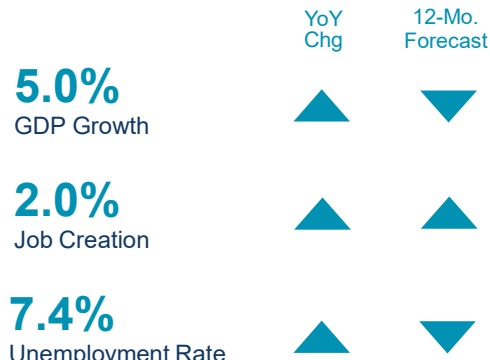


ECONOMIC INDICATORS 2021



Source: Moody's Analytics

ECONOMY: Investment is the Main Driver for GDP Growth in 2021

After two and a half months of general lockdown, the sanitary situation in Portugal improved substantially leading to a progressive four-phases lifting of lockdown restrictions, starting on March 15th.

Moody's Analytics foresees a 5.0% GDP growth for the Portuguese economy in 2021, highly boosted by year-on-year increases of 10.7% in investment and 6.7% on exports. The forecast for 2022 is a 3.8% GDP growth.

The services industry, which accounts for 70% of Portugal's employment, lost three times more workers than goods producers and has only recovered about 20% of their losses. Thus, the labour market is expected to recover at a slower pace with the unemployment rate reaching pre-pandemic levels (6.2%) by the end of 2022, according to Moody's Analytics.

SUPPLY: Slowdown in Demand Will Increase Developers Preference for Pre-lettings Prior to Construction

Greater Lisbon office market registered 27 new lease deals in a total of 29,180 sq.m transacted in the first quarter of 2021, representing a year-on-year decrease of 34%.

Parque das Nações (zone 5) registered 7 deals comprising 10,120 sq.m, including two pre-lets totalling 6,000 sq.m in Lumnia building (first of The Exeo Office Campus project). This zone accounted for the highest share of take-up in the current quarter (35%), followed by Other Zones (zone 7) with 6,410 sq.m of leased area, representing 22% of take-up.

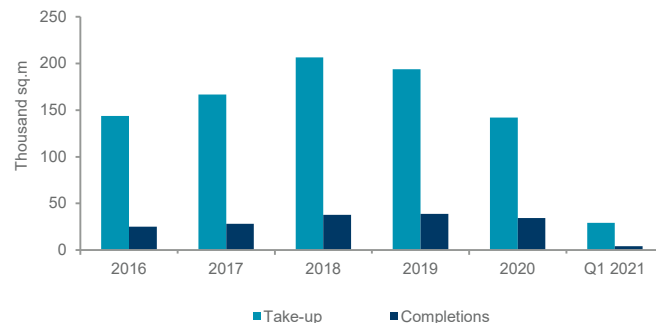
Vacancy rate continues to gradually increase, standing currently at 5.3%. The highest growth was registered in Other Zones (zone 7) and New Office Area (zone 3) with an increase of 103 and 95 base points respectively over last quarter.

Future supply until 2023 accounts for 374,370 sq.m, of which 216,810 sq.m are under construction (of which 44% is already pre-let or will be for owner occupation). Given the slowdown in demand, developers are expected to increase their preference for pre-lettings prior to construction.

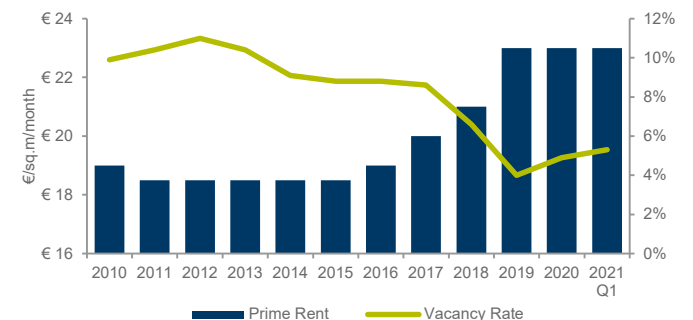
PRICING: Stable Rents Supported by Incentives and Asking Rents in New Projects

Despite the lower take-up volumes over the last months, prime rents remain stable in the office sector, supported by the shortage of quality supply and landlord's availability to provide additional incentives.

OFFICES DEMAND & COMPLETIONS



OVERALL VACANCY & PRIME RENT



MARKET STATISTICS

SUBMARKET	STOCK (SQ.M)	AVAILABILITY (SQ.M)	VACANCY RATE (%)	QUARTER TAKE-UP (SQ.M)	OVERALL TAKE-UP (SQ.M)	UNDER CONSTRUCTION (SQ.M)	PRIME RENT (€/SQ.M/MONTH)	PRIME YIELD (%)
Zone 1 (Prime Central Business District)	581,180	21,490	3.7%	2,530	2,530	25,280	€23.00	4.00%
Zone 2 (Central Business District)	1,108,470	23,510	2.1%	4,240	4,240	4,240	€18.00	5.00%
Zone 3 (New Office Areas)	546,160	30,640	5.6%	2,430	2,430	37,880	€17.50	5.50%
Zone 4 (Secondary Office Locations)	444,410	1,320	0.3%	0	0	49,270	€17.00	5.25%
Zone 5 (Parque das Nações)	363,640	6,000	1.6%	10,125	10,125	61,845	€19.00	5.00%
Zone 6 (Western Corridor)	923,950	122,750	13.3%	3,445	3,445	27,295	€16.00	6.25%
Zone 7 (Other Zones)	745,340	43,440	5.8%	6,410	6,410	11,000	-	-
GREATER LISBON TOTALS	4,713,150	249,150	5.3%	29,180	29,180	216,810	€23.00	4.00%

MAIN OCCUPANCY TRANSACTIONS Q1 2021

PROPERTY	SUBMARKET	TENANT	AREA (SQ.M)	TYPE
Exeo Office Campus - Lumnia	Zone 5	Confidential	4,645	Lease
Almirante Gago Coutinho 30	Zone 7	Whitestar	4,110	Lease
Taguspark – plot 5	Zone 6	Novo Banco	2,810	Sale
Cidade de Goa 22	Zone 7	Armatis Portugal	2,300	Lease
Colombo – Oriente Tower	Zone 3	Damco Logistics Portugal	2,090	Lease

MAIN INVESTMENT TRANSACTIONS Q1 2021

PROPERTY	SUBMARKET	SELLER / BUYER	AREA (SQ.M)	PRICE (€M)
Navigator Portfolio	Several	Rivercrown / South (Castel)	34,980	€120.0 M
5 de Outubro 124	Zone 2	Explorer Investments / Fundiestamo	3,200	€11.5 M

COMPLETIONS Q1 2021

PROPERTY	SUBMARKET	TENANT IF RESERVED	AREA (SQ.M)	OWNER / DEVELOPER
Taguspark – Simulador I	Zone 6	PHC	4,000	Taguspark

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