

	YoY Chg	12-Mo. Forecast
<b>10.5%</b> Vacancy Rate	▲	▬
<b>28.4K</b> Overall Take-Up* (sq.m)	▲	▲
<b>€20.00</b> Prime Rent (€/sq.m/month)	▲	▬

\* January to June

### ECONOMIC INDICATORS 2024

	YoY Chg	12-Mo. Forecast
<b>1.7%</b> GDP Growth	▼	▲
<b>0.9%</b> Job Creation	▲	▼
<b>6.4%</b> Unemployment Rate	▼	▼

Source: Moody's Analytics

### ECONOMY: GDP annual growth forecasted to stabilize at circa 2,0% figures between 2024 and 2026

According to Moody's Analytics, despite the slowdown in 2024, Portugal will remain a top performer in the euro zone, with GDP growing by 1,7%, followed by slight increases over the next two years (1,8% in 2025 and 2,0% in 2026).

Private consumption is projected to stabilize at 1,6% until 2025, dropping to 0,5% in 2026. The inflation rate is anticipated to continue decreasing, reaching 2.2% in 2024 and falling below the 2,0% target in 2025 (1,3% in 2025 and 1,4% in 2026). After an upward trend in 2023, unemployment should decrease to 6,4% this year, reaching 5,8% in 2025 and 5,3% in 2026 – a 25-year historical low.

### DEMAND: first semester take up volume grew by 13%, to 28,380 sq.m

The Greater Porto office market registered 21 deals in the second quarter of 2024, with a take-up of 10,820 sq.m. The first semester volume stood at 28,380 sq.m, 13% above the same period in 2023 (25,180 sq.m).

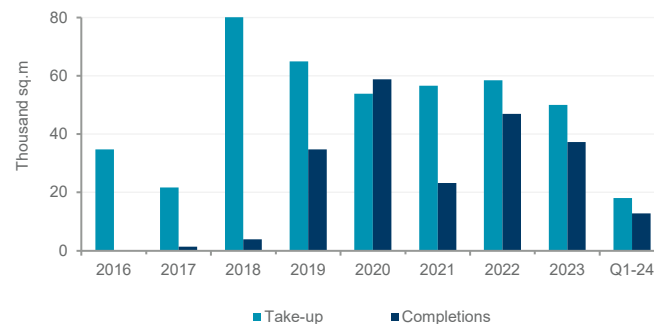
The two largest deals of the quarter were both in the Lionesa Business Hub at Matosinhos (zone 6), with Manpower leasing 1,400 sq.m and Maleo Services Offices taking up 1,100 sq.m. This contributed to this zone remaining the most sought-after, accounting for 36% of total take-up, closely followed by CBD Boavista (zone 1) with 36%, which was the most active during the second quarter (42%). In terms of sector distribution, TMT's & Utilities represented 45% of the semesters' take-up.

The vacancy rate increased to 10.5%. In terms of development, 6,050 sq.m were completed, distributed across two projects: Ariane (Perafita) and Sítio Vila Nova de Gaia. Looking ahead, the pipeline forecasts 163,170 sq.m to be completed within three years, with 92,230 sq.m currently under construction, of which 32% is already pre-occupied.

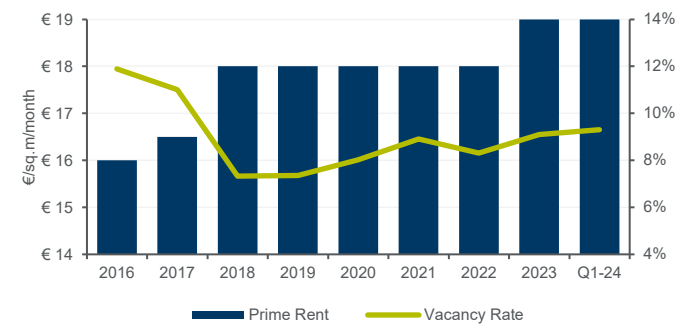
### PRICING: despite prime rent increase in CBD Boavista (zone 1), most rents remained stable

Compared to the previous quarter, most rents remained stable, with prime rent in CBD Boavista (zone 1) being on off the few exceptions, increasing to €20/sq.m/month.

### 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 (CBD Boavista)	373,910	31,800	8.5%	4,570	9,780	16,310	€ 20.00	6.75%
Zone 2 (CBD Downtown)	253,480	16,020	6.3%	2,500	2,850	45,280	€ 17.00	6.75%
Zone 3 (ZEP)	138,200	17,450	12.6%	480	4,430	18,850	€ 18.00	7.50%
Zone 4 (East)	44,800	2,210	4.9%	0	0	17,290	€ 14.00	8.50%
Zone 5 (Others Porto)	85,840	11,790	13.7%	620	620	14,570	-	-
Zone 6 (Matosinhos)	273,240	39,650	14.5%	2,500	10,330	38,190	€ 16.00	7.50%
Zone 7 (Maia)	217,380	20,270	9.3%	0	0	6,190	€ 13.00	-
Zone 8 (Vila Nova de Gaia)	282,850	37,110	13.1%	140	370	0	€ 14.00	-
Zone 9 (Others Outside Porto)	9,550	290	3.1%	0	0	6,500	-	-
<b>GREATER PORTO TOTALS</b>	<b>1,679,250</b>	<b>176,590</b>	<b>10.5%</b>	<b>10,810</b>	<b>28,380</b>	<b>163,180</b>		

## MAIN OCCUPANCY TRANSACTIONS Q2 2024

PROPERTY	SUBMARKET	TENANT	AREA (SQ.M)	TYPE
Lionesa Business Hub	Zone 6	Manpower	1,400	Lease
Lionesa Business Hub	Zone 6	Maleo Services Offices	1,100	Lease
Catarina 1232	Zone 2	PHC	1,030	Lease
Trinity	Zone 2	Keo	1,020	Lease
POP - Porto Office Park	Zone 1	Sage	860	Lease

## COMPLETIONS Q2 2024

PROPERTY	SUBMARKET	TENANT IF RESERVED	AREA (SQ.M)	OWNER / DEVELOPER
Ariane (Perafita)	Zone 6		3,750	Santander AM   Novimovest
Sítio Vila Nova de Gaia	Zone 8	Sítio	2,300	Casais

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