Recognized for its commitment to urban resilience, Atenor stands out with an innovative approach in the development of mixed projects encompassing offices, residential, and commercial spaces, driven by its Research and Development department, Archilab.

With an international presence and a diversified project portfolio, Atenor aims to generate returns for its investors through a value creation cycle starting from obsolete buildings. Listed on Euronext Brussels, Atenor stands as a key player in the real estate development sector.

Atenor Portugal: Shaping Lisbon's Future

Since entering the Portuguese market, Atenor has secured three flagship projects in Lisbon, reflecting its mission to deliver innovative and sustainable urban developments.

1. WellBe

Located in Parque das Nações, WellBe is a 30,000 m² Grade-A office building setting new standards in Lisbon for ESG-driven developments. Co-developed with BesixRed, this landmark project was sold to Caixa Geral de Depósitos (CGD) to serve as their new corporate headquarters, showcasing Atenor's capacity to meet the demands of leading institutions.

2. Campo Grande

Situated in Lisbon's Campo Grande district, Atenor is developing a 14,500 m² Grade-A office building to cater to the growing need for premium corporate spaces. With efficient floorplates of 1,800 m², advanced sustainability features, and 573 parking spaces, this project is designed to achieve BREEAM Excellent certification. Campo Grande is expected to be delivered by the end of Q1 2028 and will offer flexibility and scalability to large corporations.

3. Oriente

Located in the Expo area, Flow is a mixed development scheme of offices and retail, developing approximately 8,500 m² above ground. Designed with a biophilic approach, Oriente includes extensive green terraces and landscaped areas, creating a unique blend of urban functionality and natural integration. The project is set to achieve BREEAM Excellent certification and is expected to be delivered by the end of Q1 2028, aligning with Atenor's commitment to sustainable and innovative urban developments.



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COO

AVENUE: Shaping the Cities of Tomorrow

At AVENUE, we transform urban landscapes, creating spaces that redefine the way people live and work. As a real estate developer focused on premium residential and office projects in Lisbon and Porto, we bring together architectural excellence, innovation and commitment to sustainability.

Our vision goes beyond development. We respect urban heritage while shaping the future, creating projects that add long-term value to cities and communities. With a total investment of €1 billion and a gross construction area of 263,000 sqm above ground, our portfolio reflects this ambition. A key milestone is EXEO Office Campus, a landmark business hub in Lisbon's Parque das Nações, completed in 2024, fully occupied and sold.

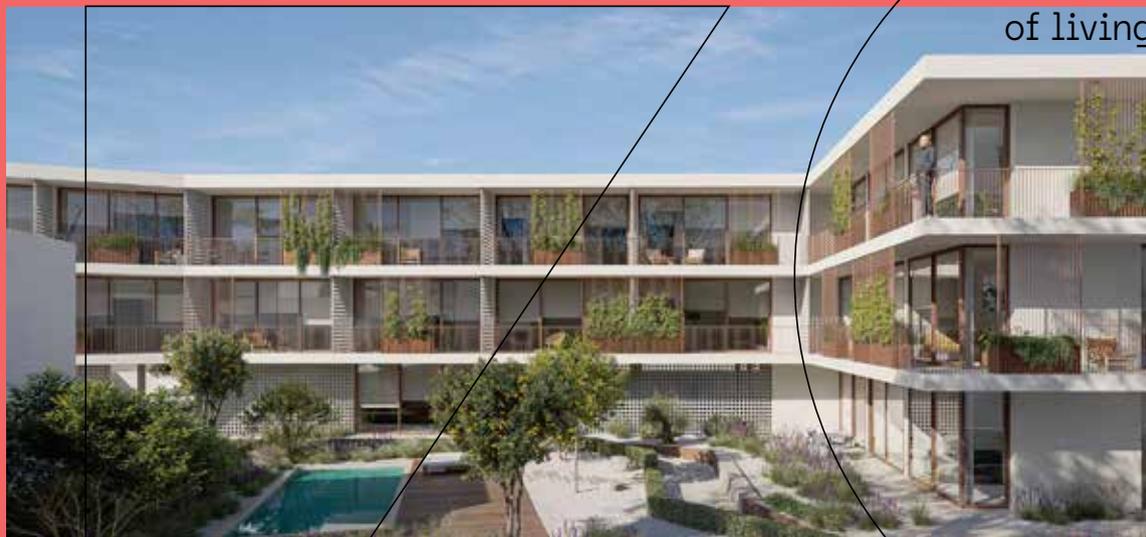
We continue to expand with NoLiPa, a new 63,500 sqm flagship project in Lisbon, conceived as a contemporary urban destination that strengthens our long-term commitment to sustainable growth in prime locations, and Fernão Magalhães

127, a mixed-use development integrating residential, retail and office use in the heart of Porto.

Our completed projects reflect consistency, scale, and quality. In Porto, they include Bonjardim, 5.º Porto and Aliados 107. In Lisbon, Sandwoods, Villa Infante, 266 Liberdade, Liberdade 203, Liberdade 40, Orpheu XI, The Cordon and Mulberry Hill.

Every AVENUE project embodies our commitment to quality, innovation, and sustainability. For us, the future is an opportunity to shape inspiring cities.

A



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h

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Owner and CEO

Architect Your Home is an architecture and interior design studio, created in the United Kingdom in 2001 and which has now become, through management by out, a Portuguese brand.

Since 2023, Mariana Morgado Pedroso has been the Owner and CEO of the company, managing a team of experienced, qualified and multidisciplinary architects, who offer in a unique way, through a Menu of Services, architectural and interior design solutions, adapted to projects of different styles and dimensions.

The company has been in Portugal since 2012, standing out at the time and to this day, for the use of a pay as you go system, which has proven to be very effective both in the B2C and B2B markets.

Over the years we have been selected as project partners of large real estate companies such as Sotheby's International Realty and construction companies/developers such as Teixeira Duarte, Mitiska or Madre Property Devel., where our multidisciplinary team provides personalized support, ensuring the necessary due diligence, based on an initial consultation, which highlights the most important features of each project. In these processes,

crucial issues for real estate investments are answered, from construction to sustainability and organization requirements, models for new residential or industrial complexes, as well as hospitality and retail, through solutions that reflect creativity, innovation and a total commitment to the functional and budgetary requests of our clients.

With headquarters in Portugal and a network of architects distributed in Portugal between Lisbon, Porto and Algarve, and in the United Kingdom in Greater London, our team of over 50 architects can develop projects in various geographies, always aligned with the main concerns, demands and trends of the sector, and hand in hand with the client.



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Practice Principal | Head of Lisbon Studio
Stuart Rough
*Practice Principal | Global Head
of Architecture*

Broadway Malyan is the borderless design practice dedicated to improving urban futures and shaping growth. United by a desire to improve the human experience, our practice spans Masterplanning, Architecture and Interior Design to create resilient, people-focused places.

Established in 1995, our Lisbon studio is known for delivering complex projects with clarity and consistency, bridging local understanding with international standards through integrated, place-responsive design thinking.

Operating as a connected global studio with local teams in 12 global growth hubs, our work is typified by borderless collaboration, partnership and innovation, with a commitment to sustainable development and community wellbeing.

CAPINHA LOPES

ARCHITECTS & MASTERPLANNERS

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Who we are

CL Consulting is an integrated service architectural firm based in Lisbon, Portugal, that employs over 45 professionals across three continents.

The firm was established in 1999 and is a privately owned company.

The firm reputation for site-sensitive, contextual and innovative planning and design, ranks high among Portugal's leading design firms. With a highly efficient team, we are able to provide the design-oriented, hands-on benefit of a small dynamic firm, but with the European and World-Wide network, technological advantage and design expertise of a larger one.

What we do

In its 25 plus years of design practice, CL Consulting has earned a reputation for excellence in master planning and design of distinctive residential, offices, hotels, resorts, recreational, retail and mixed-use projects.

We offer a comprehensive range of services, including:

- Planning and Urban Design
- Architecture and Interior Design

- Sustainable Design
- Landscape Architecture

Where we work

From our main office in Lisbon, Portugal and its 25-year presence in Europe, India, Africa and Central America, CL Consulting has developed a global practice.

CL Consulting has worked in over 21 countries on almost in every continent.

We currently have office locations in Lisbon (main office), London, Berlin and Santo Domingo, as well as international partnerships.

How we work

- Quality in Design
- A Commitment to Excellence and Service
- A Positive and Aggressive Approach
- Complete Integrity
- Instant Response to a Client's Requests
- The Desire to Develop Long-term Relationships with Clients
- A Belief that the Community will Benefit from our Work



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CIVILRIA

Address

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Board members

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CEO

The dream began 35 years ago with the ambition to transform the urban environment and address the needs and fill the gaps in the Portuguese market. This guiding ambition has been the driving force behind Civilria as we know it today – a distinguished real estate developer that operates vertically, overseeing every stage from project conception to construction and commercialization. The organization also includes an Asset Management division, overseeing a portfolio of more than 100,000 m² of income-generating properties.

Having secured a solid position in the market, Civilria embraces the responsibility of maintaining the high-quality standards that define us. With this commitment, we continuously renew ourselves, developing distinctive projects that make meaningful contributions to the community. This vision gives rise to integrated neighborhoods that promote convenience, accessibility, and tranquility – reshaping daily life through innovation.

Building today for tomorrow, we prioritize energy efficiency in every project. We integrate green construction techniques, cutting-edge systems, and durable ma-

terials to create truly sustainable developments. As a testament to our commitment, we pursue certifications such as BREEAM and LEED while also engaging in social responsibility initiatives that foster a more conscious, diverse, and integrated society.

More than constructing buildings, we shape cities and cultivate truly impactful communities!

Follow us on our social networks and be part of our community.



EMGI

Investment Group

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EMGI – Investment Group (EMGI) is a multinational of Chinese origin that is dedicated to business activities in various sectors. With relevant investments made in the fields of industry, mining, tourism, infrastructure, technology and agriculture in different geographies, in Portugal it is in the construction and real estate sector that EMGI has been asserting itself. EMGI counts on excellent professionals in its frame by using, in each of the markets where it invests, multidisciplinary teams made up of companies and professionals of outstanding merit and public recognition.

China, Hong Kong, Macau, Portugal, Australia, Canada and the United States are countries where EMGI is present and in which develops a solid business activity by contributing to the sustainable development of these economies, generating employment and contributing to the creation of wealth.

In Portugal, the company took its first investment steps in 2014 with the rehabilitation of buildings in the center of Lisbon. Since 2019 it has been working towards making a very significant investment in terms of urban development in the Alcântara area. The Tapada do Tejo real estate project, at the confluence of Alcântara with Monsanto, represents the return of a territory that was lost to the City for decades and that will now have, and provide, a new life for thousands of Lisbon residents. With an innovative concept – eco-living – Tapada

do Tejo aims to be a reference for sustainable urban development, in the transition from the green of Monsanto to the blue of the Tagus river.

In 2020, EMGI expanded its operations to the municipality of Loures with an investment in 85 hectares of land to develop a new residential community featuring over 850 homes. This initiative seeks to establish a vibrant neighborhood surrounded by nature, tailored for middle-class families, and contributes to strengthen Loures' reputation as a prime destination for families, all while being conveniently located near central Lisbon.

With a successful investment and a mature management, EMGI aims at continuing to manage the company in lines with the standards of a multi-national corporation, actively introducing advanced expertise in management, continuing to extend new investment fields, cooperating with international professional groups and prestigious companies and developing projects with quality. Thus, the company will be able to materialize one of its main purposes: "First Class Management and First Class Performance".



Managing the Development of Your Projects

engexpor

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Director | Portugal

At Engexpor, we transform ambitions into reality, shaping projects with the highest standards of quality, sustainability, and technical excellence. With more than 40 years of experience, we are a leading company in Project Management and Construction Management, supporting clients through every phase of their projects – from planning to execution – while offering integrated, tailored solutions.

Our expertise extends across key sectors such as Industry, Energy, Infrastructure, and Real Estate. Within Real Estate, we have a strong track record in hotels, office buildings, residential developments, and healthcare. In Industry, we are active in high-demand areas like data centers, the pharmaceutical sector, and the automotive industry. In Energy, our capabilities have been successfully tested in the installation of large wind and solar parks. In Infrastructure, we have been involved in road infrastructure projects and, more recently, in the development and management of airport projects. This diversified portfolio reflects our ability to adapt and excel in different environments, always delivering value to our clients.

At the core of our operations is our Advisory Services division, where we support strategic decision-making in real estate investments, helping clients grow sustainably. We continuously invest in digital construction solutions, leveraging advanced BIM tools and management platforms to optimize

processes, improve efficiency, and ensure seamless project delivery. Certified in Quality (ISO 9001), Environment (ISO 14001), Safety (ISO 45001) and Anti-Bribery Management Systems (ISO 37001), we promote continuous improvement and are well-versed in environmental certification processes such as LEED, BREEAM, and WELL, supporting sustainable building practices.

Engexpor operates with a strong foundation of values: Client Focus, Excellence, Integrity, and Safety. These principles guide our approach to every project, ensuring that we not only meet but exceed expectations. Our team is our greatest asset—experienced, committed, and driven by a culture of excellence.

Present in projects across three continents, Engexpor continues to grow steadily, driven by the trust of our clients and our commitment to building a better future. We are more than project managers – we are partners in progress, leading change and creating a lasting impact in the built environment.

G-ON

ENHANCE

the *living* environment



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Clément Bégat
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Ronan Trottier
Associate Director
Marta Robles
Associate Director

Founded in 2016 by Gwenaël Jan and Thierry Lacroix, G-ON is a consulting and engineering firm specialised in sustainable development applied to real estate and construction. Historically based in France, G-ON opened a branch in Portugal in 2025 to support industry stakeholders in designing and delivering more responsible projects, placing people, the environment and quality of life at the heart of its approach.

Beyond environmental challenges, G-ON works to improve the health, well-being and uses of buildings. Convinced that transition relies on understanding and collective action, the team is committed to raising awareness, training and supporting real estate professionals towards more sustainable and positive pathways.

Thanks to recognised expertise and a tailored approach, G-ON operates at all stages of the project life cycle: new construction, refurbishment and operation, and across all real estate typologies: hospitality, residential, offices, retail, logistics and mixed-use developments.

Sustainable design and environmental engineering

- Integration of environmental, human and energy-related issues from the earliest design phases.

Building quality and performance

- Expertise in indoor air quality, thermal comfort,

energy performance acoustic and impact on occupants.

Reuse and circular economy

- Implementation of low-carbon strategies, material reuse and reduction of environmental footprint.

Biodiversity

- Strategic, technical and educational support to integrate biodiversity into projects, from defining a tailored action plan to understanding ecological challenges and ecosystem benefits.

Environmental certifications

- Support for major labels and standards: HQE, BREEAM, LEED, WELL, BBKA, E+C-, WiredScore, BiodiverCity, etc.

ESG reporting and CSR strategy

- ESG/CSR advisory services and structuring of sustainable commitments for real estate stakeholders.

Through its global, pragmatic and human-centred approach, G-ON positions itself as a trusted partner to accelerate the sustainable transition of the real estate sector, in France and internationally.



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Partner

Grant Thornton is one of the world's leading independent audit, tax, and advisory networks. With more than 145 member firms in over 150 markets and a global workforce exceeding 80,000 professionals, Grant Thornton combines international reach with deep local expertise. We help dynamic organisations navigate complexity, unlock growth, and build trust in an evolving business landscape.

GT Portugal is a proud member firm of the Grant Thornton global network, offering integrated audit, tax, advisory and legal services tailored to the needs of businesses operating in Portugal and beyond. As a full-service firm, we support clients at every stage of their development – from risk and compliance matters to strategic transformation and value creation.

Our multi-disciplinary approach means that clients can rely on one trusted partner for all their professional service needs. Whether you are a domestic company expanding internationally, a multinational navigating local regulatory frameworks, or an investor exploring new opportunities, GT Portugal serves as your one-stop shop for high-quality, responsive, and pragmatic solutions.

In response to growing market demand and the increasing convergence between business and regulatory environments, GT Portugal has recently established a dedicated Legal Services practice. This initiative expands our capacity to provide holistic advice, particularly in corporate and commercial matters, regulatory compliance, labour law, mergers and acquisitions, contracts, dispute resolution, real estate, hospitality, urban planning, environmental law, and new technologies.

By integrating legal expertise with our established advisory and audit capabilities, we offer clients seamless support across financial, operational, and legal dimensions – ensuring coherence, efficiency and strategic alignment in everything we do.

At GT Portugal, we put care at the heart of what we do. We are committed to delivering value with integrity, insight and personal attention.

Our collaborative teams draw on global resources and local insights to help clients anticipate challenges, make informed decisions and achieve sustainable success.

Grant Thornton: empathy, collaboration and personalisation.



Embracing Sustainability

greenlab

O futuro não se espera. Constrói-se.
Com ideias que desafiam. Com ações que transformam.

The future is not something we wait for. It's something we build.
With ideas that challenge. With actions that drive change.

think • act

greenlab

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With over 15 years of experience, Greenlab is a leading consultancy firm specialised in integrating sustainability and decarbonisation solutions into investments, particularly across the construction and real estate business. We offer a wide range of services, including:

Sustainable Concept Design and Innovation – We support the early stages of building and urban development by embedding sustainability into concept design and investment strategy. From project briefing to schematic design, we guide data-driven decisions aligned with ESG goals, EU Taxonomy, CRREM pathways and certification frameworks. Our team leverages BIM/BEM tools to enhance compliance, assess climate risks, and guide decisions on biophilic design, biodiversity, and pathways to near or net-zero carbon. We also support investors in efficiently planning funds investment and cost-effective measures to reduce emissions and future-proof assets.

Certifications – With the largest sustainable building certification project portfolio in Portugal, our multidisciplinary team comprises highly qualified experts on various sustainable building certification systems and frameworks (LEED, BREEAM, WELL, Passive House, LEVEL'S, LiderA, and more), plus additional studies to support certifications compliance path.

Carbon footprint – We advise clients in the development and implementation of policies to tackle the lifecycle emissions of buildings and projects. We support in the development of LCAs, as well as EPDs according to the internationally recognised standards.

Energy and Carbon Management – Implementing BIM/BEM systems and AI technical driven tools, our team delivers comprehensive energy assessments and simulations for building and urban environment, along with carbon management digital twin-based operational data analysis and optimization, and portfolio decarbonisation pathways, including CRREM alignment and transition risk monitoring

Construction Support – Our trained team ensures construction documentation meets the standards required by leading sustainability certification systems.

Greenlab is part of a group of sustainability-driven companies recognised as a reference for innovation, performance, and impact—empowering clients to future-proof assets and lead the real estate transition.



HOTEL CASTRO MARIM
UNDER DEVELOPMENT

GREENROCK

REAL ESTATE

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Hilmi Cassamo
Managing Partner

Our mission is to work closely with clients to find the best real estate solutions, developing creative concepts in prime locations. With over a billion euros in successful deals closed over the years, and deep expertise of the Portuguese market, we help secure profitable investments, leveraging our extensive and carefully preserved list of long-term business partners and giving access to unique off-market opportunities.



KARL LAGERFELD
RESIDENCES | LISBOA

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Pedro Vicente
CEO

OVERSEAS is an independent Portuguese real estate developer with over 28 years of experience, recognized for delivering sustainable, design-driven projects across the premium, luxury, and branded real estate segments. The company adopts a holistic development approach, aligned with the highest ESG standards and the European Union's LEVEL(s) framework, creating zero or near-zero energy buildings (nZEB) that generate long-term value and promote well-being.

OVERSEAS adopts the Corporate Governance Code of the IPCG (Portuguese Institute of Corporate Governance) whenever applicable. Transparency, anti-corruption and anti-bribery practices, innovation, and the pursuit of long-term value are central to the company's management philosophy. OVERSEAS is audited by EY, reinforcing its commitment to governance, integrity, and accountability.

A defining milestone in the company's portfolio is KARL LAGERFELD Residences Lisboa, the first luxury branded residential project in Lisbon and the Maison's first residential development in Portugal. Unveiled in December at Maison Karl Lagerfeld in Paris, the project reflects a shared vision of architectural rigor, elegance, and contemporary living.

Located at Rua Braamcamp, steps from Avenida da Liberdade, the development comprises 10 exclusive residences distributed across 11 floors, with generous layouts starting at 234 sqm, private

jacuzzis, and high-end finishes. The building's sculptural, Bauhaus-inspired façade and interiors were developed in collaboration with The One Atelier, integrating bespoke furnishings by KARL LAGERFELD MAISON. Residents benefit from concierge-level services, private underground parking, and a comprehensive wellness floor featuring spa facilities and pools. Completion is planned for 2028.

Beyond this landmark project, OVERSEAS is advancing a diversified pipeline that includes two hospitality developments in Estremoz, totaling 200 beds, and a 204-apartment residential project in Lisbon, scheduled for launch by the end of the year. Together, these initiatives reinforce the company's commitment to sustainable growth, architectural quality, and distinctive lifestyle experiences.



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Managing Partner

Revigrés – the art of storytelling

Stories that tile the World

Founded in 1977, Revigrés is a 100% Portuguese company specialised in the production of ceramic wall and floor tiles that have been tiling the world with stories, inspiration and art for over 48 years.

Present in more than 50 countries, Revigrés collaborates closely and in partnership with professionals in the domestic and international markets, and is often chosen to integrate high-impact projects with unique products. Emphasis on the Sagrada Família, for which Revigrés has exclusively developed the colours of the Chromatic collection, one of the most complete full-body, world class collection. In Portugal, another highlight is the iconic canopy of the CAM – Centro de Arte Moderna, at the Calouste Gulbenkian Foundation in Lisbon. This project features 3,097 Revigrés pieces in the 90×90 cm format, developed in partnership with Viúva Lamego.

Reducing our environmental impact is a global concern which Revigrés translated from the very beginning into a structured Environmental Policy, supported by investment in innovation and the promotion of eco-efficient behaviour.

The new production line in Portugal, equipped with an innovative mould-free pressing system, is transforming the way we manufacture. With more energy-efficient equipment and ready for hydrogen use, it allows the production of large-format pieces (up to 120×278 cm) in a range of thicknesses (6 to 20 mm).

The Environmental Product Declarations certify that Revigrés's products contribute to improving the classification of buildings in various international environmental certification systems.

Revigrés remains the only Portuguese company in the ceramic sector with a five-time certification of its integrated management systems, in the following references: Quality; Environment; Social Accountability; Energy; Research, Development and Innovation.

Betting on design and innovation has earned Revigrés national and international recognition, having been awarded many prizes, namely: German Design Award, iF Design Award, Red Dot Design Award, Good Design Award (in 2015 and 2022) and A' Design Award.



SILVIP

/ BUILDING
ON TRUST

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Miguel Teixeira Coelho
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Marco Costa
Executive Board Member

SILVIP – Sociedade Gestora de Organismos de Investimento Coletivo, S.A. is a Portuguese real estate fund manager established in 1987, operating across Portugal, with headquarters in Lisbon.

With over 38 years of experience and network in the real estate market, SILVIP has established its reputation in the real estate and financial markets through the successful management of several real estate funds, delivering results and returns to its clients.

Initially, SILVIP was created to exclusively manage Fundo VIP, one of the most successful and resilient open-ended funds in Portugal, focused on yielding commercial assets, with minimum risk. Fundo VIP has recently won several prizes for its stable and prudent management.

In 2016, the successful management of Fundo VIP, and accumulated expertise, contributed to the beginning of a new stage in SILVIP's management, diversifying our activity to close-ended funds, focused primarily on institutional investors and family offices.

SILVIP aims to implement all its real estate expertise and network to always stay updated with the latest trends and

engaged in the best possible real estate practices.

We are committed to diversify, when necessary, improve building efficiency and fix obsolescence permanently.

INFANTADO
— PLAZA —



ALTO DA
MONTANHA
CARNAXIDE



INFANTADO
194



Residência
Infantado



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Andreia Vaz
Administrator
Jorge Vaz
Administrator

Vazconstrói was founded in 1995, with the dream of its managing partners to stand out in the civil construction market. From the beginning, the company established solid partnerships that contributed to its growth. The major milestone was the success of the "Colinas Residence" project, which allowed the company to invest in a greater volume of construction, generating positive results that endure to this day.

Vazconstrói is a solid and recognized company in the construction sector, standing out for its quality and rigor in all its projects. Specialized in high-standard real estate developments, the company has a portfolio of projects that excel in innovation, design, and functionality. Each project is carefully planned to meet the needs of clients while always respecting quality, safety, and sustainability standards.

The mission of Vazconstrói is to offer high-quality construction with elegant and well-designed finishes. The company values location, safety, and the surrounding space, creating an environment that ensures the complete satisfaction of its clients. The projects are located in areas with green spaces and leisure areas, providing a better quality of life for residents.

Vazconstrói has a qualified team that adopts a personalized approach in each project, ensuring effective and innovative solutions. Sustainability is a priority, with ecological practices and the use of

sustainable materials, focusing on energy efficiency and the preservation of natural resources for a more sustainable future.

Trust and transparency are fundamental values in Vazconstrói's relationship with its clients and partners. The company ensures constant communication throughout all phases of the project, guaranteeing that objectives are met rigorously. The dedication to deadlines and the quality of the works executed is the foundation of lasting relationships with clients.

Over the years, Vazconstrói has consolidated its position in the market, being recognized as a Leading PME and Excellence PME, which attests to its competence and commitment to innovation. The company's reputation has been built on projects that stand out for their excellence and positive impact on communities.

Vazconstrói is a reference in the construction sector, continuously investing in innovation and training its team, with the aim of delivering modern and sustainable solutions, ensuring complete client satisfaction and respect for the highest standards of quality and environmental responsibility.



VIZTA

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COO
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CLO

With our eyes set on the future, our ambition is to grow, bring new ideas to life and develop new projects.

We are committed to creating more housing for different lifestyles, with the aim of contributing to the paradigm shift in Portugal by developing large-scale projects with quality. Above all, we aim to Create a City for All.

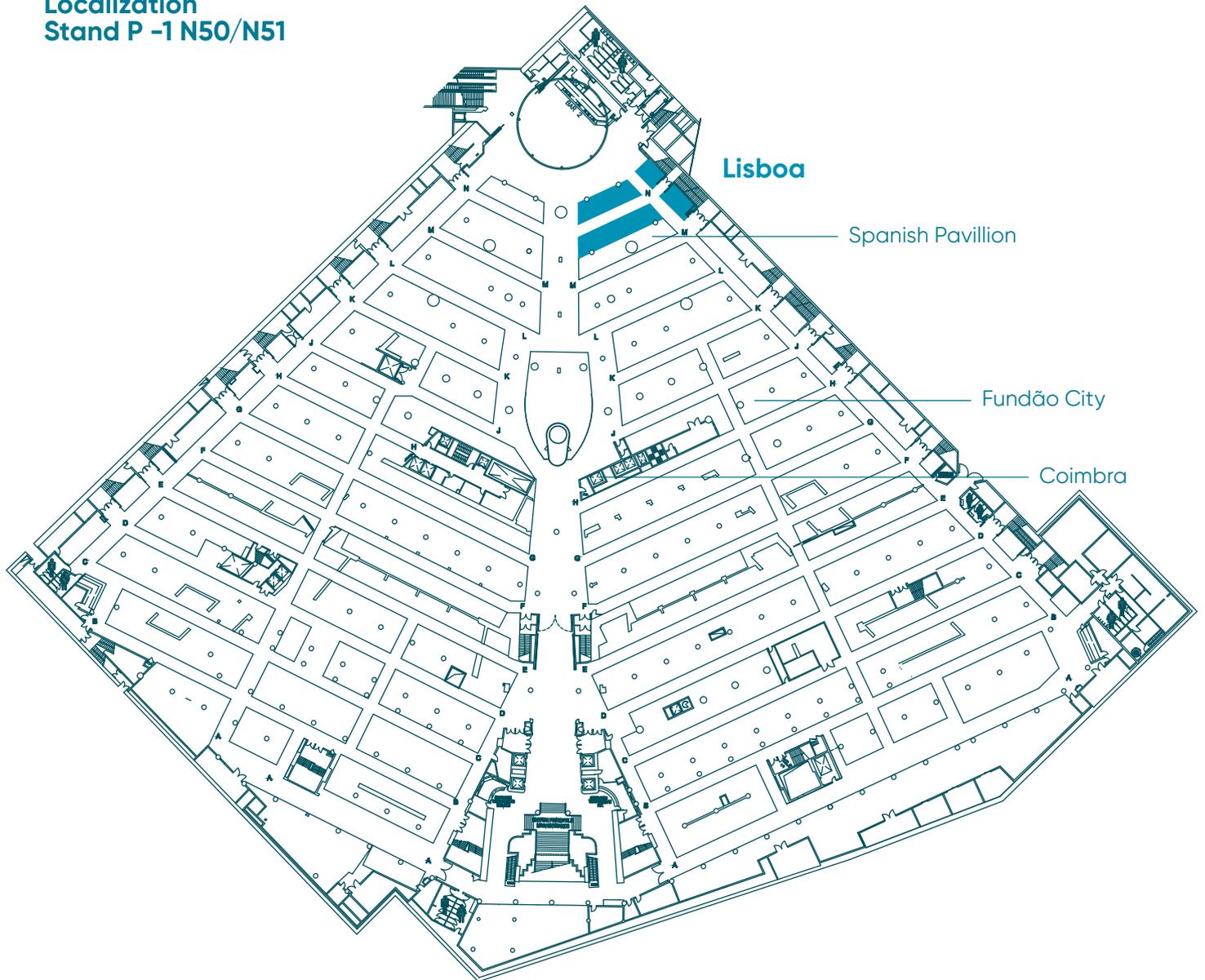
We know that housing is much more than building houses. We need to rethink housing in order to transform the future.

We see new projects as unique experiences. We are here to challenge the conventional, dare with ideas and deliver inspiring solutions for a better quality of life, with comfort and confidence. At VIZTA, we are more ambitious and dynamic, and we want to redefine standards that will help us build lasting and meaningful cities.

We want to do more and go further. We don't have any prejudices and we like challenges. At VIZTA we work every day to improve each city and community where we operate.

LISBOA REGION STAND

Localization
Stand P -1 N50/N51



Municipalities:



Platinum:



Gold:



Silver:



Organized by:



Media & Events:



Wine partner:

