



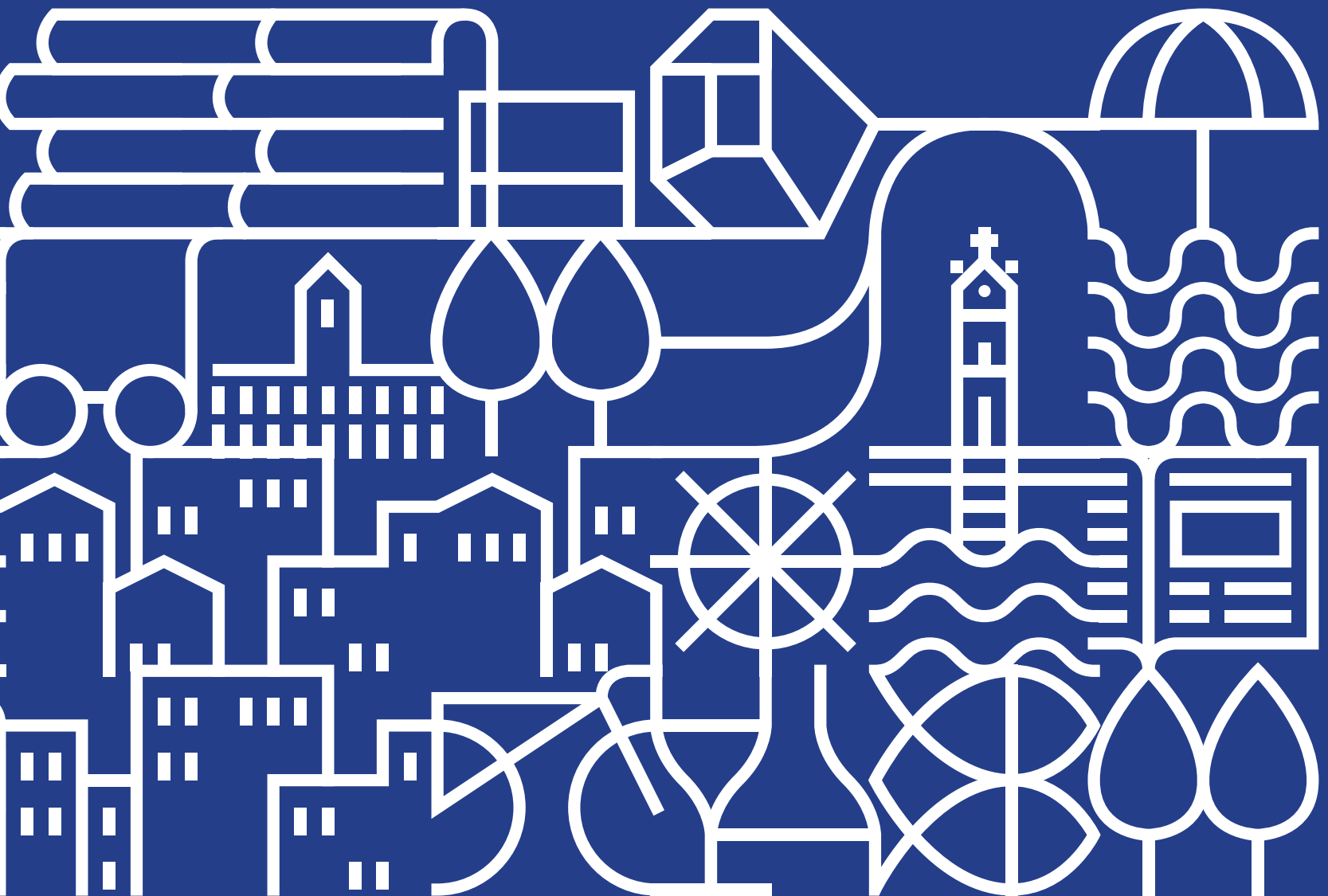
11-13 October, 2021  
Messe München

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# Porto.

## A Global Business Hub for the 21<sup>st</sup> Century



# Porto housing market report





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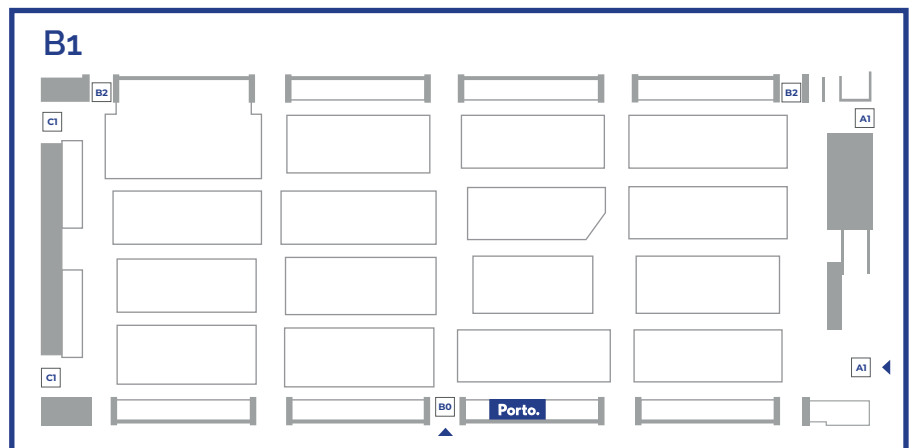
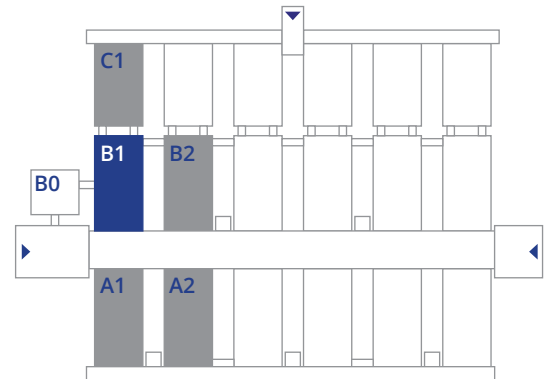
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## STAND EXPO REAL

Hall B1 – Stand 022

City of Porto,  
Portugal



# PORTO

## A dynamic and modern business hub

As Portugal's second largest city, Porto is the economic capital of Northern Portugal. It has traditionally been an industrial and technological hub and a driver of the Portuguese economy. In recent years, Porto has seen a major economic boom and has become a top international business hub, driven mainly by growth in tourism, investment, and entrepreneurship. The city received several recent distinctions from fDi Intelligence, including 5th Mid-sized European City for FDI strategy (2020/2021) and FDI Strategy Awards in the categories of Start-up & SME Support (2019).

Porto and Northern Portugal attracted 130 FDI projects during 2018-2020, which represented an average growth rate of 51% per year. Despite the impact of the Covid-19 pandemic, the number of FDI projects in the region increased by 8% in 2020, demonstrating Porto's resilience when comparing with other European cities. Foreign investors' confidence remains strong, as 66% are expecting to increase the pace of new investments in Porto and 72% are maintaining the intention to hire more human resources in the city. Porto's FDI attractiveness has much to do with the competitive advantages of Porto, namely highly qualified talent, world-class innovation and entrepreneurship, state-of-the-art infrastructure and accessibility, strategic location, excellent quality of life, and cost competitiveness.

The local innovation and entrepreneurship ecosystem maintained its attractiveness during the pandemic and continued to attract both local and international high-tech startups.

Although the urban development and regeneration market in Portugal experienced a slowdown in 2020, the number of real estate projects licensed and submitted for licensing in Porto kept its solid growth in the past years.

Porto is undergoing a very profound transformation in its infrastructure, offering many investment opportunities. The Municipality has approved its 10-year City Development Plan, which follows a new approach to the city's ecological structure, with the increase of public green areas and the development of its hydrographic network of rivers and streams, the increase in the provision of available housing, with a particular focus on its accessibility, within the context of demographic recovery and the regulation of the real estate market. The plan also focuses on soft modes and public transport, the improvement of public space, the protection of the city's identity, atmosphere, and heritage, and the promotion of economic competitiveness and employment, such as creating new economic activity zones and strategic densification of specific areas of the city, which is fundamental for social and territorial cohesion.

The new projects being developed in the city are bound to have a positive impact on private investment and improve the city's business environment and competitiveness.



**1.7M**

Population in the Metropolitan Area (2020)



**€19,889**

GDP Per Capita - Metropolitan Area (nominal, 2019)



**€34.3B**

GDP - Metropolitan Area (nominal, 2019)



**3.9%**

GDP growth - Metropolitan Area (nominal, 2019)



**5<sup>th</sup>**

Mid-sized European City for FDI Strategy (fDi Intelligence 2020/21)



### FDI Strategy Awards

Start-up & SME Support (fDi Intelligence 2019)



## 51%

Average Growth in the number of FDI projects (2018-2020) – Northern Portugal



## 3<sup>rd</sup>

fastest growing tech hub in Europe (Atomico 2018)



## 358,000m<sup>2</sup>

of real estate projects licensed in Porto (2020)



### EUROPEAN CITY OF THE YEAR

(Urbanism Awards 2020)



### INVESTMENT AWARDS

(AIM Dubai 2020)



## Best

European Destination (2012, 2014 & 2017)



## 549,000m<sup>2</sup>

of real estate projects submitted for licensing in Porto (2020)



### FDI Strategy Awards

Project Wins & Incentives (fDi Intelligence 2018)



### THE SMART CITY INNOVATOR AWARDS

(AIM Dubai 2020)



## 36.2 %

city CO<sub>2</sub> emission reduction (2004-2018)



## 12%

growth of real estate projects licensed in Porto (2020)



## 3<sup>rd</sup>

Best City to Invest in Southern Europe (fDi Intelligence 2014/15)



## Best

Start-up Friendly City of Europe (World Excellence Award 2018)



## 50%

city CO<sub>2</sub> emission reduction target by 2030



## 8%

growth of real estate projects submitted for licensing in Porto (2020)



## 13M

passengers in Porto airport (2019)

# A CITY THAT FOSTERS INVESTMENT

Porto has established itself on the international stage as a city for investment. Make the most of investment opportunities in the city with the support of InvestPorto and Porto Vivo SRU, the two leading entities promoting investment and urban regeneration in Porto.

## Invest Porto.

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Cláudia Soares  
*Chief Officer, InvestPorto*

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[investporto.pt](http://investporto.pt)



### ABOUT US

InvestPorto is a Porto City Council body tasked with promoting investment in the city. It leads the effort to drive local development by attracting FDI and domestic investments in key areas for the region's future.

### INVESTOR SERVICES

InvestPorto's team provides tailored support services through all stages of the process of investing in Porto. It can help your business with:

- + Finding investment opportunities in Porto
- + Local information and business intelligence
- + Facilitating contacts with authorities and stakeholders
- + Identifying suitable locations
- + Tracking the approval of municipal licenses
- + Talent attraction services
- + Post-investment aftercare services
- + Networking events

InvestPorto coordinates the support for each investor with other relevant City Council Departments and external local partners, ensuring project information is kept private and secure.

### SOLID TRACK RECORD

Over the last two years InvestPorto has supported over 100 major investments in Porto's real estate market, along with numerous other projects in technology, shared services, tourism and other highly competitive areas.

InvestPorto strongly encourages all interested investors to get in touch. At InvestPorto, you will find a reliable partner, ready to help you unlock the benefits of doing business in Porto.

# Porto.

A city that fosters investment

## One-stop support services for investors and companies:

- City data and business intelligence
- Vital connections and introductions
- Business location search
- Talent attraction
- Post-investment aftercare



**SMART CITY INNOVATOR & INVESTMENT AWARDS**  
(AIM Dubai 2020)



**EUROPEAN CITY OF THE YEAR**  
(Urbanism Awards 2020)

**5<sup>TH</sup>**

**MID-SIZED EUROPEAN CITY OF THE FUTURE FOR FDI**  
(fDi Intelligence 2020/2021)

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*Non-executive Director*

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**ABOUT US**

Porto Vivo SRU is the municipal company responsible for promoting the urban regeneration of Porto. Within this mission, Porto Vivo's scope of intervention covers rehabilitation projects, as well as the development of policies to revitalize the city's affordable housing market, through several innovative programmes.

Porto Vivo was established in 2004, originally focused on a rehabilitation of Porto's downtown that respected two pillars: improving the quality of the urban environment, while preserving the Historical Centre (listed by UNESCO as a World Heritage Site). The impact of

Porto Vivo's actions has been remarkable in safeguarding the city's legacy, its urban fabric and numerous historic buildings, which has reflected in the expansion of its activity to additional rehabilitation areas in Porto's Eastern District.

**WHAT WE DO**

Porto Vivo plays a catalyst role in the urban regeneration of Porto, combining public and private investment to rehabilitate buildings, to safeguard heritage and to modernize public spaces and infrastructures. From the beginning, this dynamism has been decisive to attract new investment (public and private), which has ultimately contributed to the successful rehabilitation of Porto's Historical Centre.

Porto Vivo has also been instrumental in uplifting the affordable housing market, through projects that restore the supply of affordable options and through local initiatives, such as the new "Porto Com Sentido" municipal programme.

All in all, this capacity of coordinating the city's strategy with private sector interests illustrates why Porto Vivo is the ideal public partner for urban investment.

**KEY OBJECTIVES**

- + Promoting the environmental, economic and social sustainability of urban regeneration in different areas of intervention, preparing the future while preserving the past.
- + Designing, executing and consolidating the city's urban revitalisation and redevelopment strategy.
- + Promoting the affordable housing market, acting both as a driver and as an intermediary agent.

**NEXT CHALLENGES**

- + Leveraging the transformation, rehabilitation and urban revitalization of Porto's Eastern District, based on principles of innovation and sustainability.
- + Consolidating the urban regeneration of the Historical Centre and of the surrounding downtown area, and fostering opportunities for economic, cultural and social dynamism, while safeguarding heritage.
- + Protecting the city's socio-urban identity, through the creation of new paradigms for the rehabilitation of traditional "island" neighbourhoods (*ilhas do Porto*) and other underdeveloped urban areas.
- + Boosting the affordable rental market in the city, directly and through private agents.



# Together we set the city's compass

Will we see you there?

Eastern Area of Porto:  
A new cluster of development

Open the  
CITY'S DOOR N°.



# PORTO REAL ESTATE MARKET OVERVIEW

BY: Ricardo Valente, City Councillor for Economy, Tourism and Commerce

In recent years, Porto's real estate market has blossomed and became an international hotspot where international investors find sustainable and unique investment opportunities, driven mainly by growth in office buildings, residential and hospitality developments.

In the office property segment, demand has been rising significantly since 2015, as Porto attracts technology and service centres of prestigious national and international companies and emerges as an European top FDI destination. Office take-up in Greater Porto averaged 67,000 m<sup>2</sup> between 2018 and 2020. Despite the decline in the market momentum due to uncertainty related to the Covid-19 pandemic, office take-up in Porto reached 53,900 m<sup>2</sup> in 2020, having an average leased area of 1,080 m<sup>2</sup>. With a vacancy rate of 7.5% in Q1 2021, the prime rent in Porto remained in Q1 2021 at the level of 2019, i.e. €18/m<sup>2</sup>/month.

As to the residential market segment, Porto has seen a growing number of residential projects, with 266,790 m<sup>2</sup> of residential projects submitted for licensing in 2020. New property price and average house rent in Porto increased by 46% and 34% from 2017 to 2020, respectively, and showed resilience to the Covid-19 crisis in 2020. Porto was considered by Forbes as one of the 6 Best European Cities to Invest In For 2020 when it comes to housing investment.

Although the retail segment has been strongly impacted by the Covid-19 pandemic restrictions during 2020, the city of Porto still saw 40 new shop openings in 2020, mainly on the high streets. Prime rent had only a slight adjustment, standing at €65/m<sup>2</sup>/month in Porto in Q1 2021.

A lot of domestic and foreign investment has also gone into hotels and other tourist lodgings in Porto in recent years. Overnight stays in the city grew by 80% from 2014 to 2019, totalling 4.6M in 2019. Hotel RevPar grew by 90% from 2014 to 2019, reaching 74€ in 2019. By 2023, 20 new hotels are expected to open in Porto.

At the Municipality, we are eager to make Porto a new economic centre in the country and within Europe. We have a new development agenda for Campanhã (on the east side) and we are investing a lot to prepare the city to be more competitive and sustainable: Campanhã Intermodal Transport Terminal, Reconversion of former Porto Slaughterhouse (Oriental Hub), and Renovation of the Bolhão fresh food market.

With the gradual recovery of the tourism sector and the local economy, we are confident that Porto's real estate market will maintain its attractiveness in the future. We consider it essential to continue with promoting the city's fundamental assets while building on the reputation that was already achieved.



\* GREATER PORTO AREA  
\*\* PORTO CITY

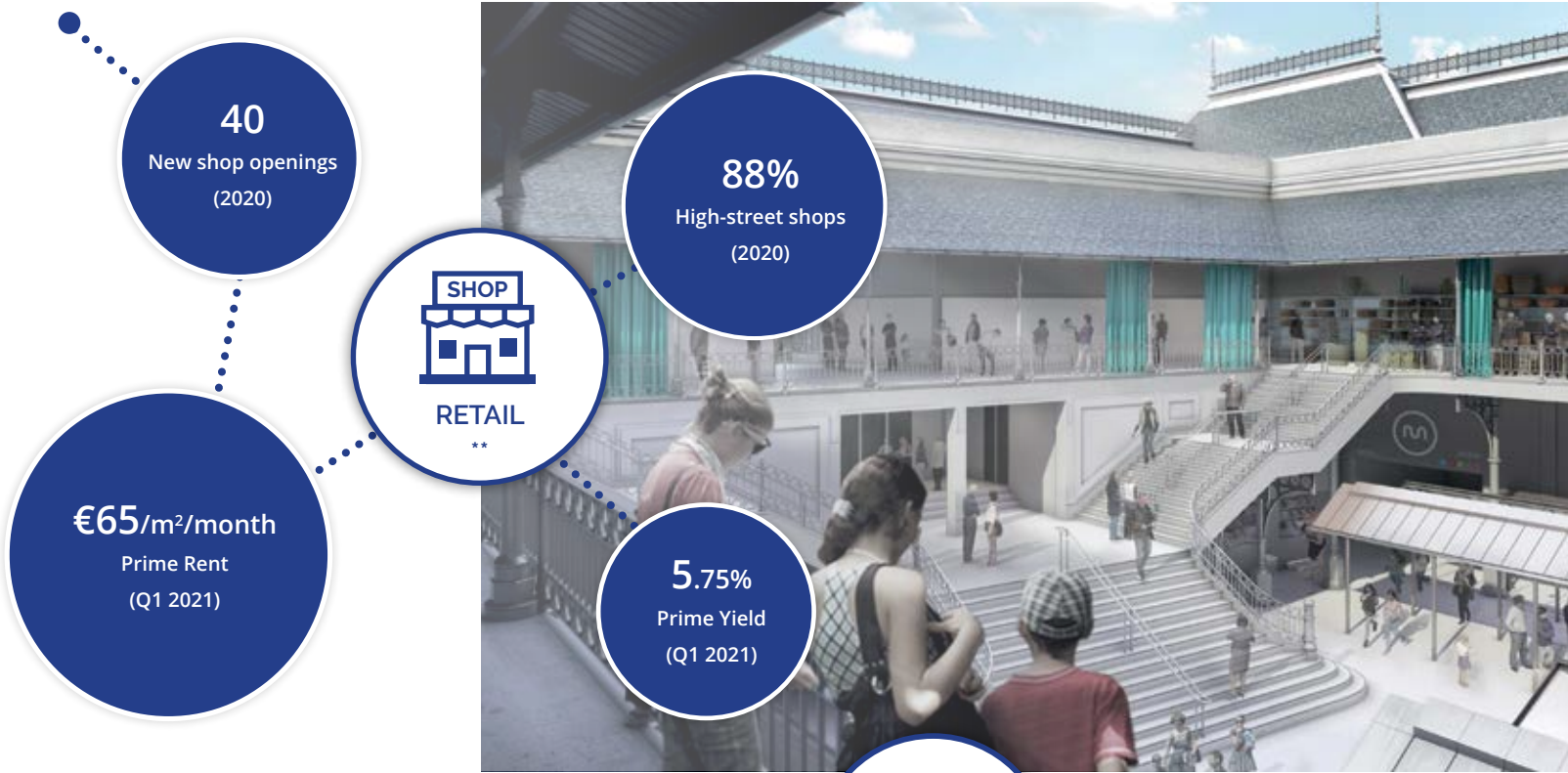




Matadouro - Office



Bonjardim City Block



# EASTERN AREA OF PORTO: A NEW CLUSTER OF DEVELOPMENT



Campanhã Intermodal Transport Terminal

Due to its genesis and morphology, the eastern area of Porto has its own unique identity, with historical and patrimonial value that draws a distinction between this part of the city and other areas of the city.

The creation and affirmation of a new urban development cluster has become a priority for the municipality, which is carrying out a mobilising project and strategy, with a comprehensive intervention that dared to go beyond an urbanistic intervention.

Territorial and social cohesion is a priority area for action, and there is a commitment to the integration and interconnection of this territory with other areas of the city and with neighbouring municipalities, with the structural objective of boosting development, mitigating physical barriers and sealing off the territory.

The different attractions of the Eastern Area of Porto are countless: the historical and architectural heritage; its strong territorial identity; the presence of the Douro River as an ecological element; the Vale de Campanhã's ecological, environmental and landscape value; its proximity to areas of the city that generate movement and dynamics, the existence

of a public transport network and the fact that it presents an area with land that is available for urbanisation.

The Eastern Area of Porto is a territory full of challenges that are inherent to its restructuring and regeneration, adapting it to contemporary and future needs.

As a result of a specific geographical circumstance, in a territory marked by large infrastructures that have become physical barriers, such as the railway and the road network, and of a past marked by physical and social segregation, a Strategic Masterplan for the Eastern Area of Porto was drawn up, a technical and political document that embodies visions and reflects priorities through the observation of the territory's vocations and potential.

Besides this, urbanistic instruments were created to allow for greater agility in the transformation process of the Eastern Area of the city, namely the Urban Rehabilitation Operations of Campanhã-Estação and Corujeira, covering about 400 hectares of the Eastern Area, which is an area corresponding to part of the parishes of Bonfim and Campanhã.

## A GLOBAL BUSINESS HUB FOR THE 21<sup>ST</sup> CENTURY

A set of structuring projects and programmatic objectives were outlined with high public investment and strong impact on the sectors of housing, mobility, culture, environment, economy and employment.

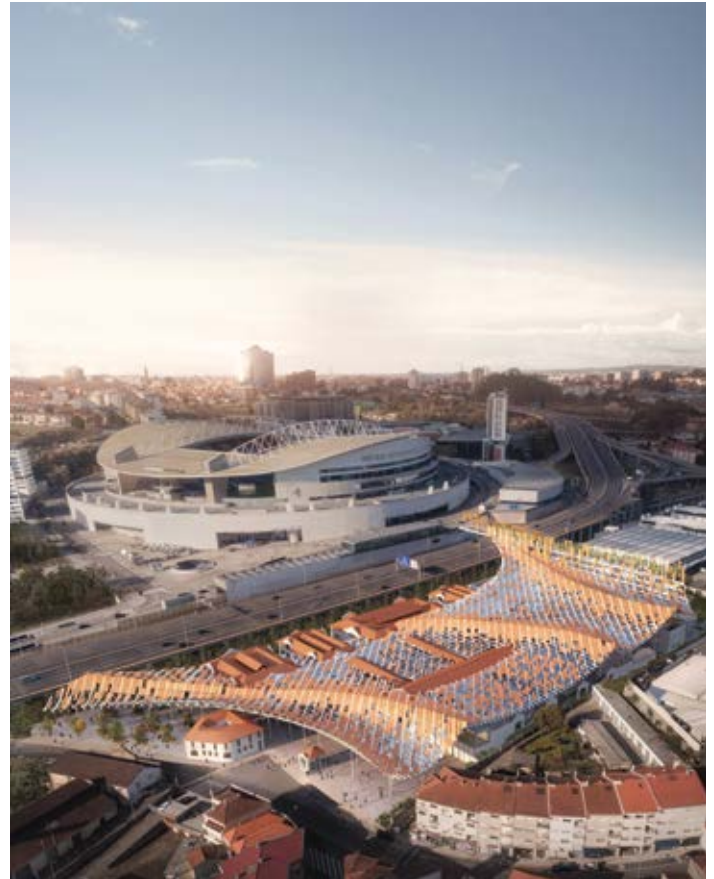
These include the transformation of the business areas in Justino Teixeira and Freixo; the construction of the Campanhã Intermodal Terminal; the conversion and operation of the former Industrial Slaughterhouse into a Museum and Business Centre; the resolution of serious housing and public health problems scattered throughout the territory.

A specific programme was created to solve the housing problems in the “ilhas” – the AIIA Programme (Integrated Approach for Active Improvement)

No less important is the construction of the new bridge over the River Douro. This new connection between Porto and Vila Nova de Gaia will boost the definition of its surroundings.

In order to meet these challenges, Porto Vivo, SRU, the managing entity of the Urban Rehabilitation Operations, promotes urban rehabilitation in its multiple dimensions, acts as a host, a strategic agent, a facilitator, consolidating its role in supporting investment, reconversion and regeneration of the territory.

This is a time of transition, characterised by unlimited potential, the moment to create and seize new investment opportunities.



Matadouro



# Porto.

# Exhibiting Companies



Founded in 2015, AVENUE is a benchmark in the Portuguese real estate market in the development and management of residential and office projects in the prime zones of Lisbon and Porto. With a special focus in urban rehabilitation and regeneration, we contribute to restoring the authenticity and dynamism of cities, developing projects in iconic buildings and properties in privileged areas.

We are a client-focused company, striving to meet the demands and challenges of our clients across all the project phases and with a commitment to innovative, sustainable, and high quality solutions.

In our portfolio we have thirteen assets in different phases, representing an investment of approximately 885.5 million and 220,800 sqm of construction, of which 70,000 sqm are dedicated to three state-of-the-art office buildings comprising EXEO Office Campus, under construction in Parque das Nações in Lisbon.

Three residential projects are in the construction phase. In Porto, BONJARDIM and 5° PORTO, and in Lisbon, VILLA INFANTE, in Estrela.

From the portfolio of projects already completed, located in prestigious areas such as Avenida

dos Aliados, we highlight in Porto, the ALIADOS 107; and in Lisbon, on Avenida da Liberdade, the recently completed 266 LIBERDADE, the LIBERDADE 203, and the LIBERDADE 40; in the historic Chiado, ORPHEU XI and THE CORDON; and in Rua Artilharia 1, the MULBERRY HILL.

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Margarida Alves  
COO





# Making cities more liveable

www.avenue.pt

## BONJARDIM Oporto - Residential

6 floors  
93 apartments  
Studio to 4 bedrooms  
35 to 193 sqm  
16 retail units  
Parking



## 5º PORTO Oporto - Residential

7 floors  
98 apartments  
Studio to 4 bedrooms  
52 to 227 sqm  
Parking



We are Avenue, a benchmark in the Portuguese real estate market in the development and management of residential and office projects. Excellence and innovation are values that inspire us and defines the architecture and sustainability of our projects. Focusing in urban rehabilitation and also in new construction, we contribute to restoring the authenticity and dynamism of the cities.

**AVENUE**  
LIFE IN THE RIGHT PLACE



Founded in 1991, with headquarters in Aveiro and with a national activity, CIVILRIA has been able to grow solidly to this day. With the actual work history and experience, we are able to realize the different market opportunities in the construction industry.

High accuracy and technical execution in all stages of the project allow us to have complete control over the process, avoiding and solving any problems in order to give a fast pace and costless time.

For this reason, the CIVILRIA client is assured of his investment in quality, solid and concrete projects, always regarding the future.

From site selection to project completion, the whole process aims to enhance value, quality and safety, combining harmony with surroundings and development with the comfort of the customer. We operate vertically, from conception to design, through construction and marketing. We also run the Asset Management area where we manage a portfolio of over 100.000 m<sup>2</sup> of the group income properties.

Regardful of what is doing best in the world, an aesthetic quality of our work is reflected in what we do, embodied in the nobility and elegance of the finishes, with a combination of green spaces and architecture, from interior design to solutions

tailored to the needs of our customers, allowing us to build our most valuable image in the market.

Aware we are working in an area with a competitive demand, we take it as a motivating factor that drives us to continue to grow, among an offering variety where quality prevails allowing us to proudly look to the past, solidly to the present and confidently build the future in the dare, to be the leader in the sector.

At CIVILRIA, from administrators, architects, engineers, contractors, clients and suppliers, we know how to be a bold company to innovate, at the forefront of engineering and architecture, with the know-how acquired not to fail and with a quality mark in the market.

WE ARE CIVILRIA.

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Carlos Varum



CIVILRIA   
*Developing Cities*



ICON  
— OFFICES & APARTMENTS —

The qualities of the ecologic and functional composition of the place value it within the water circulation, biological enrichment and direct and indirect human fruition of the residents.

In the metropolitan area of Boavista, Icon it's being raised, in an undergoing area of revitalization and consolidation along the historic business area of Porto city. At the Francos road node, where the two main arteries of the city intersect, Icon presents itself in an attractive and safe place that offers mobility, environment and technology promoting cohesion between people and generating quality of life where people work happily.

The new complex in Porto city is compounded by three buildings. Two dedicated for offices, the ICON Offices. And one of apartments for rent,

the ICON Apartments, including a significant 9,000m<sup>2</sup> garden. This multi-functional complex occupy a remarkable position in the regional and metropolitan context, with its daily visibility from more than 100,000 passersby users in the VCI and AEP Avenue connection.

Rental becomes more attractive with the 'Serviced Apartments' implementation. This type of rental is for people from displaced companies, tourists, students, digital nomads and anyone who needs accommodation with premium quality service and greater privacy when compared to a hotel.



Porto  
168 Housing units  
19.600m<sup>2</sup> Commercial spaces/ services  
33.001m<sup>2</sup> Gross building area



**Lionesa**  
DESDE 1944

**BUSINESS HUB**  
PORTO - PORTUGAL

Gate Gallery  
**GOLD AWARD**  
**Graphis**  
João Machado Illustration for Lionesa

# Lionesa

## SUMMARY

We are the largest and most dynamic business center devoted to the industry 4.0 in Portugal. A multicultural entrepreneurial resort, hosting a community of 6000 employees, from 40 different nationalities, and more than 120 companies. Our aim is to act as an agent of innovation and acceleration of businesses and human talent at a global scale.

## PRESENTATION

Lionesa Business Hub has created a true business resort with all the services that anyone might need: hairdresser, gym, laundry, bank, restaurants, bars. We provide activities that encourage the network, and the sharing of ideas. We also offer spaces that go beyond the office, which provide a whole neuro-stimulation experience. We realize that happiness at work is no longer just snacks and a ping-pong table. That is why alongside our core business, we assume in our essence, a strong compromise with culture. Art and creativity are therefore an integral part of Lionesa's experience, as we believe that innovation is nurtured through this way.

Above all, we empower our community, by offering a flexible work environment, where they can count on a wide range of benefits, including

surfing classes, golf classes, an outdoor gym, natural parks, pet-sitting services, and a focus on providing accessibility to the most diverse lifestyles.

We want a space of choice for talent. A space that makes them come, instead of them having to come. A space of joy, life, reflection, innovation, collaboration, knowledge, and above all fun.

All in all, we are the largest and most dynamic business center devoted to the industry 4.0 in Portugal. A multicultural entrepreneurial resort, hosting more than 120 companies and acting as an agent of innovation and acceleration of businesses and human talent at a global scale. In the latest years, we attracted a large quantity and quality of foreign investment to Porto, namely in the IT, ID and Shared Services area. Companies such as Oracle, Farfetch, eDreams, Vestas, Cofco, Klockner Pentaplast, Generix and Hilti are some of the brands which have trusted Lionesa to become their new home.

We are currently expanding, doubling our operational area from 50.000 squared meters, to 140.000 squared meters until 2025. Our aim is to transform the Via Norte area, in the largest technological and innovation valley and happiness hub in Portugal.

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Eduarda Cunha  
*Executive Director*



2025

# THE FUTURE OF WORK IS LIONESA



AREA

Current

**50.000**  
m<sup>2</sup> area



2025

**100.000**  
m<sup>2</sup> area



PEOPLE

**6.000**  
collaborators



**+10.000**  
collaborators



INVESTMENT

**100 Million €**  
investment



LI<sub>25</sub>NESA




**MOTA-ENGIL ■ REAL ESTATE**

Mota Engil Real Estate is the property developer and asset manager branch of Mota Engil Group. Mota-Engil Group was founded in 1946 and is a multinational player, specialized in construction and infrastructure management in the sectors of Engineering and Construction, Environment and Services, Transport Concessions, Energy and Mining. A leader in Portugal with a consolidated position in the top 30 largest European construction companies, Mota-Engil is well established in 28 countries, in 3 distinct geographical areas – Europe, Africa and Latin America –, where it maintains the same highest standards of strict compliance, quality and execution.

In Europe, Mota Engil Real Estate operates mainly in Portugal and Poland but also in Czech Republic, Slovakia, Hungary and Romania, in both commercial and residential developments.

Mota Engil Real Estate has the ambition of being a market leader in each geography it operates, where it establishes its own dedicated teams to source, develop, license and manage the development project right until its exit, and in some cases managing the asset as a going concern.

With over 70 years of experience and with a brand recognized for its quality and reliability, Mota Engil has developed numerous relationships with investors, lenders and suppliers that makes this a history of success.

When looking for a partner to develop an asset, for a turnkey solution, or simply for somewhere to invest, Mota Engil has a long track record and strong brand name. No matter how large or complex a project may be, it will be developed and managed by a team of professionals that are second to none.

**SUSTAINABILITY IN EACH ATTITUDE, A SHARED FUTURE**

We believe in the benefits of a management model that is ethically, socially and environmentally responsible. For that reason, we share a responsible attitude of sustainable growth, respecting the well-being of future generations, implementing standards of eco-efficiency and contributing to the development of the community that surrounds us.

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*Managing Director*

Pedro Ramos  
*Business Development Director*





Founded by Manuel António da Mota on June 29, 1946, the Mota-Engil Group traced a path of growth, diversification of activities and international expansion, always with a long-term commitment to its partners and customers, transmitting to each new generation the values of ambition, integrity, cohesion and team spirit that characterize us and allow to have a strong corporate identity and a legacy of trust.

[mota-engil.com](http://mota-engil.com)



# 30 YEARS CELEBRATING THE VERY BEST THAT PORTO HAS TO OFFER.

30 ANOS A CELEBRAR  
O MELHOR QUE HÁ NO PORTO.



YEARS



**WE KNOW PORTO BETTER THAN ANYBODY.**

**NOBODY KNOWS PORTO LIKE US.**

If you are looking for the ideal place to live or invest in Porto, place your trust in those who know it best. We were born here 30 years ago, and we know the city like the back of our hands. Our long history in the market in the north of Portugal and our network of exceptional contacts makes us the right partner to find all-in-one, tailor-made real estate solutions in all areas of the sector.

**PUT OUR EXPERT TEAM TO THE TEST.**

Our team, which is key to our success, has been growing with us from the very first day. Our focus on providing an excellent service, along with our intimate knowledge of the local area, is what sets us apart and allows to identify unique investment opportunities before anyone else.

We believe that the experience, attention to detail, transparency, energy and competence that goes into our work day after day are the enablers to our success in forming long-lasting relationships with our clients, many of whom have been working with us since our very first year.

#### ADDRESS

Rua José Gomes Ferreira, 117  
4150 — 442 Porto

#### CONTACTS

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EMAIL: geral@predibisa.com  
WEBSITE: www.predibisa.com

#### BOARD MEMBERS

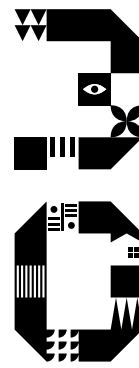
João Leite Castro  
*Partner*



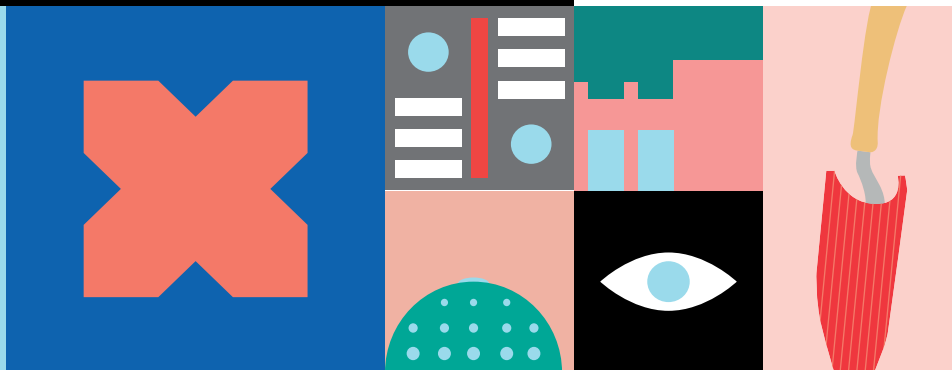




**PREDIBISA**  
*Real Estate*

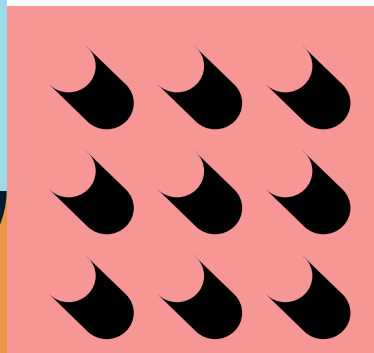
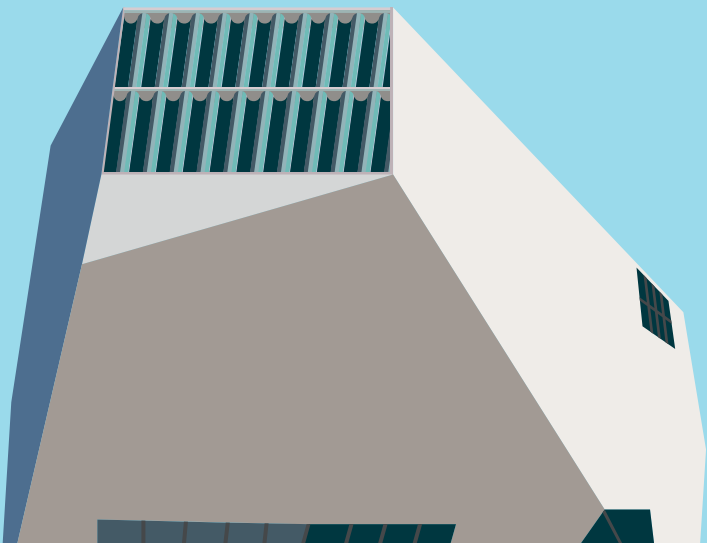


**YEARS**



**30 YEARS  
CELEBRATING  
THE VERY BEST THAT  
PORTO HAS TO OFFER.**

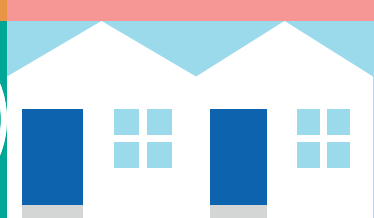
**30 ANOS  
A CELEBRAR O MELHOR  
QUE HÁ NO PORTO.**



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**Move like a local.**

**#PortoDoMelhor  
#30YearsPredibisa  
www.predibisa.com**





VPM is an independent consultancy company that provides real estate services and investment management with geographic and special focus on Porto.

We offer dedicated support and advisory throughout the whole cycle of real estate including acquisitions, due diligence, appraisals, project management, legal support and deal execution. VPM offers fully integrated services in commercial real estate and we work with buyers, sellers, lessors and lessees across all property types, such as hotels, logistics and industrial units, residential, offices, retail as well as a vast bank of prime undeveloped land.

Within the real estate consulting, VPM provides an integrated service, coupled with the overall management of the real estate process, accompanying our client in the pursuit of the desired property, its construction, rehabilitation or renovation, until its final occupation.

Thus, in this context VPM relies in all acquired knowledge in the areas of real estate appraisal, engineering and architecture, combined with the experience and empirical knowledge of the real estate market.

#### REASONS TO INVEST IN PORTO

The property market in Porto is highly developed. It has a high relative quality of supply in all sectors, on a par with the larger core European markets, dynamic demand and a considerable presence of foreign occupiers. The market is highly transparent, with various international consultants regulated by the most demanding professional organizations of the commercial property sector.

The main element of a healthy Portuguese real estate market has always been residential property and specifically, within the luxury segment, second homes and the recent Portugal Golden VISA Package. Currently the type of property with the highest value for money in Portugal is recognized as prime developments close to the capital city of Lisbon, Porto and Algarve region.

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#### BOARD MEMBERS

Francisco Mendes  
*General Manager & Partner*

Fernando Carvalho de Sousa  
*Manager & Partner*





*More than 30 Projects Concluded over the past 7 years*



**INNOVATION**

**SUSTAINABILITY**

**KNOW-HOW**

**EXPERIENCE**

**Portugal, the West Coast of Europe.**

**Specialised Company in Real Estate Global Management Processes.**

*We oversee the development process from the perspective of an owner and/or investor in order to meet and exceed investment objectives. Moreover, we are the development manager for each of our projects, providing consultancy and advisory services, and optimizing our existing network of relationships and resources to maximize the potential return on investment.*



**Objectivity**



**Quality**



**Flexibility**



**Confidence**



