

339.9K
Overall Take-up (sq.m)



€4.00
Prime Rent (€/sq.m/month)



ECONOMIC INDICATORS 2020

-7.6%
GDP Growth

YoY Chg	12-Mo. Forecast
▼	▲

-20.6%
Exports Growth

YoY Chg	12-Mo. Forecast
▼	▲

93.3
Industrial Production Index

YoY Chg	12-Mo. Forecast
▼	▲

-15.8
Manufacturing Industry's Confidence Indicator

YoY Chg	12-Mo. Forecast
▼	▲

Source: Moody's Analytics; INE

ECONOMY: Second General Lockdown Will Affect Economic Growth

In the context of the COVID-19 outbreak, the Portuguese economy contracted by 7.6% in 2020, with a fall of 20.6% in exports, a drop of 7.8% in investment and of 5.1% in private consumption, according to Moody's Analytics.

The current deterioration of the sanitary situation, with a second general lockdown declared and a protracted vaccination campaign, is expected to condition economic growth at least during the first semester of 2021. Consequently, Moody's Analytics foresees a 5.6% GDP growth in 2021, impacted by an increase in investment of 3.8%. Nevertheless, inflation will remain at low levels, helping creditors' ability to pay and stimulating corporate investment.

The Industrial Production Index is still below pre-pandemic levels, standing at an accumulated value until November 2020 of 93.3 (-8.9% year-on-year). The Confidence Indicator in the Manufacturing Industry has an average value of -15.8 points in 2020.

DEMAND: Portugal Take-up Volume More Than Doubled, Reaching 340,000 sq.m in 2020

In the last quarter of 2020, 14 new occupancy deals took place in Portugal, accounting for a total of 68,300 sq.m transacted.

Overall, the Industrial & Logistics take-up volume in 2020 more than doubled in comparison to 2019 (+111% year-on-year), boosting to almost 340,000 sq.m. Greater Lisbon and Porto continued to be the main demanded logistic areas, recording 136,000 sq.m and 107,000 sq.m respectively.

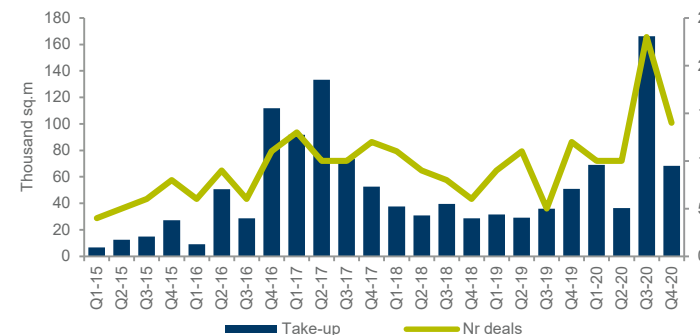
With the increase of online sales, expected to continue growing following the second general lockdown, the food sector (retailers and frozen food storage), last-mile warehouses (benefiting from a highly flexible space in the city centre) and health companies are increasing their demand for space.

Given the lack of quality assets, considered an opportunity for developers and investors, several projects have already begun construction such as Plataforma Logística Lisboa Norte with 45,000 sq.m, Stelia Aerospace factory with 72,000 sq.m and Aldi retail platform with 50,000 sq.m.

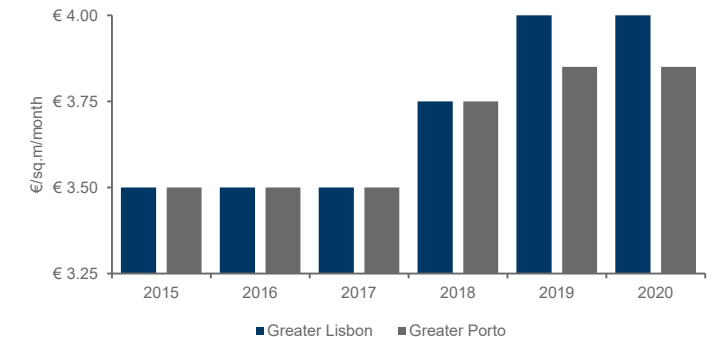
PRICING: Most Resilient Asset Class in the Current Market Context

The continuously high demand for warehousing and logistics assets, alongside with the current lack of quality supply, has kept the rental levels stable, namely in Greater Lisbon at €4.00/sq.m/month and in Greater Porto at €3.85/sq.m/month.

INDUSTRIAL & LOGISTICS DEMAND



PRIME RENTS



MARKET STATISTICS

SUBMARKET	STOCK (SQ.M)	AVAILABILITY (SQ.M)	VACANCY RATE (%)	QUARTER TAKE-UP (SQ.M)	YTD TAKE-UP (SQ.M)	PRIME RENT (€/SQ.M/MONTH)	PRIME YIELD (%)
Greater Lisbon	11,939,375	1,795,240	15%	52,900	136,300	€4.00	6.00%
Greater Porto	12,848,800	-	-	5,000	106,600	€3.85	6.25%
PORTUGAL TOTALS	-	-	-	68,300	339,900	€4.00	6.00%

MAIN OCCUPANCY TRANSACTIONS Q4 2020

PROPERTY	SUBMARKET	TENANT	AREA (SQ.M)	TYPE
Warehouse in Azambuja	Greater Lisbon	Sonae MC	29,000	Owner-occupier
Warehouse in Vila Amélia	Greater Lisbon	Situmgest	7,000	Sale
Log Place Póvoa Santa Iria	Greater Lisbon	Rangel	6,100	Lease
Alpiarça Industrial Zone	Centre	Monliz	5,500	Owner-occupier
Warehouse in Maia	Greater Porto	FIMAG – Importação e Comércio de Acessórios	5,000	Owner-occupier

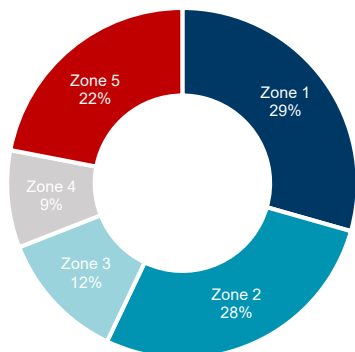
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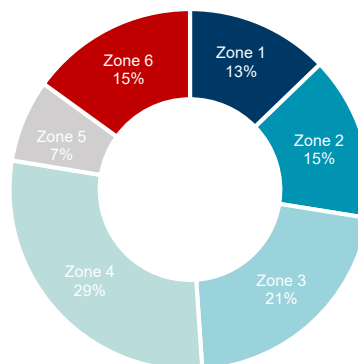
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STOCK DISTRIBUTION – GREATER LISBON



STOCK DISTRIBUTION – GREATER PORTO



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